

RESOLUTION NO. P.C. 267-93  
APPROVING CONDITIONAL USE PERMIT 81-93 OF ROBERT FRALEY  
TO ADD 1,344 SQUARE FOOT OF AUTOMOTIVE SHOP AREA TO EXISTING AUTO  
SHOP AND INSURANCE OFFICE BUILDING

**I. RECITALS:**

A. The Planning Commission of the City of The Dalles has, on this day, conducted a public hearing to consider the above request for use of property located at 700-704 East 2nd Street, described as Township 1 North, Range 13 East, Section 3BD, Tax Lot 6400.

B. A staff report was presented, stating the findings of fact, conclusions of law, and a staff recommendation.

C. Staff Report Conditional Use Permit 81-93 and the minutes of the November 4, 1993, Planning Commission meeting upon approval, provide the basis for this resolution and are herein attached by reference.

**II. RESOLUTION:**

Now, therefore, be it FOUND, DETERMINED, and RESOLVED by the Planning Commission of the City of The Dalles as follows:

A. In all respects as set forth in Recitals, Part "I" of this resolution.

B. Conditional Use Permit 81-93 is hereby approved with the following conditions:

1. All requirements of the City Utilities, Transportation, and Fire Departments, and the Oregon State Building Codes Office shall be met.

2. No outdoor storage shall be permitted on site unless proposed on a revised plan with adequate screening provisions.

3. The applicant shall submit a landscape plan to indicate at least 410 square feet of additional landscape area on site. The plan must be approved by the planning office prior to issuance of a building permit. Landscaping is to be completed upon occupancy, however, an extension can be granted for good cause if a bid and bond for 110% of the cost of completion is approved by the City Attorney.

4. All future lighting be arranged to direct light away from adjoining properties.

5. A sign permit will be required by the Planning Office prior to installation of any permissible future signs.

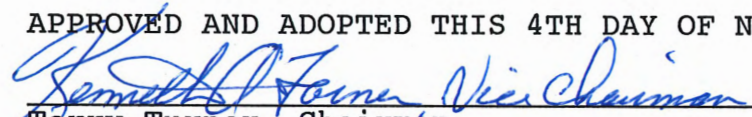
6. Proposed building shall not obstruct stairs on west side of Mint Building adjacent to the alley.

### III. APPEALS, COMPLIANCE, AND PENALTIES

- A. Any party of record may appeal a decision of the Planning Commission to the City Council for review. Appeals must be made according to Section 36 of the Zoning Ordinance, and must be filed with City Clerk with in ten (10) days of the date of resolution.
- B. Failure to exercise this approval within the time limits set either by resolution or by ordinance will invalidate this permit.
- C. All conditions of approval must be met within the time limits set by this resolution or by ordinance. Failure to meet any condition will prompt enforcement proceedings that can result in: 1) permit revocation; 2) fines of up to \$2,500 per day for the violation period and/or imprisonment in the County jail for a term not to exceed one (1) year.

The Secretary of the Commission shall (a) certify to the adoption of the Resolution; (b) transmit a copy of the Resolution along with a stamped approved/denied site plan or plat to the applicant.

APPROVED AND ADOPTED THIS 4TH DAY OF NOVEMBER, 1993.

  
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Terry Turner, Chairman  
Planning Commission

I, Scott Keillor, Secretary to the Planning Commission of the City of The Dalles, hereby certify that the foregoing Resolution was adopted at the regular meeting of the City Planning Commission, held on the 4th day of November, 1993.

AYES: Ken Farner, Rod Runyon, Michael Maier, Walter Hoffman

NOES: None

ABSENT: Marianne Barrett, Terry Turner, David Peters

ABSTAIN: None

ATTEST:   
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Secretary, Planning Commission