

RESOLUTION NO. P.C. 24-82

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF THE DALLES RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONING ORDINANCE AMENDMENT # 24-82, CHANGES WHICH PROVIDE THAT THE ZONING ORDINANCE COMPLIES WITH THE CITY COMPREHENSIVE PLAN AND THE LAND CONSERVATION AND DEVELOPMENT COMMISSION (LCDC) GOALS.

I. Recitals.

- (A) The Land Conservation and Development Commission in their review of the Comprehensive Plan and implementing ordinances issued, on January 14, 1982, an order requiring that the City correct the conflicts between the Zoning Ordinance and the Comprehensive Plan and LCDC goals.
- (B) The Planning Commission of the City of The Dalles initiated the procedures for a Zoning Ordinance Amendment on May 6, 1982, to provide an ordinance which complies with the City's Comprehensive Plan and the LCDC goals.
- (C) Section 21.060 (C) of the City of The Dalles Zoning Ordinance permits the Planning Commission, upon its own motion, to recommend to City Council amendments to the zoning ordinance.
- (D) The Planning Commission has heretofore on June 17, 1982, conducted a public hearing in compliance with Goal 2 to consider Z.O.A. #24-82.

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. # 24-82 has been reviewed against the following criteria:
 - 1. Land Conservation and Development Commission State planning goals.
 - 2. City of The Dalles Comprehensive Plan.
- C. Z.O.A. # 24-82 was submitted as evidence as EXHIBIT "A" and includes the complete amendments to Ordinance No. 80-986, as amended, the Zoning ordinance.
- D. There were no facts presented in opposition to the Z.O.A. # 24-82 by any person during the public hearing on June 17, 1982.

- E. The City does not have an acknowledged Comprehensive Plan and therefore makes the following findings addressing the LCDC goals:
1. Opportunities were made available on March 18, April 8, April 15, May 6, May 20, and June 3 for citizens to review and discuss all proposed zoning ordinance amendments prior to the public hearing. LCDC Goal 1 has been met.
 2. A procedure for planning and zoning changes and reviews is contained in the existing ordinance. Amendments were offered to: streamline the review procedure for Community facilities by requiring only one permit hearing; appoint the Planning Commission as the board of appeals to review matters concerning use of signs; and criteria for site plan review was developed to ensure efficient review and decision making concerning proposals. Goal 2 has been met.
 3. Goal 3 does not apply (agricultural lands).
 4. Goal 4 does not apply (forest lands).
 5. Open spaces, scenic and historic areas, and natural resources are protected and promoted by the existing ordinance. No amendments were offered. Goal 5 has been met.
 6. Air, water and land resources quality are maintained and improved by the existing ordinance. No amendments were offered. Goal 6 has been met.
 7. Life and property are protected from disasters and hazards by the existing ordinance. No amendments were offered. Goal 7 has been met.
 8. Guidelines for recreation areas, facilities and opportunities are provided by the existing ordinance. No amendments were offered. Goal 8 has been met.
 9. Guidelines are provided for economic diversification and growth in the existing ordinance. Amendments were offered to eliminate permission for residential uses from areas zoned for commercial and industrial purposes. Goal 9 has been met.
 10. Diversity of housing types and densities was provided for in the existing zoning ordinance. Amendments were offered to reduce the density in the "RMH" (Residential Mobile Home) zoning district and to increase the density allowed by the use of Planned Developments and Cluster Housing in each residential zoning district. Goal 10 has been met.

11. Guidelines for public facilities and services to be provided in an orderly fashion are in the existing ordinance. No amendments were offered. Goal 11 has been met.
12. Transportation planning guidelines are included in the existing ordinance. No amendments were offered. Goal 12 has been met.
13. Guidelines for land use management to conserve energy is provided in the existing ordinance and is based upon sound economic principles. No amendments were offered. Goal 13 has been met.
14. Provisions are included in the existing ordinance for an orderly transition from rural to urban land uses. No amendments were offered. Goal 14 has been met.

F. The Planning Commission recommends adoption of Z.O.A. #24-82 to the City Council.

G. The Secretary of the Commission shall (a) certify to the adoption of this Resolution and (b) forthwith transmit a copy of said Resolution to the City Council of City of The Dalles.

ADOPTED and APPROVED THIS 19th day of August, 1982.




CHAIRMAN, PLANNING COMMISSION

I, Kathy Hunter, 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 19th day of August, 1982.

AYES: COMMISSIONERS:
NOES: COMMISSIONERS:
ABSENT: COMMISSIONERS:
ABSTAIN: COMMISSIONERS:

ATTEST: _____



Secretary, Planning Commission