



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481

AGENDA
CITY OF THE DALLES PLANNING COMMISSION
CITY HALL COUNCIL CHAMBERS
313 COURT SREET
THE DALLES, OREGON 97058
CONDUCTED IN A HANDICAP ACCESSIBLE MEETING ROOM

THURSDAY, MARCH 21, 2002
6:30 P.M.

- I. Call to order
- II. Roll call
- III. Approval of agenda
- IV. Approval of minutes: March 7, 2002
- V. Public Comment
- VI. Public Hearings

A. Continued Hearing for Conditional Use Permit 126-02 of Mid-Columbia Medical Center to site a Helistop for Lifelight transport at the Fire Department Training Grounds. Property is located at 1400 W. 8th Street and is further described as 1N 13E 4 Tax Lot 101. Property is zoned "RH" – Residential Medium High Density with a "CFO"-Community Facility Overlay zone.

B. Comprehensive Plan Amendment 26-02 of the City of The Dalles to allow the extension of urban services, specifically wastewater collection facilities, to certain specific properties outside the City's Urban Growth Boundary. The properties are located along W. 16th Street between Meek Street and Kingsley Street and are further described as 2N 13E 32 Tax Lots 300, 301, 302, 500, 600; 2N 13E 32C Tax Lot 1200; and 2N 13E 32DC Tax Lot 2800. Property is zoned "R-R (5)", Rural Residential, in the General Management Area of the Columbia River Gorge National Scenic Area.

VII. Resolutions

Resolution #429-02 approving, with conditions, Conditional Use Permit 126-01 of Mid-Columbia Medical Center to site a Helistop for Lifelight transport at the Fire Department Training Grounds.

Resolution #431-02 recommending approval to City Council of Comprehensive Plan Amendment 26-02 of the City of The Dalles to allow the extension of urban services to certain specific properties outside the City's Urban Growth Boundary.

VIII. Action Item

Revocation of Conditional Use Permit 117-00 of Windy River Gleaners
(Supporting documentation for this action item will be distributed next week)

IX. Commissioner Comments/Concerns

X. Next meeting date: April 4, 2002.

XI. Adjournment

18th

Mark Poppoff
213 E. 9th Street
The Dalles, OR 97058

Jean E. Thomas
909 West 10th Street
The Dalles, OR 97058
*

Bruce Lavier
2300 East 13th Street
The Dalles, OR 97058
*

Ted Bryant
1614 Trevitt
The Dalles, OR 97058
*

Ron Ahlberg
1208 Roberts Street
The Dalles, OR 97058
*

Dan Durow
Community Develop. Director
*

Mid-Columbia Medical Center
1700 E. 19th Street
The Dalles, OR 97058
Attn: Mark Scott

Y 102 Radio
News Dept.
FAX 298-7775

Mayor and City Council
Agenda & Minutes
6 copies

Ron Graves, Soil Conservation
2325 River Road, Suite 3
The Dalles, OR 97058
#

Wasco County Planning
2705 East 2nd Street
The Dalles, OR 97058
#

FW Dodge Reports
Attention: Denis Busz
1200 NW Front Ave. Suite 180
Portland, OR 97209

KLCK Radio
P.O. Box 305
Goldendale, WA 98620

Bob Ulrich
1504 West 12th Street
The Dalles, OR 97058 #

KYYT & KLCK
P.O. Box 1023
The Dalles, OR 97058
*

REMAX Results Inc.
419 State Street, Suite #1
Hood River, Oregon 97031
#

Oregonian Rep.
1209 State Street
Hood River, OR 97031
#

LCG Company Att: Greg Manning
16427 NE Airport Way
Portland, OR 97230
#

Elroy King
P.O. Box 1910
The Dalles, OR 97058
#

Klickitat County Planning
228 W. Main St. Room 150
Goldendale, WA 98620

Media
(2 Agenda Only
Upstairs Pick-Up)

Nolan Young
City Manager
*

Gene Parker
City Attorney
*

Dale McCabe
Brian Stahl
Public Works
*

James H. Bean
1300 S.W. Fifth Ave. Suite 3400
Portland, OR 97201-5696

Mark and RaeAnn Clark
1001 Cherry Heights Rd.
The Dalles, OR 97058

Mid-Columbia Fire and Rescue
1400 West Eighth Street
The Dalles, OR 97508



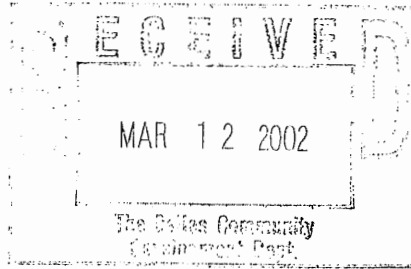
Oregon

John A. Kitzhaber, M.D., Governor

Department of Transportation

Aeronautics
3040 25th Street SE
Salem, OR 97310-0100
(503) 378-4880
FAX (503) 373-1688
1-800-874-0102
(Oregon/Washington Only)

March 11, 2002



FILE CODE:

Dan Meader, Contract Planner
City of The Dalles
Planning and Community
Development Dept.
313 Court St.
The Dalles, OR 97058

Dear Mr. Meader,

This is to confirm our conversation concerning the proposed Mid-Columbia Fire & Rescue Heliport.

Attached to our Site Investigation Report for this heliport, are two maps that are labeled with an arrow device. These labels indicate nothing more than the location of the site. They are simply placed on the map so as to cover as little map information as possible.

Specific helipad lighting is not required. The only purpose of helipad lighting is to help the pilot locate the pad from the air at night. All helicopters have powerful landing lights that illuminate the landing pad for the final approach and landing. There is ample lighting around the Fire Station area to allow pilots to easily locate the landing area at night. Marking the pad with reflective paint would be of some benefit. A problem with many heliports is the tendency to over-illuminate them. Bright flood lighting actually has a detrimental effect. Bright lights and the glare they can produce can be blinding to approaching pilots.

There are many approach/departure paths available around the pad. The only area that is not usable right now, is to the north. The tall power lines here preclude operations in that direction. Development to the east would still leave approach paths from the south and west.

I hope this addresses your questions adequately. If I can provide any other information, please contact me at this office.

Sincerely,

Gerald E. Eames
Manager, Air Operations



Oregon

John A. Kitzhaber, M.D., Governor



3040 - 25th Street SE
Salem, OR 97302-1125
Phone: (503) 378-4880
(800) 874-0102
FAX: (503) 373-1688

January 31, 2002

Stu Nagel, Fire Marshal
Mid-Columbia Fire and Rescue
1400 W. 8th
The Dalles, OR 97058

Mid-Columbia Fire & Rescue Heliport
Provisional Heliport Site Approval

Provisional approval is granted for your proposed Heliport site located in the west section of The Dalles, Oregon. This approval is for a personal-use heliport to be used for medical and other emergency services.

Final site approval may be granted after 30 days if the following conditions are met:

- We must receive evidence that you have notified the Federal Aviation Administration (FAA) of your proposal;
- We must be advised by the City of The Dalles that this proposal is in conformance with the Comprehensive Land-Use Plan for the area;

Enclosed is an FAA Form 7480-1 to be used for the Federal notification. Please complete this form, attach a copy of the The Dalles South Quadrangle chart that I have enclosed and send it to the address indicated.

If you have any questions or if we may be of any assistance, please contact me at this office.

Sincerely,

Gerald E. Eames
Mgr., Air Operations

cc: FAA, Seattle Airports District Office
✓ The Dalles Planning Dept.
Mark Clark



**OREGON AERONAUTICS SECTION
SITE INVESTIGATION REPORT**

Date of Investigation 12/20/01

By GEE

1. Proposed Name MID-COLUMBIA FIRE & RESCUE HP

2. Associated City THE DALLES County WASCO

3. Land Use Authority CITY

4. Location: WEST EDGE OF CITY

Twnshp 2N, Range 13E, Sec. 33 Lat. 45°36'23"N Long. 121°12'11"W

Quad Map THE DALLES SOUTH 7.5' Sectional SEATTLE

Address 1400 W. 8th

5. Proponent's Name STU NAGEL, FIRE MARSHAL

Address MID-COLUMBIA FIRE & RESCUE
1400 W. 8th
THE DALLES, OR 97058

Phone (W) 541-296-9445

Phone (H) 541-298-9940

Approach
Magnetic Bearings 310° & 020°

6. Runway: Length/Width 50' X 50'

Surface CONC. -SROUND BY ASPH.PRKNG LOT

Elevation 160' EST.

Slope --

7. Approach Slope: FROM SE 10:1 Controlling Obstruction: TERRAIN @ 215'

FROM SSW 10:1 TREES @ 810' AND HIGH TERRAIN @2000'

8. Clear Zone Control --

9. Obstructions and Hazards:

+40' P-LINES 250' NORTH

+20' LIGHT POLES-200' NNE, AND 120' SOUTH (SHOULD BE REMOVED)

+6' FENCE SURROUNDS YARD WHERE HP IS LOCATED. CLOSEST POINT IS 75' EAST OF PAD

10. Proposed Use:

PERSONAL -USE TO BE USED FOR MEDICAL AND OTHER EMERGENCY SERVICES.

11. Number of Based Aircraft: Single _____ Multi _____ Helicopters NONE BASED

Type of Aircraft TYPICAL EMS TYPES,-- BELL-206, BO-105 ETC.

Estimated Average Number of Landings:

Monthly 1-2 Night Landings _____

12. Lighting --

13. Other Airports/Heliports within five miles:

THE DALLES MUNICIPAL, (PUB-IFR) - 1.7 MI. NE
CHENOWITH AIRPARK (PVT) -3.5 MI. W
POINTERS AP (PVT) - 3.5 MI. SW
HONOLD AP - CLOSED 1997

14. Traffic Pattern:

APPROACH FROM SE AND SSW

15. Airspace Considerations:

OVERLYING AIRSPACE IS CLASS E - UNCONTROLLED TO 700' AGL.

16. Noise Considerations:

AREA IS MIXED INDUSTRIAL -COMMERCIAL. NEAREST RESIDENCE IS ABOUT 750' TO SOUTH. LOW NUMBER OF OPERATIONS SHOULD HAVE NEGLIGIBLE IMPACT.

17. Construction Start Date: EXISTING Proposed Completion Date : _____

18. Hangars - --

Taxiway - --

Wind Indicator - WIND SOCK ON FIRE STATION 300' TO WEST.

Ramp - --

Tiedowns - --

Fuel - --

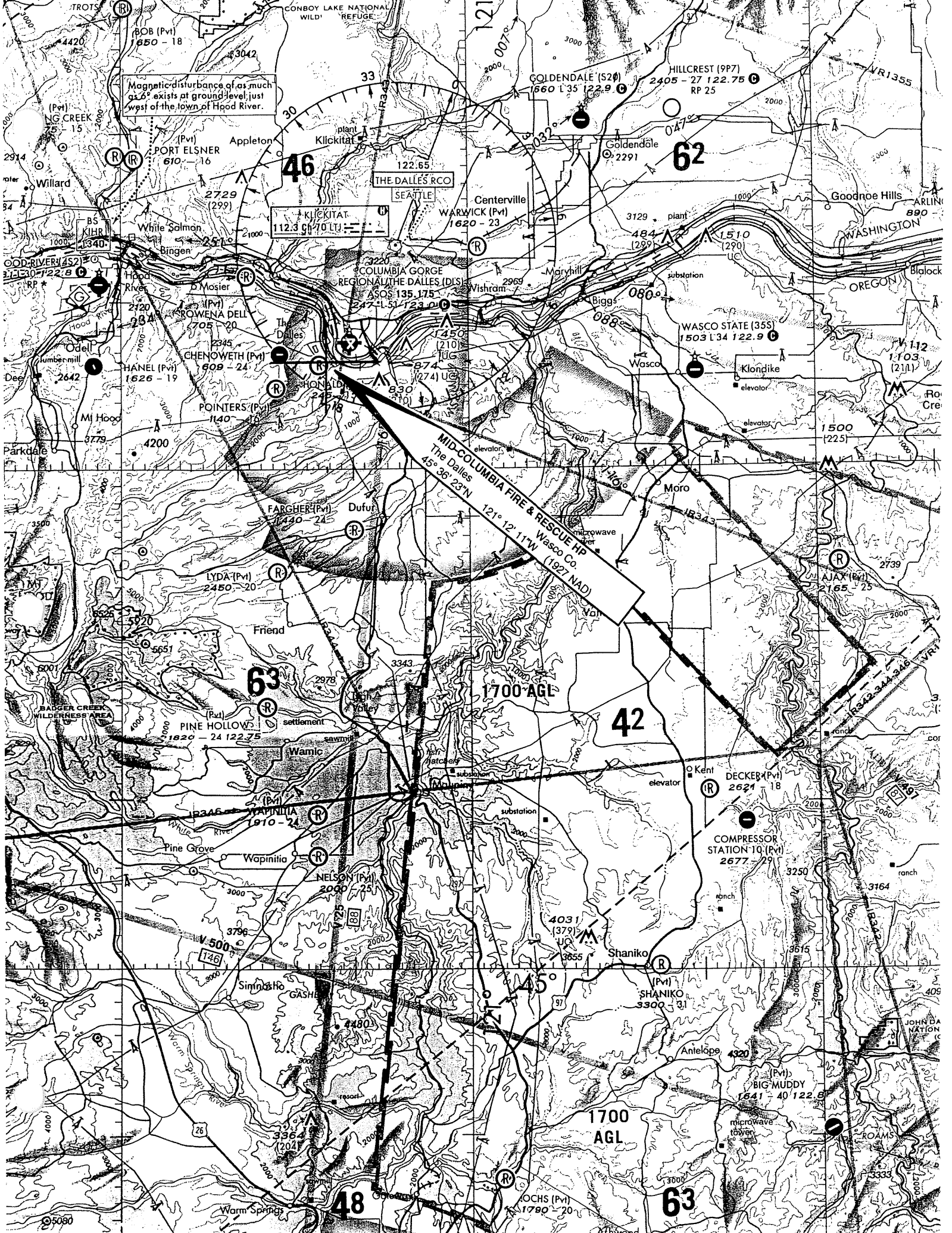
Communications - --

19. Restrictions:

20. Remarks:

THIS SITE IS LOCATED ABOUT 300' EAST OF THE FIRE STATION. IT IS IN THE EAST PORTION OF A VERY LARGE ASPHALT PAVED PARKING LOT. THE AREA IS SURROUNDED BY A 6' FENCE.

THERE IS A 40' POWER LINE ALONG 8TH STREET TO THE NORTH THAT PREVENTS OPERATIONS IN THAT DIRECTION. THERE ARE TWO 20' LIGHT POLES ALONG THE FENCE LINE ON THE EAST SIDE. ONE IS ON THE NE CORNER AND THE OTHER IS TOWARD THE SOUTHEAST CORNER. THE POLE ON THE SOUTHEAST CORNER IS IN THE MIDDLE OF THE EAST AND THE SOUTH APPROACH AREAS AND SHOULD BE REMOVED OR LOWERED TO BE NO HIGHER THAN THE FENCE.



Magnetic disturbance of as much as 2° exists at ground level; just west of the town of Hood River.

46

62

THE DALLES RCO

Klickitat
112.3 50 70 LTJ

COLUMBIA GORGE REGIONAL THE DALLES (DIS)

MID-COLUMBIA FIRE & RESCUE HP
45° 36' 23"N 121° 12' 11"W (1977 NAD)

1700 AGL

42

63

COMPRESSOR STATION 10 (Pvt)

1700 AGL

48

63

Ochs (Pvt)

BUILD IT AND THEY WILL COME ... GOOD AND BAD...

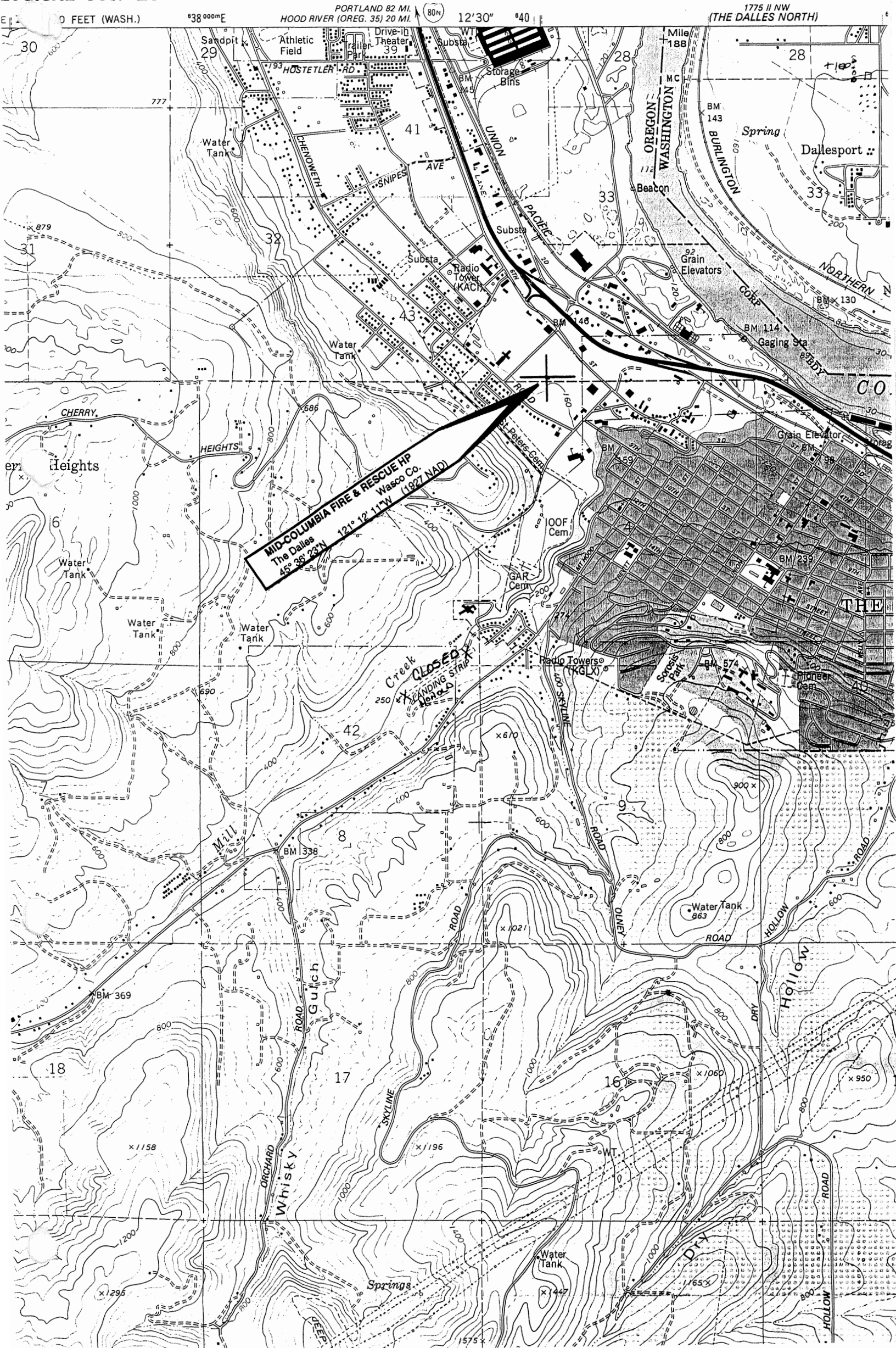
OBSERVATIONS & VIOLATIONS DURING 4 WEEK TIME FRAME OF OPERATION

- 1/19/02 - Church installs 6 basketball backboards – 2 westside complete with baskets – without compliance with permit nor means of control in place. Busy with kids. People playing on facility at 11:30 pm!
- 1/20/02 - Sunday Church dedicates facility
- 1/22/02 - Near accident on 12th Street after 5:00 pm
Had to parallel park in front of house on s. side of 12th St, Car behind stopped while I backed , Then it decided to pull out going around east - Driver of the parked car had jumped in his car and gunned out fast heading east. This made 3 cars all moving thru same space. SCARY!! To be caught in the middle!
- 1/23/02 - Youth Night at Church - Lots of activity and noise outside after dark.
- 1/24/02 - Pop cans and water bottles in 12th St.
- 1/26/02 - Beer cans in 12th St.
- 1/28/02 - Noise compliant – Car parked with radio turned up loud while playing ball.
- 1/31/02 - Garbage & cardboard blowing around facility and into street.
- 2/08/02 - Basketball players on facility at 11:20 pm.
- 2/09/02 - Ball players drive 2 cars onto slab – facing east and west with lights on to see while playing
At 10:30 pm.
- 2/11/02 - Ball players on court at 4:00 pm when one had to take a leak beside church bus, right before everyone.
- 2/12/02 - Pickup drives circles on slab to locate best spot for lights from it to see while playing at 11:36 pm.
- 2/16/02 - Basketball baskets required removed from facility until in compliance.
Peace & quiet restored in neighborhood.

HAROLD & RUBY UTLEY

MARCH 7, 2002
OPPONENT EXHIBIT 1

THE DALLES SOUTH QUADRANGLE
OREGON—WASHINGTON
7.5 MINUTE SERIES (TOPOGRAPHIC)



City of The Dalles

STAFF REPORT

Comprehensive Plan Amendment 26-02

City of The Dalles

Prepared by:



Dan Meader, Contract Planner

Procedure Type:

Quasi-Judicial

Hearing Date:

March 21, 2002

BACKGROUND INFORMATION: This hearing is to request that the Planning Commission approve a Comprehensive Plan Text Amendment necessary to meet State Land Use Planning requirements. There are three existing platted lots, part of the Fruitland Park Addition, which lie adjacent to and southwest of West 16th Street as shown on the attached map.

In 1999, a sanitary sewer line was constructed in West 16th Street fronting these lots. Two of the lots were developed with single-family dwellings, receiving City sewer service and Chenoweth PUD water service. The City's Urban Growth Boundary is established at 16th Street. Lots 42, 43, and 44 are outside the City's Urban Growth Boundary. Further, they are within the National Scenic Area and are technically under the jurisdiction of Wasco County. The third lot, Lot 43, is being developed and was just completing the planning and building permit process when the conflict with the Urban Growth Boundary was discovered. Under State Oregon Land Use Planning Laws, in order to provide utility service, i.e., water and sewer, outside an existing Urban Growth Boundary, the jurisdiction must take an exception to the Statewide Planning Goals (a formal land use planning process) in order to serve the properties. The exception process is somewhat lengthy, but with two properties already served and the third one awaiting a building permit, it is the most reasonable solution to the problem. In addition, there are lots on either side of these three that face the same issue and can be addressed at this time as well. (See attached map.)

The process requires Department of Land Conservation and Development be notified 45 days in advance of the first public hearing before the City Planning Commission. Assuming the Planning Commission recommends approval, a second public hearing before the City Council must also be conducted and the Comprehensive Plan Text actually amended by Ordinance to add what will be called the *Exceptions Statement* (see attached).

ALTERNATIVES:

- A. A no action alternative would jeopardize the services to the two existing dwelling units.
- B. Attempt to expand the Urban Growth Boundary. Since the National Scenic Area boundaries are already established, it would serve no purpose to bring the land into the Urban Growth Boundary.

REQUESTED ACTION:

Move to recommend approval to the City Council for the adoption of the proposed Exceptions Statement as part of the City of The Dalles Comprehensive Plan.

CITY OF THE DALLES
COMPREHENSIVE PLAN AMENDMENT NO. 26 - 02
Exception Statement for Public Utilities Extension

INTRODUCTION

The purpose of this report is to provide the background information and necessary findings to allow the City of The Dalles to take an Exception to the Statewide Planning Goals to allow extension of public services to specified properties outside the City's Urban Growth Boundary. This report will provide the reviewer, both City and State Agencies, the background information, the timetable, and proposed findings of fact to accomplish the Exception. The Exception is adopted as part of the City's Comprehensive Plan but is adopted as an addendum. Neither Comprehensive Plan policies nor Comprehensive Plan Map are proposed to be changed with this action.

BACKGROUND INFORMATION

The properties are located along the southwesterly edge of the City's Urban Growth Boundary, see vicinity map, Map 1. In the early part of 2002, in reviewing an individual utility hookup request, it was determined that the subject property, Tax Lot 300 of 2N-13E-32, Wasco County Assessor Plat, was just outside and immediately adjacent to the City's Urban Growth Boundary. Upon further investigation, it was determined that in 1999 two adjacent lots, one on either side (Tax Lots 302 and 301, 2N-13E-32), had been served with city sewer and Chenowith Water PUD, the local water purveyor in this area. Both of these properties are outside the City's Urban Growth Boundary, but immediately

adjacent to it, see Map 2. The City's Urban Growth Boundary is drawn along 16th Street, shown on the attached map, and a full set of utilities, including water and sewer (see Maps 3 and 4), were placed in it. In 1999, the Public Utilities Department simply responded to the request for connection and provided services. The matter was not reviewed by the City Planning Department as a land use planning issue. Only by accident did the matter come to the Planning Department's attention through the keen sightedness of the City's Associate Planner to catch the obvious error. The Planning Department instituted an in depth analysis and found that the City's Urban Growth Boundary, shown on the attached map, adjoined seven individual parcels that are "lots of record". Four of these parcels are already built out and developed and three are vacant and may be developed. These lots are determined to be "lots of record" by Wasco County, see the attached letter, and, while in the National Scenic Area and the outside the City's Urban Growth Boundary, can be developed. Indeed, four of them are, with three remaining. The City will be able to serve all these properties with future sewer extensions over time. Therefore, it only makes good sense to take an Exception to serve all seven of the properties and get the issue resolved at one time. The attached map shows the seven properties, including with the four developed properties. It is noted that of the four developed properties, only three have sewer service, however, all four have domestic water service.

PROCESS AND TIMETABLE

The Exception Statement is added to the Comprehensive Plan as an amendment.

Therefore, it must go through the full amendment process, which is required by the City

and State law. First, notification of the proposed amendment has to be forwarded to Department of Land Conservation and Development 45 days in advance of the first public hearing, tentatively scheduled for March 21, 2002, before The Dalles City Planning Commission. A subsequent hearing or second hearing is scheduled before the City Council on April 8, 2002. The Dalles City Council, in accordance with the Comprehensive Plan, initiated the proposed amendment and directed staff to prepare the Exception Statement and present it to Planning Commission, and ultimately, the City Council. The policies of Goal 2 of the City's Comprehensive Plan adopted 1994, require:

- A. Compliance with the Statewide Planning Goals and related Administrative Rules as demonstrated.
- B. Conformance with the Comprehensive Plan Goals, policies, and implementative measures is demonstrated.
- C. That change will not adversely affect the health, safety, and welfare of the community.
- D. Adequate public facilities, services, and transportation networks are in placed or planned to be provided with the proposed change.
- E. Plan changes will be consistent with the vision.

Specific findings for these review standards appear later in this report.

EXCEPTIONS STATEMENT

The Exception being taken is to Goal 11, the public facilities goal, which provides that urban services should only be provided within the acknowledged Urban Growth Boundaries. In this instance, four of the seven properties are already served urban services and are just outside and adjacent to the City's Urban Growth Boundary. Based upon the fact that these are lots of record and all seven lots can be developed with single-family residential homes, it is apparent that these lots are irrevocably committed to other uses, specifically urban uses, even though they are outside the Urban Growth Boundary. Therefore, the City will be taking a committed Exception under OAR 660-004-0028, Exception Requirements for Lands Irrevocably Committed to Other Uses.

- (1) This report adopts the necessary findings of fact for the Exception Area for which this committed Exception is being taken. This report will simply be adopted as an addendum to The Dalles Comprehensive Land Use Plan. No changes in policies or Comprehensive Plan Map amendments are being proposed.
- (2) The rule under this section required the Exception Statement to address the following subtopics:
 - (a) *The characteristics of the Exception area.*

FINDING: The properties consist of seven large rural residential lots lying adjacent to the City's Urban Growth Boundary, see Map 2. Most of the properties are slightly less than 5 acres each with the exception of Lot 6, which is 15 acres. Six of the lots were created as part of the Fruitland

Park Addition back in the 1940s. One of the parcels was created as a result of a Minor Partition in 1979. All of the lots slope toward the Columbia River and lie just below the area known as Eagle Caves, a shear rock outcropping that marks the southwestern boundary of the bowl in which the City of The Dalles lies. Since these are north facing slopes, none of the lands in this area have been actively farmed. Vegetation consists of scrub oak and sagebrush.

(b) *The characteristics of adjacent land.*

FINDING: Across 16th Street to the north, as shown on Map 2, lies the City of The Dalles and extensive residential development. Water, sewer, and other public utilities are immediately available in 16th Street. To the south of the subject parcels lies a small band of larger rural residential lots which are bounded by an unnamed road on the north and Eagle Caves bluffs on the extreme south. Little or no development has occurred on these parcels and they are inside the National Scenic Area.

(c) *The relationship between the Exception Area and lands adjacent to it.*

FINDING: The seven lots in the Exception Area are larger lots than those available across the street on 16th Street because of the Urban Growth Boundary, the line of demarcation between urban and rural uses. However, all seven parcels are planned and zoned "RR-5" by Wasco County, see attached letter, and four of the seven lots already have single-

family dwellings upon them, three of which have sewer service, all of which have water service.

(d) Other relevant factors as set forth in OAR 660-040-0028(6)(c)(6) below.

- (3) Whether the use is allowed by the applicable Goal are impracticable as the term is used in ORS 197.732(1)(b).

FINDING: The property is planned and zoned Rural Residential “RR-5” by Wasco County, and as such, is assumed to have been apart of a existing Exception Area in the County’s Land Use Plan. The property is being used as such. All seven of the lots are legal lots of record, four of which have been developed, three are remaining to be developed and will simply take advantage of the available public facilities immediately adjacent to them.

- (4) The conclusion that the Exception Area is irrevocably committed...

FINDING: The lands have been shown to be irrevocably committed to residential development albeit on a large scale. All seven of the parcels are legal lots of record, properly zoned for Rural Residential development, and indeed four of them have already been developed. These are irrevocably committed to other uses other than agriculture, forest, or other resource uses.

- (5) Findings of fact and a statement of reasons that land subject to the Exception is irrevocably committed need not be prepared for each individual parcel.

FINDING: An Exception Statement is being prepared for all seven parcels addressing each of the parcels as a total Exception Area.

(6) Findings of fact in committed Exception Area shall address the following factors.

(a) *Existing adjacent land uses.*

FINDING: Adjacent land uses to the north, including residential uses within the City of The Dalles and its Urban Growth Boundary, and to the south exists vacant land leading to the Eagle Caves bluff.

(b) *Existing public utilities and services, water and sewer.*

FINDING: Both water and sewer are available in 16th Street, which is the boundary line and frontage for most of these lots, see Map 2. Also see Maps 3 and 4 for water and sewer locations.

(c) *Parcel size and ownership patterns of the Exception Area and adjacent lands.*

FINDING: These parcels are slightly larger than the typical residential lots within the City of The Dalles and its Urban Growth Boundary in this area. However, they are legal lots of record and are planned and zoned Rural Residential "RR-5" by Wasco County. Six of the lots were part of the Fruitland Park Addition platted in the 1940s and a Minor Partition by Wasco County created the seventh lot in 1979.

(d) *Neighborhood and regional characteristics.*

FINDING: These seven parcels are irrevocably committed to development. Most of the lots offer outstanding views of the City and river beyond. All seven lots are in the National Scenic Area and have been designated for residential development through that management system as well.

(e) *Natural, manmade features, or other impediments separating the Exception Area from adjacent resource land.*

FINDING: The properties lie between two roads, 16th Street and an undeveloped County Road to the south. There is no well-defined resource land in the immediate area. There is no active farming, orchard, dry land wheat, or forest lands within a good 5 iron from any of these parcels.

(f) *Physical development according OAR 660-040-0025.*

FINDING: Four of the properties have single-family dwellings upon them; three are remaining to be developed.

(g) *Other relevant factors.*

FINDING: Not applicable.

(7) Evidence submitted to support any committed Exception shall, at a minimum, include a current map or aerial photograph.

FINDING: A current map has been presented as part of the record. There is no aerial photo at the present time.

CITY OF THE DALLES COMPREHENSIVE PLAN

The City of The Dalles Comprehensive Plan requires certain findings be made in order to justify the addendum. Policies of Goal 2 of the 1995 Plan have five specific criteria. The following is provided in response to those criteria.

- (A) Compliance with statewide planning goals and related Administrative Rules as demonstrated.

FINDING: This proposed Exception Statement responds specifically to the statewide planning goals and Oregon Administrative Rules, specifically OAR 660-04-0028, which deals with the Exception process for plans that are irretrievably committed to other uses.

- (B) Conformance with the Comprehensive Plan Goals, policies, and implementative measures is demonstrated.

FINDING: The proposed addendum is being processed through a Comprehensive Plan amendment process. The adopted Exception Statement will be appended to the Comprehensive Plan as an addendum. The application and process was authorized by Council Resolution, proper notices and procedures have been followed.

- (C) The change will not adversely affect the health, safety, and welfare of the community.

FINDING: The purpose of the Exception is to allow extension of public utilities to seven “lots of record” lying immediately adjacent to the City’s Urban Growth Boundary. No adverse affect on the health, safety, and welfare of the community is foreseen with this minor extension of services.

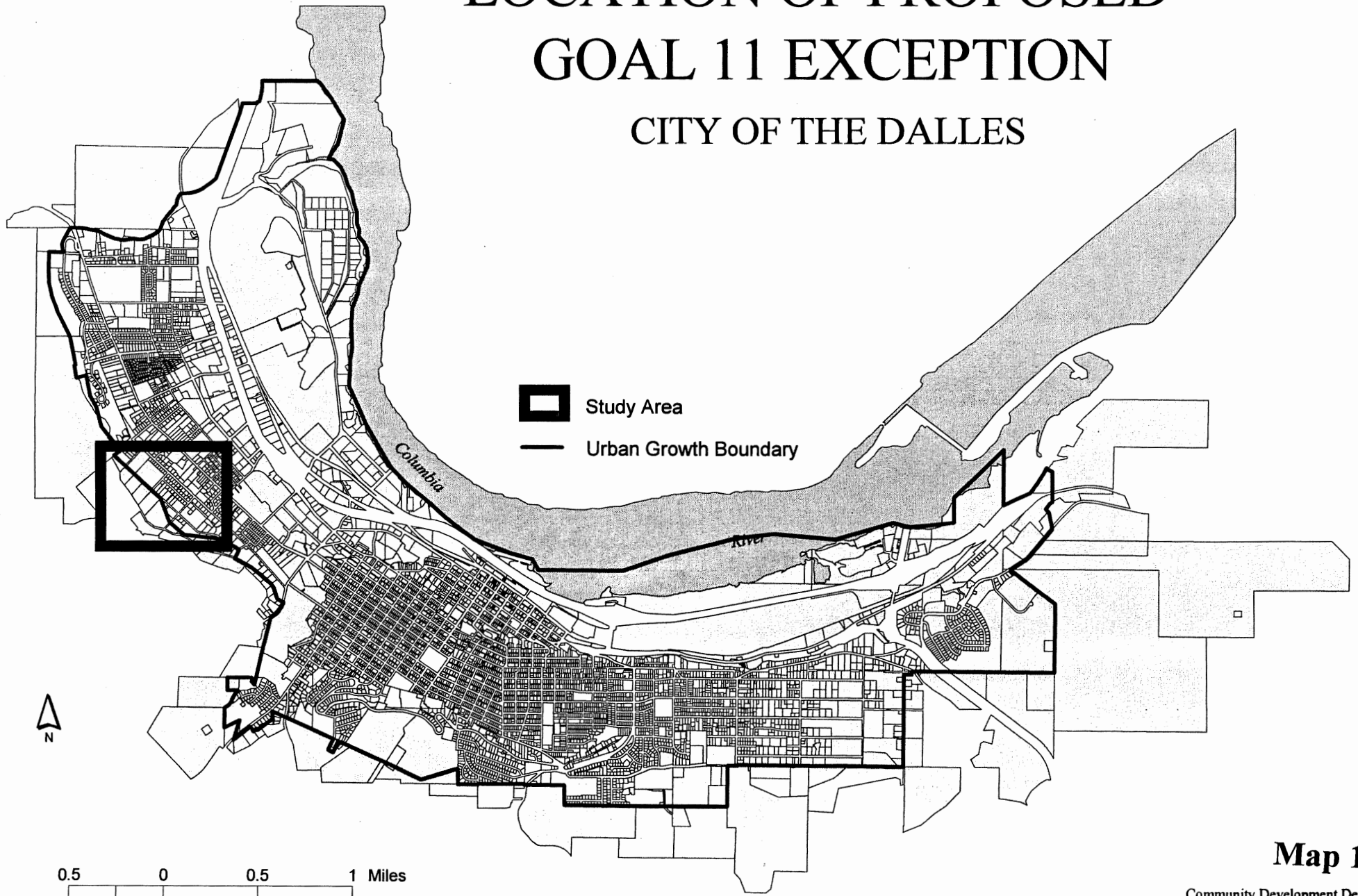
- (D) Adequate public facilities, services, and transportation networks are in place or planned to provided with the proposed change.

FINDING: Records show four of the lots are already receiving significant urban services. The proposed facility planning will provide services to all seven lots. All seven lots are served by planned public roads.

- (E) Plan changes are consistent with the vision.

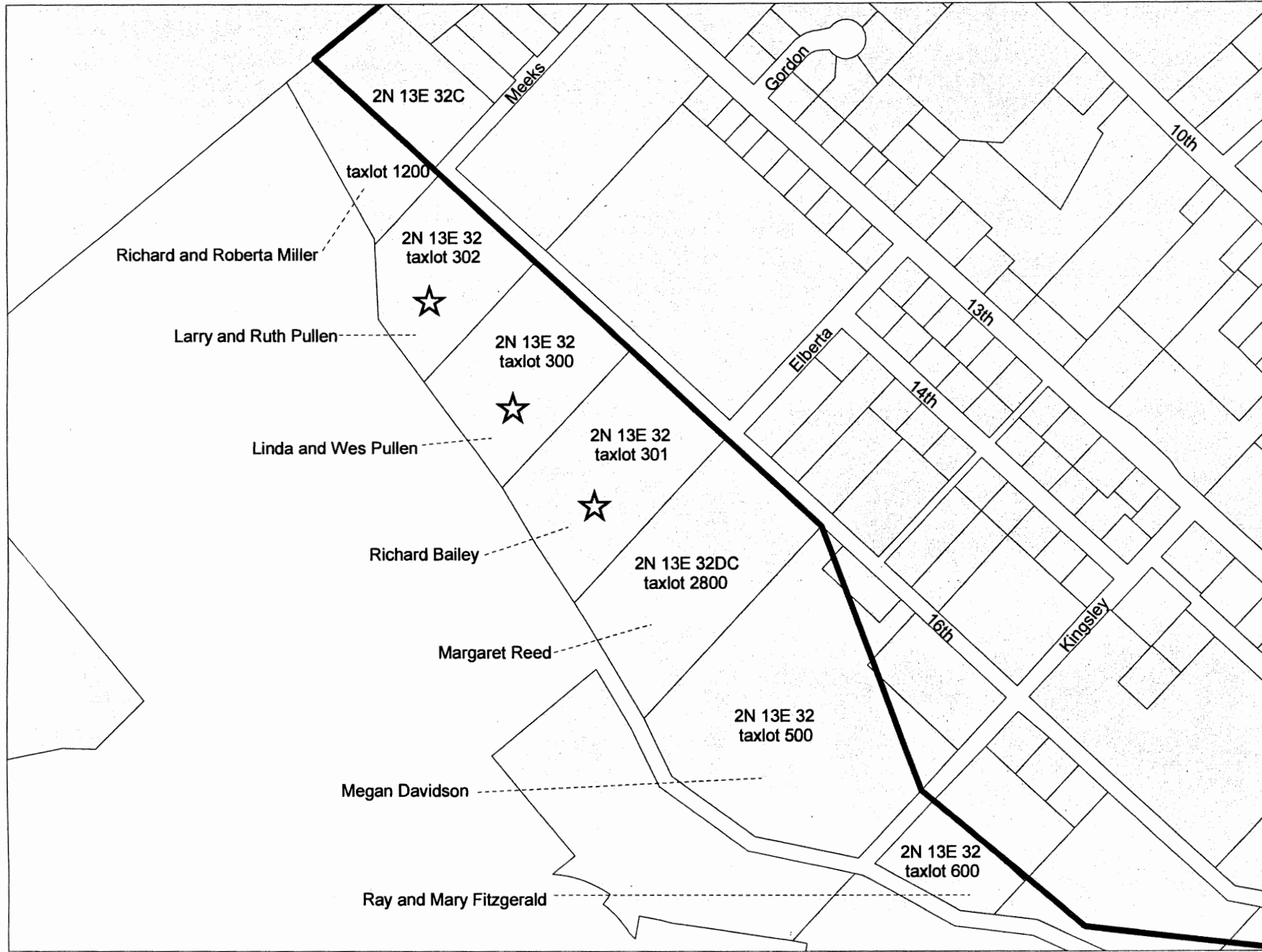
FINDING: The proposed extension of services to serve the existing lots is consistent with land use planning principals promulgated by the City of The Dalles.

LOCATION OF PROPOSED GOAL 11 EXCEPTION CITY OF THE DALLES



Map 1

Comprehensive Plan Amendment - Goal 11 Exception



- ☆ Subject Properties
- Urban Growth/ National Scenic Boundary
- Tax Parcels

300 0 300 600 Feet



Map 2

Proposed Sewer System Improvements

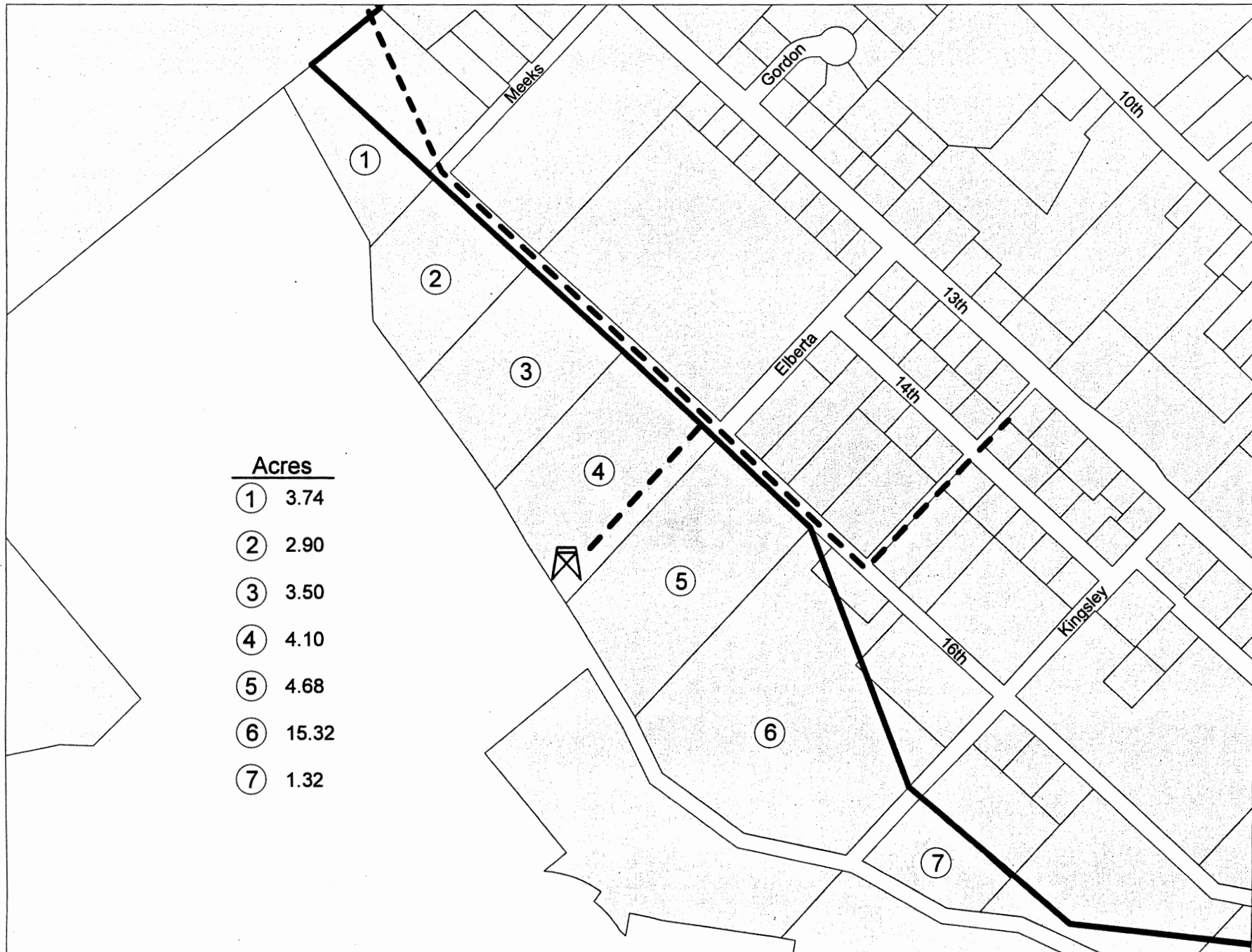


Acres	
①	3.74
②	2.90
③	3.50
④	4.10
⑤	4.68
⑥	15.32
⑦	1.32

300 0 300 600 Feet



Proposed Water System Improvements



	Acres
①	3.74
②	2.90
③	3.50
④	4.10
⑤	4.68
⑥	15.32
⑦	1.32

- Future 8" Intertie
- △ Future Reservoir
- Tax Parcels
- Urban Growth Boundary

300 0 300 600 Feet

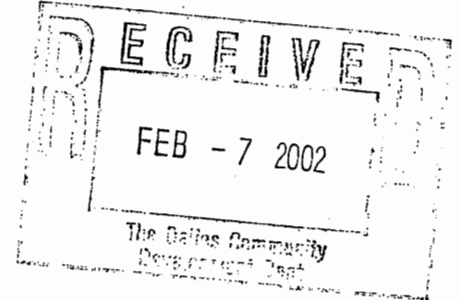
**WASCO COUNTY PLANNING
AND DEVELOPMENT**

Todd R. Cornett, Director
2705 East Second Street
The Dalles, Oregon 97058



(541) 298-5169
Fax: (541) 298-3551
Email: wasco@gorge.net
<http://community.gorge.net/wascoplan>

January 6, 2002



Dan Meader, Contract Planner
City of The Dalles
313 Court Street
The Dalles, OR 97058

RE: Land Southwest of West 16th Street, outside The Dalles Urban Growth Boundary

Dear Mr. Meader:

This letter is in reference to parcels/lots shown on the map that you provided to me on January 30, 2002, entitled "Comprehensive Plan Amendment – Goal 11 Exception."

These parcels are identified as Township 2 North, Range 13 East W.M., Section 32, Tax Lots 300, 301, 302, 500 and 600; Township 2 North, Range 13 East W.M., Section 32C, Tax Lot 1200; and Township 2 North, Range 13 East W.M., Section 32DC, Tax Lot 2800.

All of these parcels are considered to be legally created parcels or lots. Six of the seven parcels were created by subdivision (Fruitland Park Addition, Lots 41 through 47), and one parcel (2N-13E-32, tax lot 600) was created by minor partition (MIP-79-218).

The zoning on each lot/parcel is "R-R(5)" Rural Residential, in the General Management Area of the Columbia River Gorge National Scenic Area. This zoning allows the placement or construction of one single family dwelling on each legally created lot or parcel, subject to Scenic Area review and approval (Site Plan Review).

If you need any additional information, please contact me at 541-298-5169.

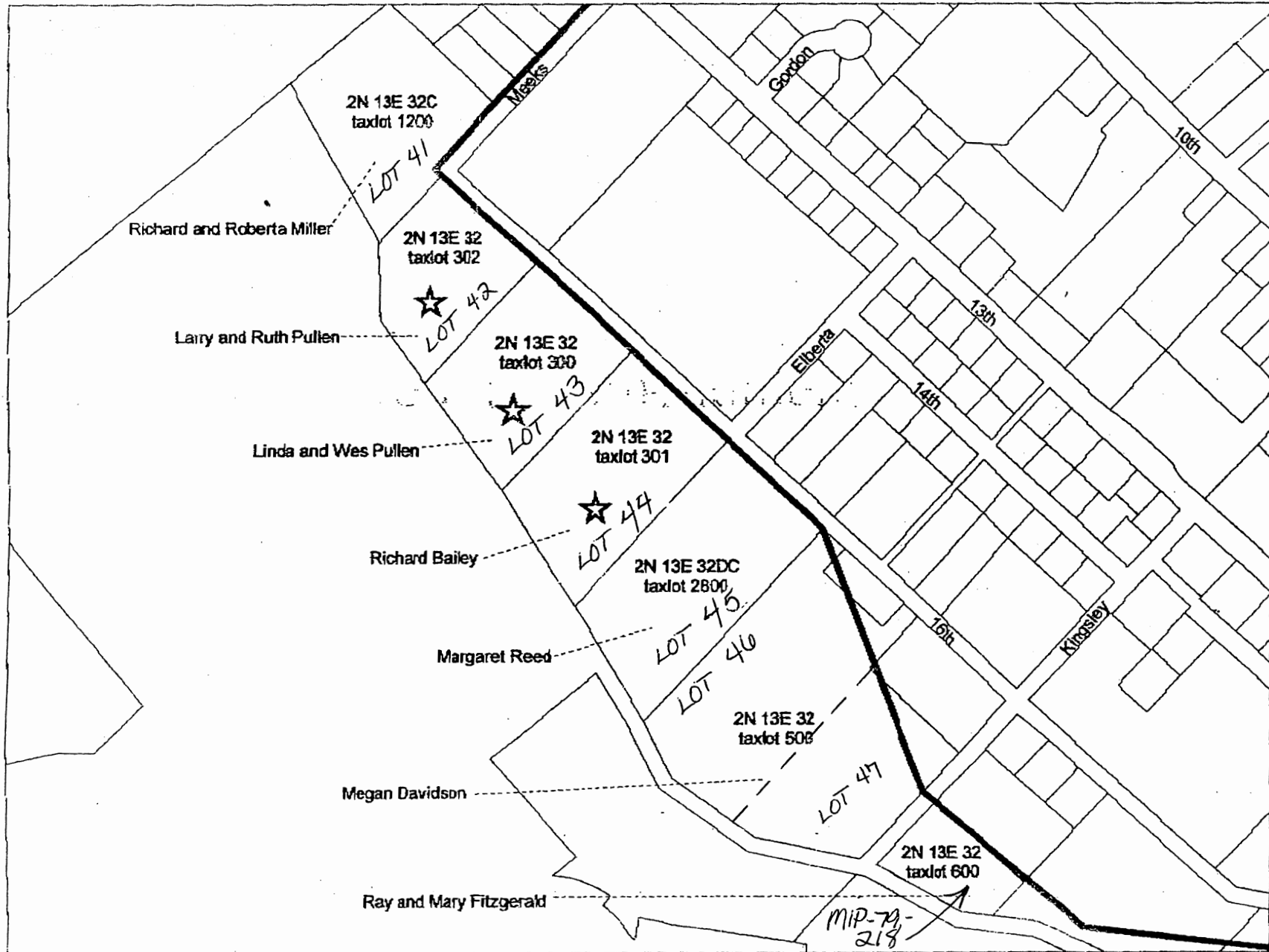
Sincerely,

Dawn M. Baird
Associate Planner

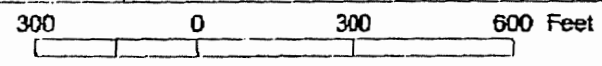
enclosure (map)

c: Todd Cornett, Wasco County Planning Director

Comprehensive Plan Amendment - Goal 11 Exception



- ★ Subject Properties
- Urban Growth/ National Scenic Boundary
- Tax Parcels



To City Council Members

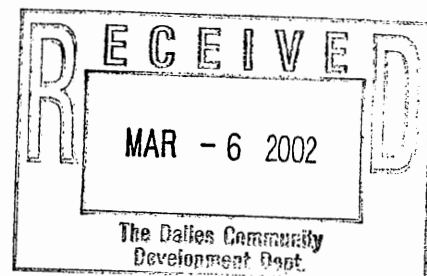
I'm writing this letter in opposition to the proposed heliport for life flight being permeantly housed at the fire station.

As an concerned citizen of this community I truly feel this application hasn't met the criteria for being proposed to the public for a permit. My opinion is it shouldn't even be considered or validated until this proposal is shared with the whole community. This is not a neighborhood project that will only effect the a few people in the surrounding area's (500 feet.). Granted the neighbors will be affected every time there's a landing or a take off, and there are letter's to speak on that issue but this letter is to request that this application be denied until everyone in the community has had the opportunity to hear this proposal and make an educated decision on where they stand on the issue. Life flight, when needed is a matter of life and death because of that, I truly believe this proposal does effect the entire community: It effect's our children, our spouses, our parents, our grandparents, our neighbors, and our friends. Personally I feel that anything short of this is wrong, underhanded, and sneaky. It's my true conviction that: this application shouldn't hold merit to this council, until all parties that this proposal effects have been officially informed and given time for their comments and concerns; this is only right and fair. Let's keep life flight as a community asset.

I believe our country is still a democracy and I also believe the people of our community deserve their opportunity to have a voice in this critical matter. Please grant them this request for an continuance, and give them the knowledge that they need and deserve as members of our community and neighbors to our families.

Sincerely
RaeAnn Clark

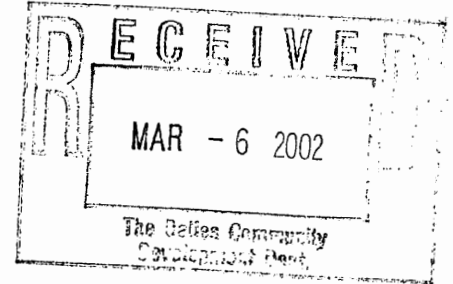
1001 Cherry Heights rd.
The Dalles, Or. 97058



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March 5, 2002



VIA FAX and MAIL

City of The Dalles
Attn: Dan Durrow
Community Development Department
313 Court Street
The Dalles, OR 97058

Re: Conditional Use Permit Application No. 126-02

Dear Mr. Durrow:

We represent Mark and RaeAnn Clark who are the owners of a five-acre parcel adjacent to the area proposed for a permanent Heliport. We are advised the present "temporary" Heliport was authorized, with our client's approval, with Mid-Columbia Medical Center was proposing to purchase the remaining property owned by the Clarks. Our clients did not object to the temporary Heliport under those circumstances because the Hospital's ownership of the property would have been compatible with such a use.

The Clarks' property is zoned for high density residential development. It is completely incompatible for a permanent Heliport to be located immediately adjacent to a high density residential development.

Installing a permanent Helicopter pad on this site adjacent to property zoned for high density residential development cannot be reconciled with the provisions of the Comprehensive Plan or the City's Zoning Code requiring the City to evaluate the compatible and complimentary nature of a Conditional Use. The location of a permanent Heliport, which necessarily requires operations of helicopters over the adjoining properties, cannot be found to be "reasonably compatible with and have minimal adverse impact on the legal development of a butting properties."

The staff's finding that there are no specific standards for a Helistop ignores impact of the noise and wind such a use would cause and the obvious adverse impact on adjacent properties.

LINDSAY, HART, NEIL & WEIGLER, LLP

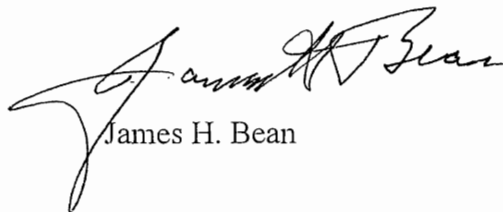
City of The Dalles

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March 5, 2002

On behalf of Mark and RaeAnn Clark, we strongly urge the City to deny this request for a Conditional Use Permit, on the grounds that, under the existing circumstances, it cannot be found to be reasonably compatible with or to have minimal adverse impact on the legal development of abutting properties, nor can it be found to comply with the City's Comprehensive Plan.

Yours very truly,

A handwritten signature in cursive script, appearing to read "James H. Bean". The signature is written in black ink and is positioned above the printed name.

James H. Bean

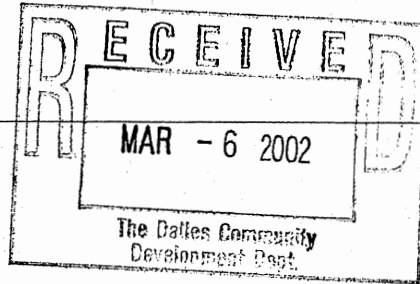
cc: Mark and RaeAnn Clark

MID-COLUMBIA



FIRE &
RESCUE

FIRE CHIEF Joe Richardson
1400 West Eighth Street
The Dalles, Oregon 97058
541-296-9445 • Fax: 541-296-8656



March 6, 2002

Dear Ms. Hert,

The Mid-Columbia Medical Center requested permission from Mid-Columbia Fire and Rescue to temporarily relocate its heliport onto fire district property when construction of the new Oncology Building precluded use of the existing pad. Fire district personnel polled the surrounding neighbors to determine whether serious objections would be raised. Results indicated that the vast majority of neighbors approved of the plan, and felt that it was in the best interests of the community. Minor adjustments were made to increase safety factors and the City of The Dalles granted temporary approval for the plan in August of 1999.

The hospital approached the fire district again in July of 2001 and asked that the present location for the helispot be made permanent. The terrain and limited space at the hospital create very serious safety concerns regarding helicopter take-offs and landings there. This sentiment has been expressed by all concerned, especially the flight crews.

Businesses and residential neighbors in the vicinity of the present landing pad were contacted again in August of 2001. Results of this survey indicated that 94% of all respondents were either in favor of the project or had no objections to making the site permanent. Based on this information, the MCMC applied for a conditional use permit, applied for and received a site inspection by Oregon Aeronautics, and made application to FAA.

Everyone involved in emergency medicine recognizes the lifesaving value of helicopter transport for victims of acute medical conditions or severe trauma. Although these transports occur only an average of once or twice per month, many area residents owe their lives to having this option available. The oncology center has provided a much-needed resource for cancer victims, and a solution to the air-medical evacuation issue has been achieved by relocating the helispot. This pad has been used without incident since August of 1999, and provides a greater margin of safety than the previous location. It appears that this is a win-win situation for the entire community. Until such time that the fire district's current needs change, Mid-Columbia Fire & Rescue endorses and supports Mid-Columbia Medical Center's application for a conditional use permit.

Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads 'Stuu Nagel'.

Stu Nagel, Fire Marshal