



## **CITY of THE DALLES**

313 COURT STREET  
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125  
PLANNING DEPARTMENT

# **MINUTES**

## **CITY OF THE DALLES PLANNING COMMISSION**

CITY HALL COUNCIL CHAMBERS

313 COURT SREET

THE DALLES, OREGON 97058

CONDUCTED IN A MEETING ROOM IN COMPLIANCE WITH ADA STANDARDS

**THURSDAY, OCTOBER 5, 2017**

**6:00 P.M.**

### **I. CALL TO ORDER**

Chair Lavier called the meeting to order at 6:01 p.m.

### **II. ROLL CALL**

In Attendance

Commissioners: Bruce Lavier, April Moore, John Nelson, Mark Poppoff and Steve Ross

Absent: Sherry DuFault and Jeff Stiles

Staff: Planning Director Steve Harris, City Attorney Gene Parker, Senior Planner Dawn Hert and City Engineer Dale McCabe

### **III. APPROVAL OF AGENDA**

Commissioner Nelson moved to approve the agenda. Commissioner Poppoff seconded the motion; the motion passed unanimously.

### **IV. APPROVAL OF MINUTES**

Commissioner Ross moved to approve the minutes of September 7, 2017; Commissioner Nelson seconded the motion; the motion passed unanimously.

### **V. PUBLIC COMMENTS**

None.

### **VI. PUBLIC HEARING**

#### **A. REQUEST: Conditional Use Permit 188-17 – Robert Wolfe**

Chair Lavier read the rules for a public hearing. He then asked the Commission if they had any ex parte contact, conflict of interest or bias that would prevent an impartial decision. Hearing none, Lavier opened the public hearing at 6:07 p.m.

Senior Planner Hert presented the staff report.

Hert clarified access to the site was on a gravel road not maintained by the City; there were no plans to improve the street.

Proponents:

Robert Wolfe  
2504 E. 16<sup>th</sup> Street  
The Dalles, Oregon 97058

Mr. Wolfe stated the garage was for personal use. Wolfe said the placement of the garage would not impede views enjoyed by neighboring homes.

Chair Lavier closed the public hearing at 6:20 p.m.

Commissioner Moore moved to approve the application based on findings of fact and with specified conditions of approval. Commissioner Poppoff seconded the motion; the motion passed unanimously.

**B. REQUEST:** Conditional Use Permit 173-14 – Reconsideration of Condition of Approval No. 13 Pertaining to Submission of a Traffic and Improvement Plan for Dry Hollow Elementary School

Chair Lavier read the rules for a public hearing. He then asked the Commission if they had any ex parte contact, conflict of interest or bias that would prevent an impartial decision.

Commissioner Nelson stated for full disclosure that he was a school board director for the Wasco County School District. Nelson said he had not discussed CUP 173-14 with other school board members.

Chair Lavier called a recess at 6:25 p.m. to allow City Attorney Parker time to research the potential conflict.

Chair Lavier re-opened the meeting at 6:30 p.m.

City Attorney Parker stated based on his review there would not be a financial conflict for Commissioner Nelson. Parker saw no basis for Nelson to be disqualified.

Chair Lavier re-opened the public hearing at 6:32 p.m.

Director Harris presented the staff report. Harris referred to correspondence submitted by Commissioner Stiles, Exhibit 1, and by Dan Hammel, Exhibit 2. Each letter expressed concerns.

Fred Davis  
Traffic Safety Commission Member  
1005 E 11<sup>th</sup> Street  
The Dalles, Oregon 97058

Mr. Davis stated this is a challenging issue for the school. The Traffic Safety Commission looks at it from a safety perspective. There is disregard for traffic rules by parents. Both parents and the public have expressed significant concern. Davis said there were no teeth in the CUP. Without enforcement, the situation will continue as is.

Chair Lavier invited comment from proponents.

Proponents:

Randy Anderson  
Chief Financial Officer  
North Wasco County School District 21  
3632 W. 10<sup>th</sup> Street  
The Dalles, Oregon 97058

Anderson stated student safety is of paramount importance to the District. The District obtained one cost estimate; no engineered drawings were completed. The District is resource limited. The site makes improvement difficult.

Anderson said current enrollment is lower now than at the time the modular buildings were installed; the modulars did not cause the bottleneck.

Theresa Peters  
Principal  
Dry Hollow Elementary  
1314 E. 19<sup>th</sup> Street  
The Dalles, Oregon 97058

Peters described actions adopted to reduce congestion. They include orchestrated dismissal procedures (detailed in an arrival and dismissal letter distributed to all new and returning families), training for crossing guards, flags, and signage.

Taylor Smith  
Engagement Lead for Blue Zones Projects  
1022 E 9<sup>th</sup> Street  
The Dalles, Oregon 97058

Smith stated that at the Built Environment Policy Workshop, the intersection of East 19<sup>th</sup> Street and Dry Hollow was identified as a problem area. Smith said there are affordable creative solutions. One is a "traffic calming demonstration" using tires and planters to demonstrate what the intersection could look like in order to increase walkability to schools.

Commissioner Nelson inquired if anyone had given thought to changing the usage, e.g., no more delivery and pick-up of students. That action would force people to make a family decision for getting students to school.

Smith stated Blue Zones had a "walking school bus," a drop-off point away from the school where students could meet and walk to school together or with a chaperone.

Candy Armstrong  
Superintendent  
North Wasco County School District 21  
3632 W. 10<sup>th</sup> Street  
The Dalles, Oregon 97058

Armstrong stated a good direction for the District would be to collect statistics on the students (ride the bus, walk, bike, parent drop-off) prior to a decision. Armstrong was in favor of more time to continue this conversation and acquire expertise currently unavailable to the District.

Armstrong said the District is trying to get more students to walk to school as part of the Fit in Wasco effort led by Dr. McDonald. Volunteers from the Health Department come once monthly to help; teachers are participating in a challenge to get more students to walk to school.

Don Carter  
Director of Facilities  
North Wasco County School District 21  
3455 Royal Crest Drive  
The Dalles, Oregon 97058

Carter stated until sidewalks are in place, students will not walk to school. He said a partnership with the City is necessary for sidewalks and safe routes. He has noticed an improvement.

Upon further discussion Commissioner Nelson moved to continue the public hearing until the November 16, 2017 Planning Commission meeting for the purposes of considering changes to the language in Condition #13 for the Conditional Use Permit. Commissioner Poppoff seconded the motion; the motion passed unanimously.

## **VII. RESOLUTION**

- A. RESOLUTION 567-17:** Approving Conditional Use Permit 188-17 of Robert Wolfe to site and construct an eight bay garage for storage of personal vehicles.

Commissioner Nelson moved to approve Resolution 567-17 as presented. Commissioner Ross seconded the motion; the motion passed unanimously.

## **VIII. STAFF COMMENTS**

Director Harris stated there were no agenda items for the scheduled October 19, 2017 meeting. The October 19 meeting was cancelled; the next meeting will be held November 2, 2017.

Harris stated a new Planner will join the staff in November, 2017.

## **IX. COMMISSIONER COMMENTS OR QUESTIONS**

None.

**X. ADJOURNMENT**

Chair Lavier adjourned the meeting at 8:12 p.m.

Respectfully Submitted  
Paula Webb, Planning Secretary

  
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Bruce Lavier, Chair

**Paula Webb**

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**From:** Jeff Stiles <Jeff@leelandprop.com>  
**Sent:** Tuesday, October 03, 2017 3:50 PM  
**To:** Paula Webb  
**Subject:** RE: PC Meeting, October 5, 2017

I will be in Albuquerque till Sunday night visiting my son and daughter in law. Please let them know that I think we need to hold D21 accountable for the safety of the children and parents. This should addressed before going out for a bond for new buildings. The fact that they have blown this off for 3 years indicates that it is not a priority to them.

Jeff Stiles  
Property Manager  
Leeland Property Management, LLC  
541-296-3395

**From:** Paula Webb [<mailto:pwebb@ci.the-dalles.or.us>]  
**Sent:** Tuesday, October 03, 2017 3:35 PM  
**To:** April Moore ([teammoorekellerwilliams@gmail.com](mailto:teammoorekellerwilliams@gmail.com)) <[teammoorekellerwilliams@gmail.com](mailto:teammoorekellerwilliams@gmail.com)>; 'Bruce Lavier' <[blavier@gorge.net](mailto:blavier@gorge.net)>; Jeff Stiles <[jeff@leelandprop.com](mailto:jeff@leelandprop.com)>; 'jeffstiles@charter.net' <[jeffstiles@charter.net](mailto:jeffstiles@charter.net)>; John Nelson <[joteg@gorge.net](mailto:joteg@gorge.net)>; Sherry DuFault <[sherdufault@gmail.com](mailto:sherdufault@gmail.com)>; Steve Ross <[sross@tonkin.com](mailto:sross@tonkin.com)>  
**Subject:** PC Meeting, October 5, 2017

Good afternoon,

The Planning Commission meeting is scheduled for October 5, 2017. Please let me know if you will attend and if you would like a hard copy of the packet (56 pages).

Thank you!

Paula Webb  
Planning Secretary  
City of The Dalles  
541-296-5481 x1125

Planning Commission Members:

My name is Daniel Hammel and reside at 2005 Lewis Street, The Dalles. I first want to apologize for not being available to personally give my testimony at this meeting due to a prior commitment, but am available for any follow up questions within 24 hours.

When North Wasco County School District #21 originally applied for their Conditional Use Permit, I was in opposition of the placement of the modular classrooms on the upper field at Dry Hollow Elementary. One of the issues that I had presented of concern was related to the issues related to traffic. I had made the statement during my testimony in opposition, that it is not a matter of if, but when an incident is going to happen involving the injury or death of an individual. It was my understanding that as a result of the information presented, one of the requirements was not only to have a traffic study conducted, but to have a plan for mitigation.

The issue of excessive traffic and concerns of safety for all persons involved has not reduced over the past years. In fact, I have witnessed an increase in traffic and near misses. Personally witnessing individuals opening up doors into traffic, suddenly pulling out into traffic, turning across traffic to turn around and individuals running across 19<sup>th</sup> Street without regards to traffic in motion. I understand that the school has limited control over what individuals do, however, they have acknowledge through the CUP, that there is an issue with traffic and safety. While full mitigation of the traffic congestion is not likely probable, a plan to mitigate the safety of our children needs to be our focus.

I wanted to pose the following question, specifically related to the requirements of providing a solution to the safety. If the School District does not provide a reasonable solution, what level of liability are they accepting. If allowed to change or not meet an original requirement, then are we saying it would be ok for other individuals and businesses to alter their requirements. I would ask that the Planning Commission take into consideration all of the issues. Do we want to be a reactive community and decide that something has to be done after an injury or death has happened, or do we want to be proactive and follow through with decisions, especially when they have a direct connection to the safety of our citizens.

It is my understanding that the School District has conducted the traffic study, but are now at the deadline for implementing a plan. Having an increase presence of law enforcement, using drop off flags along the 19<sup>th</sup> street frontage have not had any real impact on the reduction of near misses. There needs to be a solution to how kids are being dropped off before an incident happens. I know through conversations, that one possible option that was being researched was providing some type of drop off area using the existing lower field. While the traffic congestion at 19<sup>th</sup> and Dry Hollow would not be reduced, we would be resolving the safety issue, which needs to be the primary focus on any alteration to the existing CUP.

I appreciate the opportunity to give my testimony to the Planning Commission and ask that they take a careful look into what needs to be addressed for the safety of all.

Thanks,

Daniel Hammel

