

**RESOLUTION NO. P.C. 210-92
APPROVING SITE PLAN REVIEW NO.145-92
WITH AN INCIDENTAL CONDITIONAL USE PERMIT OF RED'S TRADING POST
TO RELOCATE A RETAIL HARDWARE STORE WITH BUILDING MATERIALS, RV
STORAGE, AND INCIDENTAL SALVAGE**

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:

2610 West 2nd Street, described as Township 2 North, Range 13 East, Section 33BB, tax lot 1400.
- B. A staff report was presented, stating the findings of fact, conclusions of law, and a staff recommendation.
- C. Site Plan Review No. 145-92 and the minutes of May 7, 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 145-92 is hereby approved with the following conditions:
 - 1. A detailed parking and landscaping plan shall be submitted to the Planning Director for review and approval. The plan shall include 23 of off-street parking spaces required by the Planning Commission and shall be designed according to Section 27 of the Zoning Ordinance. The plan shall include the equivalent of 5% of the building area and 5% of the parking area to be landscaped as set forth in Section 15.3 (H) of the Zoning Ordinance. The plan shall indicate landscape elements of a minimum initial height of 6' at no less than 20 foot spacings along the south boundary of the property at I-84. All landscape species, size, location, and irrigation systems shall be documented. The fence shall be slatted along and parallel to the 2nd Street and I-84 right-of-way. The plan shall be approved by the Planning Department and completed prior to occupancy.

2. All requirements of the Utilities and Fire Departments, Health Department, and the State Building Codes Office shall be met prior to occupancy.
3. A waiver of remonstrance agreement for future street improvements shall be signed by the applicant and filed by the Department with the County Clerk at the applicants expense (\$20) prior to occupancy.
4. All future lighting should be arranged to direct light away from adjoining properties.
5. Any future signs will require permitting in accordance with Sign Ordinance 915.
6. The salvage of materials is a process that must be conducted within a completely enclosed building.
7. All yards and unused property shall be landscaped or otherwise maintained for a neat appearance.
8. Any use causing noise shall be performed in such a manner as not to be heard beyond said property lines so as create a public nuisance or hazard on any adjacent property.
9. Because standing water will tend to propagate mosquitos, all open-basin appliances should be stored under cover or in some manner that will not retain water.
10. The 6 foot cyclone fence shall be entirely slatted to an 85% sight obscuring effectiveness through the use of 1 and 1/8 inch slats, and landscaping implemented as indicated in condition #1 to ensure that materials stored in the yard area are not visible from I-84.

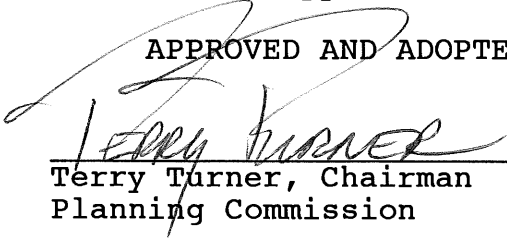
III. APPEALS, COMPLIANCE, AND PENALTIES

- 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 7TH DAY OF May, 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 7th day of May, 1992.

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

NOES: None

ABSENT: None

ABSTAIN:

ATTEST: 

Secretary, Planning Commission

RESOLUTION NO. PC 210-92 - MAY 7, 1992
RED'S TRADING POST - SPR 145-92