

**RESOLUTION NO. P.C. 212-92  
APPROVING SITE PLAN REVIEW NO. 147-92  
OF WILLIAM VAN NUYS TO CONSTRUCT A 56 UNIT MOTEL  
AND REVISIONS TO AN APPROVED GOLF DRIVING RANGE**

**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: adjacent to 335 Highway 197 East, described as Township 1 North, Range 13 East, Section 1, Tax Lot 200.
- B. A staff report was presented, stating the findings of fact, conclusions of law, and a staff recommendation.
- C. Staff Report No. SPR 147-92 and the minutes of June 4, 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 147-92 is hereby approved with the following conditions:
  - 1. The parking lots shall be paved, and a landscape plan submitted to show landscaping in an amount equal to 5% of the gross parking area to be provided and maintained to screen parking from adjacent uses. The landscape plan is subject to review and approval by the Planning Department. The paving shall be completed prior to operation; landscaping shall be implemented within three (3) months after the paving is completed (weather permitting).
  - 2. All requirements of the City Utilities and Fire Departments shall be met. The Fire Marshal requires a hydrant be placed within 250' of the pro shop for fire protection. Additional requirements for the motel may be forthcoming.
  - 3. The proposal will require approval from the Army Corps of Engineers, for any fill proposed within their flow easement (below 85' elevation). No fill shall be allowed within the flow easement without written confirmation of permit compliance from the Corps.

4. No wetlands shall be filled or disturbed by the development. The U.S. Fish and Wildlife "National Wetland Inventory" maps are available at the Planning Department, and shall be consulted by the developer. Identified wetlands within 300' of the development shall be documented on the site plan for protection.

5. All back slopes created along the perimeter of the range must be reseeded or landscaped within three (3) months of completion.

6. The protective mesh screen fence and supporting poles along the north boundary of the range shall be of a dark color to maintain visual harmony with the natural surroundings.

7. Any future lighting shall be arranged to direct light away from adjoining properties.

8. If signs are proposed in the future, sign permit application and review is required by the Planning Department. Any safety concerns will be addressed at that time.

9. The motel shall comply with the floodproofing standards of Section 24 of the Zoning Ordinance. A certification from a registered professional engineer or architect must show compliance and be submitted to the Planning Department prior to issuance of a building permit.

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

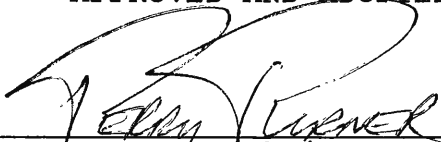
**A.** Any party of record may appeal a decision of the Planning Commission to the City Council for review. Appeals must be made according to Section 36 of the Zoning Ordinance, and must be filed with City Clerk within ten (10) days of the date of resolution.

**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 4th DAY OF JUNE, 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 4th day of June, 1992.

AYES: Michael Maier, Ken Farner, Walter Hoffman, Terry Turner,  
Carri Ramsey and Rod Runyon.

NOES: None

ABSENT: Carol Cutler

ABSTAIN: None

ATTEST:   
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Secretary, Planning Commission