

RESOLUTION NO. P.C. 266-93  
APPROVING VARIANCE 77-93 OF PORT OF THE DALLES TO ALLOW  
MINIMUM 25 FOOT ACCESS EASEMENTS FOR REAR LOT DEVELOPMENTS  
ON LOTS 5 AND 7 BLOCK 2 PORT OF THE DALLES SUBDIVISION NO. 1  
AND 20 FOOT WIDE LOTS ALONG THE COLUMBIA RIVERFRONT  
FOR PURPOSES OF THE RIVERFRONT TRAIL

**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 all platted lots in Port of The Dalles Industrial Center Subdivisions No. 1 and No. 2.

**B.** A staff report was presented, stating the findings of fact, conclusions of law, and a staff recommendation. The staff findings and recommendation were verbally amended at the hearing.

**C.** Staff Report No. Variance 77-93 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.** Variance 77-93 is hereby approved with the following conditions:

1. The variance to allow creation of a parcel with a 25' easement access to Bargeway Road is granted for Lots 5 and 7, Block 2, Port of The Dalles Subdivision No. 1. with the following conditions.

a. Access width shall be a minimum of 25'.

b. Adequate access for fire protection and emergency vehicles shall be required. A fire lane and turn around shall remain clear at all times. No parking is allowed on the access road and no blockage of any parking lot or drive delineated as a fire lane shall be allowed. Access drive to be paved at a minimum of 20' width. Fire hydrants to meet the specifications of the Fire Department where required. A secondary fire lane access is to be recorded on Lots 8 and 4 connecting from near the end of the private easement drives to the frontage roads.

c. At such time that development is proposed on adjacent lots, the street system (public or private) shall be

reevaluated for approval by the Commission based on condition "b" above and any other factors affecting fire protection for the developments served by the access way(s).

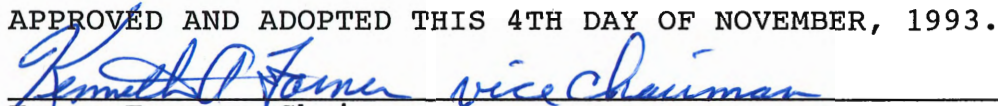
- d. Proposed Lots 7A, 7B, and lots 5A, 5B shall share local improvement districts (LID) costs for public improvements along their respective public street frontages on a square footage basis.
2. A second variance to allow the creation of lots at a minimum twenty foot width along the Columbia River front shall be allowed for the entire port area for purposes of the Riverfront Trail.

### 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.

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

**NOES:** None

**ABSENT:** Terry Turner, Marianne Barrett, David Peters

**ABSTAIN:** None

**ATTEST:**   
Secretary, Planning Commission