

RESOLUTION NO. P.C. 124-90

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY
OF THE DALLES, APPROVING A SITE PLAN FOR PLANNED UNIT
DEVELOPMENT (22 UNITS) APPLICATION NO. 5-90

I. **RECITALS:**

- A. The Planning Commission of the City of The Dalles has heretofore, on May 17, 1990, conducted a public hearing to consider site plan approval of planned unit development application No. 5-90 relating to the following described property:

1312 West 10th Street; Township 1 North, Range 13 East, Section 4BB, tax lot number 300.

- B. Said property is located in the R-2, Multi-Family Residential District. Applicant proposes to construct a 22 unit Planned Development. Planned Unit Developments are permitted in the R-2 District subject to:

1. Site plan approval by the Planning Commission; and
2. Approval of the tentative plan by the Planning Commission in the form of a recommendation to the City Council for consideration of the final planned unit development plat.

- C. Section 29, "Site Plan Review" of The Dalles Zoning Ordinance establishes a procedure for approving site plan applications.

- D. Section 5 of the City's Subdivision and Land Partitioning Ordinance (No. 937) establishes a procedure for approving a planned unit development.


- 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. The application requesting approval of site plan for planned unit development application no. 5-90 is hereby approved with conditions, based upon the following Findings of Fact and Conclusions of Law:
1. Zoning Ordinance: The use complies with The Dalles Zoning Ordinance as it is determined to meet all R-2 Zone property development and design standards as established in Chapter III, Section 8.3 and Chapter X, Section 29 (E).
 2. Findings:
 - a. The Planning Commission has determined that the proposed use is permitted in the R-2 District as set forth in Chapter III, Section 8.2 (A) 5 of The Dalles Zoning Ordinance which states: "Planned Developments, for residential uses only, not less than one (1) acre in area and subject to the requirements of applicable City Ordinance."
 - b. The site plan is consistent with requirements concerning traffic congestion, pedestrian and vehicular safety, significant public amenities, and effects on surrounding properties.
 - c. Proposed lighting and signing are consistent with the safety and adjacent property rights criteria.
 - d. The access drive shall provide for wheel chair ramps at its interface with the public sidewalk on West 10th Street.
 - e. The off street parking requirements of a minimum 2 paved spaces per dwelling unit are met.
 - f. The proposed planned unit development meets all requirements of Section 5 of the Subdivision and Land Partitioning Ordinance (No. 937) for tentative plan approval.
 - g. The request is consistent with the City of The Dalles Comprehensive Plan.

3. Conclusions:

- a. The proposed development complies with all site plan criteria and R-2 design standards.
 - b. The Planning Commission will forward a recommendation to The Dalles City Council for tentative plan approval for the proposed planned unit development. The recommendation will include conditions.
- C. Based upon the above Findings of Fact and Conclusions of Law, the Planning Commission for the City of The Dalles hereby grants site plan approval of planned unit development application No. 5-90 subject to the following conditions of approval.
1. The access drive shall remain unobstructed at all times and shall be posted with "no parking" signs to ensure adequate and immediate passage for emergency vehicles.
 2. The developer shall afford connections to the City water and sewer systems, and shall make all infrastructure improvements to City specifications.
 3. Prior to occupancy of the Phase I units (5 or 6), all infrastructure, roadways, the southern parking lot, fencing, and landscaping along the property line shall be completed.
 4. No work shall be allowed on site until final plat approval and subsequent filing and recording of the planned unit development plat with the County Clerk.
- D. The Secretary of the Commission shall (a) certify to the adoption of the Resolution and (b) forthwith transmit a copy of the said Resolution to the City Council of the City of The Dalles.

APPROVED AND ADOPTED THIS 21ST DAY OF JUNE, 1990.



Terry Turner, Vice-Chairman
Planning Commission

I, Scott Keillor, Associate Planner for Wasco County, acting on a contract for services with the City of The Dalles, hereby certify that the foregoing Resolution was adopted at the Regular Meeting of the Planning Commission of the City of The Dalles held on the 21st day of June, 1990.

AYES: Terry Turner, Carol Cutler, Carri Ramsey, Rod Runyon

NO'S: None

ABSENT: Ken Farner

ABSTAIN: None

ATTEST:  SCOTT KEILLOR
Secretary, Planning Commission