

RESOLUTION NO. P.C. 16-82

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF THE DALLES APPROVING CONDITIONAL USE PERMIT #15-82, A REQUEST TO CONSTRUCT A 40 UNIT LOW-INCOME ELDERLY HOUSING PROJECT AT THE SOUTHWEST CORNER OF WEST 8TH & CHERRY HEIGHTS RD. LOCATED IN THE R-2 (MULTIPLE FAMILY RESIDENTIAL) ZONING DISTRICT.

I. Recitals.

- (A) The Planning Commission of the City of The Dalles has heretofore, on February 18, 1982 conducted a public hearing to consider Conditional Use Permit #15-82 relating to the following described property:

2N 13 33CD Tax Lots 500 & 600

- (B) Said property is located in the R-2 (Multiple Family) zoning district.
- (C) Ordinance No. 81-1008 (Elderly & Handicapped Housing) provides for increased dwelling unit densities and reduced parking standards and requires obtainment of a Conditional Use Permit for elderly housing projects in multiple family zones.
- (D) The applicant, Jühr & Sons, request Conditional Use Permit approval for the construction of a 40 unit low-income elderly apartment complex which exceeds the dwelling unit density and includes a reduction of off-street parking required in the R-2 zoning district.
- (E) 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 #15-82 for construction of a 40 unit low-income elderly apartment complex 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 screened from view from the existing residential structures to the Southeast.
 - b. The perimeter of the property will be screened with fencing material and landscaping.

- c. The property is located along an arterial and collector street which have the capacity to handle the additional traffic from this development.
 - d. Adequate fire protection and water systems shall be incorporated in the development of this project.
 - e. The project's design does not conflict 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, landscaping and fencing material have been designed into the project to reduce the potential impacts on the surrounding residents to the Southeast.
 - b. Property located to the North is developed as a shopping center and is buffered from this project by landscaping.
 - c. Property located to the West is under ownership by School District #12 and is designated in the Comprehensive Plan for PUBLIC FACILITY development and will not be negatively effected by this project.
 - d. The dwelling unit density of 40 units for a 2.18 acre site (18.34 units/acre) represents less than a 10% net increase in density over the R-2 standard and is justified since this project is designed solely for elderly occupants, which will not cause significant negative impacts on surrounding property.
 - e. The reduction of the off-street parking requirements by 43% is justified by the occupancy and location of the project.

Automobiles are used significantly less by the elderly. Elderly projects, therefore do not require the same ratio of off-street spaces to dwelling units as family apartment projects.

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 Dalles Comprehensive Plan states the following with respect to elderly housing and this type of project.

1. The Dalles should encourage the provision of low cost housing for the elderly...(Goal #9 Economy).
 2. Promote and provide an adequate supply of safe, healthy and affordable housing for all members of the community in a variety of housing types...(Goal #10 Housing).
 3. Land development techniques that provide for higher density...multi-family residential areas...should be encouraged (Goal #10 Housing).
 4. High density residential areas should be located adjoining to/or in access of major arterials (Goal #10 Housing).
 5. Off-street parking should be required for each use in a residential area commensurate with the demand created by the use (Goal #10 Housing).
- b. The proposal complies with the expressed intent of the elderly and handicapped housing project standards of the Zoning Ordinance which is to reduce development costs of elderly and handicapped developments by allowing increased dwelling unit densities and by a reduction of off-street parking standards.
- C. The Planning Commission approves Conditional Use Permit #15-82 subject to the following conditions:
1. The final landscaping plan shall be submitted to the City Planning Director for approval prior to the issuance of a building permit. This plan shall indicate plant and tree sizes, location, specie, and location of automatic sprinkler system.
 2. Fire protection and water systems shall be provided to meet the requirements of The Dalles Fire Department which provides fire protection for the City of The Dalles. A plan shall be submitted which provides for improved access to building No. 4 by reducing the distance between possible location of fire apparatus and the 2nd floor and rear of the structure. This plan is subject to approval of the City Fire Marshal.
 3. All electrical, telephone, C.A.T.V., and similar utility services, which provide service to subject building, shall be installed underground.
 4. Lights shall be required for the parking area and shall be screened so as not to reflect on adjoining property.

5. All signs shall require approval by the City Building Department, prior to installation, in accordance with existing ordinances.
 6. Concrete curbs shall be required around all parking, driveway and landscaped areas. Specification shall be in accordance with Planning Department criteria.
 7. The applicant shall submit a grading plan, which shall be approved by the City Engineer prior to the issuance of any building permits. The driveways and existing and proposed sidewalks, will be indicated on the plan. The grading plan shall also provide for the delivery of all parking lot run-off water to a City storm sewer system. This water will not be allowed to flow across the public sidewalk.
 8. Proposed speed bumps shall be located no closer than 35 feet from the back of the public sidewalk.
 9. A restrictive covenant shall be recorded, subject to approval by the City Attorney which assures that the development will be restricted to occupancy by elderly, handicapped or such caretakers as may be necessary.
- 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 18th DAY OF February , 1982.



CHAIRMAN, PLANNING COMMISSION

I, Greg Scoles, 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 18th day of February , 1982.

AYES: COMMISSIONERS: Honald, Donnell and Northrop
NOES: COMMISSIONERS: None
ABSENT: COMMISSIONERS: Booth, Matthew and Elliott
ABSTAIN: COMMISSIONERS: None

ATTEST: 

Secretary, Planning Commission