

MINUTES OF THE DALLES PLANNING COMMISSION MEETING

July 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, Ken Farner, Tom Quinn, Michael Maier and Walter Hoffman.

Absent 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 public hearing portion of the meeting.

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.

CONDITIONAL USE PERMIT 90-95 of Jim Stroud & Corey Bernard to construct a fuel station west of the existing Holstein's Coffee House and removal of the existing Economy Grocery to be replaced with a new mini-mart. Property is located in a "CB" Central Business zone in the 800 block east between Taylor and Monroe Streets and East 2nd and East 3rd Streets. The service station is a conditional use and the market is a permitted use within the zone.

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

Quinn said he was friends with the Strouds but will be able to make a fair decision on the Conditional Use request.

Parker asked if Quinn had discussed the project with the applicant.

Quinn said there had been no discussion of 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 with a recommendation for approval based on findings of fact with conditions. He said the applicant's separately own two adjacent parcels, so they were encouraged by staff to develop and submit a single site plan with connections for internal

traffic and pedestrian flow. The plan is to build a new market soon after demolition of the existing store. He said the old storage buildings will be demolished to allow for the market and parking. A new service station canopy with eight fueling positions is proposed on the vacant lot at Monroe and 3rd Streets. Keillor said that Dan Boldt of the County Roads Department had provided some input on the project as a citizen. Keillor said the suggestions from Boldt were discussed with the applicant and were mostly directed to the egress and ingress. He said it was suggested that a one-way in and out driveways from East 2nd Street be developed and also an entrance only drive be used on East 3rd Street to the Coffee House. The single entrance would provide ingress for the drive up window and for the parking lot. It was also a suggestion that a stop bar and sign be placed on the east end of the alley as traffic would enter Taylor Street. Staff further recommends that the sidewalk be completed on the 3rd Street frontage as part of the project.

Turner asked for questions of staff.

Farner asked if this project was being shared by two applicants with joint parking. He asked if there should be an agreement for off site parking.

Keillor said the parking arrangement is a private issue, with no formal agreement between the parties and the City required.

Parker concurred.

Maier said the revisions on the site plan indicate a curb cut will be deleted and asked if it would be the 22 or 45 foot curb cut on 3rd Street.

Keillor said the 22 foot curb cut will be deleted. He said a grading and drainage plan will be required to meet the Public Works standards.

Turner asked if the changes in the site plan would need to be in the required conditions.

Keillor said there may be a need to add Condition #9 for the placement of sidewalks on East 3rd Street frontage.

Turner asked for those speaking in favor of the project.

PROPONENTS:

Adapt Engineering 252 SW 43rd St, Renton WA 98055

Dan said the plans are for a state of art station with all underground storage tanks. He said all state and federal requirements will be met. Plans indicate 12 full time employees plus some part time high school students. Dan said the signs will meet the sign ordinance requirements. He said the applicant agrees with the ingress and egress changes for 3rd Street. He said yellow directional arrows will be painted for traffic flow as per the suggestion of staff, with ODOT concurrence. The entire length of the alley will be improved.

Farner asked if the alley would be paved behind the warehouse that is owned by another party.

Jim Stroud - Rufus

Stroud said the portion of the alley behind the Nelson Exhaust building will be paved. He said there will be no parking allowed in this area but will enable customers from Nelsons to back out of the building. He said the landscaping will help designate traffic flow and the alley will be completely paved and be a two way traffic flow.

OPPONENTS: None

Turner closed the public testimony portion of the hearing.

COMMISSION DELIBERATION:

Farner moved to approve Conditional Use Permit 90-95 based on findings of fact with conditions and the addition of condition #9 requiring a sidewalk be place on the 3rd Street frontage. Maier seconded and the motion passed unanimously.

SITE PLAN REVIEW 213-95 of Les Schwab Tire Centers, Inc. to construct a 5,888 square foot addition to the existing building located at 2645 East 2nd Street for use as an alignment bay and warehouse. The 10.13 acres is located in a "CG" General Commercial 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 a brief staff report with staff recommendation for approval with conditions.

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

PROPONENTS: None

OPPONENTS: None

Turner closed the hearing to public testimony.

COMMISSION DELIBERATION

Peters moved to approve Site Plan Review 213-95 based on finding of fact with conditions. Hoffman seconded and the motion passed unanimously.

SITE PLAN REVIEW 214-95 of St. Vincent dePaul to use the existing building at 315 West 3rd Street as a Thrift Store and to serve community meals by Bread and Blessing. Property is located in a "CB" Central Business zone.

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

Farner said he has a bias and asked to step down.

Parker asked Farner if he was in favor of the project. Farner said he was very much in favor and could not make an unbiased decision.

Maier said he was acquainted with Mr. Foley but had not discussed the project and had no preconceived judgement for 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 reviewed the comments from the City Site Plan Review Team. Keillor suggested that the site plan should include a screened trash area. The applicant plans to remodel the existing building, formerly an auto dealer's site. Plans include new landscaping for the existing parking area. He said staff recommendation is for approval with conditions.

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

PROPONENTS:

Tom Foley PO Box 1011 Bend, OR 97709

Foley said the proposed building is leased until 1996 so there will not be any remodel work until the lease is expired. Foley said the building will be used as a Thrift Store and to serve community meals every day of the week.

Keillor reminded the applicant that an approved site plan is good for only one year and that the project would need to be started prior to the expiration date.

Mr. Foley felt he could begin the project in time.

OPPONENT: None

Turner closed the hearing to public testimony.

COMMISSION DELIBERATION:

Hoffman moved to approve Site Plan Review No. 214-95 based on findings of fact with conditions. Peters seconded and the motion passed unanimously.

RESOLUTIONS:

Hoffman moved to adopt Resolution No. PC 330-95 approving Conditional Use Permit No. 90-95 of Stroud and Bernard to construct a fuel station and Mini-Mart, with the addition of condition #9. Farner seconded and the motion passed unanimously.

Peters moved to adopt Resolution No. PC 331-95 approving Site Plan Review No. 213-95 of Les Schwab Tire Center to construct a 5,888 square foot addition to the existing building. Maier seconded and the motion passed unanimously.

Quinn moved to adopt Resolution No. PC 332-95 approving Site Plan Review 214-95 of St. Vincent dePaul to use existing building at 315 W 3rd for a Thrift Store and serving community meals. Peters seconded and the motion passed with Farner abstaining.

DEPARTMENT REPORT

Keillor reported that Karl Cozad of the Parks and Recreation was in the process of developing a plan to collect SDC's for parks and should have it ready for the next Planning Commission meeting.

Keillor said the Redevelopment and Infill Strategies document was complete and would be presented to the Planning Commission soon.

Keillor reported that the High Dollar Johns site will be cleaned-up with partial funds from a DEQ grant. He said the request for RFP had gone out and the grant-funded waste tire removal will be the first part of the cleanup.

COMMISSION COMMENTS

Farner presented a document that he had found in the daily paper pertaining to the First Church of God at 2308 East 12th Street. Farner said he felt the Commission was mis-lead during the Conditional Use Permit hearing for the church addition. He said the document advertises for a school at the church and the applicant stated there would not be a school at the facility.


The Commission discussed the situation and asked staff to check into the matter.

Parker said the Commission needs to remember they are a quasi-judicial body and can question any facts presented by an applicant at a hearing and if all the information needed to make a decision is not presented the Commission should call for a continuation. Parker said since the Commission had asked the applicant about the use of the property in question that the staff will be able to research the record and make a decision.

Maier asked how the ordinance read for people living in a camp trailer within the city.

Parker said each situation may be different. He said it would depend on if the trailer is parked in the street or on private land. Keillor said a complaint could be filed with the City Clerk.

ADJOURNMENT The meeting was adjourned at 8:30 PM.

 Scott Keillor, Secretary

 Terry Turner, Chairman