

RESOLUTION PC 263-93  
AMENDING RESOLUTION NO. P.C. 257-93  
APPROVING SITE PLAN REVIEW 172-93 TO DELAY CERTAIN  
IMPROVEMENTS FOR THE LITTLE OLD FASHIONED SMOKEHOUSE

**I. RECITALS:**

**A.** The Planning Commission of the City of The Dalles has on September 2, 1993 conducted a public hearing to consider the above request for use of property located at 3400 Crates Way, described as Township 2 North, Range 13 East, Section 28D, Tax Lot 1700.

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

**C.** Site Plan Review 172-93, the minutes of the September 2, 1993, Planning Commission meeting, the Staff Report, and the revised Site Plan submitted September 23rd provide the basis for Resolution PC 257-93 adopted on September 23rd and herein attached by reference.

**D.** On September 30, 1993 the applicant submitted a letter of request to delay one half of the paving and landscaping requirements for one year. A portion of the building will process game and is to be constructed as Phase I. Phase II includes a federally inspected meat processing facility which requires extensive federal reviews of building plans estimated to take six months for approval. The request is to delay improvements for completion of the site paving and landscaping for one year. Applicant has submitted bids for the delayed work totalling \$14,202.74.

**E.** Section 29(F) of the Zoning Ordinance allows the Planning Commission to accept delayed improvements when a bond is secured for 110% of the improvement costs. The bond is to be for a specified time period and is to be held by the City until the improvements are completed. The bond amount required for this request is \$15,623.01.

**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.** Resolution PC 257-93 is hereby amended with the following conditions:

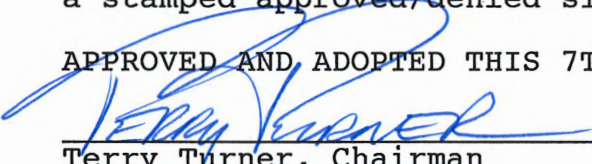
1. Parking lot shall be a crushed gravel surface around one half of the site to be paved and landscaped within one year, provided that a bond of 110% of the improvement costs (\$15,623.01) is secured by the applicant to the approval of the City Attorney. The bond shall be for a one year period ending on October 6, 1994. At the end of one year the improvements must be complete or the City shall call upon the bond to have the improvements made.
2. All lighting to be directed away from adjacent properties.
3. All signs to be permitted by the Planning Department prior to installation.
4. All construction to meet City, State and Federal Standards, including ADA Compliance.

### 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 within 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 7TH 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 7th day of October, 1993.

**AYES:** Terry Turner, Michael Maier, David Peters & Ken Farner

**NOES:** None

**ABSENT:** Walter Hoffman, Marianne Barrett & Rod Runyon

**ABSTAIN:** None

**ATTEST:**   
Secretary, Planning Commission