

**NOTICE OF DECISION**  
**CITY OF CASCADE LOCKS PLANNING COMMISSION**  
**SUB 05-07**

The City of Cascade Locks Planning Commission held a public hearing on May 12, 2005 to consider the application. The Commission's decision is based on the facts, findings and conclusions noted below.

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GENERAL INFORMATION

Application

To receive Preliminary Plan approval for Wasco Creek as a Planned Development

Location

1280 Forest Lane

Comprehensive Plan Designation

Residential ( R )

Zoning Designation

Low Density Residential (LDR)

Owner

Mimi Morissette  
Better World Acquisitions LLC  
1801 NE 82nd Street  
Vancouver WA 98665

Applicant

Mimi Morissette  
Better World Acquisitions LLC  
1801 NE 82nd Street  
Vancouver WA 98665

## FINDINGS AND CONCLUSIONS

The applicable criteria for the review of this application are found in the Community Development Code Subdivision, Low Density Residential zone, and Planned Development Overlay Zone standards.

### Community Development Code Chapter 8-6.180.040 – Subdivision Approval Standards

1. *The proposed preliminary plat complies with provisions of this title and other applicable ordinances and regulations.*

The proposed subdivision complies with the Community Development Code and other standards as is discussed earlier in this staff report and as modified by the conditions of approval.

2. *The proposed plat satisfies the provisions of ORS Chapter 92, Subdivisions and Partitions.*

The plat meets the standards by demonstrating accurate surveying and monumenting, by meeting design standards, and by being processed in accordance with State law.

3. *The proposed roads and streets are designed in accordance with the City's street standards.*

As modified in the conditions of approval, all streets and sidewalks conform with the standards identified in the Transportation System Plan as modified in accordance with the purpose of the Planned Development chapter of the Community Development Code.

4. *The roads and streets are laid out so as to conform to the plats of subdivision and maps of major partitions already approved for adjoining property as to width, general direction and in all other respects unless the City determines it is in the public interest to modify the street or road pattern.*

The proposed development is designed to conform to the adjacent subdivision to the west. Due to grade it is highly unlikely there will ever be a need to connect to the east.

5. *Oversized lots or remnant parcels shall be of such size and shape as to facilitate future redivision in accordance with the requirements of the zoning district and this title.*

There are no oversized or remnant parcels.

6. *The subdivision design will allow for efficient development of adjoining properties.*

There are no adjoining properties that are appropriate for future development.

7. *All subdivision proposals shall have appropriate public utilities and facilities such as sewer, gas, electrical, water, and storm water systems.*

All public utility systems are required to be included within this project. Plans will be reviewed and approved by the City.

8. *An explanation has been provided for all improvements owned in common by either owners of the property within the subdivision or for the public.*

A Homeowners Association will be established in accordance with Oregon law. This Association will be responsible for the permanent ownership, management, and maintenance of all common property. All streets and utilities will be public improvements.

Community Development Code Chapter 8-6.56.040 – Low Density Residential Zone Dimensional Requirements

- A.1. *Lot area with public sanitary sewer system. A minimum of 6,500 for individual lots and an average minimum lot size of 7,500 square feet when two or more lots are created.*

This standard is not applicable within a planned development.

- B. *A minimum average lot width of 50 feet.*

This standard is not applicable within a planned development.

- C. *A minimum average lot depth of 80 feet.*

This standard is not applicable within a planned development.

- D. *A minimum lot width at the street of 40 feet and 20 feet on a cul-de-sac or for a flag lot.*

This standard is not applicable within a planned development.

Community Development Code Chapter 8-6.140 – Planned Development Overlay Zone Requirements

*8-6.140.050.A – Minimum Size*

The proposed development is 5.2 acres in size which meets the minimum size for the planned development of one acre.

*8-6.140.050.B – Owners Association*

The planned development will include a home owners association meeting the standards of this code provisions.

*8-6.140.050.C – Dimensional Standards*

All minimum size standards are met relative to the development plan. Individual homes will be required to meet the applicable standards at the time of building permits.

*8-6.140.050.D – Uses Allowed*

Residential uses are posed thereby complying with the use standards for a planned development in a residential zone.

*8-6.140.050.E – Open Space*

By using the formula of the Code, 1.04 acres are required. The development includes 2.00 acres of open space.

*8-6.140.060.A – Maximum Density*

The maximum density allowed is 30 housing units. 23 are proposed thereby meeting the standard.

*8-6.140.070 – Density Bonus*

No density bonus is being requested.

*8-6.140.080 – Phased Development*

The proposed development will be built in one phase.

**DECISION**

Based upon the above facts, findings, and conclusions, the Planning Commission APPROVES the proposed Wasco Creek Planned Development subject to the following conditions:

1. All conditions of approval shall be satisfied prior to recording any and all plats with Hood River County.
2. Final plat(s) shall be approved by the City Administrator as a Type II City Administrator Decision.

3. The final plat shall be in substantial compliance with the approved site plan, narrative submitted with the application, and testimony. Substantial compliance means that all dimensions and the number of lots shall be within the same general dimensions, location, and number as represented in the preliminary plan with changes only as required by topography or refinements in the final engineering process.
4. Public improvements including streets and utilities shall be designed and constructed in accordance with all applicable City standards and processes.
5. A storm drainage plan for the entire site shall be reviewed and approved by the Public Works Director prior to recording any plat.
6. Prior to obtaining final inspection for any housing unit, two trees per lot will be planted on that lot in the yard adjacent to the street except in the case of a corner lot which will require two trees per street frontage located outside the vision clearance area. These trees will be selected from the City's approved street tree list if they are to be within five feet of a sidewalk or curb. The trees will be maintained in healthy condition by the property owners. Trees will only be removed in the event of sickness or death of the tree or the creation of an unsafe situation. Such removal must be approved by the City Administrator or designee and must be based on the report of a licensed arborist. If a tree is removed it must be replaced within one year with a new tree with no less than a 1.5" caliper at chest height. Alternatives to these tree planting standards may be approved by the City Administrator as a Type II Administrative action for the purpose of preserving scenic views and siting houses on smaller lots. If the required number of trees for any lot is reduced below the requirement, the displaced trees will be planted and maintained in one of the common open spaces.
7. The portions of the street with one lane of on-street parking shall be no less than 27 feet in width and the portion with two lanes of on-street parking shall be no less than 34 feet in width.
8. The property owner and developer will be required to maintain erosion control on the site at all time consistent with Hood River County standards.
9. Appropriate bonds or other approved financial security shall be provided to the City to secure completion of all public improvements to city standards.
10. A street lighting plan shall be approved by the Public Works Director and provided concurrently with each phase.
11. Fire hydrants will be required every 500 feet throughout the subdivision or as directed by the Fire Marshall.

12. Utility Easements as proscribed by the Public Works Director shall be included on the final plat adjacent to all right-of-way and along all private drives.
13. The final plat will include recorded covenants and restrictions establishing a Homeowners Association responsible for permanent ownership, management, and maintenance of all commonly held facilities or lands. The bylaws for the Homeowners Association will be reviewed and approved by the City prior to recording of the plat.
14. The applicant will provide all required signs including street signs, stop signs, and no-parking signs with the design and materials to be approved by the Public Works Director. The signs shall include appropriate signage for the one-way street system and the area with parking on one side only.
15. Structures built on the property shall comply with applicable Airport Height Overlay zone requirements or an exception, approved by the State Aeronautics Department, shall be obtained
16. The final subdivision plat for the first phase shall be submitted within one year of this decision for approval by the City Administrator. An extension of time for filing of the final map may be granted by the Planning Commission, provided written application is made by the subdivider within one year after action on the tentative map.

Signed this date: June \_\_\_\_\_, 2005

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Lynne Kononen, Chair  
City of Cascade Locks Planning Commission