

RESOLUTION NO. P.C. 240-93
APPROVING PLANNED UNIT DEVELOPMENT 7-93 OF
INTERSTATE PAVING/TENOLD CONSTRUCTION FOR
PHASES III, IV, AND V OF POMONA MEADOWS, ADDING 67 LOTS
(TOTAL OF 120 LOTS AT BUILD OUT).

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 West 10th and Pomona Streets, described as Township 2 North, Range 13 East, Section 32AB, tax lot 6100.
- B. A staff report was presented, stating the findings of fact, conclusions of law, and a staff recommendation.
- C. Staff Report PUD 7-93 and the minutes of April 22, 1993 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. Planned Unit Development 7-93 is hereby approved with the following conditions:
 - 1. A central lot shall be omitted and dedicated as common area for park use. Shade trees and benches should be placed in this area.
 - 2. A qualified biologist shall be employed by the developer to make an on site wetland determination. A written determination shall be submitted to the Planning Department prior to ground breaking. If a wetland exists. it shall be preserved as open space.
 - 3. The final plat shall be submitted within one year for Phase III, two years for Phase IV, and 3 years for Phase V. Applicable filing fees for Phases IV and V will be due upon submittal. All phases shall be built and complete upon final plat submittal. If incomplete, bonding may be proposed for Council's consideration.

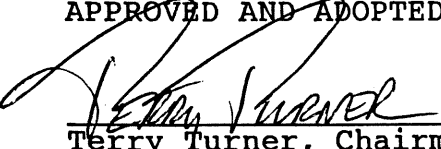
4. Applicant shall meet all City requirements and DEQ requirements. A copy of the DEQ NPDES permit shall be forwarded to the Planning Department prior to ground breaking.
5. All System Development Charges shall be paid at the time of home placement. No home shall be placed until the Phase is complete and filed.
6. Curbs shall be installed as each home is placed. Each lot shall be curbed and landscaped within 60 days of home placement, weather permitting. Delays shall not extend beyond 120 days of placement.
7. Applicant shall sign a future street improvement agreement to insure curbs and sidewalks on West 10th Street under a future LID or other mechanism.
8. Each Final Plat shall be submitted for Council's approval and must meet the specification of Ordinance No. 937.
9. Dust control shall be achieved during construction through provision of a water truck on site.

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 22ND DAY OF APRIL, 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 22nd day of April, 1993.

AYES: Terry Turner, Rod Runyon, Ken Farner, David Peters

NOES: None

ABSENT: Carri Ramsey, Walter Hoffman, Michael Maier

ABSTAIN: None

ATTEST: 

Secretary, Planning Commission