

RESOLUTION NO. P.C. 65-85

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF THE DALLES APPROVING A COMPREHENSIVE PLAN AND ZONING MAP AMENDMENT FOR PROPERTIES LOCATED NEAR THE INTERSECTION OF EAST SECOND STREET AND HWY. 197 (PART OF PLAN AMENDMENT #4-85 AND ZONING AMENDMENT #29-85)

I. Recitals.

- (A) Subsequent to property owner requests, the Planning Commission initiated the procedures on November 15, 1984 for a Comprehensive Plan Land Use Map and Zone map amendment to redesignate the following described property from General Commercial to Light Industrial:

T.1N, R.13E, Sec. 1; Tax Lots 1300, 1301, and 1302

- (B) The Planning Commission has heretofore on January 17, 1985, conducted a public hearing to consider the Plan and Zoning map amendment.
- (C) The subject area is 3.1 acres in size and is fully developed (contractor's facility and farm equipment).
- (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. 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 in objection to the proposal.
 2. The map amendment is consistent with the Comprehensive Plan text including the Guidelines for the Light Industrial designation (p. 179). Furthermore, the amendment is consistent with the criteria for evaluation of land use classifications (p. 177), as follows:

- (a) Demonstrated need to accommodate long-range urban population growth: This criteria is not pertinent to the requested change from General Commercial to Light Industrial.
- (b) Need for housing, employment opportunities, and liveability: Little impact considering the small size and that the property is fully developed. The subject area will still be designated for employment generating uses.
- (c) Orderly and economic provision for public facilities and services: Existing uses are served.
- (d) Maximum efficiency of land uses within and on the fringe of the existing urban area: No adverse impact with a change from General Commercial to Light Industrial. The property is fully developed, and the surrounding land use (below the bluff) is commercial and heavy commercial/light industrial.
- (e) Environmental, energy, economic, and social consequences: No adverse impacts have been identified.

3. The proposal is consistent with the Statewide Planning Goals.

C. The zoning map change from General Commercial (CG) to Light Industrial (M-1) 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.



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 21st day of February, 1985.


AYES: COMMISSIONERS: Walker, Zukin, Donnell, O'Herron, Hawkins

NOES: COMMISSIONERS: none

ABSENT: COMMISSIONERS: Byrne


ABSTAIN: COMMISSIONERS: Northrop

ATTEST:



Secretary, Planning Commission

EXHIBIT "A"

-  GENERAL COMMERCIAL TO LIGHT INDUSTRIAL
- R-3 EXISTING RESIDENTIAL MULTI-FAMILY
- CG EXISTING GENERAL COMMERCIAL
- M-1 EXISTING LIGHT INDUSTRIAL AND MANUFACTURING
- M-2 EXISTING HEAVY INDUSTRIAL AND MANUFACTURING

