

**MINUTES OF THE DALLES PLANNING COMMISSION MEETING**

March 16, 1995  
Public Library Meeting Room  
722 Court Street  
The Dalles, Oregon

**CALL TO ORDER**

The regular meeting of the City of The Dalles Planning Commission was called to order by Chairman Terry Turner at 7:00 p.m.

**ROLL CALL**

**Present** Terry Turner, David Peters, Walter Hoffman, Marianne Barrett, Michael Maier and Ken Farner

**Absent** Tom Quinn

**Staff** Scott Keillor, Senior Planner  
Kay Setters, Resource Assistant

**PUBLIC COMMENT** Chairman Turner opened the Planning Commission meeting asking for those wishing to speak on any subject not on the agenda. Hearing none Turner moved to the minutes of the March 2nd meeting.

**MINUTES**

Farner moved to approve the minutes of the March 2nd meeting, Barrett seconded and the motion passed unanimously.

**PUBLIC HEARINGS - QUASI-JUDICIAL**

Turner explained the rules and procedures for public hearings and asked those testifying to keep comments to the criteria for each application.

**SITE PLAN REVIEW 202-95** of The Lot 8 Group to construct a new 10,000 square foot flexible space industrial building. The proposed 2 acre site is located at 3425 Crates Way at the intersection of Crates Way and River Road in The Dalles Industrial Center Subdivision No. 2. The property is zoned "M-2" Heavy Industrial and Manufacturing.

Turner asked if any Commissioner wished to declare ex-parte contact or conflict of interest. Hearing none, Turner asked if anyone in the audience wished to challenge any of the Commissioners. Hearing none, Turner asked for the staff report.

Keillor presented the staff report explaining that the applicant requests approval for a 10,000 square foot industrial spec building. He said all services are available on the site. Keillor said the sidewalk is in place on the opposite side of the street and a prior variance allows sidewalks on one side of the street in

the port area. Keillor said the applicant describes the building as a pre-engineered, fabricated metal structure over a slab on grade. He said there are 30 proposed parking spaces and two handicap spaces. Keillor said the plan shows the parking lot curbing, lighting, striping and drainage. He said both irrigated and natural landscaping are indicated. Keillor said that there were no concerns or objections from the City's Site Plan Review Team. The staff recommendation is for approval with conditions.

Turner asked for questions of staff.

Farner asked what would be bordering the property along the back of the project.

Keillor said there was a sloped easement to Klindt Drive.

Hoffman asked what type of regulations would control the type of businesses that may occupy the building.

Keillor said the prospective occupant would come to the City Planning Department to verify that the business is a permitted use in the "M-2" zone. He said any change of occupancy must through the same process.

PROPONENTS:

Harold Haake-2018 Steele Road

Haake said he had reviewed the staff report and would answer any question that the Commission may have.

Barrett asked if it was known who would be occupying the proposed spec building.

Haake said there were no tenants at this time. He said the building is designed for multiple occupancy with overhead doors for vehicles and pedestrian doors with lobbies.

Maier asked what type of businesses would be expected to occupy the building.

Haake said any type of business that would be allowed in the "M-2" zone would be considered as a tenant. He said the Lot 8 Group is working in conjunction with the Port of The Dalles on this project. It was discussed that some businesses wishing to locate in The Dalles want a building available for immediate occupancy.

Barrett said the plan does not indicate that landscaping will be placed around the storage yard. She asked if the only screening around the storage yard would be the slatted fence.

Haake said the storage yard will not be built until occupancy of the building to see if storage is needed.

Keillor asked if the back parking /loading area would be graveled or paved.

Haake said the entire area would be paved.

Peters asked if there are handicap parking spaces provided.

Haake said the plan indicates two handicap parking spaces.

Barrett said since the ordinance says "no storage shall be visible from the road" would they be willing to add other types of screening.

Turner felt that too heavy a vegetative cover could be a safety issue.

Keillor said screening is a valid concern, but since this is a speculative building, storage will be built only if needed.

Farner asked Haake if he would consider moving the structure closer to the street and place parking in the rear. Farner said the street scape would be improved if parking were placed behind the building.

Haake said the building is placed on the site with the service doors away from the wind. He did not feel rearranging the site plan would be the best arrangement.

OPPONENTS:

None

Turner closed the hearing to public testimony.

COMMISSION DELIBERATION

Maier moved to approve Site Plan Review 205-95 based on findings of fact with conditions. Farner seconded the motion.

Barrett said she would like clarity on the concerns regarding screening of the storage area. She said she did not feel slats were the answer to screening.

Maier said he agreed that slats were not attractive but said he did not feel the Commission should require solid screening, such as a rock wall, due to the cost.

Barrett said it is the responsibility of the Commission to follow the guidelines of the Comprehensive Plan and Ordinances. The Zoning Ordinance states that no storage will be seen from the street.

The Staff and Commission reviewed the ordinance relating to screening.

Turner said the Commission previously set a policy that an 85% view-obscuring fence (or typical slatting) would be acceptable.

Keillor read Section 40, Interpretation, from the Zoning Ordinance to the Commission and said that the ordinance may need to be rewritten to clarify the screening issue. He said at this time in all fairness to the applicant the Commission needs to look at required screening as it was accepted in previous applications.

Farner said he felt that having the screening to tight was not safe. He said it is a matter of public safety and security to be able to see through a site.

Turner called for a vote on the motion to approve SPR 205-95.

The motion passed with Barrett opposed.

#### **RESOLUTIONS SUBJECT TO PLANNING COMMISSION APPROVAL**

Hoffman moved to adopt Resolution PC 315-95 approving Site Plan Review of Duffy Construction to construct a 5 building, 20 unit apartment complex at 1312 West 10th Street. Peters seconded and the motion passed unanimously.

Peters moved to adopt Resolution PC 316-95 approving Site Plan Review 206-95 of The Lot 8 Group to construct a 10,000 square foot flexible space industrial building located at 3425 Crates Way. Maier seconded and the motion passed with Barrett opposed.

#### **DEPARTMENT REPORT**

Keillor said that Dennis Eastman, representative for Western Stations had requested a 6 months extension to approved Site Plan Review 189-94. Keillor said the permit expires in April of 95 and that the applicant is also asking for permission to place a temporary trailer on the site for office space.

Turner said he did not approve of allowing a temporary trailer on the site.

Hoffman asked Keillor if the staff had experience with requests for an extension to a project.

Keillor said that granting a extension for an approved site plan has been done but did not feel the extension should be granted if there were changes to the site plan.

Farner said if the temporary trailer was not part of the approved site plan then the extension should not be granted.

Barrett moved to approve a one year extension to April 6, 1996 for

the approved site plan #189-94 as originally presented, denying any amendment to allow a temporary trailer on the site.

Peters seconded and the motion passed unanimously.

**COMMISSION COMMENTS AND CONCERNS**

Maier said he had heard several negative comments about manufactured home placements in The Dalles. Maier said he felt the Commission should review the siting standards for manufactured homes before more damage is done to the community.

Farner suggested a field trip to view the manufactured homes that have been placed in the city.

It was decided that the Commission would meet at City Hall on March 30th at 5:45 for a field trip to tour the city and view manufactured homes that have been placed and meet the required design standards.

**ADJOURNMENT** The meeting was adjourned at 9:20 PM.

Submitted by: KS for Scott Keillor Scott Keillor, Secretary

Terry Turner Terry Turner, Chairman