

RESOLUTION NO. P.C. 181-91

**APPROVING SITE PLAN REVIEW NO. 121-91 OF JON HOLT TO
REESTABLISH A RESTAURANT AND BAR AT 515 LIBERTY**

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:

515 Liberty Street, described as Township 1 North, Range 13 East, Section 3BC, Tax Lot 6000.

- B. A staff report was presented, stating the findings of fact, conclusions of law, and a staff recommendation.
- C. Staff Report No. SPR 121-91 and the minutes of August 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. Site Plan Review 121-91 is hereby approved with the following conditions:
1. All conditions of The Dalles Historical Landmark Commission Order #HLC 7-91 shall be met.
 2. The proposed deck shall be setback a minimum of 10' from the south side property line, and shall include a railing that offers substantial screening from adjacent residential uses, as designed within the Historical Landmarks guidelines.
 3. This approval is contingent upon final Comprehensive Plan and Zone Change approval for the southern half of the parcel by The Dalles City Council.
 4. The 20 space parking lot shall be designed in accordance with all requirements of Section 27 and paved by August 1, 1992. In addition, the surface left after excavation shall be maintained with a crushed rock finish until paved. Applicant shall be responsible for keeping gravel from entering Liberty Street. A detailed plan for the parking

lot, with perimeter landscaping, shall be submitted to the Planning Department for approval prior to excavation. The applicant is encouraged to widen the entry drive to a 16' width to allow eight foot lanes for ingress and egress.

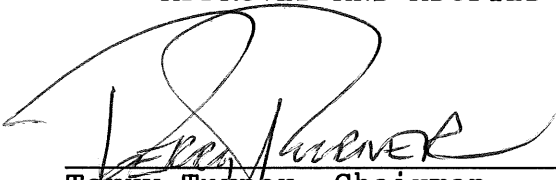
5. All proposed, required, and existing lighting should be directed away from adjoining property to insure compliance with the outdoor lighting standards.
6. All signs must meet the sign ordinance requirements and be permitted through the Planning Department.

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 15th DAY OF AUGUST, 1991.



Terry Turner, Chairman
Planning Commission

I, Scott Keillor, Secretary to the Planning Commission of the

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JON HOLT - SPR 121-91

City of The Dalles, hereby certify that the foregoing Resolution was adopted at the regular meeting of the City Planning Commission, held on the 15th day of August, 1991.

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

NOES: None

ABSENT: Steven Day

ABSTAIN:

ATTEST: 
Secretary, Planning Commission