

RESOLUTION NO. P.C. 28-82

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF THE DALLES APPROVING THE TENTATIVE PLAN OF POMONA MEADOWS PLANNED UNIT DEVELOPMENT, LOCATED ON POMONA STREET BETWEEN WEST 7TH AND WEST 10TH STREETS.

I. Recitals

- (A) The Planning Commission of the City of The Dalles has heretofore, on September 2 and October 7, 1982, considered a Tentative Plan of Pomona Meadows Planned Unit Development, relating to the following described property:

2N-13-32, Tax Lot #6100

- (B) Said property is located in the RMH (Mobile Home Residential) Zoning District.
- (C) Said RMH Zoning District standards allow planned unit developments for residential mobile home uses.
- (D) The applicant (Interstate Paving, Inc.) requests approval of a Tentative Plan of a development consisting of 35 mobile home residential sites on 6.09 acres of land.
- (E) Section 5 (4) (D) of Ordinance No. 937 (Subdivision) requires that Planning Commission study and review the Tentative Plan and to make specific determinations.

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 the Tentative Plan of Pomona Meadows Planned Unit Development is hereby approved for the following reasons:

(1) There are special physical considerations or objectives of development which the proposal will satisfy to warrant a departure from the standard regulation requirements.

a. This Planned Unit Development is designed to meet the needs of those siting mobile homes who need and desire actual ownership of land on which their mobile homes are placed, but do not need full size conventional lots.

(2) The development will not be inconsistent with statewide land use planning goals, The Dalles Urban Area Comprehensive Plan, or the zoning objectives of the City.

a. The Comprehensive Plan recommends urban residential uses for this site. Mobile homes and planned developments are permitted in the Urban Residential designation consistent with the Implementing Measures in the Housing Element. This proposal is consistent with these Implementing Measures.

b. State-side Goal #10 and the Comprehensive Plan Housing Element states that housing should be encouraged which allows for flexibility of location, type and density. It further states, as a policy, that: (1) the City should encourage higher density, single family residential within planned unit developments, and (2) areas for location of residential mobile homes on individual lots should be provided. Implementing Measures of the housing element lists the following for Planned Unit Developments, all of which this project complies with:

1. Planned developments shall be located within areas designated urban residential...on the Comprehensive Plan Map.

2. "...development for residential uses shall be a minimum of five acres."

3. Development shall be in keeping with the established character and general objectives of the designated area.

4. Land areas shall be dedicated as useable open space or dedicated as an environmental buffer from contiguous land uses in the amount of 40% of the total site area.

5. Land structures not dedicated to the public but reserved for common use of the owner or tenant shall be subject to control by an association of owners or tenants created to form a non-profit corporation subject to the laws of the State of Oregon.

6. All utility lines shall be placed underground.

7. Property line set-backs, building heights, parking requirements, street access and other developmental requirements shall conform to those established for similar development in the traditional zones.

8. An impact statement shall be required of the proponent, containing an analysis of social environmental and economic impacts of the proposed development upon the structure of the City of The Dalles (this is incorporated by reference).

- c. The City Zoning Ordinance Section 7.000, RMH Mobile Home Residential District allows, as permitted uses, Planned Unit Developments for residential uses only provided they are located on at least five acres of land.
- (3) The Plan will be completed within a reasonable period of time.
 - a. Improvements are already installed.
 - (4) The area around the development can be planned to be in substantial harmony with the proposed plan.
 - a. The surrounding property is zoned Mobile Home Residential.
 - b. All of the surrounding land uses are residential in nature, predominantly older developments of single family dwellings and mobile homes. There is a new multi-family development located to the southwest of the proposed site.
 - (5) The streets are adequate for the anticipated traffic and the development will not overload the streets outside the planned area.
 - a. Public roads serving the Phase I development include West Seventh Street, recently improved to a width of 38 feet, and Pomona Street West, improved to a 44 foot width.
 - (6) The proposed utility and drainage facilities are adequate for the projected densities and type of development proposed.
 - (7) The developer has satisfactorily justified that this project will be economically feasible (Market Analysis adopted by reference).
- C. The Planning Commission approves the Tentative Plan of the Pomona Meadows Planned Unit Development, subject to the following conditions:
1. A perpetual easement in gross for public access on private roadways through the property where the Planned Development is located shall be granted to the property where the mobile home park is located. The easement shall exist until the City agrees that other appropriate public street access is available to the property where the mobile home park is now located.
- Alternatives to this arrangement may be considered. Those are:
- a. Dedicate and improve Meadow Way as a public street 350 feet leading to the entrance of the mobile home park.
 - b. Dedicate an additional 25 feet street width and improve the connecting street between W. 8th and W. 9th Street to create public street access to the mobile home park.

2. Applicant shall be responsible for the internal security of the Planned Development and mobile home park sites.

3. The original agreement and conditions of approval, dated October 6, 1980, for the mobile home park shall be transferred to apply to the newly platted Planned Development and mobile home park.

4. All design requirements for Planned Developments and mobile home parks shall be met. Completion schedules shall be submitted in compliance with ordinance requirements.

5. All city fees and charges shall be paid up to date. Systems Development charges shall be paid prior to occupancy.

D. The Secretary of the Commission shall (a) certify to the adoption of this Resolution and (b) forthwith transmit a copy of said Resolution to the City Council of the City of The Dalles.

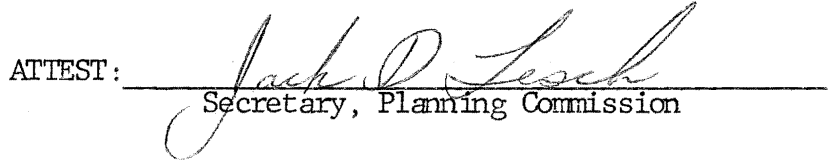
ADOPTED AND APPROVED this 21st day of October, 1982.



Chairman, Planning Commission

I, Jack Lesch, Secretary to the Planning Commission of the City of The Dalles, do hereby certify that the foregoing Resolution was passed at a Regular Meeting of the Planning Commission of the City of The Dalles, held on the 4th day of November, 1982, by the following vote:

AYES: COMMISSIONERS: Honald, Elliott, Ward, Northrop, Donnell
NOES: COMMISSIONERS: none
ABSENT: COMMISSIONERS: Matthew
ABSTAIN: COMMISSIONERS: none

ATTEST: 

Secretary, Planning Commission