

**RESOLUTION NO. 19-019**

**A RESOLUTION AFFIRMING THE PLANNING COMMISSION'S DECISION APPROVING ADJUSTMENT #18-037 OF JONATHAN BLUM TO REDUCE THE MINIMUM LOT SIZE FOR A PARCEL LOCATED AT WEST 13<sup>TH</sup> AND PERKINS STREETS FROM 9,000 SQUARE FEET TO 7,475 SQUARE FEET**

**WHEREAS**, on July 9, 2018, the City Council adopted Resolution No. 18-021, denying Appeal #32-18 and affirming the Planning Commission's decision approving Adjustment #18-037 of Jonathan Blum to reduce the minimum lot size for a parcel located at West 13<sup>th</sup> and Perkins Street from 9,000 square feet to 7,475 square feet; and

**WHEREAS**, Lorene Hunt filed an Appeal of the City Council's decision of July 9, 2018, with the Land Use Board of Appeals; and

**WHEREAS**, on April 4, 2019, the Land Use Board of Appeals issued a Final Opinion and Order remanding the City's decision of July 9, 2018 back to the City, for the City to "better explain its conclusion that the Adjustment will not 'allow an increase in density in the RL Zone' under LUDO Section 10.3.080.020(B)(6); and

**WHEREAS**, on April 12, 2019, Jonathan Blum submitted a written request to the City to proceed with a remand hearing; and

**WHEREAS**, on July 8, 2019, the City Council conducted a public hearing to consider the remanded decision; and

**WHEREAS**, following the close of the public hearing, the City Council deliberated and voted 4 to 1 to affirm the Planning Commission's decision approving Adjustment #18-037 of Jonathan Blum to reduce the minimum lot size for a parcel located at West 13<sup>th</sup> and Perkins Streets from 9,000 square feet to 7,475 square feet, with the conditions of approval as recommended by the Planning Commission; and

**WHEREAS**, the City Council has reviewed the proposed findings of fact and conclusions of law, attached to this Resolution as Exhibit "A", which Exhibit is hereby incorporated herein by this reference;

**NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF THE DALLES RESOLVES AS FOLLOWS:**

Section 1. The City Council hereby adopts and approves the Findings of Fact and Conclusions of Law set forth in Exhibit "A". The City Council acknowledges the City's prior Findings of Fact and Conclusions of Law adopted by the City Council as part of Resolution No. 18-021 on July 9, 2018, are still valid, except that the Findings of Fact and Conclusions of Law in Exhibit "A" replace Finding #7 in Resolution No. 18-021. Based upon those Findings of Fact and Conclusions of Law from Resolution No. 18-021

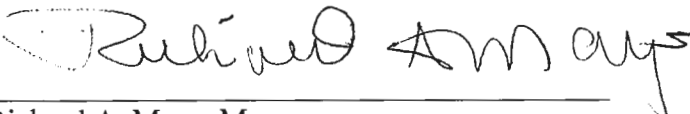
identified as still being valid, and the Findings of Fact and Conclusions of Law set forth in Exhibit "A", the City Council affirms its decision of July 9, 2018 to grant approval for Adjustment #18-037 to reduce the minimum lot size for a parcel located at West 13<sup>th</sup> and Perkins Street from 9,000 square feet to 7,475 square feet, with the following conditions of approval:

1. Approval of 17% reduction to the minimum size of a corner lot in the City's Residential Low Density (RL) zone in order to allow for the development of a duplex on the subject property. All other development standards shall be met at the time of development.
2. Any potential development impacts shall be addressed through the separate building permit process.
3. Except as modified by this decision, all development must be completed in accordance with Land Use Development Ordinance, Chapter 10 of the Municipal Code, as amended.

**PASSED AND ADOPTED THIS 22<sup>ND</sup> DAY OF JULY, 2019.**

Voting Yes, Councilors: Miller, Brown, McGlothlin, Runyon  
Voting No, Councilors: Long-Curtiss  
Absent, Councilors: \_\_\_\_\_  
Abstaining, Councilors: \_\_\_\_\_

**AND APPROVED BY THE MAYOR THIS 22<sup>ND</sup> DAY OF JULY, 2019.**

  
\_\_\_\_\_  
Richard A. Mays, Mayor

Attest:

  
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Izetta Grossman, CMC, City Clerk