

RESOLUTION NO. P.C. 163-91

**APPROVING VARIANCE NO. 66-91
OF OREGON SIGN CO. FOR PLACEMENT OF AN
OVERSIZED SIGN FOR CASCADE SQUARE**

I. RECITALS:

- A.** The Planning Commission of the City of The Dalles has, on this day, conducted a public hearing to consider the above referenced variance request for use of property described as:

1400 West 6th Street and described as Township 2 North, Range 13 East, Section 33 CD, tax lots 100 & 103.

- B.** A staff report was presented, stating the findings of fact, conclusions of law, and a staff recommendation.
- C.** Staff Report No. VAR 66-91 and the minutes of May 2, 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.** Variance No. 66-91 is hereby approved with the following conditions:
1. The sign area shall not exceed 250 square feet when measured as defined under "area", Section 2 (2) of Ordinance No. 915, with a maximum total height of 40 feet above grade.
 2. To insure traffic safety, the sign shall be located according to the "Clear Vision Area" criteria of the Zoning Ordinance, Section 20. For the purposes of this approval, the driveways on either side of the proposed sign shall be treated as "streets" within the meaning of Section 20.
 3. There shall be an allowance for only three tenants to advertise on the pylon, so long as the proportional area devoted to "Cascade Square" is dominant and no less than the area shown on the plans submitted. A tenant change can be accommodated by a "face" change on the approved sign in the future.


4. Prior to issuance of a building permit, applicant shall have the plans approved by the Planning Division for compliance with conditions 1 through 3 above, and shall confirm utility locations as per Utility Department comments. The sign location shall not obstruct any existing utility easement.

III. APPEALS, COMPLIANCE, AND PENALTIES

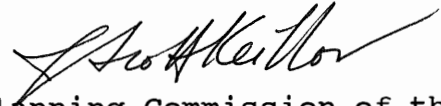
- A. Any party of record may appeal a decision of the Planning Commission to the City Council for review. Appeals must be made according to Section 36 of the Zoning Ordinance, and must be filed with City Clerk within ten (10) days of the date of resolution.
- B. Failure to exercise this approval within 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 2ND 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 2nd day of May, 1991.

AYES: Terry Turner, Steve Day, Walter Hoffman

NOES: Carol Cutler

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OREGON SIGN for CASCADE SQUARE - VAR 66-91

ABSENT: Ken Farner, Rod Runyon, Carri Ramsey

ABSTAIN:

ATTEST: 
Secretary, Planning Commission