

**RESOLUTION NO. P.C. 211-92
APPROVING SITE PLAN REVIEW NO. AH-146-92 OF MIKE HELLER
TO CONSTRUCT A 4,250 SQUARE FOOT, 96 SEAT RESTAURANT**

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: 1416 West 6th Street, described as Township 2 North, Range 13 East, Section 33C, Tax Lot 4100.
- B. A staff report was presented, stating the findings of fact, conclusions of law, and a staff recommendation.
- C. Staff Report No. SPR AH-146-92 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 AH-146-92 is hereby approved with the following conditions:
 - 1. The parking lot shall be designed according to the requirements of Section 27 "Off-Street Parking", including provisions for paving, striping and lighting.
 - 2. All City standards shall be met including requirements of The Dalles Utility and Fire Departments.
 - 3. Applicant shall submit plans to the Wasco/Sherman Health Department for approval.
 - 4. All proposed and future lighting shall be arranged so as not to cast light on adjoining properties and uses.
 - 5. All signs will require a permit from the planning office.
 - 6. If alternative plan "B" is exercised, the applicant shall provide proof of ownership of the subject property adjacent west of the proposal and currently owned by the City of The Dalles prior to development of the additional land. If option "B" is not exercised, the City property may be landscaped by the applicant under the conditions set forth in #7 below.
 - 7. The applicant may landscape areas inside the sidewalk and within the public right-of-way, provided that such

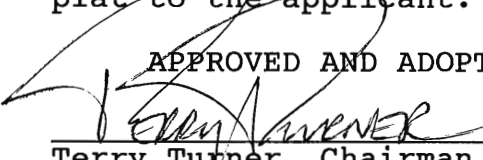
landscaping is maintained and removed if necessary to allow street expansions at the intersection of 6th and Weber.

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.



Terry Turner, Chairman
Planning Commission

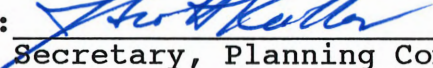
I, Scott Keillor, Secretary to the Planning Commission of the City of The Dalles, hereby certify that the foregoing Resolution was adopted at the regular meeting of the City Planning Commission, held on the 4th day of June, 1992.

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

NOES: None

ABSENT: Carol Cutler

ABSTAIN: None

ATTEST: 

Secretary, Planning Commission

RESOLUTION PC 211-92
MIKE HELLER JUNE 4, 1992