

**RESOLUTION NO. P.C. 193-91
APPROVING A TENTATIVE PLAN FOR SUBDIVISION 31-91
OF THE 19TH STREET PROJECT GROUP TO ESTABLISH
18 RESIDENTIAL LOTS IN THE "R-1" RESIDENTIAL DISTRICT.**

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:

East 19th Street, directly adjacent north of the intersection of East 19th and View Court, described as map #1N-13E-11BB, tax lots 900 and 1500 (lot 5 Elliott's Addition).

- B. A staff report was presented, stating the findings of fact, conclusions of law, and a staff recommendation.
- C. Staff Report No. SUB 31-91 and the minutes of December 5, 1991, 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. Tentative Plan for Subdivision 31-91 is hereby approved with the following conditions.
1. All infrastructure - streets, curbs, sidewalks, etc., shall be documented on plans and built to City Engineer specifications to insure compliance with City standards.
 2. All underground utilities shall be installed prior to street surfacing.
 3. Street light plans shall be documented, and street lights shall be installed as per City Engineer specifications.
 4. Developer shall dedicate 5% of the subdivision land area for use as public park space or contribute \$100 per lot (\$1800) to the City Park Fund prior to acceptance of the final plat.
 5. The subdivision name "Oak Grove Subdivision" shall be researched by the applicant through the County Surveyor, to assure non-duplication. "Minnesota Street" shall be indicated on the final plat. Street signs shall be provided by the developer and shall meet City standards.

A "Dead End" sign shall be required of the developer to be placed approximately 30' from the intersection of East 17th on Minnesota Street to inform motorists entering the subdivision that the street is not a through route.

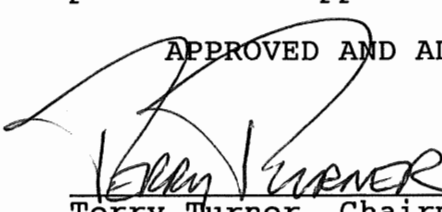
6. In addition to the requirements of conditions #1 through #5 above, the final plat shall correct the following notations given on the tentative plan:
 - a. Television is Falcon Cable, not Cooke Cable.
 - b. Elliott's Addition should be spelled with two t's.
 - c. Description of land should include "portion of tax lot 1500" or "Lot #5, Elliott's Addition".

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 5th DAY OF DECEMBER, 1991.



Terry Turner, Chairman
Planning Commission

RESOLUTION NO. PC 193-91 - DECEMBER 5, 1991
19TH STREET PROJECT GROUP - SUBDIVISION 31-91

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 5th day of December, 1991.

AYES: Carol Cutler, Carrie Ramsey, John Donovan, Ken Farner and Rod Runyon

NOES: None

ABSENT: Terry Turner and Walter Hoffman

ABSTAIN: None

ATTEST: 
Secretary, Planning Commission