

RESOLUTION NO. P.C. 259-93
APPROVING SITE PLAN REVIEW NO. 174-93 OF THE DALLES CHRISTIAN
CENTER FOR A MAJOR AMENDMENT TO ADD TWO MODULAR CLASSROOM
BUILDINGS AND ADD LANDSCAPING

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 3219 West 10th Street, described as Township 2 North, Range 13 East, Section 29, Tax Lot 1100.
- B.** A staff report was presented, stating the findings of fact, conclusions of law, and a staff recommendation.
- C.** Staff Report Site Plan Review 174-93 and the minutes of the September 23, 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 174-93 is hereby approved with the following conditions:
1. All landscaping surrounding the parking area shall be completed prior to occupancy of the mobile units.
 2. All local, state, and federal construction standards shall be met, including ADA compliance.
 3. The applicant shall pave the access drive to 20' width and provide a wider apron at its approach to West 10th Street. The West 10th Street entry shall fan to the south on property to be dedicated by the adjoining property owner to the south under the conditions of approved Site Plan #SPR-MHP-1-93 (Chobot, mobile home park). The applicant shall procure an engineer's estimate for the road work and provide the City with a bank surety or line-of-credit or other instrument causing the work to be completed within one year or allowing the City to access funds to complete the work, all subject to approval by the City Attorney and executed prior to occupancy.

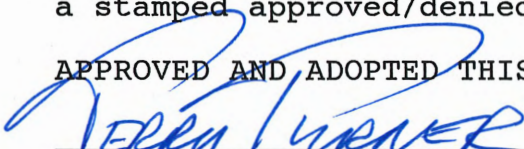
4. Future development shall require submittal of a master site plan and narrative for the Commission's review.

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 23rd DAY OF SEPTEMBER, 1993.



Terry Turner, Chairman
Planning Commission

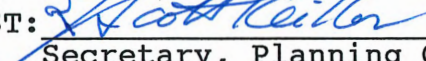
I, Scott Keillor, Secretary to the Planning Commission of the City of The Dalles, hereby certify that the foregoing Resolution was adopted at the regular meeting of the City Planning Commission, held on the 23rd day of September, 1993.

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

NOES:

ABSENT:

ABSTAIN:

ATTEST: 

Secretary, Planning Commission