

MINUTES OF THE DALLES PLANNING COMMISSION MEETING

June 22, 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, Tom Quinn, Michael Maier and Walter Hoffman.

Absent David Peters, Ken Farner, Marianne Barrett.

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 previous meetings.

MINUTES

Maier moved to approve the minutes of the May 4th meeting as presented. Quinn seconded and the motion passed with Hoffman abstaining.

Maier moved to approve the May 18th Planning Commission minutes as presented. Hoffman seconded and the motion passed with Quinn abstaining.

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 88-95 of Dan Bustos to erect a 257 square foot McDonald's sign with an overall height of 40 feet. The Sign Ordinance limits the sign to 100 square feet, and the proposed sign is 144 square feet when measured by positive sign face area only. Our code requires signs to be measured within a "box" including all negative space, totalling 257 square feet for the proposed sign. The property is located at 341 Lone Pine Drive; is described as Township 1 North, Range 13 East, Section 1BA, Tax Lot 800; and is zoned "CG" General Commercial. Development of the McDonald's Restaurant has been approved administratively.

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 with a recommendation for approval based on findings of fact with conditions.

Keillor said the site was originally a service station with the existing sign structure in place. The structure is proposed to be modified to support the new sign for the McDonald's Restaurant. He said the sign will be reduced in height and the applicant requests that the variance be approved to allow for a 257 square foot sign. Keillor said the structure of the oversized sign is located outside of the freeway zone where a 250 square foot sign would be allowed. He said the applicant feels that a smaller sign would create a hardship for the business. Keillor said there were no objections or comments from the City Site Plan Review Team.

Turner asked for questions of staff.

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

PROPOSERS:

James Sparks 5000 SW Meadows Rd, Lake Oswego, OR

Sparks said a permit has been obtained to replace the existing oversized sign face but that McDonald's wishes to place the restaurant logo on the sign and therefore requires an alteration to the size and design of the sign. Sparks said the height of the existing sign will be reduced and that the height of the new sign will be in line with other signs in the area. Sparks said that height and placement of the sign are crucial to draw the traffic from the freeway to the new McDonald's Restaurant. Enhanced photographs showing the proposed sign in relation to others were distributed for the Commission's review.

OPPOSERS: None

Turner closed the public testimony portion of the hearing.

COMMISSION DELIBERATION:

Hoffman said he felt the variance was a reasonable request and that the sign was close enough to the freeway that the variance should be allowed.

Maier asked how far beyond the freeway zone the existing sign was placed.

Keillor said the sign was approximately 60 feet beyond the freeway zone that would allow for the oversized sign.

Quinn said he felt the sign would be compatible with the neighborhood and felt the variance should be approved.

Maier moved to approve Variance 88-95 based on findings of fact with conditions. Hoffman seconded and the motion passed unanimously.

NON CONFORMING USE 12-95 of AFD Auto Salvage to use the existing caretaker home as a parts warehouse and install a mobile home which will serve as the caretaker single family dwelling. The proposed caretaker dwelling is in conjunction with a non-conforming auto salvage yard in a commercial zone. The property is located at 707 Snipes Avenue; described as Township 1 North, Range 13 East, Section 33BB, Tax Lot

1900; and zoned "CG" General Commercial.

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 that the proposal is to convert the existing caretaker dwelling to storage, place a 10 x 50 mobile home just east of the entry gate, and general improvements to the fence, with landscaping proposed along Snipes Street and a mural on the fence at Snipes and West 6th. Keillor reviewed the concerns from the City's Site Plan Review Team and said staff recommendation is approval with conditions.

Turner asked for questions of staff.

Hoffman asked if the applicant will need to provide a detailed landscaping plan to the staff or a revised site plan.

Keillor said the number of parking spaces and the amount of landscaping were not clear on the site plan, but future submittal of a reasonably detailed plan for staff approval would be acceptable.

PROPONENTS:

Ermina Roberts 707 Snipes

Roberts said the request is to relocate the caretakers home. She said there would be a small yard next to the mobile home and there will be parking and landscaping in the front of the yard and home. Roberts said the plans call for replacement of the old fencing and to make all the fence uniform around the site.

Keillor said the plans for change will not create any additional customer parking needs. He said condition #2 relating too the length of time allowed for the improvements could be revised if the site plan were accepted by the Commission.

Quinn asked if the murals would be painted as part of the project.

Roberts said all cleanup and the painting of the murals would be completed in phases over a 5 year period of time. She said the fence along West 6th Street could not be replaced until 6th Street widening project is finalized. Roberts said the plans are to add several trees that will help to screen the auto storage and several cosmetic upgrades to the entire site.

Maier said he would like to see the completion of the improvements on a shorter time frame.

Roberts said the landscaping is already in progress.

Hoffman asked if the plantings would all be irrigated and if the applicant was comfortable with the staff recommended approval conditions for the plan.

Roberts said the irrigation system is in place and the conditions are all acceptable.

Keillor suggested rewriting condition #2 to read "the applicant shall complete irrigated landscaping as proposed within one year. Fencing improvements shall be complete within 3 years".

OPPONENTS: None

Turner closed the hearing to public testimony.

COMMISSION DELIBERATION

Quinn said the improvements to the site will be a great asset to the community.

Maier said the zoning is commercial and he would like to see improvements to the property as fast as possible.

Hoffman moved to approve Nonconforming Use 12-95 based on finding of fact with amended condition #2. Quinn seconded and the motion passed unanimously.

RESOLUTIONS SUBJECT TO PLANNING COMMISSION APPROVAL

Quinn moved to adopt Resolution PC 328-95 approving Variance No. 88-95 of Dan Bustos to allow a 257 square foot McDonald's sign with an overall height of 40 feet. Maier seconded and the motion passed unanimously.

Hoffman moved to adopt Resolution PC 329-95 approving Non Conforming Use Permit 12-95 of AFD Auto Salvage to install a mobile home to serve as a caretaker dwelling, with amended condition #2. Quinn seconded and the motion passed unanimously.

ADJOURNMENT The meeting was adjourned at 8:30 PM.

 Scott Keillor, Secretary

 Terry Turner, Chairman