



Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

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Salem, OR 97301-2540

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www.lcd.state.or.us



NOTICE OF ADOPTED AMENDMENT

05/20/2013

TO: Subscribers to Notice of Adopted Plan  
or Land Use Regulation Amendments

FROM: Plan Amendment Program Specialist

SUBJECT: City of Cascade Locks Plan Amendment  
DLCD File Number 002-10

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. A Copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures\*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: Wednesday, June 05, 2013

This amendment was submitted to DLCD for review prior to adoption pursuant to ORS 197.830(2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

\*NOTE: The Acknowledgment or Appeal Deadline is based upon the date the decision was mailed by local government. A decision may have been mailed to you on a different date than it was mailed to DLCD. As a result, your appeal deadline may be earlier than the above date specified. NO LUBA Notification to the jurisdiction of an appeal by the deadline, this Plan Amendment is acknowledged.

Cc: John Morgan, City of Cascade Locks  
Gordon Howard, DLCD Urban Planning Specialist  
Gary Fish, DLCD Transportation Planner

Gary Fish, DLCD Transportation Planner

<paa> YA/email



FORM **2**

**DLCD**

# Notice of Adoption

In person  electronic  mailed

DEPT OF

MAY 16 2013

LAND CONSERVATION  
AND DEVELOPMENT

This Form 2 must be mailed to DLCD within **20-Working Days after the Final Ordinance is signed** by the public Official Designated by the jurisdiction and all other requirements of ORS 197.615 and OAR 660-018-000

For Office Use Only

Jurisdiction: **Cascade Locks**

Local file number: **CA 09-05**

Date of Adoption: **5/13/2013**

Date Mailed: **5/20/2013**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD?  Yes  No Date: 9/14/2010

Comprehensive Plan Text Amendment

Comprehensive Plan Map Amendment

Land Use Regulation Amendment

Zoning Map Amendment

New Land Use Regulation

Other:

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached". Amend Development Code to adopt new standards for design and administration of Planned Developments.

Does the Adoption differ from proposal? No, no explanation is necessary

Plan Map Changed from:

to:

Zone Map Changed from:

to:

Location:

Acres Involved:

Specify Density: Previous: **1 acre**

New: **5 acres**

Applicable statewide planning goals:

**1**  **2**  **3**  **4**  **5**  **6**  **7**  **8**  **9**  **10**  **11**  **12**  **13**  **14**  **15**  **16**  **17**  **18**  **19**

Was an Exception Adopted?  YES  NO

Did DLCD receive a Notice of Proposed Amendment...

35-days prior to first evidentiary hearing?

Yes  No

If no, do the statewide planning goals apply?

Yes  No

If no, did Emergency Circumstances require immediate adoption?

Yes  No

DLCD file No. 002-10 (19518) [17453]

**ORDINANCE NO. 424**

**AN ORDINANCE AMENDING THE COMMUNITY DEVELOPMENT CODE AS ADOPTED BY ORDINANCE NO. 350, BY AMENDING CHAPTER 8-6.140 PLANNED DEVELOPMENTS.**

**WHEREAS**, the City's Planning Commission held several work sessions, a public workshop, and a public hearing on November 15, 2010 on the issue of updating the City's standards for design and processing of Planned Developments and developed a draft of proposed changes;

**WHEREAS**, the City Council held a Public Hearing on the issue of adopting the Code amendment ordinance on April 22, 2013; and

**WHEREAS**, the City Council makes the following findings in accordance with the criteria of CDC 8-6.140:

8-6.176.050 Approval Criteria – Comprehensive Plan and Development Code text Amendments.

An application to amend the text of the Comprehensive Plan and/or the Development Code text shall be found to:

**A. Comply with the Statewide Planning Goals and related administrative rules.**

**GOAL 1: CITIZEN INVOLVEMENT**

To develop a citizen involvement program that insures the opportunity for citizens to b involved in all phases of the planning process.

FINDING: The proposed amendment was developed over several Planning Commission meetings including a public workshop and included the required hearing before the Planning Commission and the City Council.

**GOAL 2: LAND USE PLANNING**

To establish a land use planning process and policy framework as a basis for all decision and actions related to use of land and to assure an adequate factual base for such decisions and actions.

FINDING: The proposed amendment was prepared within the legal and policy framework of the City's adopted and acknowledged Comprehensive Plan and Community Development Code.

**GOAL 3: AGRICULTURAL LANDS**

To preserve and maintain agricultural lands.

FINDING: This goal is not applicable as no agricultural lands are included in the Urban Growth Boundary.

**GOAL 4: FOREST LANDS**

To conserve forest land by maintaining the forest land base and to protect the state's forest economy by making possible economically efficient forest practices that assure the continuous growing and harvesting of forest tree species as the leading use on forest land consistent with sound management of soil, air, water, and fish and wildlife resources and to provide for recreational opportunities and agriculture.

FINDING: This goal is no applicable as no designated forest lands are included in the Urban Growth Boundary.

#### GOAL 5: OPEN SPACES, SCENIC AND HISTORIC AREAS, AND NATURAL RESOURCES

To conserve open space and protect natural and scenic resources.

FINDING: The proposed changes are consistent with the Goal as a criterion for approving a Planned Development is that it is designed to conserve open space and protect natural resources.

#### GOAL 6: AIR, WATER AND LAND RESOURCES QUALITY

To maintain and improve the quality of the air, water, and land resources of the state.

FINDING: The proposal will have no impact on air, water, or land resources.

#### GOAL 7: AREAS SUBJECT TO NATURAL DISASTERS AND HAZARDS

To protect life and property from natural disasters and hazards.

FINDING: The proposed changes are consistent with the Goal as a criterion for approving a Planned Development is that it is designed to protect property from natural hazards.

#### GOAL 8: RECREATIONAL NEEDS

To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts.

#### GOAL 9: ECONOMIC DEVELOPMENT

To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.

FINDING: This Goal is not relevant as the proposed ordinance amendments do not impact economic development efforts.

#### GOAL 10: HOUSING

To provide for the housing needs of citizens of the state.

FINDING: Providing new opportunities and streamlined regulations for alternative housing styles helps provide for the housing needs of the citizens of Cascade Locks.

#### GOAL 11: PUBLIC FACILITIES AND SERVICES

To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as framework for urban and rural development.

FINDING: Using land in currently served areas will make the most efficient use of public facilities.

#### GOAL 12: TRANSPORTATION

To provide and encourage a safe, convenient and economic transportation system.

FINDING: This Goal is not applicable.

#### GOAL 13: ENERGY CONSERVATION

To conserve energy.

FINDING: This Goal is not applicable.

GOAL 14: URBANIZATION

To provide for an orderly and efficient transition from rural to urban land use.

FINDING: Allowing development of more difficult properties will make efficient use of land within the urban growth boundary.

**B. Comply with the Comprehensive Plan goals, policies, and implementation strategies.**

(NOTE: Only applicable goals and policies are listed)

B. LAND (Statewide Planning Goals 3,4,5,6,7 and 14)

Goals

- 1. To promote efficient use of land within the Urban Growth Boundary while being compatible with existing development and physical development limitations.

FINDING: The proposed ordinance will encourage housing in creative ways to protect natural resource or hazard areas and to allow development of public amenities which will make the most efficient use of land within the Urban Growth Boundary. Minimum standards are set to help assure compatibility with the surrounding area.

Policies

The City shall:

- 3. Encourage development on land which is the most suitable.

FINDING: Lands that are found to be suitable will be made available for development with this code amendment.

B. Housing Opportunities (Statewide Planning Goal 10)

Goal: To provide adequate housing opportunities.

FINDING: The availability of a variety of housing styles will increase housing opportunities]

Policies

The City shall:

- 1. Encourage a variety of housing types and prices.

FINDING: The availability of a variety of housing styles will increase housing opportunities and a variety of housing prices.

**C. Be internally consistent with related Comprehensive Plan or Development Code provisions.**

FINDING: The proposed Code amendment is consistent with the Comprehensive Plan as is demonstrated in the prior findings. It is consistent with the Community development Code by being drafted so that it integrated directly into the Code.

**D. Promote provision of adequate public facilities and services for the community.**

FINDING: The proposed Code amendment has no impact on the provision of public facilities or services.

**NOW THEREFORE:**

**THE CITY OF CASCADE LOCKS, HOOD RIVER COUNTY, OREGON,  
ORDAINS AS FOLLOWS:**

**SECTION 1. Section 8-6.140.** Planned Development of the Community Development Code is amended as presented in the attached Exhibit A.


**SECTION 2. Severability.** Should any section, subsection, paragraph, sentence, clause or phrase of this ordinance be declared invalid, such declaration shall not affect the validity of any other section, subsection, paragraph, sentence, clause, or phrase; and if this ordinance, or any portion thereof, should be held to be invalid on one ground but valid on another, it shall be construed that the valid ground is the one upon which said ordinance, or such portion thereof, was enacted.


**SECTION 13. Effective Date.** This ordinance shall become effective thirty (30) days after adoption by the City Council and approval by the Mayor.

**ADOPTED** by the City Council this 13th day of May, 2013.

**APPROVED** by the Mayor this 13th day of May, 2013.

ATTEST:

  
\_\_\_\_\_  
City Recorder

  
\_\_\_\_\_  
Mayor

First Reading Approved: Ayes 6 ; Nays 0

Second Reading Approved: Ayes ; Nays

Chapter 8-6.140

PLANNED DEVELOPMENT OVERLAY ZONE (PD)

Sections

- 8-6.140.010 Purpose
- 8-6.140.020 Applicability of Provisions
- 8-6.140.030 Administration
- 8-6.140.040 Submittal Requirements
- 8-6.140.050 General Requirement
- 8-6.140.060 ~~Residential Density Standards~~ Development Flexibility
- 8-6.140.070 ~~Residential Density Bonus~~ Approval Criteria
- 8-6.140.080 Phased Development

8-6.140.010 Purpose

The purpose of the Planned Development (PD) ~~Overlay Zone~~ are chapter is to:

- A. Provide a means for creating planned environments by applying flexible standards which allow the use of innovative design techniques which will result in a superior living arrangement;
- B. Facilitate the efficient use of land while preserving the existing landscape features and amenities to a greater extent than possible using the normal standards of this title;
- C. Encourage transferring density and development to the most suitable portions of the site;
- D. Encourage design features which provide assisted housing opportunities, public recreation, and other community amenities; and
- E. Promote protection or avoidance of significant habitat and hazardous areas ~~by using flexible standards and incentives.~~

8-6.140.020 Applicability of Provisions

- A. A Planned Development may be located in any zoning district
- A. ~~Affected Areas~~

~~The provisions of this chapter shall apply to:~~

- 1. ~~All lands in the city of Cascade Locks which have a PD overlay designation; and~~

~~2. A site plan review, conditional use, or subdivision application which includes a request to apply the planned development provisions of this chapter. As part of application approval, the city shall apply the PD designation to the subject property.~~

~~B. Exempt Applications~~

~~Applications other than site plan review, conditional use, and subdivision on properties which have a PD designation, shall not be required to comply with the provisions of this chapter.~~

C. Development Standards

The development standards of this title shall continue to apply, unless modified by this chapter.

8-6.140.030 Administration

A. Planned Development applications shall be administered and reviewed as a Planning Commission decision in accordance with Article II, Procedures of this title.

B. Where the Planned Development involves partitioning or subdivision the provisions of the Subdivision and Partitioning chapter shall be processed and reviewed concurrently. However, the development standards of this Planned Development chapter supersede the development standards of the Subdivision and Partitioning chapter wherever there may be conflicting provisions.

~~A. Application of the PD Overlay Designation~~

~~The PD designation shall be applied by the city to a property or properties in one of two ways:~~

~~1. Rezoning initiated by the city which follows the City Council review process in accordance with Article II, Procedures; or~~

~~2. Rezoning by the city to include the PD designation, as requested by the applicant as part of a site plan review, conditional use, or subdivision application which follows the Planning Commission review process in accordance with Article II, Procedures.~~

~~B. Planned Development Review Required~~

~~For properties which have a PD designation, site plan review, conditional use, and subdivision applications shall comply with the applicable provisions of this chapter.~~



### 8-6.140.040 Submittal Requirements

- A. ~~The application and support information required by this title for a related site plan review, conditional use, or subdivision application shall be submitted.~~
- B. In addition to the submittal requirements for a subdivision or partitioning, the applicant shall also provide supporting narrative, illustrations, plans, etc., to demonstrate compliance with the provisions of this chapter.

### 8-6.140.050 General Requirements

#### A. Minimum Size

~~Planned Developments shall be at least 5 acres in size. Any PD designation shall include a minimum land area of 1 acre which may contain more than one lot.~~

#### B. Owners' Association

~~A home owner or property owner association shall be required for the perpetual maintenance of all common elements including but not limited to private roadways, walkways, utilities, and private open space. The property owners within the planned development shall automatically be members of the association. The articles of the association shall be approved by the city attorney prior to recording the final plat and they will be recorded along with the plat issuance of development permits. No change shall be made in the articles unless approved by the city attorney. ~~If maintenance of common areas and facilities does not occur, the articles shall enable the city to cause the maintenance to be made with the associated costs becoming a lien upon the properties in the development.~~~~

#### C. ~~Dimensional Standards~~

- ~~1. Side and rear yard building setback requirements of the applicable zone shall not apply, except within 20 feet of the perimeter of the planned development where they shall remain in effect.~~
- ~~2. Front yard setbacks may be reduced by the Planning Commission, provided the vision clearance requirements in Chapter 8 6.116 are satisfied.~~
- ~~3. All building setbacks shall continue to meet applicable building and fire code standards.~~
- ~~4. Minimum lot size requirements shall not apply.~~
- ~~5. Maximum building height standards may be increased up to an additional~~

~~40 feet over the maximum height of the applicable zone, except within 20 feet of the perimeter of the planned development where they shall remain in effect.~~

~~D. Uses Allowed~~

- ~~1. The uses in a planned development shall comply with the permitted and conditional use requirements of the applicable zone. If more than one zone applies to the site, the zone designations may be moved within the boundaries of the planned development provided the total area of each zoning designation remains the same.~~
- ~~2. When the applicable zone allows residential uses, all residential use types allowed in this title (e.g., single family detached, duplex, multi family) shall be permitted in a planned development provided the overall density of the planned development meets the density provisions of this title.~~

E. Open Space

1. Common private or public open space shall be provided as follows:
  - a. Residential zones (RR, LDR, MDR, MHR, and HDR) - a minimum of 20% of the gross land area; and
  - b. Commercial (C, CR, and RC) and industrial (LI and HI) - a minimum landscaped area as required by the base zone.
2. Land within individual building lots shall not be included as common or public open space. Land within public right-of-way shall not be included as common or public space.

8-6.140.060 Development Flexibility Residential Density Standards

The Planning Commission may allow some or all of the following code exceptions in approving a Planned Development. All building setbacks shall continue to meet applicable building and fire code standards.

A. Dimensional Exceptions

1. Side and rear yard building setback requirements of the applicable zone may be reduced or eliminated by the Planning Commission, except within 20 feet of the perimeter of the planned development where they shall remain in effect.
2. Front yard setbacks may be reduced by the Planning Commission provided the vision clearance requirements in Chapter 8-6.116 are

satisfied.

3. The Planning Commission may reduce or eliminate minimum lot size requirements but the overall density of the development may not exceed the maximum density that would be allowed normally in the zoning district.
4. The Planning Commission may increase the maximum building height up to an additional 10 feet over the maximum height of the applicable zone, except within 20 feet of the perimeter of the planned development where they shall remain in effect.
5. The Planning Commission may approve a system of streets, walkways, and bike facilities owned and maintained by the Owners Association in lieu of public streets. A private street system must meet all applicable fire code requirements. Adequate parking spaces above the minimum parking requirement for the land uses will be provided if a private street system has no or limited on-street parking.

B. Use Exceptions

1. The uses in a Planned Development shall comply with the permitted and conditional use requirements of the applicable zone, except when the applicable zone allows residential uses. In this case the Planning Commission may allow all residential use types allowed in this title (e.g., single family detached, single family attached, duplex, multi-family) provided the overall density of the development does not exceed the maximum density that would be allowed in the zoning district if this requirement was not modified.

~~A. Maximum Density~~

~~The density of residential planned developments shall comply with the maximum density of the applicable zone. If more than one residential zone applies to the site, the maximum density for the entire site shall be calculated based on the land area and density standards for each zone:~~

<u>Zone Designation</u>	<u>Land Area Per Dwelling (net square footage)</u>
<u>RR Rural Residential</u>	<u>43,560</u>
<u>LDR Low Density Residential</u>	<u>7,500 (public sewer)</u> <u>20,000 (septic system)</u>

MDR Medium Density Residential	4,000
HDR High Density Residential	2,000
MHR Manufactured/Mobile Home Residential	2,000

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~~B. Density Calculation~~

~~The allowable number of dwelling units is calculated using the following steps:~~

- ~~1. Determine the total (gross) area of the site.~~
- ~~2. Subtract the area devoted to public streets, alleys, highways, and other necessary public facilities from the gross area figure derived in step 1 above to establish the net area.~~
- ~~3. Divide the net area figure by the required land area per dwelling for the applicable zone in Section 8-6.140.060 A. to determine the maximum number of dwelling units allowed without any density bonus.~~

~~8-6.140.070 Residential Density Bonus~~

~~A. At its discretion, the Planning Commission may allow a residential density bonus, as provided in this section, when the planned development is located in one or more of the following zone districts:~~

- ~~1. RR Rural Residential;~~
- ~~2. LDR Low Density Residential;~~
- ~~3. MDR Medium Density Residential;~~
- ~~4. HDR High Density Residential; or~~
- ~~5. MHR Manufactured/Mobile Home Residential.~~

~~B. The Planning Commission may approve a density bonus which exceeds the allowable density provided in Section 8-6.140.050 when a residential planned development is enhanced in any of the following ways:~~

- ~~1. Additional park land or common open space which provides a more than 20% of the total land area as common open space or park.~~

~~— Density bonus — a 1% density increase for every 1% of common open space or park which is provided over the 20% minimum up to a 10% increase.~~

~~2. — Design amenities including but not limited to pedestrian pathways, greenways, pedestrian plazas, landscaping design and quality that exceeds city standards, and architectural design.~~

~~— Density bonus — a maximum bonus of 15% may be granted at the discretion of the Planning Commission.~~

~~3. — Low cost housing units which qualify and are approved for housing for low-income families or for the elderly under a federal, state, or local program.~~

~~— Density bonus — a 1 unit density increase for every assisted unit up to a 10% increase.~~

~~4. — Protection of riparian areas, wetlands, and other significant habitat areas to a greater extent than required by this title.~~

~~— Density bonus — a maximum bonus of 15% may be granted at the discretion of the Planning Commission.~~

~~5. — Avoidance of geologic and flood hazard areas and the runway approach surface to a greater extent than required by this title.~~

~~— Density bonus — a maximum bonus of 15% may be granted at the discretion of the Planning Commission.~~

#### ~~C. — Density Bonus Requirements~~

~~1. — The maximum density bonus allowable is 25% percent over the density allowed in the base zone or zones.~~

~~2. — Conditions of approval shall be required to ensure that the density bonus provisions are satisfied.~~

~~3. — The applicable site plan review, conditional use, and/or subdivision standards can be satisfied.~~

#### 8-6.140.070 Approval Criteria

The Planning Commission shall approve, approve with conditions, or deny an application for a Planned Development based upon conformance with the following criteria:

- A. The Planned Development is compatible with the surrounding area and its proposed future use in a manner that is consistent with the compatibility of a conventional development not using the Planned Development standards.
- B. Development density is transferred to the most suitable portion of the site.
- C. The location, design, size, and uses of the Planned Development will result in an attractive, healthful, efficient, and stable environment for living, shopping, or working.
- D. The Planned Development offers the same or better protection of significant habitat and hazardous areas than a traditional development.
- E. At least one of the following community benefits will be provided by the Planned Development.
  - 1. Increased opportunity for public recreation.
  - 2. Enhanced protection of significant habitat and hazardous areas
  - 3. Enhanced design features which increase livability
  - 4. Provision of needed housing at the density standards identified in the Comprehensive Plan that cannot be reasonably achieved without using the Planned Development standards.
- F. Exceptions to the standards of the underlying district contribute to the community benefit provided by the Planned Development.

#### 8-6.140.080 Phased Development

The planned development may be developed in phases according to the phasing requirements of the related ~~site plan review, conditional use, or subdivision application.~~

**PLANNING COMMISSION ORDER  
REVISIONS TO  
COMMUNITY DEVELOPMENT CODE SECTION 8-6.140  
PLANNED DEVELOPMENTS**

**WHEREAS**, the City's Planning Commission held several work sessions and a public workshop on the issue of updating the City's standards for design and processing of Planned Developments and developed a draft of proposed changes;

**WHEREAS**, the Planning Commission held a Public Hearing on the proposed changes in October 2010; and

**WHEREAS**, the Planning Commission approved the draft language to amend the Community Development Code, and recommends adoption to the City Council;

Now, therefore:

Section 1 – The Planning Commission approves the proposed revisions to the Community Development Code Chapter 140 attached as Exhibit A, and

Section 2 – The Planning Commission recommends adoption of the proposed revisions to the Community Development Code Chapter 140, and

Section 3 – The Planning Commission adopts the following findings of fact in support of the proposed amendments to the Code.

**FINDINGS OF FACT**

8-6.176.050 Approval Criteria - Comprehensive Plan and Development Code Text Amendments

An application to amend the text of the Comprehensive Plan and/or the Development Code text shall be found to:

**A. Comply with the Statewide Planning Goals and related administrative rules.**

**GOAL 1: CITIZEN INVOLVEMENT**

To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.

FINDING: The proposed amendment was developed over several Planning Commission meetings including a public workshop and included the required hearing before the Planning Commission.

**GOAL 2: LAND USE PLANNING**

To establish a land use planning process and policy framework as a basis for all decision and actions related to use of land and to assure an adequate factual base for such decisions and actions.

FINDING: The proposed amendment was prepared within the legal and policy framework of the City's adopted and acknowledged Comprehensive Plan and Community Development Code.

**GOAL 3: AGRICULTURAL LANDS**

To preserve and maintain agricultural lands.

FINDING: This goal is not applicable as no agricultural lands are included in the Urban Growth Boundary.

**GOAL 4: FOREST LANDS**

To conserve forest land by maintaining the forest land base and to protect the state's forest economy by making possible economically efficient forest practices that assure the continuous growing and

harvesting of forest tree species as the leading use on forest land consistent with sound management of soil, air, water, and fish and wildlife resources and to provide for recreational opportunities and agriculture.

FINDING: This goal is not applicable as no designated forest lands are included in the Urban Growth Boundary..

#### GOAL 5: OPEN SPACES, SCENIC AND HISTORIC AREAS, AND NATURAL RESOURCES

To conserve open space and protect natural and scenic resources.

FINDING: The proposed changes are consistent with the Goal as a criterion for approving a Planned Development is that it is designed to conserve open space and protect natural resources.

#### GOAL 6: AIR, WATER AND LAND RESOURCES QUALITY

To maintain and improve the quality of the air, water, and land resources of the state.

FINDING: The proposal will have no impact on air, water, or land resources.

#### GOAL 7: AREAS SUBJECT TO NATURAL DISASTERS AND HAZARDS

To protect life and property from natural disasters and hazards.

FINDING: The proposed changes are consistent with the Goal as a criterion for approving a Planned Development is that it is designed to protect property from natural hazards.

#### GOAL 8: RECREATIONAL NEEDS

To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts.

FINDING: The proposed changes are consistent with the Goal as a criterion for approving a Planned Development is that it provides land for recreational needs..

#### GOAL 9: ECONOMIC DEVELOPMENT

To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.

FINDING: This goal is not relevant as the proposed ordinance amendments do not impact economic development efforts.

#### GOAL 10: HOUSING

To provide for the housing needs of citizens of the state.

FINDING: Providing new opportunities and streamlined regulations for alternative housing styles helps provide for the housing needs of the citizens of Cascade Locks.

#### GOAL 11: PUBLIC FACILITIES AND SERVICES

To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as framework for urban and rural development.

FINDING: Using land in currently served areas will make the most efficient use of public facilities.

#### GOAL 12: TRANSPORTATION

To provide and encourage a safe, convenient and economic transportation system.

FINDING: This goal is not applicable.

#### GOAL 13: ENERGY CONSERVATION

To conserve energy.

FINDING: This goal is not applicable.

#### GOAL 14: URBANIZATION

To provide for an orderly and efficient transition from rural to urban land use.



FINDING: Allowing development of more difficult properties will make efficient use of land within the urban growth boundary.

**B. Comply with the Comprehensive Plan goals, policies, and implementation strategies.**

(NOTE: Only applicable goals and policies are listed)

B. *Land (Statewide Planning Goals 3, 4, 5, 6, 7 and 14)*

Goals

1. To promote efficient use of land within the Urban Growth Boundary while being compatible with existing development and physical development limitations.

FINDING: The proposed ordinance will encourage housing in creative ways to protect natural resource or hazard areas and to allow development of public amenities which will make the most efficient use of land within the Urban Growth Boundary. Minimum standards are set to help assure compatibility with the surrounding area.

Policies

The City shall:

3. Encourage development on land which is the most suitable.

FINDING: Lands that are found to be suitable will be made available for development with this code amendment.

B. *Housing Opportunities (Statewide Planning Goal 10)*

Goal: To provide adequate housing opportunities.

FINDING: The availability of a variety of housing styles will increase housing opportunities.

Policies

The City shall:

1. Encourage a variety of housing types and prices.

FINDING: The availability of a variety of housing styles will increase housing opportunities and a variety of housing prices.

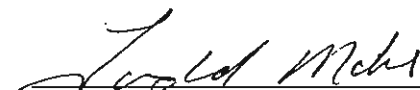
**C. Be internally consistent with related Comprehensive Plan or Development Code provisions.**

FINDING: The proposed Code amendment is consistent with the Comprehensive Plan as is demonstrated in the prior findings. It is consistent with the Community Development Code by being drafted so that it integrated directly into the Code.

**D. Promote provision of adequate public facilities and services for the community.**

FINDING: The propose Code amendment has no impact on the provision of public facilities or services.

APPROVED THIS 15<sup>th</sup> DAY OF NOVEMBER, 2010



Todd Mohr, Vice-Chair

POST OFFICE

POST OFFICE  
CASCAD LOCKS, OR 97014



**City of Cascade Locks**  
P.O. Box 308  
140 Wanapa Street  
Cascade Locks, OR 97014

