

Resolution No. P.C. 6-81

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF THE DALLES RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONING ORDINANCE AMENDMENT #18-81, AN ORDINANCE WHICH ADDRESSES ELDERLY AND HANDICAPPED RESIDENTIAL DEVELOPMENT.

I. Recitals.

(A) On March 30, 1981, the applicant Jühr & Sons requested that the City Council initiate a Zoning Ordinance Amendment to permit additional density for projects designed for senior citizen occupancy.

(B) Section 21.060 (B) of the City of The Dalles Zoning Ordinance permits the Council to amend the ordinance provided the amendment is referred to the Planning Commission for study, hearing, and recommendation.

(C) The City Council of the City of The Dalles on April 13, 1981 moved unanimously to refer the request to the Planning Commission for their consideration.

(D) The Planning Commission of the City of The Dalles has, heretofore, on May 21, 1981 conducted a Public Hearing to consider Zoning Ordinance Amendment #18-81, an amendment which addresses elderly and handicapped residential development.

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. Elderly and handicapped residential developments require special consideration and should, therefore, be subject to different regulations.

C. Elderly and handicapped often have special housing needs and frequently cannot afford conventional housing.

D. Per unit housing costs can be reduced for elderly and handicapped developments by increasing dwelling unit densities, beyond those normally allowed by the zoning district, and by reducing off-street parking stall requirements.

E. The proposed amendment encourages maximum citizen involvement with elderly and handicapped projects through the Conditional Use Permit procedures (Goal #1 Citizen Involvement).

F. Elderly and handicapped developments should be permitted in areas designated as multiple family residential districts on the Zoning Map and further designated as suitable for urban residential uses on the Comprehensive Plan Map (Goal #2 Land Use Planning).

G. Reduced size of structures and required parking areas will result in better utilization and conservation of useable open spaces (Goal #5 Open Space).

H. The proposed amendment will ensure the implementation of the following Goal #10 (Housing) issues by:

Goal

1. Promoting an adequate supply of safe, healthy, and affordable housing for all members of the community.
2. Promoting the development of housing that is compatible with the environment and the surrounding land uses through the monitoring of individual site selection and design.

Policies.

3. Allowing the use of land development techniques that provide for higher density multi-family residential developments while requiring an adequate means of mitigating potential negative impacts on surrounding properties.
4. Requiring off-street parking facilities which are commensurate with the demand created by the use.

Implementing Measures

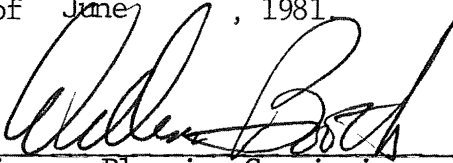
5. Encouraging the developments to locate in close proximity to existing commercial services.
6. Requiring special emergency drives, fire hydrants and other improvements which are intended to ensure the safety of the residents.

I. The proposed amendment complies with the State-Wide Land Use Planning Goals; specifically Goal #10 (Housing) which is to encourage the availability of adequate numbers of housing units at price ranges and rents which are commensurate with the financial capabilities of Oregon households and allow for flexibility of housing location, type and density.

J. The Planning Commission hereby recommends that the City Council adopt Zoning Ordinance Amendment #18-81.

K. 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 fourth day of June, 1981


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 4th day of June, 1981, by the following vote:

AYES:	COMMISSIONERS: Honald, Kelly, Elliott, and Donnell.
NOES:	COMMISSIONERS:
ABSENT:	COMMISSIONERS: Byrne and Matthew.
ABSTAIN:	COMMISSIONERS:

ATTEST: 
Secretary, Planning Commission