

RESOLUTION NO. PC 409-99

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
THE DALLES, OREGON, RECOMMENDING ADOPTION OF THE
PROPOSED SIXTH AMENDMENT TO THE COLUMBIA
GATEWAY/DOWNTOWN URBAN RENEWAL PLAN**

WHEREAS, the City Council of The Dalles, Oregon, adopted an Urban Renewal Plan known as the Columbia Gateway/Downtown Urban Renewal Plan, by General Ordinance No.90-1113 on August 23, 1990; and

WHEREAS, provision number five of the October 29, 1998, mediation agreement between the City of The Dalles, the Columbia Gateway Urban Renewal Agency, Wasco County, The Dalles Trade Center Association, and the Committee to Dissolve Urban Renewal provides for the City and the Urban Renewal Agency to implement a process to amend the Urban Renewal Plan to reduce the boundaries of the Urban Renewal District; and

WHEREAS, Oregon law requires that substantial amendments to an Urban Renewal Plan be adopted in the same manner in which the original Urban Renewal Plan was adopted; and

WHEREAS, the amendment process requires the Planning Commission to review the proposed amendment submitted by the Urban Renewal Agency and make a recommendation to the City Council, as to whether the proposed amendment is consistent with the City's Comprehensive Plan; and

WHEREAS, the Planning Commission has reviewed the proposed amendment submitted by the Urban Renewal Agency for consistency with the City's Comprehensive Plan;

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF THE DALLES, OREGON, DOES RESOLVE AS FOLLOWS:

Section 1. FINDINGS. The Planning Commission hereby finds and determines that:

1. The amendment furthers the objectives of the City's Comprehensive Land Use Plan and is intended to improve land uses, traffic flow, off-street parking, pedestrian amenities, and other public improvements.
2. This amendment has been prepared in conformity with the City's adopted Comprehensive Land Use Plan including its goals, policies, procedures, and implementing provisions.

The focus of the Plan amendment is on community and economic development, which has the greatest relation to Goal 9 of the City Comprehensive Plan. The Economic Development Goal of the City's Comprehensive Land Use Plan (Goal 9) discusses, among other things, the need to:

- A. Provide family wage employment opportunities for The Dalles citizens.
- B. Diversify the economic base of the community.
- C. Increase the tax base needed to provide an adequate level of community services for The Dalles citizens.
- D. Encourage the growth of existing employers and attract new employers to The Dalles that complement the existing business community.
- E. Implement the objectives and activities of the Columbia Gateway/Downtown Urban Renewal Plan, enhancing opportunities for the improvement and redevelopment of business, civic, cultural, and residential uses in the area.
- F. Provide for tourism-related employment as part of the effort to diversity The Dalles' economy.
- G. Provide employment opportunities, environments, and choices, which are a vital part of a high quality of life in The Dalles.
- H. Support the maintenance and enhancement of The Dalles commercial historic district.
- I. Encourage redevelopment and adaptive reuse of commercial space downtown as an alternative to commercial sprawl.

The Plan amendment addresses these goals in conformity with the provisions of the Economic Element.

- 3. The amendment conforms to the City zoning provisions for the areas included within the Urban Renewal Area.
- 4. The Urban Renewal Agency through it's Urban Renewal Advisory Committee relied upon citizen input in preparing the Plan amendment.
- 5. The amendment provides an outline for accomplishing the new Urban Renewal project list proposed in the Plan. Completion of the projects listed in the Plan will enhance the opportunities for improvement and redevelopment of business, civic, cultural and residential uses in the area, encourage the growth of existing employers and attract new

employers to The Dalles. All this will complement the existing business community and increase property values which will assist in the increase of the local tax base needed to provide an adequate level of community services for citizens of The Dalles.

6. The amendment will assist the Agency in implementing the provisions of the mediation agreement.

Section 2. REPORT AND RECOMMENDATION.

The Planning Commission hereby reports to the City Council the findings set forth in Section 1 of this Resolution, and finds the proposed Sixth Amendment to the Columbia Gateway/Downtown Urban Renewal Plan is consistent with the City's Comprehensive Plan.

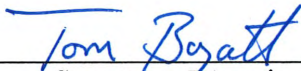
PASSED AND ADOPTED THIS 1st DAY OF JULY 1999.



Walter Hoffman, Chairperson
Planning Commission

I, Tom Boyatt, 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 City Planning Commission, held on the 1st day of July, 1999.

Voting Yes: Hoffman, Lavier, Moser
Voting No:
Absent: Coggins, Peters, Payne
Abstaining: Wilson

ATTEST: 

Secretary, Planning Commission