

RESOLUTION NO. P.C. 167-91

APPROVING SITE PLAN REVIEW NO. 113-91
OF GARY DENNEY TO ESTABLISH A SANDWICH SHOP
IN AN EXISTING COMMERCIAL BUILDING

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:

816 West 6th Street, described as 1 North, Range 13 East, Section 4AB, Tax Lots 5300 & 5500.

- B. A staff report was presented, stating the findings of fact, conclusions of law, and a staff recommendation.
- C. Staff Report No. SPR 113-91 and the minutes of May 16, 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 No. 113-91 is hereby approved with the following conditions:
1. The parking lot must be designed according to the provisions of Section 27, "Off-street Parking". A perimeter curb is required by Section 27 (A)(4)(c).
 2. All signs must meet the sign ordinance requirements and be permitted by the Planning Division.
 3. All trash receptacles shall be added to the site plan with adequate screening and containment to assure proper screening of outdoor storage, and to discourage insect and rodent propagation.
 4. Any future lighting should be arranged to direct light away from adjacent properties.
 5. A separate water service must be applied for and installed with a meter, according to City standards.

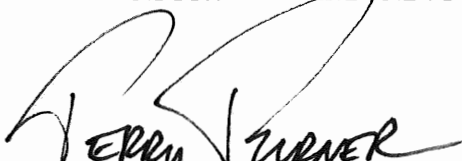
6. All improvements must meet City standards.
7. Conditions 1, 3, 5, and 6 shall be met prior to occupancy.

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 16th DAY OF MAY, 1991.



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 16th day of May, 1991.

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

NOES:

ABSENT: Terry Turner and Steve Day

ABSTAIN:

RESOLUTION 167-91 - SPR 113-91
GARY DENNEY SANDWICH SHOP

ATTEST: *Scott K. [unclear]*
Secretary, Planning Commission