

RESOLUTION NO. PC 405-98

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
THE DALLES, OREGON, RECOMMENDING ADOPTION OF THE
PROPOSED FIFTH 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 and report 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 and report 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:

A. On August 16, 1990, the Planning Commission adopted Resolution No. 131-90, concluding the proposed Columbia Gateway/Downtown Urban Renewal Plan was consistent with the Comprehensive Plan, and recommended adoption of the proposed Plan. In particular, the Planning Commission determined the Plan focused upon community and economic development, consistent with the policies and objectives set forth in Goal 9 of the City's Comprehensive Plan; the Urban Renewal Agency relied upon citizen input in preparing the plan and report; the Urban Renewal Plan conformed with City and County zoning provisions for the areas included within the Urban Renewal area; and the Urban Renewal Plan provided an outline for accomplishing the projects proposed in the Plan.

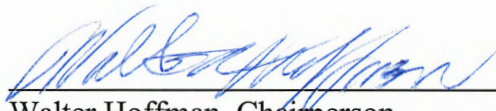
B. The proposed Fifth Amendment of the Urban Renewal Plan will establish revised boundaries for the Urban Renewal District. The substantive provisions of the Plan, which the Planning Commission determined to be in compliance with the City's Comprehensive Plan in 1990, will remain in effect. The rationale and reasons, set forth in Resolution No. PC 131-90, are still valid to support a determination that the Urban Renewal Plan, as amended, is consistent with the City's Comprehensive Plan.

C. Sub-goal 5 of Goal 9 in the City's Comprehensive Plan provides the City should "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." Policy 4 of Goal 9 provides the City should "Encourage investment in The Dalles Central Business District, and support project activities in

the Columbia Gateway/Downtown Urban Renewal Plan.” The Planning Commission’s determination that the amended Urban Renewal Plan is consistent with the City’s Comprehensive Plan, will assist the Agency in implementing the provisions of the mediation agreement previously mentioned. The Agency is contemplating a further amendment to the Plan resulting in a modification of projects listed in the Plan, which will be consistent with the reduced level of tax increment revenue the Agency expects to receive as a result of the reduction in size of the district’s boundaries.

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 Fifth Amendment to the Columbia Gateway/Downtown Urban Renewal Plan is consistent with the City’s Comprehensive Plan.

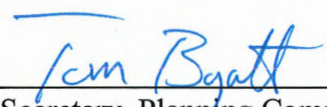
PASSED AND ADOPTED THIS 19TH DAY OF NOVEMBER, 1998.



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 19th day of November, 1998.

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

ATTEST: 

Secretary, Planning Commission