

MINUTES OF THE DALLES PLANNING COMMISSION MEETING

April 20, 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, Tom Quinn, Michael Maier.

Absent Marianne Barrett 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 April 6th meeting.

MINUTES

Maier said on page 6 the word "not" should be added to the comments by Erickson.

Turner said on page 6 in the first sentence the word building should be replaced with "garage".

Maier moved to approve the minutes of the April 6th meeting with amendments on page 6. Hoffman 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.

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 subject property is presently vacant and zoned "R-3" Multiple Family Residential.

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 and passed photos of the proposed site around to the Commission. Keillor reviewed the comments from the City's Site Plan Review Team. He said the applicant proposes to construct a triplex on the 7,100 square foot lot where 7,500 s.f. is required by ordinance. Keillor said the design features offered by the applicant will allow the triplex to be added to this older neighborhood in a compatible fashion. He said that considering the shortage of multi-family land at present such a minor variance is not a grant of a special privilege. Keillor said the staff recommendation is for approval with conditions.

Turner asked for questions of staff.

With no questions of staff at this time Turner asked for those speaking in favor of the request.

PROPONENTS:

Dan Bella 1017 East 7th Bella said he is in favor of the project but is concerned about the traffic problems in the area. He said this section of East 7th Street is very narrow. Bella said he felt that parking in the rear of the triplex would benefit the neighborhood.

Roy Grotz 4744 Simonelli Road

Grotz said he owns the lot in question and feels the triplex would fit well in the neighborhood. He said he would be willing to arrange the parking to be in the rear of the triplex with alley access to the parking.

Hoffman complemented Mr. Grotz for the computer-generated perspective and site plan presented for the project. He asked if parking in the rear would be a possibility with the design of the building.

Grotz said he did not feel there would be a problem in rearranging the site plan to allow rear parking.

Albert Gosiak 5875 Hwy 30 West

Gosiak said he had recently purchased the adjacent property and is concerned with the parking in the area. He said that 7th Street is very narrow and any parking on the street would be a problem. He said he would also like to see off-street parking in the rear of the triplex but the alley should not be blocked. Gosiak asked for a one week delay of the hearing to allow additional time to review the site.

Mavis Rogers 1826 East 14th

Rogers said the plan indicates 4 parking spaces in the rear of the triplex and 2 parking spaces off of East 7th Street.

Maier asked if the site plan could be rearranged and still be function as a tri-plex.

Rogers said the parking could be rearranged to create additional parking in the rear.

Gosiak asked staff the required size of a parking space for a residence.

Keillor said the standard size of a parking space is 9 x 18 and 8 x 15 for compact spaces.

OPPONENTS: None

NEUTRAL:

Bob Ulrich 1504 West 12th Street

Ulrich said he was not opposed to the project but had read in the zoning ordinance that the square footage or a lot area for a triplex is greater than that required for a 4-plex.

Turner closed the hearing to public testimony.

Parker reminded the Commission that there had been a request for a postponement of the hearing.

Hoffman moved to continue the Grotz hearing to the next regular Planning Commission meeting at 7:00 PM on May 4th in the Public Library Meeting Room. Maier seconded and the motion passed unanimously.

SITE PLAN REVIEW 208-95 of Munsen Paving to construct a 1,500 square foot office building for lease purposes adjacent east of 3450 West 10th. Property is 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. 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 and passed photos of the site to the Commission. Keillor reviewed the comments from the City's Site Plan Review Team and explained that the applicant plans to develop

an office building with a 5-space parking lot and landscaping. Keillor said staff recommendation is for approval with conditions.

Turner asked for questions of staff.

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

PROPONENTS:

Randy Munsen 740 East Scenic Drive

Munsen said he was in agreement with all the requirements of the staff report. He asked that the sidewalks and curb be delayed until street improvements are complete on that portion of West 10th Street.

Keillor said that the Public Works Department is requesting that sidewalks and curbs be completed as properties develop.

Parker said that if the condition to install sidewalks and curbs is not met it becomes an enforcement issue. He said if the applicant does not meet the requirement set in the staff report the work could be performed by the City and the cost is then assessed to the property.

Keillor said the site plan will need to show the curb cuts.

Munsen said he understood that a new site plan was required and he would indicate the curb cuts on the new plan.

OPPONENTS: None

Turner closed the hearing to public testimony.

COMMISSION DELIBERATION:

Maier asked if it would be appropriate to require Munsen to sign a Non-Remonstrance agreement to delay construction of the sidewalks and curbs.

Keillor said a Non-Remonstrance would not be required because the sidewalk and curb requirements are part of the record and are required under the sidewalk ordinance. Keillor said there are no other sidewalks in the area of the proposed site.

Hoffman said that Condition #3 requires a new site plan that would show sidewalks and other improvements.

Keillor recommended that an added condition may be appropriate stating a time line to complete sidewalk development. Keillor suggested that condition #7 read:

Applicant shall install the frontage sidewalk when either of three conditions occur.

- a. An LID is formed to cause sidewalk installation within the area; or
- b. Adjacent sidewalks are constructed; or
- c. Deadline for installation is 2 years from occupancy.

Maier moved to approve Site Plan Review 208-95 based on finding of fact with conditions and added condition #7 as stated by Keillor. Hoffman seconded and the motion passed unanimously.

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 Heights. Property is currently used as farm land and located in an "R-1" Single Family Residential zone with an approved "CF" Community Facility Overlay.

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

Maier said he had read the articles published in the newspaper about the Veteran's Home project.

Parker asked Maier if the articles would influence his decision on the request.

Maier said he had not thought of the project in a land use decision process and would be able to make a fair decision.

Hoffman said he had also read several articles but had not reached any type of conclusion.

Parker asked if either of the Commissioners had been approached by anyone representing the Veteran's Home.

Both said they had not discussed the project.

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 and discussed the comments from the City Site Plan Review Team. Keillor said the applicant requests approval to construct a 74,850 square foot, 151-bed long term care facility for Oregon Veterans. He said the facility will be owned and operated by the State of Oregon and is projected to create approximately 105 jobs. The proposed 15-acre site has received prior approval for a "CF" Community Facilities Overlay zone allowing the use within an R-1" Residential zone. Keillor said the request could be granted subject to submission and approval of a tentative subdivision plan. Keillor said the request for creation of the lot will be before the Planning Commission in

the near future. The staff recommendation is for approval with conditions.

Turner asked for questions of staff.

Hoffman asked Keillor to explain the portion of the staff report that referred to truck traffic using the east entrance to the subject property.

Keillor said the recommendation is that construction traffic use the east entrance to Columbia View Drive via 15 Mile Road. This would elevate conflict with traffic at Freemont and Highway 97 intersection.

Hoffman said it would be further for the trucks to travel but this route would avoid the residential area. Hoffman said he felt that ODOT should be contacted to consider a plan to slow down the traffic on Highway 197.

Keillor said that the state is aware of the traffic problem on the intersection of Columbia View/Freemont and on Highway 197. The Commission may need to refer the matter to the Traffic Safety Commission.

PROPOSERS:

Tom Pene 720 SW Washington Portland

Pene said he is the architect for the Veterans Home project and there are no problems with the required conditions of the Staff Report. Pene said there had been a discussion with the Fire Marshall about irrigation of the landscaping and the problem had been solved.

Bill Ward 2100 West Scenic Drive

Ward said he was in favor of the project and felt the Veterans Home would be good for the community.

Keillor said that Wasco County Judge John Mabrey had phoned expressing approval of the project.

OPPOSERS: None

Turner closed the hearing to public testimony.

Turner reopened the hearing for comment from the landscaper for the project.

The landscaper for the project explained the type of irrigation that would be used for safety and ease of irrigation. He said there will be a quick coupler system used that will be permanently in the ground. This system will allow for occasional irrigation. He said grass seed will also be selected that will withstand the

heat.

Turner again closed the hearing to public testimony.

Hoffman moved to approve Site Plan 209-95 based on findings of fact with the addition of condition #8 requiring that during construction heavy truck traffic shall access the site via 15 Mile Road to East Columbia View Drive to avoid the 197/Columbia View Drive intersection and the Columbia View Heights residential area. Also modification of condition #2 to include .."supplemented by a quick coupler irrigation system near the building to occasionally water non-irrigated landscaping..". Peters seconded and the motion passed unanimously.

PLANNED UNIT DEVELOPMENT 10-95 of William Van Nuys Trust for a 23 lot planned development 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 an individual lot ownership pattern and for the individual sale of units along with their "foot print". (The ground beneath them). The rest of the parcel would be in common ownership.

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 wishes to replat Lot 9 of the Lone Pine Village to create 23 saleable lots. Keillor said the replat does not alter the validity of the prior approval (PUD #9-94) allowing construction of the units. He said the approval of the subject replat will merely allow the units to become lots and thereby be saleable upon final plat recording. Keillor said staff recommendation is approval with five of the nine original conditions.

Turner asked for questions of staff.

Hoffman said that there may need to be a condition to add "Units 20,21,22, and 23 shall not encroach on the utility easement" since this is a serious concern of the Utilities Department.

PROPONENTS:

David Bennett 3500 First Interstate Tower Portland

Bennett said that condition #4 may need to be reworded as the street in the project will be a private street and will not require a bond.

Keillor said the condition could be reworded because private streets require a lesser standard but must be approved by the City Engineer and meet City Standards. Keillor suggested rewording the first sentence to read "Private street improvements will meet the City Engineers standards" and leaving out the second part of the condition.

Don Rohde, Tenneson Engineering 409 Lincoln

Rohde said the utility easement that the Utilities Department is concerned about will not be built on. He said the sidewalk will be on the easement but not the building.

OPPONENTS: None

Turner closed the hearing to public testimony.

Maier moved to approve Planned Unit Development 10-95 based on findings of fact with the addition of condition #6 and amendments to condition #4 as suggested by staff. Peters seconded the motion and the motion passed unanimously.

RESOLUTIONS SUBJECT TO PLANNING COMMISSION APPROVAL

Peters moved to adopt Resolution PC 321-95 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. Quinn seconded and the motion passed unanimously.

Maier moved to adopt Resolution PC 322-95 approving Site Plan Review No 209-95 of BOORA Architects for a 74,850 square foot, 151 bed long-term care facility for Veterans. Quinn seconded and the motion passed unanimously.

Hoffman moved to adopt Resolution PC 323-95 approving Planned Unit Development No. 10-95 of William Van Nuys Trust for a 23 lot PUD plat to be known as Columbia Gorge Villas as a re-plat of Lot 9 of Lone Pine Village. Quinn seconded and the motion passed unanimously.

DEPARTMENT REPORT

Keillor presented a application for Commissioners to attend a conference sponsored by Livable Oregon to be held at the Resort at The Mountain on June 15 - June 17th 1995. He said it was a good conference but there were no funds for the City to pay the registration fee. Please check with Scott if you wish to attend.

DISCUSSION

Keillor said Wes Pullen is requesting an amendment to approved Subdivision 36-94. Keillor said the approval was for a 13 lots and Pullen now wished to reduce the development to 12 larger lots and extend the cul-de-sac. Keillor said the conditions will remain in

tact. Keillor passed the approved and proposed plan around to the Commission.

Maier moved to approve the amendment to SUB 36-94 and Peters seconded. The motion passed unanimously.

ADJOURNMENT The meeting was adjourned at 9:00 PM.

Kay Peters For SK Scott Keillor, Secretary

Terry Turner Terry Turner, Chairman