

RESOLUTION NO. P.C. 243-93
APPROVING SITE PLAN REVIEW NO. 165-93 OF DUFFY CONSTRUCTION TO
CONSTRUCT A 2,000 SQUARE FOOT OFFICE BUILDING AND ATTACHED 1,000
SQUARE FOOT MAINTENANCE BUILDING FOR APARTMENT CENTER SERVICES

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 W. 6th and W. 7th on north side of Myrtle behind Schultens Motors, described as Township 2 North, Range 13 East, Section 33C, Tax Lot 1403.
- B. A staff report was presented, stating the findings of fact, conclusions of law, and a staff recommendation.
- C. Staff Report No. SPR 165-93 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. SPR 165-93 is hereby approved with the following conditions:
 - 1. All requirements of the Fire and Utilities Departments and the State Building Codes Office must be met. Specifically, sanitary sewer line extensions are required. A paving permit to be issued by the Streets Department is also required.
 - 2. Parking lot design must meet all requirements of Section 27, including stall dimensions, curbing, striping, and lighting. A revised site plan to indicate the above and to include directional arrows for on site traffic is required to be submitted and approved by the Planning Department prior to issuance of a building permit.
 - 3. All lighting shall be arranged to direct light away from adjacent properties.
 - 4. All future signs will require issuance of sign permits through the Planning Department.
 - 5. Completed landscaping and paving is required prior to occupancy. Delays may be considered by the Planning Director as a bases for an extension, if appropriate, and


upon written request and response prior to occupancy.

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

NOES: None

ABSENT: None

ABSTAIN: None

ATTEST: 
Secretary, Planning Commission