

RESOLUTION NO. P.C. 265-93  
APPROVING SITE PLAN REVIEW NO. 177-93 OF OREGON TRAIL FEDERAL  
CREDIT UNION TO CONSTRUCT A 3,944 SQUARE FOOT 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 725 Walnut Street, described as Township 2 North, Range 13 East, Section 33C, Tax Lot 2500.
- B.** A staff report was presented, stating the findings of fact, conclusions of law, and a staff recommendation.
- C.** Staff Report Site Plan Review 177-93 and the minutes of the October 21, 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.** Site Plan Review 177-93 is hereby approved with the following conditions:
1. All requirements of the Fire and Utilities Departments and the State Building Codes Office must be met. Specifically, sanitary and storm sewer line extensions are required. Paving and curb cut permits are to be requested of and issued by the Streets Department.
  2. Parking lot design must meet all requirements of Section 27, including stall dimensions, curbing, striping, and lighting.
  3. All lighting shall be arranged to direct light away from adjacent properties.
  4. All future signs will require issuance of sign permits through the Planning Department.
  5. Completed landscaping and paving is required prior to occupancy. Delayed improvements can only be considered under Section 29 when a bond is held for 110% of the

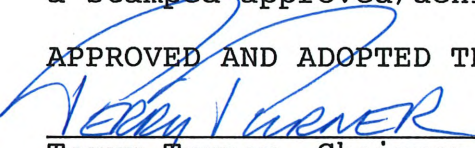
improvement costs to be delayed. No final certificate of occupancy shall be issued until the site is completed or until a bond is proposed to and accepted by the Commission.

### 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 21ST DAY OF OCTOBER, 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 21st day of October, 1993.

AYES: Terry Turner, Ken Farner, Walter Hoffman, David Peters, Rod Runyon  
Michael Maier, Marianne Barrett

NOES: None

ABSENT: None

ABSTAIN: None

ATTEST:   
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Secretary, Planning Commission