

RESOLUTION NO. P.C. 242-93 APPROVING TENTATIVE PLAN FOR  
SUBDIVISION 32-93 OF MICHAEL MURAT TO CREATE 5 LOTS IN AN "R-1"  
(CF) RESIDENTIAL DISTRICT WITH COMMUNITY FACILITIES OVERLAY. A  
PARTIAL STREET VACATION FOR UNUSED PORTION OF EAST 19TH STREET  
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 North side of East 19th Street at dead end east of the hospital, described as T1N-R13E-11BA, tax lot 3404.
- B. A staff report was presented, stating the findings of fact, conclusions of law, and a staff recommendation.
- C. Staff Report Subdivision 32-93 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 32-93 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 underground utilities shall be installed prior to street surfacing. If excavation requires relocation of the existing above ground power lines on site, they must 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 and 15' City sewer easement are needed.
  - 3. Street light plans shall be documented, and street lights shall be installed as per City Engineer specifications.
  - 4. Developer shall dedicate 5% of the subdivision land area for use as public park space or contribute \$100 per lot (\$500) to the City Park Fund prior to acceptance of the final plat.

5. The subdivision name "Murat Major Addition" shall be researched by the applicant through the County Surveyor, to assure non-duplication. "East 19th Street" shall be indicated on the final plat for the street extension area.
6. The final plat shall be submitted within one year and shall substantially conform to the tentative approval.
7. The proposed partial vacation of 19th Street right-of-way to reduce the R.O.W. to a minimum 60' as required 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.
8. Excavation shall not commence until a grading plan has been submitted to the City Planning and Engineering Departments for approval. Mitigation to control erosion, dust, etc., and to protect property may be required in approving the plan.

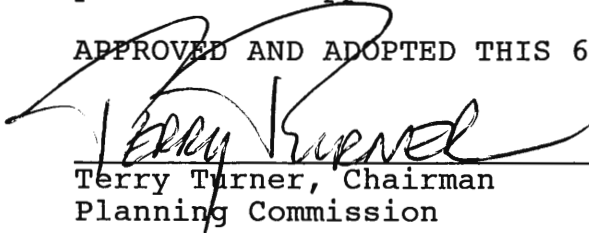
**III. APPEALS, COMPLIANCE, AND PENALTIES:**

- 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.

  
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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, Walter Hoffman, Ken Farner, Michael Maier, David Peters

Rod Runyon  
NOES: None

ABSENT: None

ABSTAIN: None

ATTEST:   
\_\_\_\_\_  
Secretary, Planning Commission

RESOLUTION PC 242-93  
Murat