

RESOLUTION NO. P.C. 222-92  
APPROVING NONCONFORMING USE PERMIT NO. 8-92 OF  
HATTENHAUER DISTRIBUTING TO BUILD A 1,440 SQUARE FOOT ADDITION TO  
EXISTING WAREHOUSE BUILDING FOR VEHICLE AND EQUIPMENT STORAGE.

**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 413 West 1st Street, described as 1N-13E-3BB, tax lot 601, described as Township 1 North, Range 13 East, Section 3BB, tax lot 601.
- B. A staff report was presented, stating the findings of fact, conclusions of law, and a staff recommendation.
- C. Staff Report No. NCU 8-92 and the minutes of October 15, 1992, 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. Non Conforming Use 8-92 is hereby approved with the following conditions:
  - 1. The applicant shall be responsible for ensuring that all applicable state and federal environmental protection laws are met for the storage of bulk petroleum products.
  - 2. The applicant shall sign a future improvement agreement to ensure participation in future West 1st Street improvements as needed.

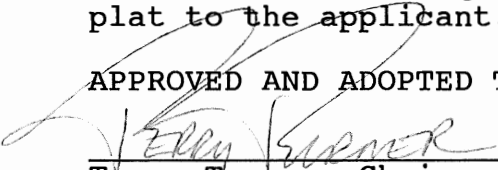
**III. APPEALS, COMPLIANCE, AND PENALTIES**

- 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 15TH DAY OF OCTOBER, 1992.

  
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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 15th day of October, 1992.

AYES: Ken Farner, Rod Runyon, Carol Cutler, Michael Maier, Carri Ramsey,  
and Terry Turner

NOES: None

ABSENT: Walter Hoffman

ABSTAIN: None

ATTEST:   
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Secretary, Planning Commission