

**RESOLUTION NO. P.C. 213-92
APPROVING SITE PLAN REVIEW NO. 148-92
OF WHEELERS COMMUNICATIONS TO CONSTRUCT A 2,544 SQUARE FOOT,
SECOND STORY ADDITION FOR OFFICE SPACE**

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 described as: 1005 West 6th Street, described as Township 1 North, Range 13 East, Section 4AB, Tax Lot 900.
- B. A staff report was presented, stating the findings of fact, conclusions of law, and a staff recommendation.
- C. Staff Report No. SPR 148-92 and the minutes of June 18, 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:

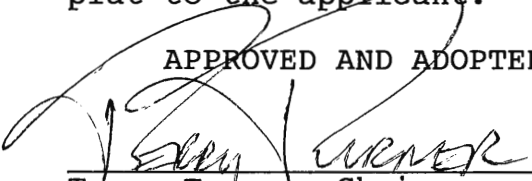
- A. In all respects as set forth in Recitals, Part "I" of this resolution.
- B. Site Plan Review 148-92 is hereby approved with the following conditions:
 - 1. The parking lot must be designed according to the provisions of Section 27, "Off-street Parking". The Commission has determined the amount of parking required as seven parking spaces based on testimony submitted.
 - 2. All signs must meet the sign ordinance requirements and be permitted by the Planning Department.
 - 3. All future lighting shall be arranged to direct light away from adjacent properties.
 - 4. If accepted, the site plan shall be revised according to condition #1 above and shall show a screened and enclosed trash containment area (or dumpster). The revised plan shall be submitted for approval by the Planning Department prior to issuance of a building permit.

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 18th DAY OF JUNE, 1992.



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 18th day of June, 1992.

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

NOES: None

ABSENT: None

ABSTAIN:

ATTEST: 

Secretary, Planning Commission

RESOLUTION PC 213-92
WHEELERS COMMUNICATION JUNE 18, 1992