

RESOLUTION NO. P.C. 150-91

A RESOLUTION APPROVING TENTATIVE PLAN FOR  
PLANNED UNIT DEVELOPMENT 6-90 OF AN 18 LOT  
ADDITION TO POMONA MEADOWS (PHASE II)  
APPLICANT: HOWARD STINSON

I. **RECITALS:**

A. The Planning Commission of the City of The Dalles has heretofore, on December 6 and December 19, 1990, conducted a public hearing to consider Planned Unit Development 6-90 relating to the following described property:

950 Pomona Street, described as Township 2 North, Range 13 East, Section 32AB, tax lots 3700 and 3800

B. Said property is located in the "RMH" Residential Mobile Home District. Applicant requests approval to create 18 mobile home lots.

C. Section 10 of Zoning Ordinance No. 80-986 governs development in the "RMH" Zone.

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 Planned Unit Development 6-90 to create 18 mobile home lots is hereby approved with conditions based upon the following Finding of Fact and Conclusion of Law:

FINDING A-1: The proposed Planned Unit Development would be accessed via West 10th Street, an arterial, or West 7th, a collector.

FINDING B-2: A PUD is a permitted use in the "RMH" zone.

FINDING B-3: The request would not exceed the density requirements of the zone.

FINDING B-4: The request would allow front yard setbacks of 15 feet where 20' is required.

CONCLUSIONS:

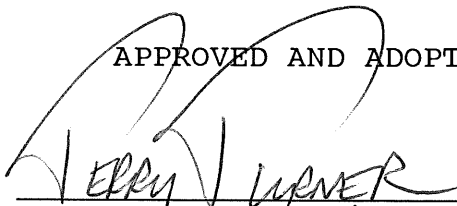
1. The request is for conversion of 18 approved mobile home park spaces to a PUD in the "RMH" zone.
2. The request complies with the City of The Dalles Comprehensive Plan.
3. An adjustment to the front yard setback is proposed and may be granted by the Commission.
4. An adjustment to the cul-de-sac radius requirement is requested.
5. The second Phase PUD further alters an approved Mobile Home Park. No plans are made to exercise this 1980 approval so it should be void.

CONDITIONS:

1. Fire Department standards require:
  - a. an unobstructed road width of 20'. No parking shall be allowed on Button Court;
  - b. cul-de-sac radius to be increased to 40' or as approved by the Fire Marshall;
  - c. two fire hydrants to be installed at: West 7th and Russula Way; and at frontage of lot #122.
2. All taps into existing sanitary sewer lines shall be coordinated with the City Utilities Department.
3. A permit from the Wasco County Road Department will be obtained prior to connection with existing storm sewer at Russula Way.
4. A perpetual easement for public access on Button Court shall be drafted for review by the City Attorney. Once approved, the easement shall be filed with the Wasco County and City Clerks' offices.
5. All signs prohibiting the public from enjoying the prior access easement of the Pomona Meadows Phase I approval shall be removed from the premises.
6. No building setback requirements from the common area property lines will be required. No building or fences will be allowed within common areas.

7. The Homeowners Association and bylaws formed under Phase I shall be reviewed by the City Attorney and, with any necessary changes, shall apply to Phase II.
  8. The applicant shall insure that the proposed covenants regarding the implementation and maintenance of landscaping are met. All lots must be landscaped within 60 days of home placement. The Planning Department may grant written requests for extensions based on weather/seasonal conditions.
  9. All infrastructure and utilities shall be placed underground, built to City standards, and coordinated with the appropriate City department. The applicant is responsible for contacting the City regarding plan review, installation, and approval of as builts.
  10. Applicant shall research, obtain and submit to the Planning Department all necessary DEQ and state building permits.
  11. Placement permits shall only be issued for approved PUD lots; the mobile home park plan is herein altered and its prior approval is void.
  12. A time frame for completion shall be submitted to the Planning Director for consideration of timeliness and bonding potential.
  13. All conditions, except for landscaping to be completed within 60 days of dwelling unit placement, shall be met prior to occupancy.
- C. 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 3rd DAY OF JANUARY 1991.

  
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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 Planning Commission of the City of The Dalles, held on the 3rd day of January, 1991.

AYES: Terry Turner, Carol Cutler, Rod Runyon, Steven Day & Ken Farner

NOES:

ABSENT: Walter Hoffman

ABSTAIN: Carri Ramsey

ATTEST:   
Secretary, Planning Commission