

MINUTES OF THE DALLES PLANNING COMMISSION MEETING

July 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, Ken Farner, Tom Quinn, Marianne Barrett.

Absent Michael Maier and Walter Hoffman

Staff Scott Keillor, Senior Planner
Kay Setters, Resource Assistant
Gene Parker, City Attorney
Brian Stahl, Public Works
Bill Barrier, Public Works

PUBLIC COMMENT Chairman Turner opened the Planning Commission meeting asking for those wishing to speak on any subject not on the agenda.

Robert Berry, Pastor of First Church of God located at 2308 East 12th Street said he wanted to clear up any misunderstanding that the Commission had about the Conditional Use Permit that was approved for a Church/School. Berry said he felt he had made it very clear that the request for expansion to the church would provide space for a Christian School.

Keillor said the application and public notice stated that the request was for an addition for a church/school. Keillor said he had asked Mr. Berry to come to the Planning Commission meeting and clear up the Commission's concerns.

Farner said he felt the questions asked at the hearing for the Church were not accurately answered. Farner said it seemed that the neighbors of the church had asked questions about the church being used as school and the questions were dodged. He said answers to questions about parking, traffic congestion, and level of activity were very evasive. He said had he realized the request would be a full scale school he would have viewed the site plan differently and asked different questions at the hearing.

Berry said he felt the paper work was clear that there would be a full scale school.

Farner said he was disappointed because he felt he had been misled. He then questioned Pastor Berry about the volume of traffic and the number of students that may attend the school.

Berry said he had discussed the application with Keillor and felt that

he had been very honest.

Keillor said that traffic and parking requirements had met the standards which are the same for a church and a school. Keillor said the appeal period is passed but the Commission could start the process to revoke the approved Conditional Use Permit.

Turner said it is important to remember this Church/School is a permitted use in "CF" Overlay zone.

Parker said staff will need to listen to the tape of the May 4th Planning Commission meeting. Parker said then staff would be able to make a recommendation to the Commission.

Farner said he felt the questions to be answered would be the neighborhood concerns. He said he felt the amount of activity, playground space, noise to the neighborhood, and etc. need to be addressed.

Keillor asked Farner if he was asking the staff to determine if there is a violation of the permit.

Farner said he would like staff to review the minutes and tape of the May 4th Planning Commission meeting and determine if there is a violation of the approved site plan.

MINUTES

Turner moved to the minutes of the June 22nd and July 6th planning commission meetings.

Quinn moved to approve the minutes of the June 22nd meeting as presented. Turner seconded with Peters, Farner, and Barrett Abstaining. The motion passed unanimously; Maier and Hoffman absent.

Farner moved to approve the minutes of the July 6th meeting with the amended page 5 as presented at the meeting. Peters seconded and the motion passed with Barrett abstaining; Maier and Hoffman absent.

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 MAJOR AMENDMENT 216-95 of Northwest Aluminum Specialties, Inc. to expand it's existing facilities by constructing a 100,000 square foot building for warehousing and relocation of product finishing equipment. Property is located at 3313 West 2nd Street, described as 2N-13-28:501 & 504. This 27.7 acre parcel is located in an "M-2" Manufacturing/Industrial zone.

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

Farner said he was acquainted with both of the representatives of Northwest Aluminum but will be able to make a fair decision.

Keillor said that the applicant is aware of the wetland and the at the building will be on dry ground.

Questions were asked of the staff.

PROPOSERS: Jim Schenwoff of Northwest Aluminum.

Marianne Barrett asked if finding B-6 would guarantee no noxious fumes will come from this building.

Schenwoff explained that there would not be any casting of aluminum in this building.

OPPOSERS: None

Public testimony portion of the hearing was closed.

Commission Deliberation.

Ken Farner moved to approve based on findings of fact. Tom Quinn seconded. Unanimous; with Maier and Hoffman absent.

Resolution No. 333-95: Peters moved and Farner seconded to adopt Resolution 333-95. The motion passed unanimously with Maier and Hoffman absent.

DEPARTMENT REPORT

Keillor said the Redevelopment and Infill Strategies document was completed with a citizen committee for infill and redevelopment within the Urban Growth Boundary. This information is needed to create a case for expansion of Urban Growth Boundary. The information is intended to work with neighborhood design and quality of life needs to be maintained.

This product was done with a grant. Many of the committee members were not pleased with the product. This is not a plan to be adopted. The product will be used to help create ordinance language.

First thing to be addressed is to use as a workbook - this is a set of recommendations and includes a draft for the proposed Neighborhood Center Zone.

Brian Stahl said a lot of issues will be faced in this document. Street widths are a big issue for public works. As discussion happens, we will make decisions.

Marianne Barrett noted that as a committee member, she liked a lot of the document. Her objection was that the public and committee were ignored. This is not tailored to our community.

Scott Keillor said this does reflect the committee comments. He feels it is a good document. He appreciates Barrett's comments but hopes it will not just sit on the shelf. This is a good product to help with the case for expansion of the Urban Growth Boundary.

Brian Stahl added that we must discuss these infill issues for The Dalles. We need a plan to help with the future. There are ideas in the document to discuss and work from.

Bill Barrier said the document is a good product. He was opposed to the document not expressing input of the public.

Terry Turner said there is a lot of activity in our community and we need to be prepared.

Ken Farner asked if there is a way to develop infrastructure to the east for development with increased density.

Stahl answered that funds are not available. Septic tanks are not the answer because of space use. Water is a problem. Plans are in place for an additional water reservoir to help get water to east side. This will allow about 60 lots to be developable.

ADJOURNMENT The meeting was adjourned at 8:30 PM.

_____Gene Parker, City Attorney

_____Terry Turner, Chairman