

**SUMMARY OF FINDING OF FACTS – NOTICE OF FINAL DECISION**

**Type of Action Requested:** Reconsideration of a previous action

**Code Authority:** Motion for Reconsideration (8-6.32)

**Application certified as complete:** August 30, 2016

**Action Deadline:** October 30, 2016

**Approval Criteria:** 8-6.32.010 -8-6.32.070

**Applicant(s):** City Planning Staff

**Location:** City Hall

**Applies Township:** T 02N      **Range:** R 07E      **Section:** 12AC      **Taxlot:** #1700

**Zoning:** Planned Unit Developments- Shahala Residential Development

**Specific Action Requested:** Reconsideration of previous decisions which may create a public safety hazard or render a proposed developable lot undevelopable.

**SUMMARY OF APPROVALS – NOTICE OF DECISION**

The duly appointed Planning Commission of the City of Cascade Locks finding that staff has provided sufficient evidence of an error in the previous record and that these decisions are sufficient to warrant reconsideration of the matters presented. Furthermore, the Planning Commission wishes to offer clarification so that the public has the clearest and most correct information on any matter related to their proposed development.

Now therefore, the Planning Commission offers the following clarification;

**Issue #1**

“On a small flag lot only, an applicant will be allowed to have a single car garage provided that the design provides for a second car to be parked in front of the garage off the public street”

In addition the following specific lots may have direct access to the public street with their driveways provided that they meet all the public works standards for off-street parking

<b>Parcel</b>	<b>Garage access</b>	<b>Public Works Standard</b>
<b>Lot 5</b>	<b>Street</b>	<b>Two off street parking spaces</b>
<b>Lot 15</b>	<b>Street</b>	<b>Two off street parking spaces</b>
<b>Lot 16</b>	<b>Street</b>	<b>Two off street parking spaces</b>

Lot 17	Street	Two off street parking spaces
Lot 18	Street	Two off street parking spaces

**Issue #2 Shahala LLC clarification**

**Issue #1**

Parcel	Front setbacks	Street-side and side
Lot 56	10' setback	10' setback
Lot 62	20' setback	5' setback
Lot 64	10' setback	5' setback
Lot 65	10' setback	5' setback

**Issue #3:** The Planning Commission affirms that no development will be allowed on any easement, this includes decks, temporary storage buildings and other semi-permanent installations. Easements will remain unencumbered at all times, with no storage or other impediments placed on the easement.

**Issue #4:** Lots within a PUD and within 20 feet of an adjacent development shall meet the minimum 15' setback requirement unless there is extraordinary reason to lower this distance which would not compromise the surrounding neighborhood and/or harm the adjacent property owners. Any approval for less than the required setback would have to receive a site-specific variance and not create a public safety hazard.

Parcel	Rear setback
Lot 57	15' setback
Lot 58	15' setback
Lot 61	15' setback

**Issue #5:** An applicant shall be allowed to meet the public works standards by having two off-street parking spaces provided that each parking space is a minimum of eight feet in width and twenty feet in length.

The following findings and notice of decision shall be made a part of the permanent record of the affected subdivision/PUD by this reference hereto.

The Planning Commission may take one of the following actions;

1.  Conduct a hearing as requested by staff to provide the specific clarification of the record for the respective subdivisions and adopt the findings of fact and record of decision by a formal vote of the body..
  
2.  Conduct a hearing and vote to continue the hearing to the next available Planning Commission meeting to gather additional testimony on the prior actions before rendering a decision as requested.

3. \_\_\_\_\_ Deny the request based on pertinent factors which the Planning Commission considered and under the applicable criteria.

A motion was made and duly seconded by a quorum of the City of Cascade Locks Planning Commission. Motion passed on a unanimous vote of 5 to 0.

Approved by the Planning Commission Chairperson

September 8, 2016

  
\_\_\_\_\_  
Larry Cramblett, Chairperson

Date 9-19-2016