

RESOLUTION NO. P.C. 47-83

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF THE DALLES APPROVING COMPREHENSIVE PLAN AMENDMENT NO. 2-83 FOR PROPERTY LOCATED ON EAST SECOND STREET (N. SIDE) BETWEEN GREENLINE, INC. AND THE EXISTING LES SCHWAB TIRE STORE.

I. Recitals.

- (A) An application dated October 11, 1983 requesting redesignation of 11.75 acres from Heavy Industry to General Commercial was filed with the Planning Department for property described as follows: Tax Lots 401, 500 and 600 in Section 2, Township 1N, Range 13E.
- (B) The Planning Commission has heretofore on November 17, 1983, conducted a public hearing to consider Plan Amendment #2-83.
- (C) Criteria by which proposals for State acknowledged Comprehensive Plan map amendments are to be evaluated include LCDC Goals and Comprehensive Plan text.

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. Comprehensive Plan Amendment #2-83 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 amendment is consistent with the criteria for evaluation of land use classifications, found on page 177 of the Comprehensive Plan, as follows:
 - (a) Demonstrated need to accommodate long-range urban population growth:

This criteria is not pertinent to the requested change from Heavy Industry to General Commercial.
 - (b) Need for housing, employment opportunities, and livability:

The pertinent phrase in this criteria is "employment opportunities" since the map change is from an industrial to commercial classification.

The remaining amount of vacant industrial land (339.25 acres) in the Comprehensive Plan would still exceed projected need

(308 acres) with approval of the request (351 acres minus 11.75 = 339.25). The subject area will still be designated for employment generating uses.

The factors of parcel shape (relatively narrow strip between railroad tracks and East Second Street), location (land assemblage with neighboring M-2 land owned by Union Pacific not very feasible), and ownership (long-time intent to develop for non-manufacturing uses) make the area more suitable for general commercial development.

Most of the property included (Tax Lots 401 and 500) have been in Schwab ownership for over ten years with the intent of expanding the existing business, and development for similar businesses. Commercial uses were allowed in the Heavy Industry designation prior to Zoning Ordinance amendments adopted in February 1983. Tax Lot #600 is more suitable for CG-type uses because of the small lot size.

- (c) Orderly and economic provision for public facilities and services:

The property can be served by all City public facilities and services except storm drainage. It is proposed that a drainage pond serve part of the property.

- (d) Maximum efficiency of land uses within and on the fringe of the existing urban area:

The proposed General Commercial designation would result in a logical westerly extension of existing commercial uses located between Highway 197 and the subject property. Surrounding land use is commercial and industrial, with some vacant, unbuildable area across East Second Street (bluff).

- (e) Environmental, energy, economic, and social consequences:

No adverse environmental, energy, economic, or social consequences resulting from a map change from Heavy Industry to General Commercial have been identified.

The proposal does not conflict with any Comprehensive Plan goals or policies for the area or community.

3. The proposal is consistent with Statewide Planning Goals as follows:

Statewide Planning Goals:

1. Citizen Involvement: The Planning Commission has given adequate opportunity for public input (See Finding #1).
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, Historic and Natural Resources: There are no sites on or immediately adjacent to the subject parcel which will be adversely impacted.
6. Air, Water and Land Resource Quality: Water, sewer and storm drainage facilities will be developed in accordance with City standards.
7. Natural Disasters and Hazards: Property is not within or adjacent to any identified natural hazard.
8. Recreational Needs: The request will not adversely impact any recreation area or add to recreation needs.
9. Economy: See Paragraph 2 of B.2(b) on Page 1 of this Resolution.
10. Housing: The change does not affect the supply of residential land. Existing housing would not be adversely impacted.
11. Public Facilities and Services: Public facilities can be provided to the site.
12. Transportation: Property is located on an arterial street suitable for commercial development.
13. Energy Conservation: It is anticipated that change of the designation from Industrial to General Commercial would not have a major impact on this goal.
14. Urbanization: Property is within the urban growth boundary (and incorporated area).

C. 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 1st DAY OF December, 1983.


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 1st day of December, 1983.

AYES: COMMISSIONERS: Ward, Donnell, Honald, Northrop, Elliott
NOES: COMMISSIONERS: none
ABSENT: COMMISSIONERS: Matthew
ABSTAIN: COMMISSIONERS: none

ATTEST:


Secretary, Planning Commission



AREA OF PROPOSED CHANGE FROM HEAVY
INDUSTRY TO GENERAL COMMERCIAL

- Existing Zoning Boundary
CG General Commercial
M-1 Light Industry
M-2 Heavy Industry

Scale = 1" = 600'

