



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125
PLANNING DEPARTMENT

AGENDA

CITY OF THE DALLES PLANNING COMMISSION

CITY HALL COUNCIL CHAMBERS
313 COURT SREET

THE DALLES, OREGON 97058

CONDUCTED IN A MEETING ROOM IN COMPLIANCE WITH ADA STANDARDS

THURSDAY, DECEMBER 7, 2017

6:00 P.M.

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF AGENDA

IV. PUBLIC COMMENT

V. RESOLUTION

Resolution 570-17 – Comprehensive Plan Amendment 43-17 and Zoning Ordinance Amendment 96-17; Chris Rogers

Resolution to approve the modification to the Comprehensive Plan Map and Zoning Ordinance Map from CLI – Commercial/Light Industrial to RM – Residential Medium Density.

LOCATION: The property is located at 3319 W. 10th Street, The Dalles, Oregon and is further described at 2N 13E 29 CD tax lot 2400. Property is zoned CLI – Commercial/Light Industrial.

VIII. STAFF COMMENTS

Next regularly scheduled meeting: December 21, 2017

IX. COMMISSIONER COMMENTS OR QUESTIONS

X. ADJOURNMENT

**PLANNING COMMISSION
STAFF REPORT
CITY OF THE DALLES**

PLANNING DEPARTMENT

DATE: December 7, 2017

TO: Honorable Chairman and Members of the Planning Commission

FROM: Steven Harris, AICP
Planning Director

ISSUE: **Adoption of PC Resolution No. 570-17 – A Resolution of the Planning Commission Granting Zoning Ordinance Amendment #96-17 and Comprehensive Plan Amendment #43-17 for Property Located at 3319 W. 10th Street**

BACKGROUND

The Planning Commission conducted a public hearing at their meeting of November 16, 2017 to consider a zone change and comprehensive plan amendment request on property located at 3319 W. 10th Street, The Dalles. The 2.68 acre subject property's current zoning and comprehensive plan designation is Commercial/Light Industrial (C/LI). The requested zoning and comprehensive plan designation is Medium Density Residential (RM). Approval of the requested amendments would remove the non-conforming status of the property's existing manufactured dwelling park and single family residence.

Following closure of the public hearing the Commission moved to recommend approval of the requested zoning and comprehensive plan amendments to the City Council.

RECOMMENDATION

Staff recommends that the Planning Commission adopt Resolution No. 570-17, A Resolution of the Planning Commission Granting Zoning Ordinance Amendment #96-17 and Comprehensive Plan Amendment #43-17 for Property Located at 3319 W. 10th Street.

ATTACHMENTS

PC Resolution No. 570-17 w/Exhibit A "Findings of Fact"

RESOLUTION NO. P.C. 570-17

**A RESOLUTION OF THE PLANNING COMMISSION GRANTING ZONING
ORDINANCE AMENDMENT #96-17 AND COMPREHENSIVE PLAN
AMENDMENT #43-17 FOR PROPERTY LOCATED AT 3319 WEST 10TH STREET**

WHEREAS, Chris Rogers, the applicant, submitted an application for a zone change and comprehensive plan amendment for the property located at 3319 West 10th Street, to change the zoning designation and comprehensive plan designation from CLI - Commercial Light Industrial to RM - Residential Medium Density; and

WHEREAS, the Planning Commission conducted a public hearing on the application on November 16, 2017; and

WHEREAS, following the close of the public hearing, the Planning Commission deliberated and voted to approve the requested zone change and comprehensive plan amendment, based upon findings of fact; and

WHEREAS, the Planning Commission has reviewed the proposed findings of fact and conclusions of law set forth in Exhibit "A", and desires to adopt a resolution approving the proposed findings of fact and conclusions of law.

**NOW, THEREFORE, THE PLANNING COMMISSION RESOLVES AS
FOLLOWS:**

Section 1. The Planning Commission hereby approves and adopts the findings of fact and conclusions of law set forth in Exhibit "A", attached hereto and incorporated herein by this reference. The Planning Commission recommends that the City Council approve the requested zone change and comprehensive plan amendment.

Section 2. This Resolution shall be considered effective as of December 7, 2017.

Section 3. The Secretary of the Planning Commission shall certify to the adoption of the resolution, and transmit a copy of the resolution to the City Council of the City of The Dalles.

Chair, Planning Commission

Attest:

Steve Harris, Secretary

Ayes: _____

Noes: _____

Absent: _____

Abstaining: _____

EXHIBIT A

FINDINGS OF FACT AND CONCLUSIONS OF LAW FOR ZOA #96-17 AND CPA #43-17

BACKGROUND INFORMATION

The applicant, Chris Rogers, submitted a request for a Zone Change and Comprehensive Plan Amendment for the property located at 3319 West 10th Street. The site is currently used as a mobile home park (manufactured dwelling park). The property is zoned CLI – Commercial Light Industrial, and the zoning designation for the property is also CLI – Commercial Light Industrial. The single family residential use of the property is considered a legal non-conforming use in the Commercial Light Industrial zoning district. There are currently eleven mobile homes, one single family dwelling, and a couple of outbuildings located upon the property. The applicant is planning to make site improvements which would allow for the placement of additional manufactured homes on the site. Adjacent land uses include an outdoor storage facility to the east, residential dwellings to the south, a mix of residential and commercial uses to the west, and athletic fields to the north.

REVIEW OF APPLICABLE CRITERIA

LAND USE AND DEVELOPMENT ORDINANCE NO. 98-1222

Chapter 3. Application Review Procedures

Section 3.100.030(A). Conformance. The proposed zone change conforms to the comprehensive plan, including the Transportation System Plan, and all other provisions of this Ordinance.

FINDING #1: Policy #1 of Goal 10 of the Comprehensive Plan concerning housing, provides as follows:

1. Plan for more multi-family and affordable home ownership opportunities, including small lot single family residential, townhomes and manufactured housing Development consistent with the City's Housing Needs Analysis.

The density range for the Medium Density Residential designation under the Comprehensive Plan is 7 to 17 dwelling units per acre. This range would allow for a buildout of approximately 45 dwelling units if the subject property were to be redeveloped in its entirety. The applicant's plan to improve the site to allow for more manufactured homes will be required to comply with the standards established in Chapter 11 of the City's Land Use and Development Ordinance (LUDO).

In 2017, the Planning Commission and City Council reviewed and accepted three reports prepared by consultants, addressing housing needs within the city. These reports, which were

entitled Buildable Lands Inventory, Housing and Residential Land Needs Assessment, and Housing Strategies Report, examined the current and future housing needs of the community and the community's ability to meet those needs. The Housing and Residential Land Needs Assessment found that the inventory of mobile homes doubled from the year 2000 to 2014, from 5% of the housing stock in 2000 to 10% of the housing stock in 2014. The stock of mobile homes constitutes the second largest category of housing in the City, after single family dwellings. This report also found that mobile homes account for 15% of owner occupied dwellings, which is second only to single family dwellings at 82%. Granting the requested amendment will allow an opportunity for additional manufactured dwellings to be placed upon the subject property, which is consistent with Policy #1 of Goal 10 of the Comprehensive Plan.

The Housing Strategies Report recommended as an implementation measure, that the RM - Medium Density Residential District be expanded to provide opportunities for a variety of housing types, such as manufactured dwellings, which are currently restricted in the low and high density residential districts.

Conformance with the provisions of the City's Transportation System Plan is discussed in Finding #3 below. As noted previously, the future addition of manufactured dwellings on the site will be required to comply with the provisions of Chapter 11 of the LUDO concerning manufactured dwelling parks.

CONCLUSION: The criteria in Section 3.100.030(A) have been satisfied.

Section 3.100.030(B). Suitability. The site is adequate in size and shape for uses allowed by the proposed zone.

FINDING #2: Chapter 11 of the LUDO establishes the Development Standards of manufactured dwelling parks. The minimum parcel size for manufactured dwelling parks is 1 acre. The size of the subject property is 2.68 acres, which complies with the minimum requirements. The overall density for the property will be governed by the requirements of the RM – Residential Medium Density Zoning District, the Comprehensive Plan Designation of the Medium Density Residential, and the provisions of Chapter 11 of the LUDO concerning manufactured dwelling parks.

CONCLUSION: The criteria in Section 3.100.030(B) have been satisfied.

Section 3.100.030(C). Streets and Traffic. The site is, or will be, adequately served by streets for the type and volume of traffic generated by uses that may be permitted in the new zone, and the planned function capacity, and performance standards as adopted by the Transportation System Plan. Requirements of the State Transportation Planning Rule shall apply to those land use actions that significantly affect the transportation system, as defined by OAR 660-012-0060.

FINDING #3: The subject property is located at the southeast corner of West 10th Street and Hostetler Street West. The recently adopted Transportation System Plan (TSP) designated West 10th as a "Proposed Major Collector" and a "Residential Network Street". Hostetler Street West is designated as a "Major Collector" and a "Residential Network Street". The function of

Collector Streets, as provided in the TSP, “is equally divided between mobility and access. Collector Streets connect local neighborhoods or district traffic to the arterial network.” Both of these streets have the capacity to accommodate anticipated increase in traffic attributed to the future buildout of the subject property.

CONCLUSION: The criteria in Section 3.100.030(C) have been satisfied.

Section 3.100.030(D). Adverse Effect. The proposed zone change shall have minimal adverse effect on existing and future surrounding development.

FINDING #4: The proposed rezoning and Comprehensive Plan Land Use Amendment will remove the non-conforming status of the existing mobile home park and the CLI zoning designation. Future development of the subject property will be guided by either the development standards of the Medium Density Residential Zone or Chapter 11 of the LUDO concerning manufactured dwelling parks, depending upon future applications for development. The existing mobile homes and single family dwelling have existed for many years alongside the other adjacent uses and have not had any adverse impact upon the adjacent properties. Adherence to the standards outlined previously will act to minimize potential adverse impacts on adjacent land uses.

CONCLUSION: The criteria in Section 3.100.030(D) have been satisfied.