

RESOLUTION NO. P.C. 36-83

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF THE DALLES APPROVING COMPREHENSIVE PLAN AMENDMENT NO. 1-83 FOR PROPERTIES 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 Comprehensive Plan Land Use Map amendment to re-designate the following described property from Urban Residential to Neighborhood Commercial:

2N-13-29CC Tax Lots 100, 4800, 4900, and 5000
2N-13-29 Tax Lots 800 and 900

and to amend the Commercial and Industrial Lands Need Analysis section of Goal 9, Economy of the Comprehensive Plan as follows:

- (a) to note 39.3 acres total area, including 15.7 acres of vacant land (tracts) for the Commercial Neighborhood ("CN") Zone; and
- (b) to change the narrative on Page 92 to read: CN Zone - The Neighborhood Commercial Zone is designated in five areas of the City. All but two of the areas are fully developed with retail commercial activities. The largest vacant area contains 9.5 acres and is located within the City's most recent major residential development (Columbia View Heights). This commercial area is geared to serve the future needs of this particular area. The other vacant area is designated to serve the future needs of the west urban area.
- (B) The Planning Commission has heretofore on April 7, 1983, conducted a public hearing to consider Plan Amendment #1-83.
- (C) Criteria by which proposals for unacknowledged Comprehensive Plan map amendments are to be evaluated include LCDC Goals and Comprehensive Plan text. Criteria for text amendments include the LCDC Goals.

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 #1-83 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. The Commission did receive verbal comments in favor of the proposal.

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

Statewide Planning Goals:

1. Citizen Involvement - The Commission held a public hearing on the matter when it recently came to their attention that one was scheduled in response to owner inquiries in July, 1979, but never held due to an oversight. 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 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 Neighborhood Commercial designation.
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 of the State - The proposal will have a slight positive impact on this goal in that allowed commercial uses may provide some employment opportunity.
10. Housing - The proposal will not adversely impact this goal. The subject area has a long history of non-residential use. It has only approximately six acres of vacant area for future residential use. An existing mobile home park included in the amendment will be permitted to continue as a nonconforming use.
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 - The proposal will have a slight positive impact on this goal. Future commercial uses will be closer to surrounding residential use than General Commercial areas to the north and east.
- 14. Urbanization - The proposal will not adversely impact this goal. Population estimates for the western urban growth area (City and unincorporated) justify a neighborhood commercial area to serve the future needs of this developing area.
- 3. The map amendment is consistent with the Comprehensive Plan text including the Guidelines for the Neighborhood Commercial designation which states in part:

"Purpose: To provide in residential districts certain areas that will provide limited commercial uses as a convenience to neighborhood residents."

"Standards: 1. Such areas shall be at least one-half mile from areas providing similar commercial activities."

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.

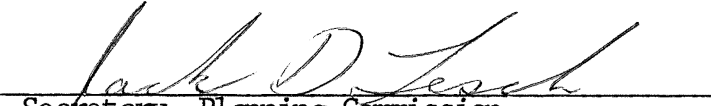
ADOPTED AND APPROVED THIS 21st DAY OF April , 1983.



 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