

RESOLUTION NO. P.C. 3-81

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF THE DALLES APPROVING VARIANCE #10-81, A REDUCTION OF THE REQUIRED SETBACK DISTANCE FROM TEN (10) FEET TO FIVE (5) FEET, LOCATED AT POMONA MEADOWS MOBILE HOME PARK ON POMONA STREET, IN THE RMH ZONING DISTRICT.

I. Recitals.

(A) The Planning Commission of the City of The Dalles has heretofore, on February 19, 1981, conducted a Public Hearing to consider Variance #10-81, relating to the following described property:

Lot 2 of Pomona Meadows Minor Partition

(B) Said property is located within the RMH (Mobile Home Residential) Zoning District.

(C) Said RMH Zoning District regulations allow mobile home parks subject to Ordinance No. 943.

(D) Said Ordinance 943, Section 5(d)(4) requires a ten (10) foot setback on interior property lines, except when a sound-deadening fire proof barrier is provided, then the commission may allow a five (5) foot setback.

(E) The applicant (Howard Stinson) requests a reduction in the ten (10) foot setback requirement without providing a sound-deadening fire proof barrier.

(F) Section 9 (Variance) of Ordinance 943 requires that the Commission make findings of fact and state the reason 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 Variance #10-81, a reduction in sideyard setback requirements is hereby approved for the following reasons:

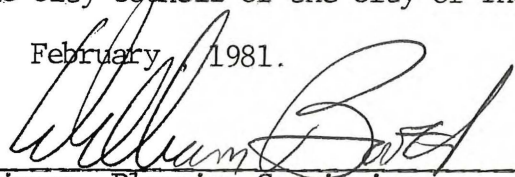
(1) Extraordinary circumstances apply to the property which do not apply generally to other properties in the same area in that:

(a) The property is being developed as an approved Mobile Home Park meeting all required conditions established in Ordinance 943.

(b) There is an existing 20' utility easement along the subject boundary which will effectively separate future structures.

- (c) Only portions of the mobile homes will protrude into the required setback areas.
- (2) The Variance is necessary for the preservation of a property right of the applicant substantially the same as owners of other property in the same vicinity.
- (3) The Variance would not be materially detrimental to the purposes of Ordinance No. 943 or property in the vicinity because:
 - (a) The existing utility easement will ensure that a minimum of 20' of open space will be maintained between the adjoining properties.
 - (b) The building separation will be substantially greater than required by Ordinance 943.
- (4) The Variance requested is the minimum variance which would alleviate the hardship.
- (5) The Variance request is in general compliance with The Dalles Urban Area Comprehensive Plan, Statewide Land Use Goals and the adopted Zoning Ordinance inasmuch as:
 - (a) The Comprehensive Plan recommends mobile home uses for this specific area.
 - (b) Mobile Home Parks shall be subject to the conditions set forth in City Ordinance, according to the Comprehensive Plan
 - (c) The Zoning Ordinance allows Mobile Home Parks to be located in the RMH zone.
 - (d) The existing 20' utility easement will ensure adequate building separation.
- (C) 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 19th day of February, 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 19th day of February, 1981, by the following vote:

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

ATTEST: 

 Secretary, Planning Commission