

RESOLUTION NO. P.C. 63-85

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 (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 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 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 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. 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. The Commission did receive verbal and written comments in favor of the proposal.

2. The map amendment is consistent with the Comprehensive Plan text including the Guidelines for the General Commercial designation (p. 178). The commercial lands need analysis, as amended, supports additional General Commercial. Amendments approved by Resolution Numbers 62-85, 64-85, and 65-85 all result in the loss of General Commercial area (48 acres).

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: This criteria is not pertinent to a change from Neighborhood Commercial to General Commercial.
 - (b) Need for housing, employment opportunities, and liveability: 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.
 - (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. Part of the subject property has a history of general commercial (non-neighborhood) uses.
 - (e) Environmental, energy, economic, and social consequences: No adverse environmental, energy, economic or social consequences resulting from the map change have been identified.
3. The proposal is consistent with Statewide Planning Goals as follows:

Statewide Planning Goals

1. Citizen Involvement - There have been two hearings for consideration of this property in 1983-85. 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 two public hearings held concerning the subject property have given adequate opportunity for public input on plan/zone classification of the area.

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 B.2. in this Resolution.
10. Housing - The proposal will not adversely impact this goal. Residential use is disallowed in both the Neighborhood Commercial and Neighborhood 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.


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:

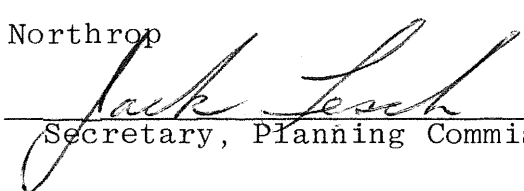


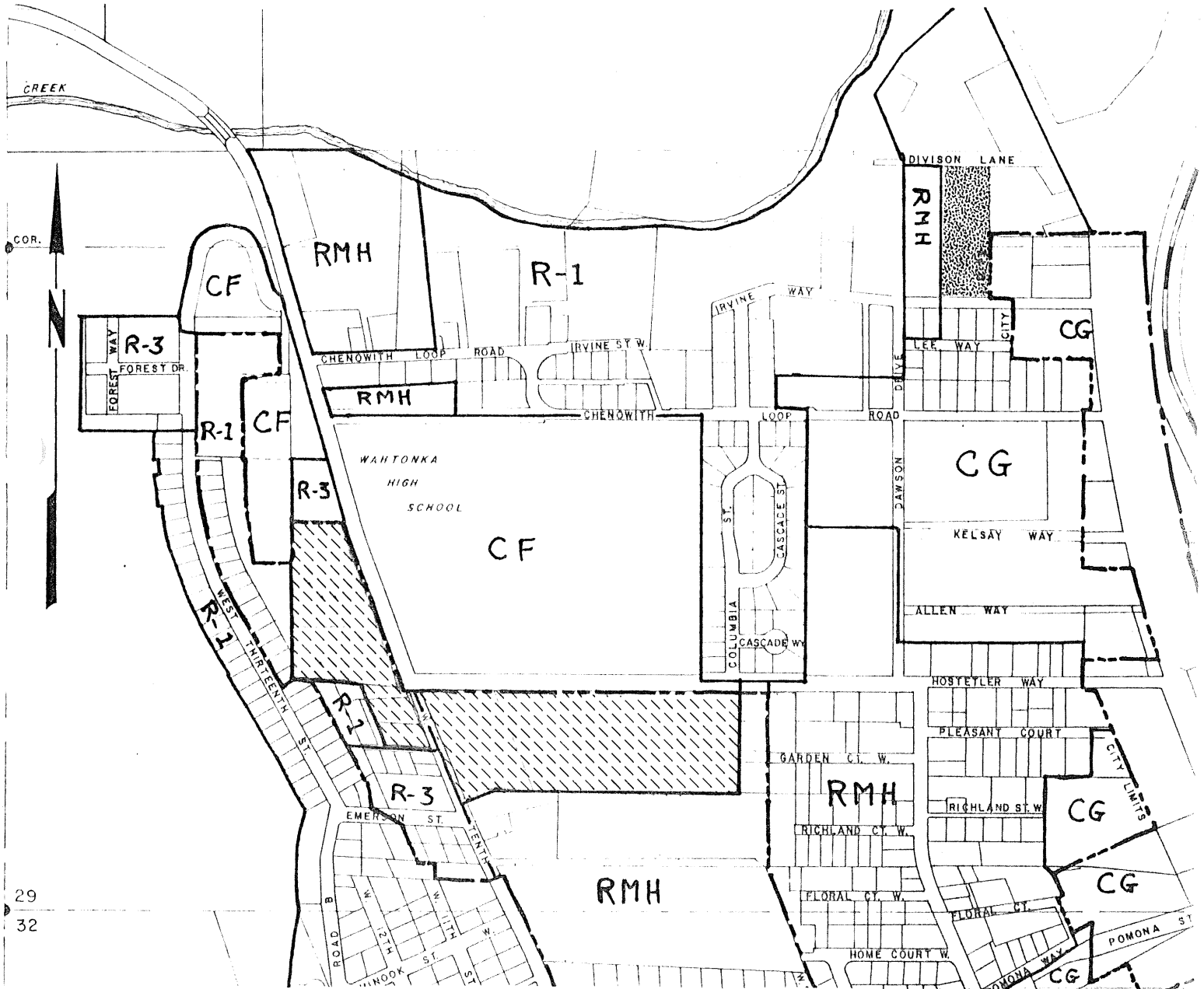

Secretary, Planning Commission

EXHIBIT "A"

-  NEIGHBORHOOD COMMERCIAL TO GENERAL COMMERCIAL
- R-1 EXISTING RESIDENTIAL SINGLE FAMILY
- R-3 EXISTING RESIDENTIAL MULTI-FAMILY
- RMH EXISTING RESIDENTIAL MOBILE HOME
- CG EXISTING GENERAL COMMERCIAL
- CF EXISTING COMMUNITY FACILITY SITE
-  GENERAL COMMERCIAL TO RESIDENTIAL MOBILE HOME (URBAN GROWTH AREA)



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