

RESOLUTION NO. P.C. 245-93
APPROVING SITE PLAN REVIEW NO. 167-93 OF JACKS' MINI MARKET TO
CONSTRUCT A FAST FOOD RESTAURANT WITH DRIVE THRU WINDOWS

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 3213 Bret Clodfelter Way (formerly Frontage Road), described as Township 1 North, Range 13 East, Section 1, Tax Lot 202.

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

C. Staff Report No. SPR 167-93 and the minutes of the June 3, 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. SPR 167-93 is hereby approved with the following conditions:

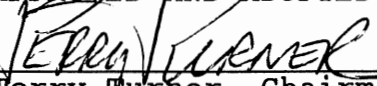
1. Construction shall conform to all City standards for Utilities, Street, and Storm sewers, and meet ADA requirements.
2. The parking lot must be designed according to the provisions of Section 27, "Off-street Parking".
3. All signs must meet the sign ordinance requirements and be permitted by the Planning Department.
4. All future lighting shall be arranged to direct light away from adjacent properties.
5. Kitchen plans shall be submitted for approval by the Wasco/Sherman Health Department.
6. The fenced and screened trash containment area shall be relocated as per the site plan.
7. Proposed restaurant foundation shall be no closer than 7.5 feet to 8 inch water main on site. Proper placement of the foundation is the responsibility of the applicant.

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) forthwith transmit a copy of said Resolution to City Council of the City of The Dalles; (c) transmit a copy of the Resolution along with a stamped approved/denied site plan or plat to the applicant.

APPROVED AND ADOPTED THIS 3RD DAY OF JUNE, 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 3rd day of June, 1993.

AYES: Terry Turner, Ken Farner, David Peters and Walter Hoffman

NOES: None

ABSENT: Rod Runyon and Michael Maier

ABSTAIN: None

ATTEST: 

Secretary, Planning Commission