

RESOLUTION NO. P.C. 37-83

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF THE DALLES APPROVING ZONING ORDINANCE AMENDMENT #25-83, A ZONING CLASSIFICATION CHANGE FROM R-3 AND RMH ZONING DISTRICTS TO CN (NEIGHBORHOOD COMMERCIAL) ZONING DISTRICT FOR PROPERTY LOCATED AT THE INTERSECTION OF WEST TENTH STREET AND HOSTETTLER ROAD.

I. Recitals.

- (A) On March 3, 1983, the Planning Commission initiated the procedures for a zoning classification change as follows:

From Multi-Family Residential ('R-3') to Neighborhood Commercial ('CN') for Tax Lots 100, 4800, 4900, and 5000 in Section 29CC, Township 2N, Range 13E, and

From Mobile Home Residential ('RMH') to Neighborhood Commercial ('CN') for Tax Lots 800 and 900 in Section 29, Township 2N, Range 13E.


- (B) Said property has been approved for NEIGHBORHOOD COMMERCIAL in the Comprehensive Plan, pursuant to Planning Commission Resolution #36-83.
- (C) The Planning Commission has heretofore on April 7, 1983, conducted a public hearing to consider Z.O.A. #25-83.
- (D) Criteria by which zoning ordinance amendments for unacknowledged jurisdictions are to be evaluated include LCDC Goals and 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. Z.O.A. #25-83 is hereby approved for the following reasons:
1. The proposal is consistent with Statewide Planning Goals for the same reasons expressed in Resolution No. P.C. 36-83.
 2. The loss of 5.17 acres of vacant R-3 High Density Residential area and approximately one acre of vacant RMH Mobile Home Residential area is mitigated by the recent approval of City R-3 and RMH Districts for the western urban growth area (part of City-County rezoning of entire urban growth area).
 3. The proposal conforms with the Comprehensive Plan for the City of The Dalles as amended by Resolution No. P.C. 36-83.
 4. The adjacent bluff and Wahtonka High School property provide separation of the Neighborhood Commercial area from residential areas.

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 21st DAY OF April, 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 21st day of April, 1983.

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

ATTEST:



Secretary, Planning Commission