

RESOLUTION NO. P.C. 244-93 APPROVING TENTATIVE PLAN FOR  
SUBDIVISION 33-93 OF W.L. & HAZEL MILLER TO REPLAT 5 LOTS IN AN  
"RMH" RESIDENTIAL AND MOBILE HOME DISTRICT AS FOUR LOTS. A  
PARTIAL STREET VACATION FOR UNUSED PORTION OF ALLEY RIGHT-OF-WAY  
IS INCLUDED.

**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 between Walnut and Kingsley on West 8th Street, described as 2N-13-33C: tax lot 2700
- B. A staff report was presented, stating the findings of fact, conclusions of law, and a staff recommendation.
- C. Staff Report Subdivision 33-93 and the minutes of the May 6, 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. Tentative Plan for Subdivision 33-93 is hereby approved with the following conditions:
  - 1. All infrastructure - streets, curbs, sidewalks, etc., shall be documented on plans and built to City Engineer specifications to insure compliance with City standards.
  - 2. All utilities shall be placed underground. Adequate utility easements shall be provided for all utilities in the vacation area, to be shown on the final plat. A PUD easement is needed.
  - 3. Street light plans shall be documented, and street lights shall be installed as per City Engineer specifications.
  - 4. A non-remonstrance agreement is being required should the Council accept the annexation. The agreement shall include delayed provisions for street paving width, curbs, sidewalks, storm sewer, and street lights. Sanitary sewer and water extensions are to be provided as per Condition #1. A fire hydrant is required to be installed fronting Lot 1, to be shown on the utilities plan, also per Condition #1.
  - 5. The final plat shall be submitted within one year and

shall substantially conform to the tentative approval.

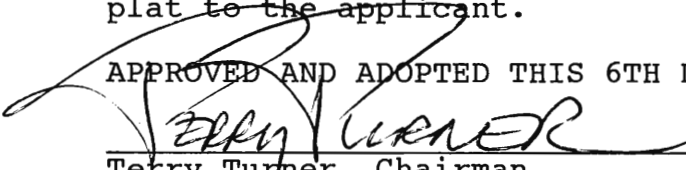
6. The proposed partial vacation of alley way shall be documented on the final plan and shall not take effect until final plat submittal and approval by the City Council. The Council reserves the right to approve, deny, or approve part of the proposed street vacation.

**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 6TH DAY OF MAY, 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 6th day of May, 1993.

AYES: David Peters, Walter Hoffman, Ken Farner, Terry Turner, Rod Runyon, Michael Maier  
NOES: None  
ABSENT: None  
ABSTAIN: None  
ATTEST:   
\_\_\_\_\_  
Secretary, Planning Commission

RESOLUTION PC 244-93  
Miller