

RESOLUTION NO. P.C. 255-93
APPROVING SITE PLAN REVIEW NO. 173-93 OF FARRIS AND JUDY
BENTON TO CONSTRUCT A 6,000 SQUARE FOOT OFFICE 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 2325 River Road, described as Township 2 North, Range 13 East, Section 33A, Tax Lot 200

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

C. Staff Report No. Site Plan Review 173-93 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. Site Plan Review 173-93 is hereby approved with the following conditions:

1. Evidence must be submitted by the applicant to ensure that the use qualifies for a "CF" Overlay by serving a "substantial public purpose".
2. The Planning Commission must find, based upon condition #1 above, that a "CF" Overlay is justified and approved for the proposed government office use. If Conditions #1 and #2 are satisfied, conditions #3 through #9 are further recommended.
3. A parking lot drainage plan, and a landscape irrigation plan are required for submittal and approval by the City.
4. Information on the number of full-time equivalent employees is needed to determine the appropriate System Development Charges.
5. At least one fire hydrant is required along the River Road frontage. A second hydrant may be required depending on the construction method.
6. Curbing and a sidewalk are required along the entire property frontage.

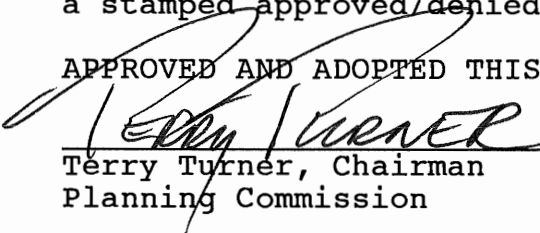
7. Additional landscaping is required along the River Road frontage and along the east property line to screen parking area.
8. All lighting shall be documented and be directed away from adjoining property. All signs require a separate sign permit application. A screened trash containment area shall be proposed on the revised plan.
9. All required plan changes and additional plans shall be submitted to the City for approval; all construction must meet City, State, and Federal standards; and once approved, all elements of the revised plan shall be completed prior to the issuance of a Certificate of Occupancy.
10. Any change in occupancy shall be subject to review by staff to ensure compliance with Section 17, Community Facility Overlay Zone and if necessary further review by the Planning 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 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, Marriane Barrett, Michael Maier,
Rod Runyon, David Peters

NOES: None

ABSENT: None

ABSTAIN: None

ATTEST: 
Secretary, Planning Commission