

RESOLUTION NO. P.C. 224-92
APPROVING ZONING ORDINANCE TEXT AMENDMENT #ZOA 48-92
REGARDING MANUFACTURED HOME PLACEMENT ON INDIVIDUAL LOTS IN
RESIDENTIAL ZONES

I. RECITALS:

A. The Planning Commission of the City of The Dalles has initiated procedure for a Zoning Ordinance Text Amendment concerning the placement of manufactured homes through Resolution No. PC 221-92 on September 17, 1992.

B. The Planning Commission held public hearings on October 1, October 16, and November 5, 1992 to consider new language proposed by staff to allow manufactured homes on individual lots in all residential zones.

C. The following persons either testified at the hearings or wrote a letter in support of the proposed amendments:

Lester Alford, Kenneth Brown, Lucille Torgerson, Wayne Cordrey, Vicki Ellett, Gary Robinson, Howard Stinson, Julie Mosser, Bill Maley, Jim Wilcox, Ralph Bentley, Peggy Gardner, Mary Cross, Ken Twidwell, Reva Christopherson, Judy Biede, Mr. Valdez, Oregon Manufactured Housing Assn, Bert Hodges.

No persons testified in opposition.

D. The following facts were adduced at the public hearings.

1. In 1989, the Oregon State Legislature enacted the "Infill Law" (ORS 197.295 through 197.313) requiring that all cities plan and zone adequate land for the placement of manufactured homes on individual lots.
2. The Oregon Land Conservation and Development Commission (LCDC) has granted The Dalles an extension to complete its Periodic Review, including compliance with the Infill Law.
3. The city staff has completed the requisite housing needs analysis that indicates a need for either 25 acres of additional "RMH" Residential and Mobile Home Zoning or revisions to allow manufactures homes in all residential zones subject to siting standards.
4. There is a definite shortage of available lots zoned for manufactured homes, as attested by realtors and those seeking such lots whom spoke at the hearing(s).
5. There is a need to protect existing residential neighborhoods and historic districts by requiring certain standards be met in placing new manufactured homes and to apply said standards equally to site built homes.

6. A "tiering" method is preferred, so that the number of architectural features required will increase as densities decrease. This will afford the greatest protection for the "R-1" Single Family Residential zone.
7. Requiring less features in the multi family district and applying no new standards in the "RMH" zone will increase affordability in those zones.
8. While allowing manufactured homes in the R-1, R-2, and R-3 zones will meet the intent of the law according to an LCDC Technical Bulletin, dated May, 1990, the Commission also wishes to pursue an additional 25 acres of RMH zoning to increase housing affordability for low income persons. This second process will be referred to the Comprehensive Plan Steering Committee.
9. Section 37 (E)(1) and (2) of the Zoning Ordinance requires the following findings.

a. "The proposed amendment conforms to the Comprehensive Plan or substantive changes have occurred which render the Comprehensive Plan inapplicable to the requested change and the plan should be amended as proposed by the proponent of the change."

Goal #10, "Housing", Implementing Measure #1 states:

1. "Mobile Home Residential":

a). "Areas shall be zoned for residential mobile homes to be located on individual lots....."

b). "Residential mobile home must not be located in areas of active geologic hazard or on lots with slopes exceeding 20%".

c). "The area between: [describes existing "RMH" zone area] shall be designated for mobile home residences."

d). The Planning Commission may consider an amendment to the Comprehensive Plan to allow mobile home residences in other areas following the procedures set forth in Goal #2.

e). Mobile home residences shall be subject to site design standards set forth in City Ordinances addressing the same.

FINDING: It is important to note that the proposed amendment affects "manufactured home" placement and in no way affect "mobile homes". Therefore, the change is consistent with the Comprehensive Plan. Any substantive changes that may have occurred will be assessed during the current Comprehensive Plan revision process. No change in the Comprehensive Plan is required at this time.

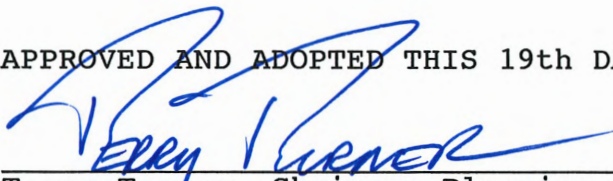
b. "If residential zoning is involved, the proposed residential zone or zones best satisfies the objectives of the Comprehensive Plan and does not exclude opportunities for adequate provision of low and moderate income housing within the subject neighborhood area."

FINDING: Concerning the placement of manufactured homes in the R-1, R-2, and R-3 zones, there is no objection within Goal #10 to said placement. In terms of affordability for low and moderate income households, the record clearly indicates that this housing option will increase affordability within these zones.

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 amendments to the zoning ordinance, shown in Exhibit "A" attached hereto, are hereby approved, subject to acceptance by City Council and Wasco County Court.
- C. The Secretary of the Commission shall (1) certify to the adoption of the Resolution; and (2) forthwith transmit a copy of the Resolution to the City Council of the City of The Dalles.

APPROVED AND ADOPTED THIS 19th DAY OF NOVEMBER, 1992.



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 19th day of November, 1992.

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

NOES:

ABSENT: None

ABSTAIN: None

ATTEST: 

Secretary, Planning Commission