

RESOLUTION NO. P.C. 26-82

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF THE DALLES APPROVING CONDITIONAL USE PERMIT #19-82, A REQUEST TO ENLARGE A PRE-EXISTING, NONCONFORMING MOBILE HOME PARK (VIEW POINT TRAILER COURT) AT S.E. FRONTAGE ROAD EAST OF HIGHWAY 197 LOCATED IN THE R-3 (MULTIPLE FAMILY RESIDENTIAL) ZONING DISTRICT.

I. Recitals.

- (A) The Planning Commission of the City of The Dalles has heretofore, on July 22, 1982, conducted a public hearing to consider Conditional Use Permit #19-82 relating to the following described property:

2N 14 31 Tax Lots 1600 & 1699  
1N 14 6 Tax Lot 1600

- (B) Said property is located in the URBAN RESIDENTIAL designation of the Comprehensive Plan and the R-3 (Multiple Family Residential) zoning district.
- (C) Section 11, Ordinance No. 943 (Mobile Home Parks) provides for enlargement of existing mobile home parks which are pre-existing to the adoption date of Ordinance No. 943 and are nonconforming to the standards of Ordinance No. 943. Obtainment of a Conditional Use Permit is required for enlargement of the existing park.
- (D) Section 18.000 (Conditional Use Permit) of The Dalles Zoning Ordinance requires that the Commission make findings of fact and state the reasons for its action.

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 Conditional Use Permit #19-82 for enlargement of a pre-existing, nonconforming mobile home park is hereby approved for the following reasons:
1. The establishment, maintenance, or operation of the use applied for will not be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use in that:
    - a. The site will be developed in compliance with Ordinance No. 943 (Mobile Home Parks).

- b. The property is located along a state highway which has the capacity to accommodate the additional traffic from this development.
  - c. Ingress and egress to the existing park will be remodelled to be safer and more convenient for vehicular and emergency traffic.
  - d. Adequate fire protection and water systems shall be incorporated in the development.
  - e. The project design is compatible with the general character of surrounding uses.
2. The use will not be detrimental or injurious to the property and improvements in the neighborhood or the general welfare of the City because:
- a. Building setbacks and landscaping are required in the project design which reduces potential impacts on surrounding residents.
  - b. Property to the southeast is developed as residential and is buffered from this project by a rock bluff.
  - c. Property to the southwest is vacant and is designated in the Comprehensive Plan for GENERAL COMMERCIAL development and will not be negatively impacted by this project.
  - d. The proposed dwelling unit density is 5.5 units per gross acre. This is just more than half of the dwelling unit density which is allowed. It will not cause negative impacts to the surrounding property.
  - e. Parking spaces are provided for residents and guests on the site at the rate of two spaces per dwelling unit and one additional space per every ten units. This provision will not be detrimental to the surrounding properties.
3. The location and character of the use, if constructed according to the plan and the conditions imposed, will be in general compliance with The Dalles Urban Area Comprehensive Plan, Statewide Land Use Goals, and the adopted Zoning Ordinance in that:
- a. The Comprehensive Plan states the following with respect to mobile homes parks:

- (1) Promote and provide an adequate supply of safe, health, and affordable housing for all members of the community in a variety of housing types...(Goal #10 Housing).
  - (2) Establish areas in the community where mobile homes may provide housing...(Goal #10 Housing).
  - (3) Maintain adequate public facilities in all parts of the community and promote a logical and orderly development of those facilities (Goal #10 Housing).
  - (4) Mobile home parks shall be located in areas (so) designated...(Goal #10 Housing).
  - (5) Mobile home parks shall be located in areas with arterial or collector street access. (Goal #10 Housing.)
  - (6) Mobile home parks shall have sanitary sewers, adequate water (including fire fighting capacity) and storm sewers.
  - (7) Mobile home parks shall be subject to the conditions set forth in the City Ordinance addressing the same. (Goal #10 Housing.)
- b. The proposal complies with the expressed intent of the mobile home park development standards of Ordinance No. 943.
- C. The Planning Commission approves Conditional Use Permit #19-82 subject to the following conditions:
1. Landscaping of individual sites shall be completed within one year of mobile home placement on each site.
  2. A street lighting plan shall be submitted to the Planning Director for approval prior to the issuance of any mobile home placement permits.
  3. Fire protection system shall be provided to meet the requirements of The Dalles Fire Department by written agreement with City of The Dalles.
  4. Water and sanitary sewer systems shall be provided for the development and approved by the City Engineer.

5. Drainage and grading plans shall be approved by the City Engineer. Easement shall be obtained by owner for storm drainage across adjacent property. In the event that a storm sewer system becomes available adjacent to this property, the owner shall contain all surface drainage from his property to the satisfaction of the City Engineer. All off-site drainage systems shall be installed underground.
6. All electrical, telephone, C.A.T.V., and similar utility services on site shall be installed underground.
7. The pedestrian walkways shall be separated from the roadway by a physical barrier. To be approved by the Planning Director.
8. Provisions shall be made for proper garbage collection and disposal. To be approved by Planning Director.
9. Provisions shall be made for mail collection and distribution boxes. To be approved by Planning Director.
10. Mobile home park license fees shall be paid to the City Clerk.
11. Owner shall provide a 20-foot public utility easement over and across the site as designated on the site plan map.
12. On site water and sewer utilities and roadways are private systems. Owner shall maintain these private utility systems at his own expense.
13. Owner shall pay all Systems Development Charges prior to final approval of the site plan.
14. Access to Highway 30 at the primary entrance/exit to the mobile home park shall be designed to a maximum of 30 feet in width as indicated on the site plan. Access permits shall be obtained by the owner from the appropriate jurisdiction.
15. The perimeter loop roadway shall be 20 feet improved width with an additional 3 foot pedestrian way as indicated on the site plan.

- 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 22<sup>nd</sup> DAY OF July, 1982

  
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CHAIRMAN, PLANNING COMMISSION

I, Kathy Hunter, 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 22<sup>nd</sup> day of July, 1982.

AYES: COMMISSIONERS: WARD, DONALD, MATTHEW, NORTHRUP  
NOES: COMMISSIONERS: NONE  
ABSENT: COMMISSIONERS: DONNELL, ELLIOTT  
ABSTAIN: COMMISSIONERS: NONE

ATTEST: Kathy A. Hunter  
Secretary, Planning Commission