

**MINUTES OF THE DALLES PLANNING COMMISSION MEETING**

April 6, 1995  
Public Library Meeting Room, 722 Court Street

**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, Tom Quinn, Michael Maier and Ken Farner

**Staff** Scott Keillor, Senior Planner  
Kay Setters, Resource Assistant  
Gene Parker, City Attorney

**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 16th meeting.

**MINUTES**

Hoffman moved to approve the minutes of the March 16th meeting as presented. Peters 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 203-95** of Eric Ward to construct 9 mini storage buildings with a total of 41,452 square feet. The 1.88 acre site is currently vacant land adjacent to "Columbia Stowaway" mini-storage located in the 1800 block of West 2nd Street in a "CG" General Commercial zone.

Turner asked if any Commissioner wished to declare ex-parte contact or conflict of interest.

Farner, Barrett and Maier said they had visited the proposed site.

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 revised staff report. Keillor said that there were no concerns or objections from the City's Site Plan Review Team. Keillor said the applicant proposed to add nine mini storage buildings to the existing Columbia Stowaway. There are three buildings proposed during the first year, with build-out

proposed over ten years. Applicant's existing site is not fully completed (one or two buildings yet to be built). Staff has advised the applicant that the existing security trailer and outdoor storage are in violation of the prior permit. Staff intends to initiate proceedings to bring the existing site into compliance. Keillor said the staff recommendation is for approval with conditions. The Commission reviewed photos of the proposed site.

Turner asked for questions of staff.

Barrett asked why the Commission would be asked to approve an additional site plan if the first is not in compliance?

Parker said he had reviewed the ordinance and found there was no authority in the ordinance to deny the new site plan because the previously approved site plan was not fully in compliance.

Farner said the site plan indicated that access to the new site is gained through the old site. He asked if this type of access could present a fire safety problem.

Keillor said that question could be asked of the applicant as he is working with the Fire Marshall regarding fire gates and hydrant placement.

**PROPONENTS:**

Eric Ward PO Box 862 Ward said he had met with the Fire Marshall and agreed to place emergency access gates wherever required. Ward said security is a issue at the storage site and that he has guards on site at all times.

Keillor said the two living units on the site may be a problem and should be considered. One is an approved apartment. The other is a security trailer that is in violation of the ordinance.

Farner asked if the location of the new fire hydrant would be a problem for access.

Ward said he would work with the Fire Marshall and place the fire hydrant in the best location for all purposes and also install the emergency gates as needed. Ward said that ODOT will not allow any additional access points directly onto the highway.

Hoffman asked Ward if he had read the required conditions and if he could see any problems.

Ward said he had reviewed the conditions and all conditions would be met.

Farner asked if Ward would have a problem with screening the

outdoor storage on the lot.

Ward said there will not be a great deal of outdoor storage. He said most of the outdoor stacking was due to the construction of the buildings. Ward said he plans to build a block fence along the back of the property for security. He said he will designate a outdoor storage area and have it fully screened.

OPPONENTS:

None

Turner closed the hearing to public testimony.

COMMISSION DELIBERATION

Maier moved to approve Site Plan Review 203-95 based on findings of fact with conditions. Peters seconded the motion.

Barrett said she would like to see a site plan that would show the type of fence, screening and etc.

Farner said he did not feel the site plan was adequate.

Hoffman said the conditions give the Planning Department staff the right to deny the type of screening proposed to be used and that they must comply with all conditions or there becomes an enforcement issue.

Maier asked if staff was comfortable with the language in the conditions.

Keillor suggested that a 4th condition could be added to read "Applicant shall resubmit an adequate site plan to meet the Planning Directors approval, including any changes required by the Fire Marshall".

Parker said condition #2 deals with the screening issue for this site plan request.

Maier changed the original motion to, approve SPR 203-95 based on findings of fact with conditions and the addition of condition #4 as suggested by Keillor. Peters seconded and the motion passed unanimously.

SUBDIVISION 37-95 of Columbia Gorge Development, Inc. to divide a 22.27 acre parcel into 11 lots to be served by an extension of Cherry Heights to West 2nd Street and a new street connecting to West 6th Street. The property has been leveled and is currently vacant land located between West 6th and West 2nd Streets adjacent West of the Mill Creek and located in a "CG" General Commercial Zone.

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

Turner asked if any Commissioner wished to declare ex-parte contact or conflict of interest.

Farner said he had received a packet of information from Bob Ulrich concerning the proposed subdivision and had signed the petition against the extension of Mt. Hood Street through the development.

Parker said that Farner must declare a bias concerning Subdivision 37-95.

Farner said he would take the advise of the City Attorney, Gene Parker and step down.

Barrett said she had walked the site to better understand the project.

Turner said he had also received the packet of materials but did not read or discuss the materials.

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 revised staff report explaining there were a number of exhibits added to the revised report. Keillor reviewed the concerns from the City's Site Plan Review Team. Keillor said the subject parcel has been leveled and graded for commercial development. He said the tentative plan indicates two major street extensions through the project which will be built by the developer. He said an LID is proposed to complete the east west connection, as adopted by the City Council under the 1992 West 6th Street Bypass Study. A traffic impact statement has been submitted, concluding that adequate levels of service can be accommodated by the street system with some required peripheral changes. He said the most significant change would be a left turn refuge to enter "Mt. Hood" when traveling east on West 6th Street. This solution would necessarily delete parking on West 6th Street for approximately 600' of length now heavily used for on-street parking. As an alternative and with no lost parking, the intersection can be signed and striped for a three-way stop. The City agrees with this second option and it allows for acceptable levels of traffic service. Changes at West 2nd Street are not controversial. Keillor said the applicant wishes to delay the development of sidewalks on West 2nd Street until the subject lots are developed. Keillor said staff recommendation is tentative plan approval with conditions.

Dan Durow said he wished to respond to the objection to the Mt. Hood Street extension. He said there had been hundreds involved in the study, which weighed 5 alternatives including the Mt. Hood extension for a connection between West 6th and 2nd streets. Durow passed out a copy of Resolution 92-021 which had been approved by City Council 3 years ago to adopt the results of the study. The preferred alternative is for an east/west extension of Cherry Heights Road as proposed in this application. Durow said since the resolution was passed there have been several steps taken to implement the solution. He explained that the land swap between the property owner and the City had taken place for additional park space along the Mill Creek to support the proposed trail, the development and the new street system. The extension of Mt. Hood through the property is a dead issue. Durow said the decision not to extend Mt. Hood through the property for direct access between West 2nd and West 6th Streets has been made and is not an issue for the decision on the request for Subdivision 37-95.

Bill Barrier, Transportation Department said David Evans and Associates had completed a study for truck traffic within The Dalles. Barrier said the study indicates that Cherry Heights and West 6th may need traffic lights. Barrier said there may need to be an option to require future development to assist in paying for the traffic lights.

**PROPONENTS:**

John Geiger 212 East 4th Street Geiger said the Columbia Gorge Development project had been in progress for a number of years. He said this is a large parcel of land and feels this approval will make the site develop. Geiger said all of the City Departments need to be complimented for their help on the project. Geiger said traffic circulation will improve with the Mt. Hood Extension and the Cherry Heights extension. Geiger said the rock bluff on West 2nd Street by the Natatorium will be shaved off to allow for sidewalks to be built along West 2nd Street. The project will help to tie the downtown area together with the new shopping center and businesses further west.

Jim Ellett 5693 Chenowith Road Ellett read a quote by Bob Ulrich from the newspaper saying that the development did not allow for the connection between West 2nd and 6th Streets through the project. Ellett said there is an extension of Mt. Hood through the project and it will solve the traffic problem. He said if Mt. Hood Street were aligned directly across West 6th the entire development would be broken into parcels that would not allow for construction of Safeway or Ernst. He said the streets are being developed at no cost to the tax payers.

Lorraine Horzynek 4757 Cherry Heights Horzynek said she owns the Candy Castle which is located at 6th and Mt. Hood Street. She said she did not want Mt. Hood Street to be developed directly across

Mill Creek as it would require removal of her garage to allow for the construction.

Pat May 322 West 6th May said as a member of the Historic Landmark Commission she opposes any traffic pattern change that would funnel additional traffic onto the historic Mill Creek Bridge. She said the bridge is historic and in very poor condition and in need of restoration.

**OPPOSITION:**

Katy Young 513 West 7th Young said she was not against the project per-se but would ask the Commission to look at the parks and trails that will be affected by the development. Young said she felt that traffic will increase on West 3rd Place after the development of the shopping center and since the Trevitts Addition is a historic district additional traffic will damage the integrity of the area. Young said there need to be trees along the Mill Creek side of the project that stay green year around. Young also asked that Mr. Ellett guarantee repairs to homes in the area that are damaged by blasting.

Bob Ulrich 1504 West 12th Ulrich said he did not want to stop the entire project, but the design for the street extensions are not adequate. He said he opposes the street extension being named Mt. Hood because it is not aligned with the existing Mt. Hood Street. Ulrich submitted a colored picture and a map of the proposed area which were marked as Exhibits G and H. Ulrich also submitted a petition with additional names (estimated at 600 total) in opposition to the project.

Lenore Clifford 531 West 3rd Place Clifford said she would like Mr. Ellett to video the homes in the area before blasting begins to assess any damages. She was also concerned about the dust problem and the additional traffic on Mill Creek Bridge. Clifford also expressed concern that the site be screened with greenery.

Ken Polehn 2109 Dry Hollow Polehn said his concerns were for the farm traffic on Mt. Hood Street. He said the design of the roads through the development will not benefit the large truck traffic.

Ken Farner 814 West 11th Farner said he realized that the extension of Mt. Hood to West 2nd was a closed subject. He said he felt that the Traffic Safety Commission needed to spend time with the farmers in the area to solve the truck traffic problems. Farner said he was disappointed with the site design as it did not solve the farm traffic problems.

Dan Erickson 3240 Knob Hill Erickson said he was not opposed to the project per-se, but he was concerned about the large trucks traveling on Mt. Hood and West 10th.

Barrett moved to limit testimony to two minutes per person. Quinn seconded. Turner, Hoffman, and Peters opposed with Barrett, Quinn and Maier approving. The vote was a tie and the motion died.

Barrett moved to limit testimony to 5 minutes per person with Quinn seconding the motion. The motion passed with Maier opposed.

**PROPONENT REBUTTAL:**

**John Geiger** Geiger said the dust and blasting issues will be handled as per the conditions of approval. Geiger said the ideal solution for the truck traffic would be a truck route around the city. He said this would use up orchard land and will not happen.

**Jim Ellett** Ellett said he objected to the list of names on the petition presented by Ulrich. He said after discussing the matter with several of the people who had signed the petition he felt they were not told both sides of the issue. Ellett said if the Mt. Hood extension were built straight through the project the stores could not be built and the tax base would be lost. Ellett said they video taped neighborhood houses prior to and after blasting, and found that cracks in the subject homes were there prior to blasting. He believes no damage was or will be done.

**Carl Anderson 1300 West 5th Ave. Portland** Anderson said he had researched the area for sites to place the new stores and the Columbia Gorge Development site is the best placement of the stores. He said the design of the project is imperative for the project.

Turner closed the hearing to public testimony.

Durow said Mt. Hood Street is not the issue in the Subdivision. He said results indicate that traffic circulation on West 3rd and Mill Creek Bridge should be reduced. The traffic controls will be set to discourage traffic from using the 3rd street route. Durow said the subdivision matches well with the bypass plan.

Maier said when he was younger he had driven trucks on Mt. Hood Street during cherry harvest. He feels that presently the trucks used are larger but the volume of traffic is not greater. Maier said that the addition of traffic lights at Weber and 2nd Streets will help solve problems. He said a new bridge across the Mill Creek and destruction of the project are not acceptable options.

Hoffman said he was distressed that time at this hearing was being used on the truck traffic problem. He said the farm truck problem is not part of the issue before the Commission. He feels the subdivision itself deserves attention.

Quinn said he feels the subdivision is a good plan and the Commission should rely on the professionals for street design.

Hoffman said that possibly the condition on lighting should be considered to conform with the Trevitt's Addition Historic District.

Keillor said he referred to the PUD comments for lighting in the project. He said the project is divided from the historic district by the Mill Creek.

Maier said the lighting should not be allowed to spread onto the residential area.

Keillor said the PUD had engineered the lighting as indicated in finding A-12 of the staff report but the Commission has discretion to require different lighting if it is justified.

Durow said that period lights are not a standard in the city and this is not a historic district. He said that the period lighting may not be appropriate for this development.

Turner said the subdivision ordinance reads that the commission may direct the developer to install street lights, but not dictate their design.

Durow said the developer will need to meet with the PUD to meet the standards for type of light fixture to be used.

Quinn said he hopes that the developer will rely on the comments of the citizens in the community in designing the street light system.

Turner said that part of the Commissions responsibility is to relay concerns from the citizens to the developer.

Hoffman said the sidewalk to the parking and adjacent Thompson Park may be a concern.

Keillor said there are north and south access points to the park, via West 6th Street and the park entry drive.

Hoffman moved for approval of Subdivision 37-95 based on findings of fact with conditions. Barrett seconded and the motion passed unanimously. Farner did not participate in the decision.

**SITE PLAN REVIEW 206-95 of Safeway Stores, Inc.** for construction of a new retail shopping center consisting of a 48,000 square foot Safeway Store, a future 46,697 square foot Ernest Hardware, and a future pad for a 5,000 square foot lot developed for a speculative business. Property is located in a "CG" General Commercial zone.

Turner reread the rules of a quasi-judicial hearing.

Turner asked if any Commissioner wished to declare ex-parte contact



or conflict of interest.

Farner stepped down due to the Safeway Store being located on the site of Subdivision #37-95 based on his earlier disclosure.

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 revised staff report with no objections from the City Site Plan Review Team. Keillor said the applicant requests approval for a 48,000 square foot Safeway Store, a future 46,697 square foot adjoining retail store, and a future 5,000 square foot out lot. All three lots are proposed as part of Subdivision 37-95. Keillor said the site plan indicates access via West 6th and West 2nd by means of a new street system under subdivision review. The developer will construct both of the proposed collector streets, yielding three new access points to the proposed 486 space parking lot. Keillor suggested adding condition #11 to read "Applicant to provide an east/west sidewalk connection from Mt. Hood Street to the shopping complex".

Turner asked for questions of staff.

Barrett asked if bike racks would be provided.

Keillor said that bike racks are recommended as part of condition #7.

Hoffman asked about the sidewalk connection to the park area.

Durow said the proposed sidewalk on West 2nd Street was not an issue on this particular site, as the property does not front on West 2nd Street.

**PROPONENTS:**

Diane Snyder, Safeway Stores Representative Snyder said there has been a Safeway store in The Dalles for 60 years. She said the shoppers have asked for a larger store. The proposed new store will add employment and double the taxes paid into the community. Snyder presented large colored renderings of the proposed store.

Barrett said she would like the site to be more pedestrian oriented than car oriented.

Snyder said there will be additional pedestrian access to Mt. Hood Street and maybe to West 6th Street than the plan indicates.

Snyder introduced a team of architects that have been designing the proposed site.

Durow asked to have the trees that are indicated on the plan described.

The size and type of trees to be planted on site were described. The plantings along Mill Creek are proposed to be dense and evergreen.

**OPPONENTS:**

**Katy Young 513 West 7th Street** Young asked what the people living along Mill Creek would see and would bikers feel they were riding in a "tunnel"? She asked if the greenway along the creek would be like open space.

**Ken Farner 814 West 11th Street** Farner said he felt the site plan was designed to butt up against a railroad track not a trail.

**PROPONENT REBUTTAL:**

**Roger Stangie** Stangie said the back of the buildings will provide a truck loading zone with the building heights at approximately 24 feet. He said the buildings are textured cement with changes in colors that will enhance the screening. He said the screening will be between 25 to 40 feet from the buildings.

Hoffman asked if the greenery would grow higher than the fencing?

Stangie said the greenery would grow quite high and all that should be seen from the back side of the buildings will be greenery and tops of the buildings.

Keillor asked if the greenery could be on the outside of the fence to allow the greenery along the path side instead of the store side.

Stangie said this would not be a problem.

Turner closed the hearing to public testimony.

Hoffman said it seems all the issues have been addressed.

Turner asked staff if the number of parking spaces were adequate.

Keillor said the parking spaces indicated on the plan are over the number required for the development.

Barrett said she felt there was a need to ask for less parking and more pedestrian oriented areas since the project is adjacent to the park. She said the site needs to be pedestrian friendly. She said walkers on the path along Mill Creek do not want to see the trash on the back side of the stores.

Peters moved to approve Site Plan Review 206-95 based on finding of

fact with conditions and the addition of condition #11. Hoffman seconded and the motion passed unanimously. Farner did not participate in the decision.

**SITE PLAN REVIEW 207-95** of Gary Bradford for a 1,625 square foot addition to the existing offices of Byers, Neumayer, & Bradford and Wasco Title, located at 305 East 5th Street. Request includes removal of the house at 311 East 5th Street for development of a new parking lot. Property is located in a "CB" Central Business zone.

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 proposes to enclose the open portion under the existing office (700 sf) and add a 25' x 40' (1000 sf x 2) two-story addition at the rear of the building. In addition, a house would be removed and a 15 car parking lot added in two tiers. Five of the spaces would be accessed via the alley at a lower level with steps to the upper lot and entry. Keillor said staff recommendation is approval with conditions.

Turner asked for questions of staff.

Hearing none Turner asked for those speaking in favor of the project.

**PROPOSERS:**

**Gary Bradford 305 East 5th Street** Bradford said the reason for the proposed addition is for additional office space and a parking lot for off-street parking.

Barrett asked for an explanation of the proposed landscaping.

Bradford said the east side of the property is residential and will be landscaped as well as other areas of the project.

**Ben Neumayer 716 East 20th Street** Neumayer said the addition will add office space and increase the number of staff. He said there will be handicap parking access to the building and handicap restrooms.

Barrett asked if there was a design of the proposed addition to see if the design of the building fit the character of the area.

Neumayer said the addition will be the same design as the present building.

Keillor asked if the east line of the parking lot would need to be a retaining wall.

Neumayer said there will be a retaining wall with a stepdown. He said the fence line will be landscaped.

**OPPONENTS:** None

Turner closed the hearing to public testimony.

Maier moved to approve Site Plan Review No 207-95 based on findings of fact with conditions. Quinn seconded the motion.

Barrett said she felt there needed to be landscaping on the residential side of the parking lot.

Keillor said there will be a substantial grade change on the site and the retaining wall will create a barrier. Additional landscaping would reduce the parking area and possibly make the two-way aisle substandard. No change is recommended.

Turner called for the question and the motion passed unanimously.

**RESOLUTIONS SUBJECT TO PLANNING COMMISSION APPROVAL**

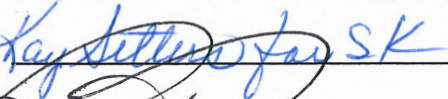
Maier moved to adopt Resolution PC 320-95 approving Site Plan Review 203-95 of Eric Ward for additional mini-storage units to be phased in from 1995-2005. Barrett seconded and the motion passed unanimously.

Hoffman moved to adopt Resolution PC 319-95 giving tentative approval to Subdivision 37-95 of Columbia Gorge Development. Quinn seconded and the motion passed with Farner abstaining.

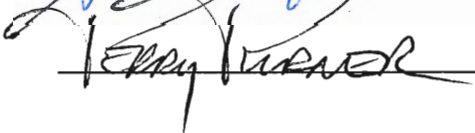
Quinn moved to adopt Resolution PC 318-95 approving Site Plan Review No. 206-95 of Safeway Stores to construct a retail complex. Peters seconded and the motion passed with Farner abstaining.

Hoffman moved to adopt Resolution PC 317-95 approving Site Plan Review No. 207-95 of Gary Bradford for a 1,625 addition and parking lot. Farner seconded and the motion passed unanimously.

**ADJOURNMENT** The meeting was adjourned at 11:15 PM.



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Scott Keillor, Secretary



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Terry Turner, Chairman