

**MINUTES OF THE DALLES PLANNING COMMISSION MEETING**

May 18, 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, Michael Maier and Ken Farner

**Absent** Tom Quinn

**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 public hearings.

**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.

**CONTINUATION OF SITE PLAN REVIEW 210-95** of Wes Pullen to use the proposed site for a sales lot for new and used manufactured homes. The proposed 1.78 acre parcel is located at 1320 West Second Street. The building on the site is presently used as an automotive repair shop and will be removed. Property is located in a "CG" General Commercial 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.

Hoffman pointed out that he was not at the last meeting to hear the deliberation on the hearing and asked if he should vote or step down.

Parker said it would have been best if Hoffman had heard the tapes from the last meeting but said the decision would be up to Hoffman as to if he felt he had enough information to make a knowledgeable decision.

Hoffman said he would hold his decision until he had heard all the testimony of today's meeting.

Keillor said the applicant had given each of the Commissioners a revised site plan and that staff had assisted the applicant with the revisions. Keillor gave a brief review of the staff report.

Turner asked for questions of staff.

Hoffman asked the reason for the continuation of hearing SPR 210-95.

Keillor said the Commission felt the site plan was not adequate and the square footage of landscaping was not accurate.

Maier asked if Bill Barrier of Public Works was satisfied with the revised site plan.

Keillor said the applicant had worked with the Public Works Department on the revised plans. He said the applicant could address the question.

**PROPOSERS:**

Jim Harris 78889 Friend Road, Friend

Harris said there were 9 parking spaces and one handicap parking indicated on the plan.

Farner asked how many staff members would be on site.

Harris said there will be 4 or 5 employees with alternating hours. He said there would be no more than 3 employees working at any one time. Harris said the manufactured homes placed on the lot will be mainly for display and will not be removed from the lot. He said the site plan shows the homes arranged in parallel with the street for a neat appearance. Barriers will be used to block the driveway and removed during working hours. Harris said he had met with Barrier and Brown of the Public Works Department and the storm sewer drainage is adequate with the storm sewer in place.

Farner said there may be a need to add a condition that staff approve of the drainage plan.

Harris said the plans indicate connection to city sewer and water. He said the landscaping has been corrected and the plans include a lot of trees and shrubs with lava rock around the base of the trees. Harris explained the entire landscaping plan to the Commission.

Maier asked what was at the rear of the lot at this time.

Harris said the freeway easement borders the property in the rear of the lot.

Barrett said the Comprehensive Plan calls for an appealing streetscape on West 2nd Street and said she would like to see large canopy trees along 2nd Street.

Harris said he would research the possibility of this type of tree and see if there would be a problem of clear vision.

Hoffman asked how the landscaping would be irrigated.

Harris said a drip system would be installed with automatic timers.

Turner said that Condition #8 indicated only 8 units will be on the lot at any one time. He asked if 8 units was adequate with the current site plan.

Harris said the applicant would asked for 8 complete units plus space to store 6 single wide homes or halves of homes for a total of 14 units.

Harris said they had been working with ODOT to establish the curb cuts that would be allowed.

Keillor explained that the on site lighting should not be so bright as to distract traffic on the freeway or West 2nd Street.

Farner said the site plan indicated only one small trash container and asked if this would be adequate.

Harris said the trash would be removed to an off site dumpster.

**OPPONENTS:** None

Turner closed the public testimony portion of the hearing.

**COMMISSION DELIBERATION:**

Farner asked Keillor if he was comfortable with the revised site plan submitted by the applicant.

Keillor replied affirmative.

Farner said he would like to have a condition added that would require any storage or trash on the site to be screened.

Keillor said screening of storage or trash is a standard in the ordinance.

Farner said he would like to add to condition #2 that "surface drainage plan to be approved by Public Works Department".

Maier asked if the 44 foot driveway indicated on the site plan would be closed to public traffic.

Keillor said ODOT will handle the agreement for curb cuts and access to the property.

Barrett said she was comfortable with the fact that the landscaper and the applicant will work out a plan for placement of trees.

Keillor said that condition #3 could be amended to advise that canopy trees be planted along the West 2nd Street.

Maier moved to approve Site Plan Review 210-95 based on findings of fact with amendments to condition #2, #3, and #8. Peters seconded and the motion passed unanimously.

MAJOR PARTITION 4-95 of Wasco County to divide a 120.05 acre parcel into 3 lots; parcel a) 2.78 acres, parcel b) 14.88 acres, and parcel c) 100.39 acres. The partition includes the dedication and construction of "Veteran's Drive" connecting Columbia View Drive to the proposed Veteran's Home. Property is located east of Columbia View Heights. Property is currently used as farm land located in an "R-1" Single Family Residential Zone, described as 1N-13-1:100, 1N-14-6:1800 and 1N-13-1AA:300 in a Community Facility Overlay Zone.

Turner asked if any Commissioner wished to declare ex-parte contact or conflict of interest. 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 stating the proposal is to divide the 120 acre parcel into three lots. He said lots "A" & "C" are for future residential, and lot "B" would be the location of the approved Veterans Facility. Keillor said a standard 50' local street right-of-way would be dedicated and developed from Columbia View Drive, south and east to the entrance of the Veterans Facility. At the city's request the developer has submitted a conceptual layout of the entire parcel to show the planned street system and utility easements. Keillor reviewed the concerns from the City's Site Plan Review Team. Keillor said staff recommendation is tentative plan approval with conditions.

Turner asked for questions of staff.

Barrett asked if Veteran's Drive would be a cul-de-sac turn around or would the proposed street be developed to allow street extension for future use to the residential area.

Keillor said the cul-de-sac is proposed to end at the Veterans Facility but staff has recommended it be a temporary fire turnaround. A street cross-section should plan be submitted and street trees are recommended.

#### PROPONENTS:

Don Rohde, Tenneson Engineering

Rohde said he would answer any questions about the proposed major partition. He said the proposed Veterans Drive would be developed to city standards and he thought that the landscaping plan was submitted with the site plan. Rohde said street trees are an option and up to the Planning Commission to determine if they are required. Rohde explained the placement of all services to be installed to the site of the Veterans Facility.

Hoffman asked if Rohde was asking for modification to the conditions or are the conditions acceptable as presented.

Rohde said he would like to see conditions #6 and #9 revised.

OPPONENTS: None

NEUTRAL:

Harold Coffin 546 Summit Ridge

Coffin asked if the applicant and the Commission were aware the proposed Veterans Facility would be constructed on a portion of the Oregon Trail. He said he felt it would be a nice gesture to have a plaque or bench to signify the Oregon Trail at the Veterans Facility.

Hoffman said he felt the information should be given to the landscaper for the project.

Keillor said that staff will follow up on the suggestion for the Oregon Trail recognition.

Turner closed the hearing to public testimony.

COMMISSION DELIBERATION

Keillor said he felt that the Commission could strike conditions #4, #6, and #9 from the staff report.

Farner moved to approve Major Partition #4-95 based on finding of fact with amended conditions. Maier seconded and the motion passed unanimously.

**RESOLUTIONS SUBJECT TO PLANNING COMMISSION APPROVAL**

Maier moved to adopt Resolution PC 320-95 denying 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. Peters seconded and the motion passed with Quinn absent and Hoffman, Turner, Farner and Barrett abstaining.

Peters moved to adopt Resolution PC 325-95 approving Site Plan Review No. 210-95 of Wes Pullen to use the proposed site for a sales lot for new and used manufactured homes. Hoffman seconded and the motion passed unanimously.

Hoffman moved to grant tentative approval of Major Partition 4-95 of Wasco County. Maier seconded and the motion passed unanimously.

DEPARTMENT REPORT/DISCUSSION:

Keillor asked the Commission to approve the final plat of Columbia Gorge Development Subdivision No. 37-95. Keillor said the applicant will ask City Council to approve the plat on May 22nd. Granting approval is contingent on an acceptable bond for street system improvements, and will allow the lots to be sold. Maier moved to accept the final plat of Columbia Gorge Development and Peters seconded. The motion passed with Farner abstaining.

**System Development Charges for Parks presented by Karl Cozad of Parks and Recreation.** Keillor explained that the parks system development charges should be considered and asked that Karl Cozad assist with a solution to the problem.

Cozad said the Parks District Board is faced with the lack of dollars for park improvements and the development of new parks. Cozad said since the city ordinance is not efficient, he has visited other cities and researched other avenues to assess fees for parks. He said he has been working with the Parks Board to develop an SDC for parks that would work for the city and the public.

Maier asked what the money in the city's special parks fund was being used for at this time.


Parker said the parks fund is used for capital improvements.

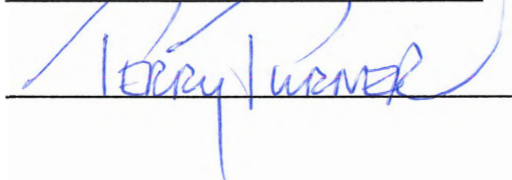
Barrett asked Cozad if the Parks and Recreation Department preferred the developer to donate land or dollars to parks.

Cozad said dollars are preferred so that the parks department can develop new parks to the required standards.

There was a general discussion on park needs and the development of system development charges.

**ADJOURNMENT** The meeting was adjourned at 10:15 PM.

 Scott Keillor, Secretary

 Terry Turner, Chairman