

RESOLUTION NO. P.C. 71-85

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF THE DALLES APPROVING A COMPREHENSIVE PLAN AND ZONING MAP AMENDMENT FOR PROPERTIES LOCATED AT THE INTERSECTION OF WEST TENTH STREET AND HOSTETLER ROAD.

I. Recitals.

- (A) On February 21, 1985, the Planning Commission acted on a resolution for approval of a Comprehensive Plan Land Use Map and Zone map amendment to redesignate the following described property from Neighborhood Commercial to General Commercial:

2N-13-29CC, Tax Lots 100, 102, 4800, 4900, and 5000  
2N-13-29, Tax Lots 800 and 900

- (B) The City Council referred the proposal back to the Planning Commission following a public hearing held on April 1, 1985 to consider the Commission's recommendation. The Planning Commission conducted a new hearing on May 16, 1985.
- (C) The subject parcels total 16 acres in size including approximately 6 acres committed to commercial uses, 3 acres to a mobile home park, and 7 vacant acres.
- (D) Criteria by which proposals for acknowledged Comprehensive Plan map amendments are to be evaluated include LCDC Goals and Comprehensive Plan text. Criteria for zone amendments 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 shown in Exhibit "A" is hereby approved for the following reasons:
1. The map amendment is consistent with the criteria for evaluation of land use classifications, found on page 177 of the Plan, as follows:
    - (a) Demonstrated need to accommodate long-range urban population growth: This criteria is not pertinent to a change from Neighborhood Commercial to General Commercial.
    - (b) Need for housing, employment opportunities, and liveability: Although it was concluded in the Goal 9 analysis that there is adequate General Commercial

acreage to meet future needs, subsequent Comprehensive Plan amendments, approved by Resolution Numbers 62-85, 64-85 and 65-85, have resulted in a deficit of CG land (48 acres). The proposed amendment would provide 16 acres of CG land. The proposal will have a slight positive impact on employment opportunities in that the proposed General Commercial allows neighborhood commercial uses plus additional uses more likely to be considered for the area because of existing land use and the location.

The amendment will not change designated land contributing to the liveability of the area (e.g. park and open space, recreation commercial).

- (c) Orderly and economic provision for public facilities and services: No adverse impact in that facilities and services are available.
- (d) Maximum efficiency of land uses within and on the fringe of the existing urban area: No adverse impact with a change in the type of commercial designation. The subject property has a history of general commercial (non-neighborhood) and light industrial zoning (prior to annexation).
- (e) Environmental, energy, economic, and social consequences: The impact of future commercial use is minimized by existing land use and topography. The subject area is separated from a residential area on the west by a bluff, and a Community Facility Site (school and District 9 office) provides separation on the north. Much of the remaining adjacent property is vacant.

Secondly, the proposed General Commercial area has good access via a collector and arterial street, and no residential street would be affected by the proposal.

The development standards for the proposed CG zone are no less restrictive than for the existing CN zone with the exception of height (55 feet rather than 35 feet for CN).

A Plan/zone change would not impact natural or cultural resources identified in the Comprehensive Plan.

2. The proposal is consistent with Statewide Planning Goals as follows:

## Statewide Planning Goals

1. Citizen Involvement - There have been three Planning Commission hearings for consideration of this property in 1983-1985. The Commission held a public hearing on the matter on April 7, 1983 when it came to their attention that one was scheduled in response to owner inquiries in July, 1979, but never held due to an oversight. The applicants requested General Commercial but this designation could not be justified at the time due to the supply of land in this classification. A Neighborhood Commercial classification was approved.

The three public hearings held concerning the subject property have given adequate opportunity for public input on plan/zone classification of the area. The record of these hearings indicates that only one person has provided testimony with reasons for opposing the request. A petition stating opposition to the amendment was presented at the Commission's May 16, 1985 hearing; however, no written or oral reasons were given. The person speaking in opposition at the hearing addressed the height standards of the CG zone and did not otherwise discuss the merits of the amendment.

2. Land Use Planning - The Planning Commission has conducted a land use hearing on this matter in accordance with appropriate Statutes and the Comprehensive Plan.
3. Agricultural Lands - This goal does not apply.
4. Forest Lands - This goal does not apply.
5. Open Space, Scenic and Historic Areas and Natural Resources - The proposal will not adversely impact this goal. The subject property is not known to be located on or adjacent to any open spaces, scenic or historic areas or natural resource sites.
6. Air, Water and Land Resource Quality - The request will not adversely impact this goal, considering the type of uses allowed in a General Commercial designation. The area is served by sanitary sewer.
7. Areas Subject to Natural Disasters and Hazards - The proposal will not adversely impact this goal. The subject property is not a known area of natural hazards.
8. Recreational Needs - The request will not adversely impact the nearby Wahtonka High School athletic facilities or any other recreation area.

9. Economy - See item II.B.1.(b). in this Resolution.
10. Housing - The proposal will not adversely impact this goal. Residential use is disallowed in both the Neighborhood Commercial and General Commercial zones. An existing mobile home park included in the amendment will remain in a nonconforming use status.
11. Public Facilities and Services - The proposal will not adversely impact this goal in that facilities and services are available.
12. Transportation - The proposal will not adversely impact this goal if adequate access is provided to all future lots. The subject property is located at the intersection of two major streets.
13. Energy Conservation - A change in the type of commercial designation should not impact this goal.
14. Urbanization - See B.2.(d). of this Resolution.

C. The zoning map change from CN to CG 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 20th DAY OF June, 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 20th day of June, 1985.

AYES: COMMISSIONERS: Byrne, Zukin, Hawkins, Northrop, O'Herron, Walker.


NOES: COMMISSIONERS: none.

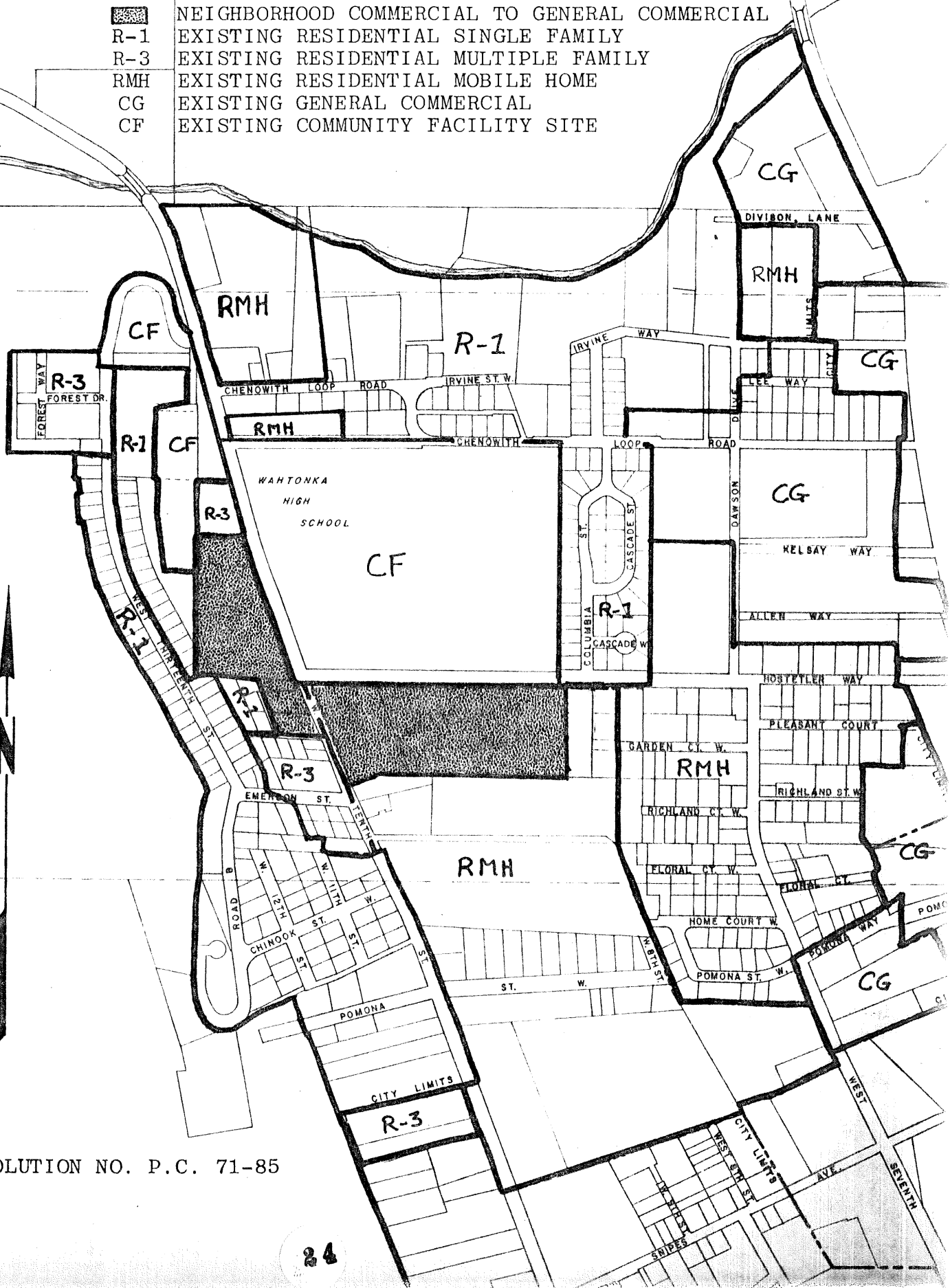
ABSENT: COMMISSIONERS: Donnell.

ABSTAIN: COMMISSIONERS: none.

ATTEST:   
Secretary, Planning Commission

EXHIBIT "A"

- |   |   |
|---|---|
|  | NEIGHBORHOOD COMMERCIAL TO GENERAL COMMERCIAL |
| R-1   | EXISTING RESIDENTIAL SINGLE FAMILY            |
| R-3   | EXISTING RESIDENTIAL MULTIPLE FAMILY          |
| RMH   | EXISTING RESIDENTIAL MOBILE HOME              |
| CG  | EXISTING GENERAL COMMERCIAL                   |
| CF  | EXISTING COMMUNITY FACILITY SITE              |



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