

RESOLUTION NO. P.C. 66-85

A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF THE DALLES DENYING A COMPREHENSIVE
PLAN AND ZONING MAP AMENDMENT FOR PROPERTIES
LOCATED IN COLUMBIA VIEW HEIGHTS (PART OF PLAN
AMENDMENT #4-85 AND ZONING AMENDMENT #29-85)

I. Recitals.

- (A) Subsequent to property owner requests from Mr.'s Geiger and Seufert, the Planning Commission initiated the procedures on November 15, 1984 for a Comprehensive Plan Land Use Map and zone map amendment for the following described property:

Tax Lots 3200, 3302, 3305, and North 2/3 of 3209,
T.1N, R.13E, Section 1

- (B) The Planning Commission held a public hearing on January 17, 1985 to consider the amendment and continued the hearing to February 21, 1985 to allow for submission of written testimony.

- (C) The request can be described as follows (see Exhibit A for map of subject property):

- (1) Change Neighborhood Commercial to Multi-Family Residential. This includes Tax Lot 3200 owned by Geiger, et al. which extends northerly from Columbia View Drive over the bluff. The area above the bluff that is designated Neighborhood Commercial is 5.7 acres in size. The area below the bluff line (approximately 2.5 acres) is designated Open Space in the Comprehensive Plan.

Tax Lot 3209, owned by Calvary Baptist Church, extends southerly from Columbia View Drive with 3.6 acres designated Neighborhood Commercial.

- (2) Change Single Family Residential to Multi Family Residential. This includes approximately 4 acres of land lying adjacent on the east of the Neighborhood Commercial designation.
- (3) Change General Commercial to Multi Family Residential. This includes 2.86 acres of land below the bluff line owned by Edward Seufert.

- (D) All of the subject property above the bluff line is vacant, although a church is proposed for Tax Lot 3209, and multi-family residential has been proposed on two and one-half acres of Tax Lot 3200 (proposed Rim Addition).

- (E) Surrounding land use consists of single family residential to the east and south (127 homes in Columbia View Heights), and a drive-in theater to the west. A steep bluff exists on the north of the buildable area.
- (F) The property above the bluff line is served by a collector street (Fremont Drive/Columbia View Drive) which is a two lane County/City street having an improved surface width of 32-34 feet.
- (G) City services including sanitary and storm sewers and water are available to the property.
- (H) 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. Comprehensive Plan criteria are as follows:
 - (1) DEVELOPMENT GUIDELINES FOR LAND USE MAP CLASSIFICATIONS (p. 177)
 - a. Demonstrated need to accommodate long-range urban population growth.
 - b. Need for housing, employment opportunities, and livability.
 - c. Orderly and economic provision for public facilities and services.
 - d. Maximum efficiency of land uses within and on the fringe of the existing urban area.
 - e. Environmental, energy, economic, and social consequences.
 - (2) URBAN RESIDENTIAL (p. 177)

Purpose: To provide land needed to meet present and future needs for single and multi-family housing.

Standards: See Background Studies for Goal #10-Housing, Development Guidelines for single-family, multi-family, mobile home and mobile home park standards. (Note: Applicable guidelines for multi-family are quoted below.)

- a. 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.

- b. Access to arterial or collector streets shall be directly available. However, structures of less than five 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.
- c. Multi-family structures shall not be located in areas of active geologic hazards or on lots where slopes exceed 25%.
- d. Adequate sanitary sewer, storm sewer, and water lines shall be available without exception.
- e. Multi-family structures shall be in close proximity to commercial services, not to exceed one-half mile distance from the services unless they are part of a planned development.

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 denied because of inconsistency with the criteria, cited in I(H), as follows:

1. Need for Urban Residential

- a. A conclusion in the Goal #10 residential land needs analysis is that there is adequate single and multi-family residential land in the City to accommodate projected needs. There has not been sufficient evidence, such as a market study, to demonstrate a change in circumstances relating to residential land need since this analysis.

There was no specific showing of immediate need or presentation of a plan except for testimony by the applicant that he had received an inquiry from a developer.

- b. The burden to demonstrate need for multi-family residential is greater in view of the closure of Martin Marietta Aluminum (estimated employment loss = 400 x 2.6 average household size = 1040 persons). The Plan Goal #10 analysis is based on the assumption of a continued major employer.

- c. The five acres of vacant R-3 land on West Tenth St. changed to commercial in a 1983 Plan/Zone amendment is not in itself sufficient evidence to demonstrate need for the proposed change at this time (reference John Geiger letter dated 2/4/85). This comment is offered with the understanding that the land needs analysis is not intended to provide an absolute perfect fit, and by its nature is not a precise measure of need.

The applicant offered a finding that a LCDC Staff Report of August 11, 1983 described an absolute need for 22 acres of R-3 land and notes, given the amount of vacant buildable land at that time for R-3 (14.31 acres), a deficit of 7.61 acres. However, the LCDC report concludes (on p. 21) that "the minor deficiencies in multi-family land will probably be met in the excess land provided in the City's other residential zones (R-2 and RMH) at densities from 12 to 16 units per acre." The LCDC report found the Comprehensive Plan in compliance with State Housing Goal requirements.

2. Efficiency of Land Use. There is infill potential for additional multi-family residential in existing R-2, R-3, and RMH areas of the City.
3. Environmental, energy, economic, and social consequences. The Statewide Planning Goals define social consequences as "the tangible and intangible effects upon people and their relationships with the community in which they live resulting from a particular action or decision." A strong desire to retain the single family character of a definable and unique neighborhood was expressed by property owners during the hearing (oral and written testimony and a petition). Columbia View Heights is a single family residential area with 127 existing houses. There are no other land uses with the exception of the drive-in theater in the CG zone and a small fire substation.
4. Criteria for Multi-Family Classification Found on Page 107*

The subject property is not within one-half mile of commercial services. The nearest commercial services (e.g. groceries and service station) are located near The Dalles Bridge and on East Second St. (2700 block). Both areas are approximately 0.9 mile from the subject property (as measured from S.W. corner).

- C. The zoning map change from Neighborhood Commercial, General Commercial, and Single Family Residential is hereby denied.

* items a, c, d, e, and f.

The requested change would not be consistent with the Comprehensive Plan.

- 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 7th DAY OF March , 1985.



CHAIRMAN, PLANNING COMMISSION

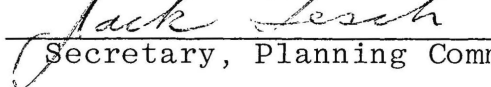
I, Jack Lesch, Secretary to the Planning Commission of the City of The Dalles, do hereby certify that the foregoing Resolution was passed at a Regular Meeting of the Planning Commission of the City of The Dalles, held on the 7th day of March , 1985.

AYES: COMMISSIONERS: Byrne, Northrop, Donnell, Hawkins,
Zukin.

NOES: COMMISSIONERS: None.




ABSENT: COMMISSIONERS: O'Herron, Walker.

ABSTAIN: COMMISSIONERS: None.

ATTEST: 

Secretary, Planning Commission

EXHIBIT "A"

-  NEIGHBORHOOD COMMERCIAL TO MULTI-FAMILY RESIDENTIAL
-  GENERAL COMMERCIAL TO MULTI-FAMILY RESIDENTIAL
-  SINGLE FAMILY RESIDENTIAL TO MULTI-FAMILY RESIDENTIAL
- CG EXISTING GENERAL COMMERCIAL
- R-1 EXISTING SINGLE FAMILY RESIDENTIAL

