

RESOLUTION NO. P.C. 76-85

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF THE DALLES APPROVING A COMPREHENSIVE PLAN AND ZONING MAP AMENDMENT FOR PROPERTY ON WALNUT STREET BETWEEN W. EIGHTH STREET AND W. NINTH STREET IN THE URBAN GROWTH AREA.

I. Recitals.

- (A) The Planning Commission of the City of The Dalles held a public hearing on September 5, 1985 for a Comprehensive Plan and zone map amendment to redesignate the following described property from Residential Mobile Home to General Commercial:

Tax Lots 3100 and 3600, T.2N, R.13E, Sec. 33

- (B) The City received a recommendation of approval from the Wasco County Planning Department.
- (C) The subject property consists of two tax lots and is 15,000 sq. ft. in size.
- (D) Existing land use includes a vacant duplex, and church and rectory. Application was filed by Bonnie A. Baker and Pentecostal Church of God. Proposed uses are an existing church and rectory, and commercial (conversion of duplex).
- (E) Criteria by which proposals for acknowledged Comprehensive Plan map amendments are to be evaluated include the LCDC Goals and Plan text. The criteria for zone amendment is consistency with the Comprehensive Plan.

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 Comprehensive Plan amendment from Residential Mobile Home to General Commercial and shown in Exhibit "A" is hereby approved for the following reasons:
1. Required citizen involvement procedures have been complied with inasmuch as all property owners within 300 feet were notified of this proposal and were given the opportunity to participate in the public hearing. The Planning Commission did not receive written or verbal testimony objecting to the proposal.

2. The proposal is consistent with the Comprehensive Plan criteria for evaluation of land use classifications, found on p. 177, as follows:

- (a) Demonstrated need to accommodate long-range urban population growth: Recent land use decisions have decreased the availability of lands zoned "General Commercial". Re-zoning the subject property to this commercial designation would help meet the area total which was contemplated for future needs.
- (b) Need for housing, employment opportunities and livability: The request would not significantly impact housing and livability. The two lots are occupied and currently unavailable for residential mobile home usage. Adjacent land uses along Walnut Street are similar in nature. The requested change would increase employment activities.
- (c) Orderly and economic provision for public facilities and services: The request does not conflict with this criterion. Public facilities and services are present on-site or available in the vicinity.
- (d) Maximum efficiency of land uses within and on the fringe of the existing urban area: Land use along Walnut Street is committed to commercial or community facility land uses with the exception of three (3) residences. Walnut St. is a collector street which provides major through traffic connection with 6th and 10th Streets.
- (e) Environmental, energy, economic and social consequences: The request does not conflict with this criteria. Water and sewage facilities are present on-site. The proposed land use is not uncharacteristic of adjacent uses along Walnut Street. The general requirements of the Zoning Ordinance pertaining to landscaping, screening, parking, etc., will need to be addressed before site plan approval can be obtained. No major impact on economic and energy consequences is anticipated.

3. The proposal is consistent with Statewide Planning Goals.

- C. The zoning map change from Residential Mobile Home to General Commercial is hereby approved. The change is consistent with the Comprehensive Plan as amended by this Resolution.
- D. The Secretary of the Commission shall (a) certify to the adoption of the Resolution and (b) forthwith transmit a copy of the said Resolution to the City Council of the City of The Dalles.

ADOPTED AND APPROVED THIS 19th DAY OF September, 1985.


CHAIRMAN, PLANNING COMMISSION

I, Jack Lesch, Secretary to the Planning Commission of the City of The Dalles, do hereby certify that the foregoing Resolution was passed at a Regular Meeting of the Planning Commission of the City of The Dalles, held on the 19th day of September, 1985.

AYES: COMMISSIONERS: Byrne, Zukin, Hawkins, Donnell,
Walker.
NOES: COMMISSIONERS: None.
ABSENT: COMMISSIONERS: Northrop, O'Herron.
ABSTAIN: COMMISSIONERS: None.

ATTEST: 
Secretary, Planning Commission

- LEGEND
R-1: Single Family Residential
R-3: Multiple Family Residential
RMH: Mobile Home Residential
CF: Community Facility Site
CG: General Commercial

