CITY OF THE DALLES PLANNING COMMISSION MEETING NOTICE THURSDAY, APRIL 20, 1995 - 7:00 PM CITY LIBRARY MEETING ROOM 722 COURT STREET Conducted in a handicap accessible meeting room

******************** A G E N D A ********************

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENT on items not appearing on the agenda.

IV. MINUTES - Minutes of the April 20th meeting. (presented At Meeting)

V. PUBLIC HEARING - QUASI-JUDICIAL

VARIANCE 87-95 of Roy Grotz to construct a tri-plex on a 7,100 square foot lot where 7,500 square feet is required. Property is located between 1002 and 1010 East 7th Street. The proposed property is presently vacant and zoned "R-3" Multiple Family Residential.

<u>SITE PLAN REVIEW 208-95</u> of Munsen Paving to construct a 1,500 square foot office building for lease purposes adjacent east of 3450 West 10th. Property is a "CG" General Commercial zone.

SITE PLAN REVIEW 209-95 of BOORA Architects for a 74,850 square foot, 151-bed long-term care facility for Veterans, owned and operated by the State of Oregon. The proposed 15 acre tract is located east of Columbia View Height. Property is currently used as farm land and located in an "R-1" Single Family Residential zone with an approved "CF" Community Facility Overlay.

<u>PLANNED UNIT DEVELOPMENT 10-95</u> of William Van Nuys Trust for a 23 lot condominium plat to be known as Columbia Gorge Villas as a re-plat of Lot 9 of Lone Pine Village. The parcel is 84,676 square feet and is already approved for development of the 23 units, consisting of 5 four-plexes and a three-plex. This action is required in order to create the condominium ownership pattern for the individual sale of units.

VI. RESOLUTIONS SUBJECT TO PLANNING COMMISSION APPROVAL

<u>Resolution No. PC 320-95</u> approving Variance No. 87-95 of Roy Grotz to allow a triplex to be built on a 7,100 square foot lot where 7,500 is required.

<u>Resolution No. PC 321-95</u> approving Site Plan Review #208-95 of Randy Munsen to build a 1,500 square foot office building adjacent east of 3450 West 10th Street.

<u>Resolution No. PC 322-95</u> approving Site Plan Review No 209-95 of BOORA Architects for a 74,850 square foot, 151-bed long-term care facility for Veterans.

<u>Resolution No. PC 323-95</u> approving Planned Unit Development 10-95 of William Van Nuys Trust for a 23 lot condominium plat to be known as Columbia Gorge Villas as a re-plat of Lot 9 of Lone Pine Village.

VII. DEPARTMENT REPORT

VIII. COMMISSION COMMENTS AND CONCERNS

IX. ADJOURNMENT

City of The Dalles COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

Preparing for the Future'

April 17, 1995

TO: Planning Commission

FROM: Scott Keillor, Senior Planner

RE: Veteran's Home

The applicant for the Veterans Facility is holding an informative forum regarding their plans at 5:00 at MCMC prior to the hearing. As the Commission is aware, your presence at this meeting would be an ex-parte contact and we ask that the Commissioners not attend the forum.