

RESOLUTION NO. P.C. 256-93
APPROVING MOBILE HOME PARK 1-93 OF GARY CHOBOT TO DEVELOP
A 79 SPACE MOBILE HOME PARK IN TWO PHASES

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 3131 West 10th Street, described as Township 2 North, Range 13 East, Section 29, Tax Lot 1200.
- B.** A staff report was presented, stating the findings of fact, conclusions of law, and a staff recommendation.
- C.** Mobile Home Park 1-93 and the minutes of the September 2, 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.** Mobile Home Park 1-93 is hereby approved with the following conditions:
1. All mobile homes shall meet the following upon setup and prior to occupancy.
 - a. Ramadas, cabanas, awnings, carports and other attached structures shall be considered a part of the mobile home for setback purposes. Structures shall be setback 25 feet from a public streets, 10' from park streets, and 10' from other property (park) boundaries.
 - b. Adequate support, tie-downs, and foundations are required for all mobile homes.
 - c. All mobile homes are to be skirted with a non-combustible material, and all attached structures and skirting is to be compatible in size, color, and materials with the mobile home.
 2. The West 10th Street frontage shall be provided with conduit and bases at the developers cost, with light plan and poles provided by the PUD, and light bill paid by the City.

3. The Commission shall require additional landscape screening on the east and south boundary to help buffer the park from the adjacent apartments and residences.
4. A detailed drainage system plan shall be submitted for approval by the Public Works Department.
5. Park administrators and managers shall enforce the provisions of this ordinance. A "No Parking On Park Streets" sign shall be placed near the park entrance.
6. 25 spaces shall be prepared for occupancy prior to occupancy of any units.
7. All Phase I improvements shall be complete and accepted prior to initiation of phase II. All conditions apply to phase I and phase II equally.
8. Developer shall meet all requirements of the Department of Public Works, Fire Department, Peoples Utility District, and Chenoweth Irrigation Cooperative in providing infrastructure to serve the site. All sanitary and storm systems will require easements to be granted to the City for maintenance purposes.
9. The park entrance on West 10th Street shall be realigned to enter directly across from Chinook Street.
10. Sidewalks and curbs shall be installed on the entire 10th Street frontage. All improvements to the public right-of-way shall meet City Standards.
11. The developer shall grant additional right-of-way at the northeast corner of the parcel, tapering from a 20' width on 10th Street moving easterly for 100' and ending behind space #47 to allow for additional improvements to the public drive entrance for the church north of the property. Applicant will not be responsible for improvements to the right-of-way once dedicated.
12. A water truck shall remain on site at all times during construction to control dust.
13. An Oregon Department of Environmental Quality NPDES storm water permit shall be obtained by the applicant and a copy of the approved permit shall be submitted to the planning office prior to ground breaking.
14. Prior to initiation of construction, all revised and additional plans and dedications shall be submitted and approved by the City.

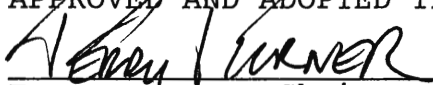
15. The 4' x 8' lighted entry sign shall be relocated to comply with the clear vision provisions of the Zoning Ordinance. A sign permit shall is required from the Planning Department before any sign is installed.

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 2ND 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 2nd day of September, 1993.

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

NOES: None

ABSENT: None

ABSTAIN: None

ATTEST: 
Secretary, Planning Commission