



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, SEPTEMBER 7, 2017

6:00 P.M.

I. CALL TO ORDER

Chair Lavier called the meeting to order at 5:58 p.m.

II. ROLL CALL

In Attendance

Commissioners: Sherry DuFault, Bruce Lavier, April Moore, John Nelson, Mark Poppoff (arrived at 6:03 p.m.), Steve Ross and Jeff Stiles

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

III. APPROVAL OF AGENDA

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

IV. APPROVAL OF MINUTES

Commissioner DuFault moved to approve the minutes of July 20, 2017; Commissioner Moore seconded the motion. The motion passed 6-0; Stiles abstained.

V. PUBLIC COMMENTS

Leticia Valle, Community Program Manager for Blue Zones Project in The Dalles, provided information on the Built Environment Summit scheduled for September 25, 2017.

Valle stated the project is a community led, community wide health and well-being initiative that works with people, places and policies to create a built environment that will allow us to live longer, happier, healthier lives.

Project goals include:

- Engaging the community
- Access to healthy fresh fruits and vegetables
- Community gardens
- Health impact fee for sugary beverages

Valle stated the project works with the City, Wasco County and the entire Gorge area.

VI. PUBLIC HEARING

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 6:10 p.m.

A. Conditional Use Permit 187-17 – Andrew Thompson

Senior Planner Hert presented the staff report.

In response to Commissioner questions:

- There will be an enclosed, slatted, fenced area; barbed wire will not be used.
- Due to larger sized parcels, eight properties were notified. The public is not notified individually; a notice is published in The Dalles Chronicle and notice is sent to related agencies.

Proponents:

Andrew Thompson
PO Box 187
Grass Valley, Oregon 97029

In response to Commissioner questions:

- The product can be smoked or vaped; with additional refinement, the product can be used for topicals and edibles.
- Solvents are 99 percent recycled; a small amount evaporates.
- OLCC defines “secure disposal.” Previously, plant material was mixed with used spent soil and deposited in the trash. Thompson will follow up with the OLCC for current requirements.
- The process is very stable; it is UL certified and previously used for essential oils.
- The process of extraction is regulated by the OLCC.
- Thompson must secure a license before acquiring customers. He plans to serve local dispensaries, as well as the rest of the Gorge and Oregon.
- Thompson planned to locate in The Dalles due to opportunity, a power source, and a lack of licensed processors in the Gorge.

There were no opponents.

The following topics were discussed:

- Hert stated there have been no complaints regarding existing operations.
- Thompson stated he has a bank account at a credit union.
- There is no data on residual effects to land used in the extraction process.
- Material is handled in a “seed to tracking sale” system. Thompson purchases the material from the grower. Material is packaged, sealed, and labeled for transfer transcript. The material is then picked up, paperwork is completed, and the material is taken to Thompson’s location.

Chair Lavier closed the public hearing at 6:36 p.m.

Commissioner Nelson moved to approve Conditional Use Permit 187-17 in accordance with the finding of facts and the recommended conditions of approval. Commissioner Ross seconded the motion. The motion passed 5-2, DuFault and Stiles opposed.

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 re-opened the public hearing at 6:39 p.m.

B. Adjustment 17-028 and Adjustment 17-029, Jeff and Gina Cochenour

Senior Planner Hert presented the staff report.

Proponents:

Jeff Cochenour
1902 Golden Way
The Dalles, Oregon 97058

Cochenour stated his plan was to develop the property to utilize the best view.

There were no opponents.

Chair Lavier closed the public hearing at 7:09 p.m.

Commissioner DuFault moved to approve Adjustment 17-028 and Adjustment 17-029 based on findings of fact and recommended conditions of approval. Commissioner Stiles seconded the motion; the motion passed unanimously.

VII. RESOLUTION

A. Resolution 567-17: Approving Conditional Use Permit 187-17, Andrew Thompson

Commissioner Nelson moved to approve Resolution 567-17; Commissioner Ross seconded the motion. The motion passed 5-2; DuFault and Stiles opposed.

B. Resolution 568-17: Approving Adjustment 17-028 and Adjustment 17-029, Jeff and Gina Cochenour

Commissioner Stiles moved to approve Resolution 568-17; Commissioner DuFault seconded the motion. The motion passed unanimously.

IX. STAFF COMMENTS

The next Commission meeting is scheduled for September 21, 2017.

Harris stated the agenda would include a public hearing for the North Wasco County School District 21, Dry Hollow Elementary School. One condition was that the school district submit a plan for parking, student drop off and pick up. This issue was also a topic of the City's Traffic Safety Committee.

In response to Commissioner Nelson's inquiry at the July 20, 2017, Planning Commission meeting, Harris stated that the setback condition specified only buildings (not cooling tanks). Condition 5 read, "No portion of the building over 55 feet in height shall be located within 50 feet of the Riverfront Trail." Condition 6 stated, "A landscape buffer will be provided between the buildings and the trail."

Commission discussion suggested further scrutiny of the conceptual plan process.

Director Harris provided an update on A&P Recycling. Mr. Lepinski submitted an appeal to the revocation of SPR 42-83. That appeal was found to be invalid. Mr. Lepinski is in the process of closing the operation.

Director Harris stated the Urban Renewal Agency Board was holding discussions on future priorities of the Agency. One item under discussion was a vision or master plan for the downtown. Harris said there may be an upcoming opportunity for a visioning exercise. Commission consensus was that some impact or role by the Planning Commission would be an appropriate contribution to those discussions.

Commissioner comments included an inquiry on the status of Wal-Mart; City Attorney Parker replied he was waiting on the Court of Appeals.

Also mentioned was the recreational marijuana establishment on West 6th Street. That issue has been turned over to the City Attorney's office.

X. ADJOURNMENT

Chair Lavier adjourned the meeting at 7:45 p.m.

Respectfully Submitted
Paula Webb, Planning Secretary



Bruce Lavier, Chair