

RESOLUTION NO. P.C. 64-85

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF THE DALLES APPROVING A COMPREHENSIVE PLAN AND ZONING MAP AMENDMENT FOR PROPERTY BETWEEN DIVISION LANE AND IRVINE WAY IN THE URBAN GROWTH AREA (PART OF PLAN AMENDMENT #4-85 AND ZONING AMENDMENT #29-85)

I. Recitals.

- (A) Subsequent to a written property owner request, referred by Wasco County, the City Planning Commission initiated procedures on November 15, 1984 for a Comprehensive Plan and zone map amendment to redesignate the following described property from General Commercial to Residential Mobile Home:

east  $\frac{1}{2}$  of Tax Lot 300, T.2N, R.13E, Sec. 29DA

- (B) The Planning Commission has heretofore on January 17, 1985, conducted a public hearing to consider the amendments.
- (C) The subject property is 1.9 acres in size and represents one-half of a vacant parcel bisected by the zone line. The westerly  $\frac{1}{2}$  is currently designated Residential Mobile Home.
- (D) 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.

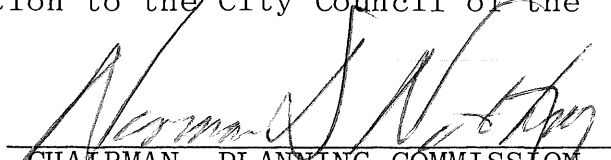
II. RESOLUTION: Now, therefore, be it FOUND, DETERMINED, and RESOLVED by the Planning Commission of the City of The Dalles as follows:

- A. In all respects as set forth in Recitals, Part "I" of this Resolution.
- B. The Comprehensive Plan amendment from General Commercial to Residential Mobile Home 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 in objection to the proposal.
  2. The proposal is consistent with the Comprehensive Plan including the guidelines for Mobile Home Residential (p. 106). The residential land need analysis for the urban growth area, as amended, supports additional Residential Mobile Home.

Furthermore, the 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: (see preceding comment regarding residential land need).
  - (b) Need for housing, employment opportunities, and liveability: (same comment on residential land need). The loss of 1.9 acres General Commercial area is mitigated by approval of General Commercial at West Tenth and Hostetler (Resolution #63-85). The property is not suitable commercial property in terms of surrounding land use and accessibility to/frontage on West Sixth. The property is separated from West Sixth by an existing mobile home park; and a mobile home park borders the property on the north. Evidence was presented demonstrating the owners intent to use the entire parcel (designated Residential Mobile Home and General Commercial) for future mobile home park.
  - (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 from General Commercial to Residential. Subject property has developed property on three sides.
  - (e) Environmental, energy, economic and social consequences: No evidence of adverse impact. Minimum opportunity for economic development if area remains General Commercial designation.
3. The proposal is consistent with Statewide Planning Goals. There is no evidence that cultural or natural resources would be impacted. Provisions for adequate recreation facilities and street access will be reviewed pursuant to City land use ordinances and policies at the time of development. Consistency with the economy, housing, and public facility goals is addressed in B.2. of this Resolution.
- C. The zoning map change from General Commercial to Residential Mobile Home 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

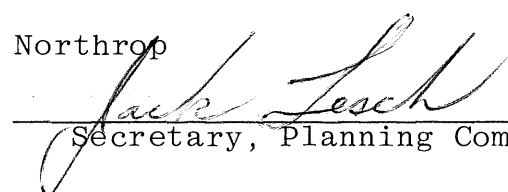
I, Jack Lesch, Secretary to the Planning Commission of the City of The Dalles, do hereby certify that the foregoing Resolution was adopted at a Regular Meeting of the Planning Commission of the City of The Dalles, held on the 21st day of February, 1985.

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

NOES: COMMISSIONERS: none

ABSENT: COMMISSIONERS: Byrne

ABSTAIN: COMMISSIONERS: Northrop

ATTEST:   
\_\_\_\_\_  
Secretary, Planning Commission