

RESOLUTION NO. P.C. 239-93  
APPROVING SPR 163-93 OF JAMES WALL TO CONSTRUCT A  
SINGLE FAMILY RESIDENCE AS A REAR LOT DEVELOPMENT

**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 2424 East 12th Street, described as Township 1 North, Range 13 East, Section 2D, tax lot 9401.
- B. A staff report was presented, stating the findings of fact, conclusions of law, and a staff recommendation.
- C. Staff Report SPR 163-93 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. Site Plan Review 163-93 is hereby approved with the following conditions:
  - 1. A non-remonstrance agreement shall be signed by the applicant and recorded with the Wasco County Clerk to allow private septic system, yet insure that the applicant will participate in any future Local Improvement District to extend public sewer including the subject lot frontage.
  - 2. The access drive shall be maintained at a minimum twelve (12) foot gravel width to meet the specifications of the City Engineer and Fire Marshall for adequate fire access. the drive shall remain free of obstruction at all times.

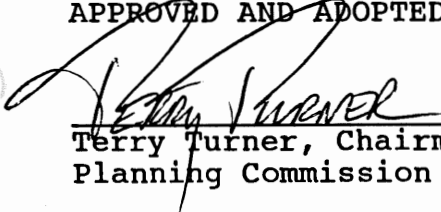
**III. APPEALS, COMPLIANCE, AND PENALTIES:**

- 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.

  
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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 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:   
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Secretary, Planning Commission