

RESOLUTION NO. P.C. 112-90

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF THE DALLES APPROVING
AN AMENDMENT TO THE COMPREHENSIVE
PLAN MAP AND ZONING MAP AS REQUESTED
BY KARGL, ELWOOD AND GEIGER

I. RECITALS

A. The Planning Commission of the City of The Dalles has heretofore, on February 15, 1990, conducted a public hearing to consider a proposed amendment to the Comprehensive Plan Map and Zoning Map, relating to the following described property:

Township 1 North, Range 13 East, Section 1, tax lot #3200, a portion thereof.

B. Said property is located in the Neighborhood Commercial (CN) District. The applicant proposes to redesignate the property as Multi-Family Residential (R-2). Any change in the Comprehensive Plan and Zoning Map requires a public hearing before the City Planning Commission.

C. Proper notices were published in The Dalles Chronicle and notices were mailed to adjoining property owners as required by the City's Zoning Ordinance.

D. The City's Comprehensive Plan sets forth specific criteria which must be addressed when amending the Comprehensive Plan Map or Zoning Map.

E. The applicant is proposing to construct a residential care facility and river view condominiums.

II. RESOLUTION: Now, therefore, be it FOUND, DETERMINED, and RESOLVED by the Planning Commission of the City of The Dalles, as follows:

A. In all respects as set forth in Recitals, Part I of this Resolution.

B. The Dalles City Comprehensive Plan sets forth specific criteria to be met and addressed when amending the Comprehensive Plan Map and Zoning Map.

C. The application requesting approval of the amendment of the Comprehensive Plan Map and Zoning Map from

Neighborhood Commercial (CN) to Multi-Family Residential (R2) is hereby approved and recommended to the City Council, based upon the following Findings of Fact and Conclusions of Law:

1. Demonstrated Need to Accommodate Long-Range Urban Population Growth:

Findings:

- a. Although population growth has not kept pace with the projections set forth in the Comprehensive Plan adopted in 1983, substantial growth is anticipated in the near future. This is based on the fact that the aluminum plants in The Dalles and Roosevelt are operating at nearly full capacity, a general improvement in the economy and because of the increased demand for housing resulting from the tremendous growth in water related recreation and tourism in the Columbia Gorge. This is corroborated by conversations with local realtors and property managers who estimate the current rental vacancy rate at 1%.
- b. There are virtually no large parcels of vacant lands designated R-2 which can accommodate medium density multi-family dwellings. The Comprehensive Plan indicates on page 102-104 that there are only 47 scattered lots available for construction. These parcels are suitable only for small scale development, such as duplexes.
- c. At the time of acknowledgement, the Comprehensive Plan and subsequent staff report developed by the Department of Land Conservation and Development noted a need for a small addition of multi-family designated lands within the City's urban growth boundary.
- d. A market analysis has been completed by a private developer which substantiates the need for retirement related multi-family dwellings.
- e. There is a need for multi-family development to respond to the demand of recreationalists desiring a view of the river. This site is one of the few large parcels of undeveloped

land within the City which provides such a panoramic view of the river and has all the necessary infrastructure including water, sewer, and storm sewer, and is adjacent to a collector street.

Conclusion: The designation of multi-family residential responds directly to a demonstrated need to accommodate long range population growth.

2. Need for Housing, Employment Opportunities, and Livability:

Finding: A portion of the property is going to be the subject of a conditional use permit allowable in the multi-family (R2) zone for a residential care facility for the elderly. This will occupy approximately four acres of the site. The facility will provide jobs, housing, and alternative life styles for senior citizens in the Mid-Columbia area. The construction of this facility and the planned development will provide short term jobs. When completed, the development may provide sufficient market base when added to the existing R1 development to create a market need for the development of the adjacent general commercial lands.

Conclusion: This application responds directly to the need for housing, employment opportunities, and livability.

3. Orderly and Economic Provision for Public Facilities and Services:

Finding: The site is already served by City water, sewer, and storm sewer systems and a fully improved City street.

Conclusion: This application meets fully the criteria for public facilities.

4. Maximum Efficiency of Land Uses Within and on the Fringe of the Existing Urban Area:

Finding: This application is a down zoning, proposing a less intensive land use than currently allowed by the Comprehensive Plan and Zoning Ordinance. Because of the location of this particular site, it is doubtful that any

Neighborhood Commercial development will occur on it in the foreseeable future. The use of the site as Multi-Family Residential, including the proposed residential care facility and planned development will utilize land that has remained vacant in its current land use designation since being annexed to the City.

Conclusion: The use of this site for multi-family development will result in maximum efficiency of land which is within the existing city limits.

5. Environmental, Energy, Economic, and Social Consequences:

Finding: The natural values of the area have been considered and articulated through plan policies relating to protection of the cliff. The cliff area is designated Open Space and a policy (page 180) requires a setback of 75 feet from the cliff edge. With this protection, a plan/zone change would not impact identified resource values.

Furthermore, a specific multi-family project would be subject to standards (e.g. height limitations, setbacks, open space) for multi-family residential uses. For example, the height limitation for the (R2) Multi-Family Residential Zone is the same as the CN Zone.

The property is located within the existing city limits and planned for urban development. The infrastructure, including social and economic systems, is in place.

Conclusion: There are no significant environmental, energy, economic, and social consequences.

URBAN RESIDENTIAL STANDARDS

1. Multi-Family Zones Shall Be In Those Areas Designated Urban Residential on the Comprehensive Plan Map and Shall Be Allowed Consistent With the Residential Land Needs Analysis of This Element:

Finding: The proposal is to amend the Comprehensive Plan Map and Zoning Map to designate this site as Urban Residential. The housing needs assessment of the Comprehensive Plan indicates additional need for multi-family housing. Since 1983, because of the slumping housing market and

closure of existing industrial activities, the need for additional R2 lands has not been noted until the last 12 to 18 months. Both aluminum plants are now in full operation. Please see Discussion under Item A of the General Findings.

Conclusion: There is now a well defined need for both multiple-family housing and those types of uses that are allowed in the Multiple Family housing zone, including residential care facilities and planned unit developments.

2. Access to Arterial Collector Streets Shall be Directly Available, However Structures of Less Than 5 Units May Be Allowed on Local Streets if They Are Within 600 Feet of an Intersection and the Street Is Improved By the Developer To At Least the Width Of A Collector Street:

Finding: Columbia View Drive is a designated collector street and the proposed zone change site is adjacent to Columbia View Drive.

Conclusion: This zone change is consistent with this standard.

3. Multi-Family Structures Shall Not Be Located Near Areas of Active Geologic Hazards or on Lots Where Slopes Exceed 25 Percent:

Finding: There is no known geologic hazard in the area of the proposed zone change. There is no development planned on any slope that exceeds 25 percent.

Conclusion: The amendment is consistent with this standard.

4. Adequate Sanitary Sewer, Storm Sewer, and Water Lines Shall Be Available Without Exception:

Finding: As noted earlier in this report, City water, sewer, and storm sewer is already available at the site. It is adequate to serve the needs of any proposed development on the site.

Conclusion: The proposal is consistent with this standard.

5. Proximity to Commercial Services, Not to Exceed One-Half Mile Distance From the Services Unless They Are Part of a Planned Development:

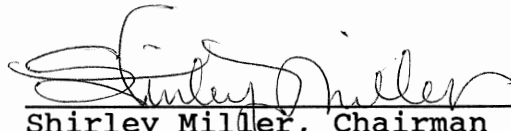
Finding: The site is immediately adjacent to a currently zoned General Commercial district. A planned unit development is planned for the proposed site.

Conclusion: The proposal is consistent with this standard.

The Comprehensive Plan provides, on Page 107, eleven additional standards (implementing measures) for multi-family residential development. Most of these are repetition of the standards on Comprehensive Plan page 177, addressed above. The remainder are site specific standards which are not applicable to this particular process. Therefore, no separate findings are provided at this time.

- D. The Secretary of the Planning Commission shall:
1. Certify to the adoption of the Resolution, and
 2. Transmit a copy of said Resolution to the City Council of the City of The Dalles.

APPROVED AND ADOPTED THIS 1ST DAY OF MARCH, 1990.



Shirley Miller, Chairman
Planning Commission

I, Lance Holmstrom, Secretary to the Planning Commission of the City of The Dalles, hereby certify that the foregoing Resolution was adopted at the regular meeting of the Planning Commission of the City of The Dalles, held on the 1st day of March, 1990.

AYES: Shirley Miller, Carol Cutler, Ken Farner, Carri Morris, Bud Earl

NO'S: None.

ABSENT: Terry Turner

ABSTAIN: None

ATTEST: _____
Lance Holmstrom, Associate Planner
Secretary, Planning Commission