

RESOLUTION NO. P.C. 59-84

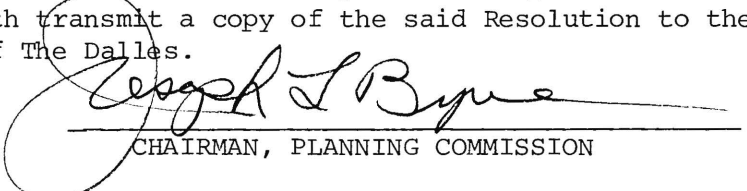
A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY
OF THE DALLES INITIATING COMPREHENSIVE PLAN AND
ZONING ORDINANCE AMENDMENTS.

I. Recitals.

- (A) The Planning Commission has reviewed and approved a staff recommendation for Central Business Commercial Zone amendments which would contribute to the economic well-being of the downtown.
- (B) The Commission has received requests from property owners for map amendments which appear to be reasonable for consideration in a public hearing.
- (C) The plan and zoning map should be changed from a park designation to Public-Semi Public and Community Facility Site, respectively, for the City-owned property at Cherry Heights Road between W. Ninth and Tenth Streets. There has been a change in circumstances relating to this property and additional public uses should be considered at a public hearing.
- (D) An inconsistency between the Comprehensive Plan and Zoning Ordinance map for publicly-owned property in the northeast corner of the city limits has been identified and should be corrected.

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

- A. That it would be proper for the Planning Commission to initiate Comprehensive Plan and Zoning Ordinance amendments proposed in Exhibits "A", "B", "C", and "D" attached to this Resolution.
- B. That a public hearing shall be scheduled for January 17, 1985 to consider the amendments.
- C. That following the public hearing a recommendation will be made to the Wasco County Planning Commission regarding the Comprehensive Plan and Zoning Ordinance amendment in the urban growth area.
- 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 11th day of November, 1984.

AYES: COMMISSIONERS: Byrne, Ward, Donnell, Northrop, O'Herron, Walker.
NOES: COMMISSIONERS: None.
ABSENT: COMMISSIONERS: Elliott.
ABSTAIN: COMMISSIONERS: None.

ATTEST:

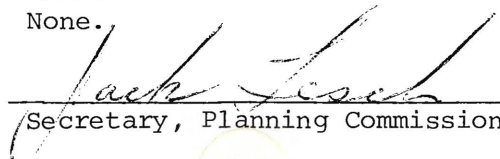

Secretary, Planning Commission

Exhibit A

Proposed Zoning Ordinance Text Amendments
(Amended language is underlined;
deleted text is in brackets.)

Amend Chapter VIII. OFF-STREET PARKING, Sec. 27. General Provisions, item (C)
Parking Space Requirements as follows:

Commercial, retail and service
uses located within the Central
Business District.

One (1) space for each six hundred (600)
square feet of usable floor area excluding
members of the downtown off-street parking
assessment districts as established by
separate ordinance. This requirement may
be reduced in conjunction with the approval
of a Conditional Use Permit.

Downtown Off-Street Parking
Assessment Districts

Members of the districts shall meet the
requirements of the districts as established
by the City Council and shall be exempt from
all other space requirements provided herein.

Amend Sec. 13. "CB" CENTRAL BUSINESS DISTRICT, Sec. 13.2 Uses Permitted, items (B)
Conditional Uses Permitted and (E) Off-Street Parking as follows:

(B) Conditional Uses Permitted

9. Dwellings above commercial uses or attached by common wall to
commercial use.

10. Multi-family dwellings. Density limited only by height, parking,
and landscaping requirements.

(E) Off-Street Parking

1. Multi-family dwellings:









<u>Studio and one bedroom units</u>	<u>1.00 space per unit</u>
<u>Two bedroom units</u>	<u>1.50 spaces per unit</u>
<u>Three and four bedroom units</u>	<u>2.00 spaces per unit</u>

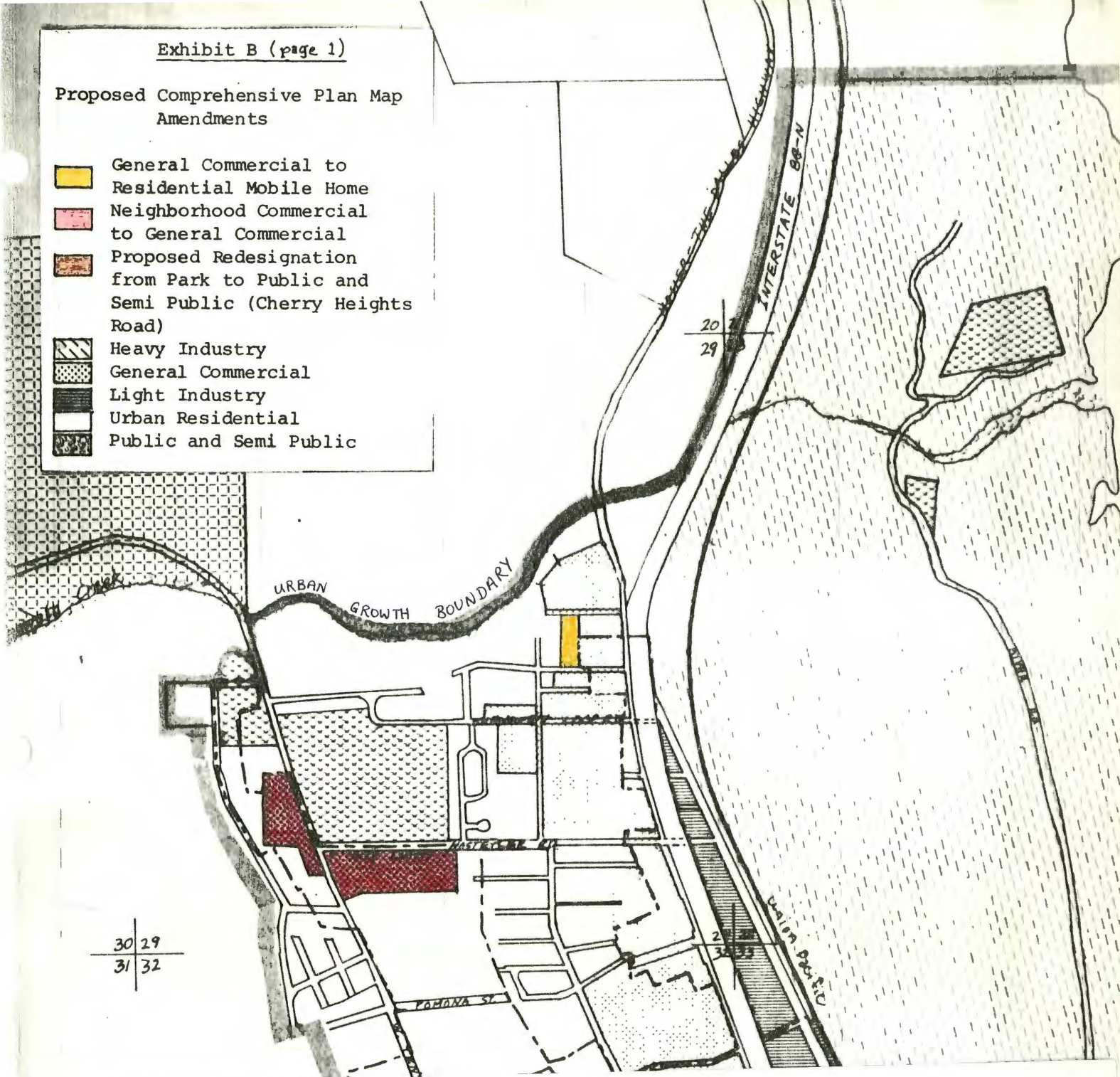
These requirements may be reduced in conjunction with the approval
of a Conditional Use Permit.

2. Except as provided herein, the provisions of Section 27 shall apply.

Exhibit B (page 1)

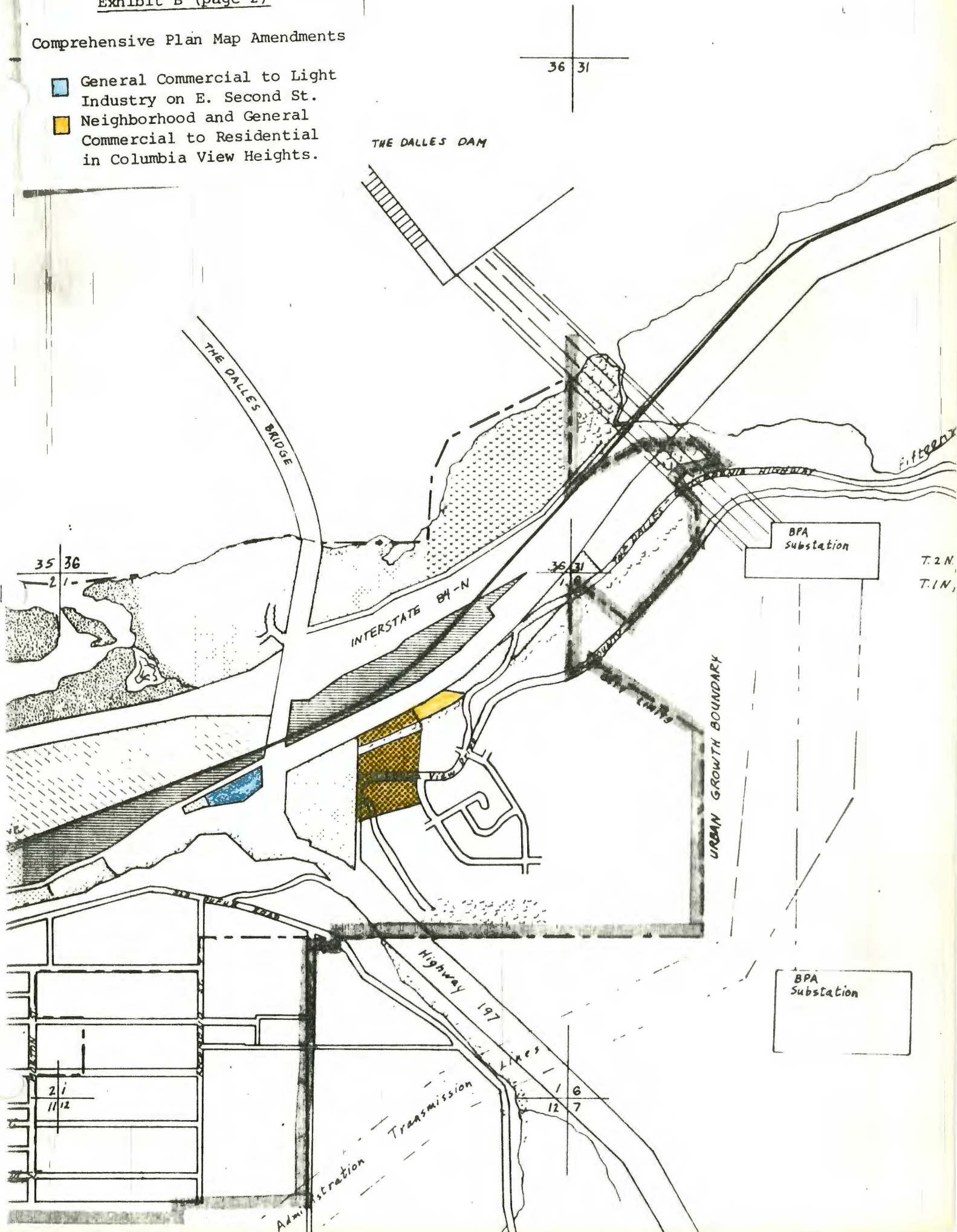
Proposed Comprehensive Plan Map Amendments

- | | |
|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|
|  | General Commercial to
Residential Mobile Home |
|  | Neighborhood Commercial
to General Commercial |
|  | Proposed Redesignation
from Park to Public and
Semi Public (Cherry Heights
Road) |
|  | Heavy Industry |
|  | General Commercial |
|  | Light Industry |
|  | Urban Residential |
|  | Public and Semi Public |



Comprehensive Plan Map Amendments

- General Commercial to Light Industry on E. Second St.
- Neighborhood and General Commercial to Residential in Columbia View Heights.



Proposed Comprehensive Plan Map
Amendments

- General Commercial to
Residential Mobile Home
- Neighborhood Commercial
to General Commercial
- Proposed Redesignation
from Park to Public and
Semi Public (Cherry Heights
Road)
- Heavy Industry
- General Commercial
- Light Industry
- Urban Residential
- Public and Semi Public

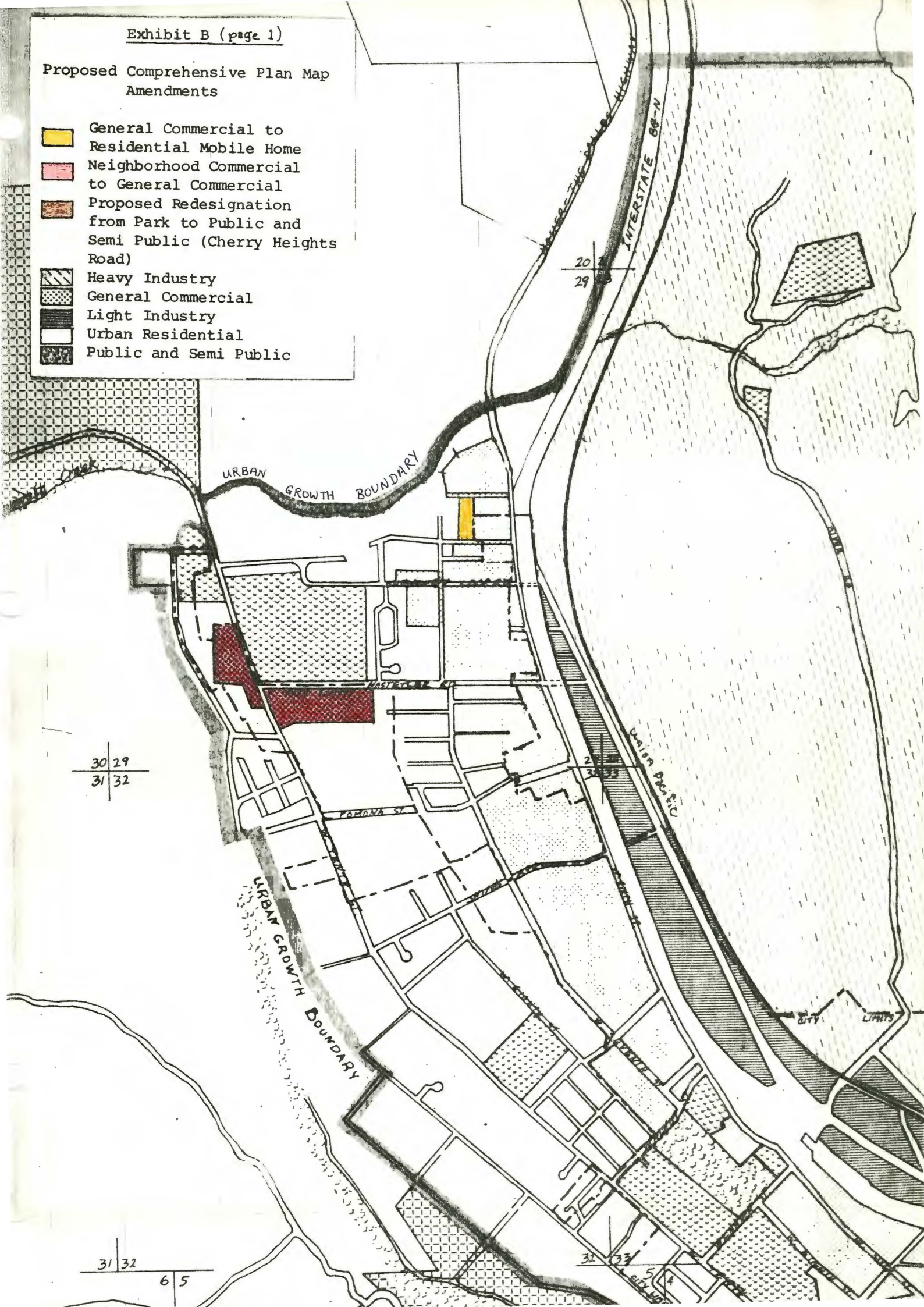





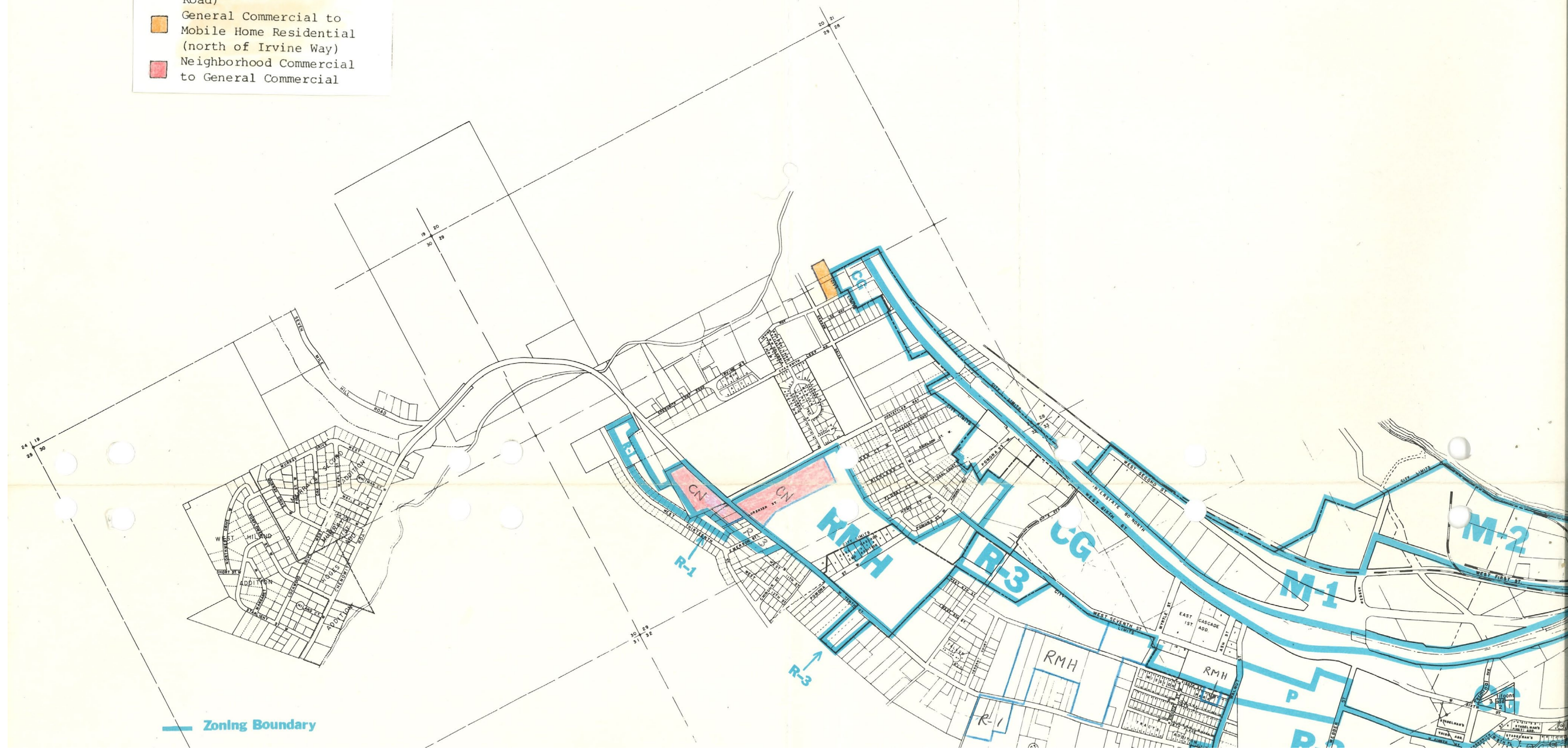


Exhibit C

Proposed Zoning Map Amendments

-  General Commercial to M-1
Light Industrial (E. 2nd)
-  Neighborhood Commercial,
General Commercial, and
R-1 to R-3 Residential
-  General Commercial to
Community Facility Site.
Park to Community Facility
Site (CF) (Cherry Heights
Road)
-  General Commercial to
Mobile Home Residential
(north of Irvine Way)
-  Neighborhood Commercial
to General Commercial

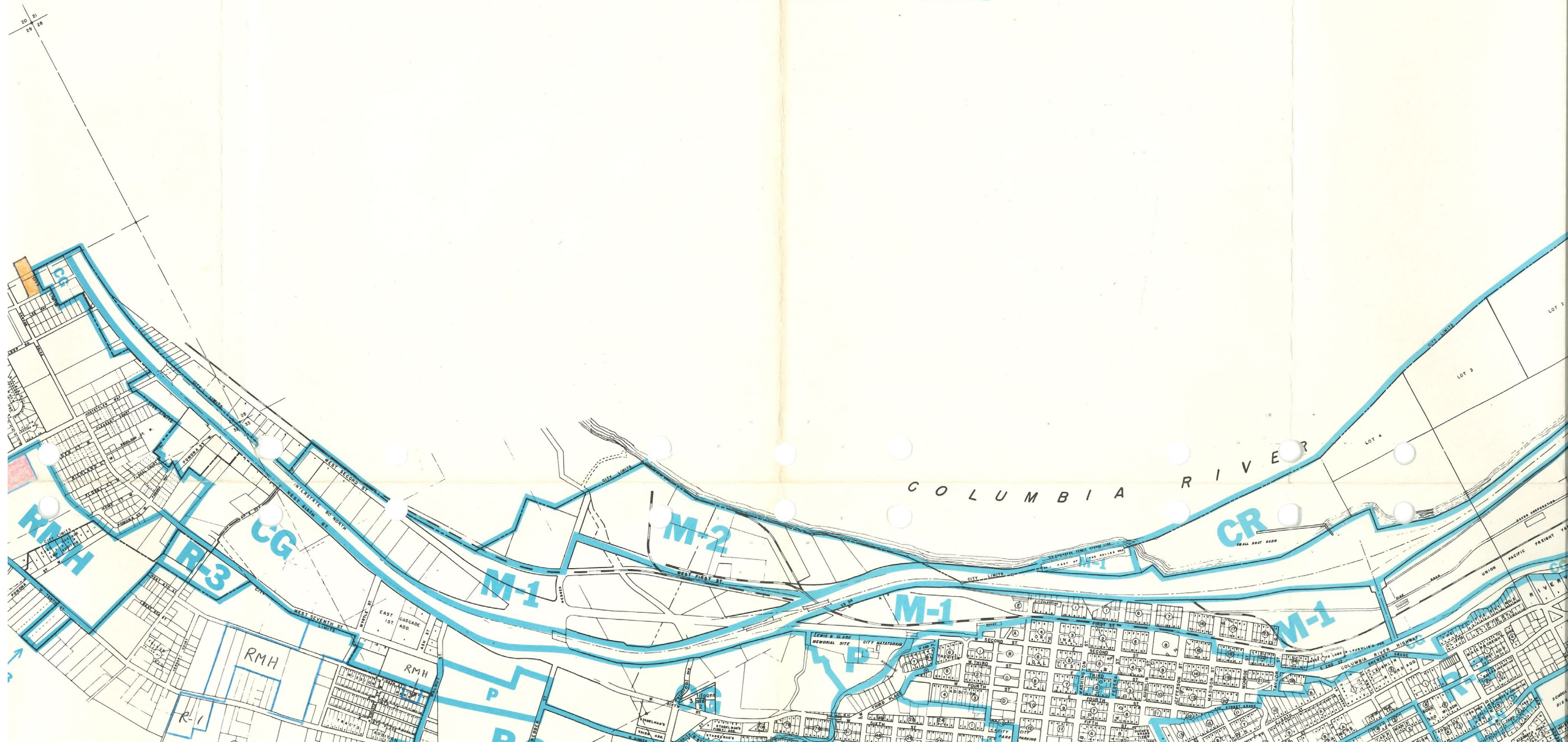
CITY



— Zoning Boundary

ZONING

MAP OF
CITY OF THE DALLES,
OREGON



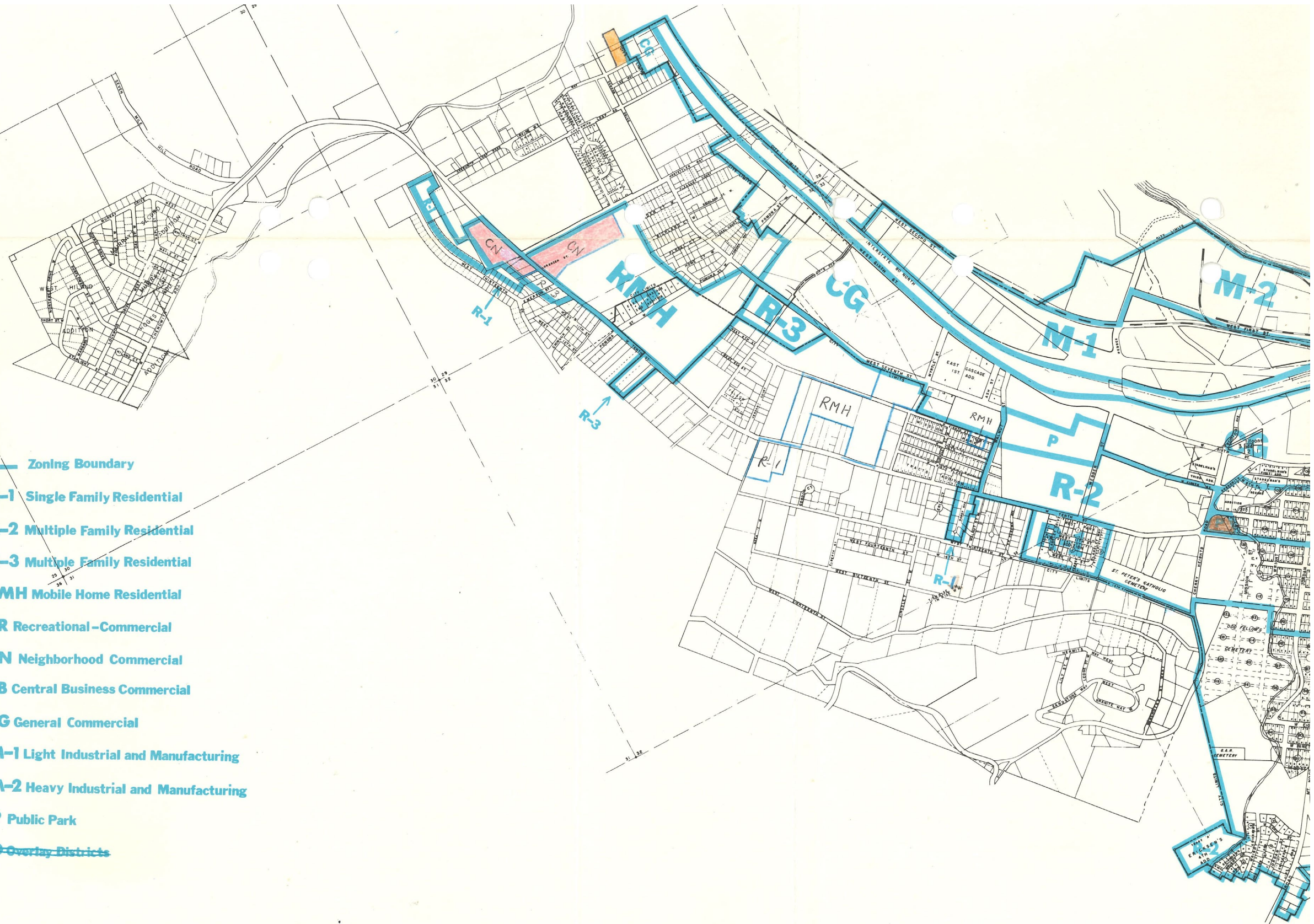
ONING

MAP OF
OF THE DALLES,
OREGON

800 1200 1600



- Zoning Boundary
- R-1** Single Family Residential
- R-2** Multiple Family Residential
- R-3** Multiple Family Residential
- RMH** Mobile Home Residential
- CR** Recreational-Commercial
- CN** Neighborhood Commercial
- CB** Central Business Commercial
- CG** General Commercial
- M-1** Light Industrial and Manufacturing
- M-2** Heavy Industrial and Manufacturing
- P** Public Park
- Overlay Districts



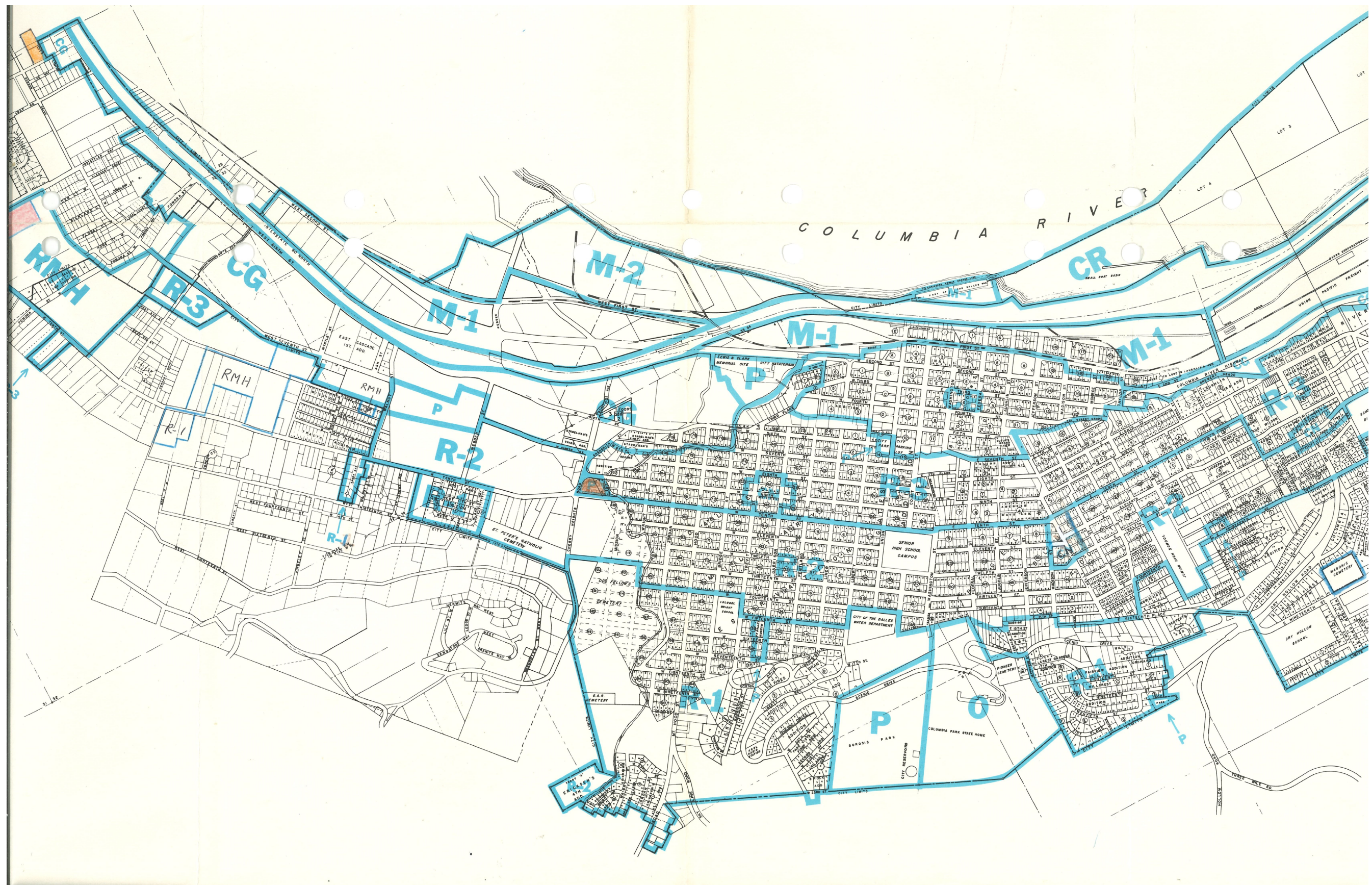


Exhibit D

Proposed Comprehensive Plan Text Amendments
(Amended language is underlined;
deleted text is in brackets.)

Amend Goal 8 RECREATIONAL NEEDS, second paragraph on page 71 as follows:

The third park component would consist of three linear parks along the flood plains of the creeks. These areas would be maintained as open space, with pathway construction provided in some sections. The Mill Creek Linear Park would run upstream from the park at the Natatorium to the Community Facility Site [a new City park] at West 9th Street and Cherry Heights Road. [The proposed Mill Creek Park would include a picnic area, walking paths and a natural area.]

Amend Goal 8 RECREATIONAL NEEDS, IMPLEMENTING MEASURE no. 4 on page 72 as follows:

4. As funds become available trail development along Mill Creek from the Natatorium to the [City Park] property at West 9th and Cherry Heights Road shall be accomplished. Both [park] locations shall be included in any development of this linear park system.

Amend Goal 9 ECONOMY, COMMERCIAL AND INDUSTRIAL LANDS NEED ANALYSIS

(to be completed)

Amend Goal 14 URBANIZATION, EXISTING LAND USE AND FUTURE LAND USE NEEDS

(to be completed)