

MINUTES OF THE DALLES PLANNING COMMISSION MEETING

September 7, 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 Ken Farner at 7:00 P.M.

ROLL CALL

Present Ken Farner, David Peters, Marianne Barrett, and Walter Hoffman

Absent Michael Maier and Terry Turner

Staff Dan Durow, Director Community and Economic Development
Dan Meader, Interim Planner
Bill Barrier, Public Works
Sallie Morgan

Public Comment Chairman Ken Farner opened the Planning Commission meeting asking for those wishing to speak on any subject not on the agenda. There were no members of the public wishing to speak.

Dan Durow announced that the September 21st Planning Commission meeting has been canceled and that notices will be sent out.

Durow introduced Interim Planner, Dan Meader from Tenneson Engineering, and Sallie Morgan from the City of The Dalles Finance Department, who would be taking minutes for the meeting this evening.

Minutes

Farner moved to the minutes of the July 20th, Commission meeting.

Farner made a comment on Paster Robert Barry's presentation as to the capacity of the school being at sixty.

Durow asked Farner if this was a correction.

Farner replied that it was not a correction.

Farner declared that the tapes would have to be reviewed in order to be absolutely sure.

Peters moved to approve the minutes of the July 20th meeting. Barrett seconded with Hoffman abstaining. The motion passed unanimously; Turner and Quinn absent.

PUBLIC HEARINGS - QUASI-JUDICIAL

Meador explained the rules and procedures for public hearings and asked those testifying to keep comments to criteria for each application.

SITE PLAN REVIEW 217-95 of Aramark Uniform Services, Inc. to use an 8,300 square foot building as a Service building for the distribution of uniforms. Property is located at 3020 East 2nd Street, described as IN-13E-1BD tax lot 200. This parcel is located in an "M-1" Light Industrial zone.

Meador asked if any commissioner wished to declare ex-parte contact or conflict of interest. Hearing none, Farner then asked for a staff report.

Meador stated that the applicants planned to add on to an existing building by putting loading docks at both east and west ends, add cover and canopy over loading docks, add parking and concrete pads and landscaping. Approximately 2000 square feet of landscaping in rock and bark chips will be added.

Meador communicated that the original report stated that there would be cleaning done on the site.

Meador specified that this would be a distribution center only. There would be no cleaning done on site.

Questions were asked of staff.

PROPONENTS: Ted Chase 8148 N.W 23rd Portland

Chase commented that loading docks would be added at east and west ends of the existing building and that they would define the driveway as acceptable to the County.

Chase explained the variety of trees that would be placed along the property.

Chase recounted that the building would be used only for distribution and that all cleaning would still be done in their Portland facility.

Chase explained that thier present location on Snipes had gotten too small which was the reason for the move to a larger building.

Barrett expressed concern about the landscaping, in particular the street trees.

Chase advised that if he could find a reasonable area to place the trees near the street he would certainly do that.

Farner asked about the ten parking spaces near the building, and the number of people to be employed.

Chase answered that there would only be one inside employee, but advised that there was potential for growth in the future.

OPPONENTS: None

Public testimony portion of the hearing was closed.

Commission Deliberation.

Walter Hoffman moved to approve SP 217-95 with revised conditions, Barrett seconded and the motion was carried unanimously with Quinn and Turner absent.

FINAL REVIEW SUBDIVISION PLAN 36-94 of Wes and Linda Pullen reducing the number of lots from 13 to 12 at the subdivision located at 2424 West 8th Street, described as 2N-13E-32DB, Tax Lot 302.

Farner asked for staff report.

Durow stated that all public infrastructure has been installed and is acceptable to the City. Two minor issues remain to be resolved, one being that two sanitary sewer manholes need to be completed, and the developer is to furnish two storm water catch basins on 8th street on either side of Lillian Way.

Durow indicated that the 8th street Storm Sewer project had just been approved and that we need a written commitment for those two units.

Durow asked Barrier to address condition Number #1.

Barrier stated that the contractor should open up the bottom of the manhole, on top of the line to a 3 foot opening.

Barrier addressed condition Number #2 on furnishing catch basins.

Barrier stated that he had taken photographs of the 8th street area after the rain and the pictures showed the damage done in the area.

Barrier then passed around the photographs to staff and the Commission.

PROPOSERS: Jim Harris 78889 Friend Road

Harris asked Barrier to restate what was said before, referring to condition #1 in the construction of the two sanitary sewer manholes.

Barrier said the pipes need to be exposed so that they can be cleaned.

Harris commented on condition #2 that he had been waiting for 8th street project to be completed.

Durow stated that he would need some kind of commitment that the work would be done.

Harris answered that he would like to have an agreement fairly quickly.

Durow said that they could work it out with their attorneys to get something in writing.

Durow said that he had one concern about the street tree plan and that was that the trees would not be planted until the lots were filled.

Harris replied that he already had several commitments and expects to be completed in as little as six months.

Durow explained the reason he was concerned was, in the future it may not be indicated on the building permit, that trees needed to be planned on the lot.

Harris replied that landscaping was part of the package when you bought the home, and it could be destroyed if the home was brought in after the landscaping was completed.

Peters moved for approval of Subdivision 36-94 with conditions. Hoffman seconded and the motion passed unanimously; with Quinn and Turner absent.

VARIANCE 89-95 of Wes and Linda Pullen to allow 15 foot yard set backs for lots on Lillian Way and West 8th Street in the Lone Oak Estates Subdivision, located at 2424 West 8th Street. The subdivision is described as 2N-13E-32DB, Tax Lot 302.

Farner asked if any of the commission wished to declare ex-parte contact or conflict of interest. Hearing none, Farner called for the staff report.

Meador stated that the applicants have modified their application to include only lots #1 and #12, to allow triple wide mobile home on these lots along with a double car garage.

Meador advised the only concerns that have been raised was by the Department of Public Works with regards to the proposed driveway location on 8th Street. Recommended condition is to grant this Variance, but not to allow access on to 8th Street, only on Lillian Way.

Barrier stated that he considered the access on to 8th Street too narrow.

Barrier felt that with the driveways being staggered and the traffic on the street that it would be a safety concern.

PROPONENTS: Jim Harris, 78889 Friend Road

Harris advised that he reviewed West 10th Street and the driveway at Pomona Meadows.

Harris mentioned that with new development going in, Pomona Meadows would have at least 23 driveways backing out onto a very busy West 10th Street, compared to 9 driveways on less busy 8th Street.

Farner declared that he could not see the comparison.

Harris affirmed that he had visited Pomona Meadows and considered West 10th to be much more used than West 8th Street.

Farner said that he was of the understanding that part of this space on West 8th Street was not yet developed.

Harris stated that to the east of the property was property owned by BPA and probably would never be developed, and to the west was property owned by Mr. Mustard that had two lots and one driveway.

Barrier stated again that the driveways were too narrow and staggered, plus there were private homes across the street.

Harris said that he felt he should be allowed at least one lot to have access to West 8th Street, that lot being Lot #12.

Farner closed the hearing to public comment.

Commission Deliberation:

Barrett commented that she is relying on staff as to safety issues.

Barrett commented that even though the homes could add beauty to the community, her first concern was safety.

Peters added that this issue is one for the Traffic and Safety Commission.

Farner reopened the hearing to the public.

Meador read a memo from Bob Brown from the Public Works Department which stated that one of conditions was to allow no access on to 8th Street.

Harris responded that he did not remember any special conditions that were mentioned, that he could or could not have access on to 8th Street. He said that codes states that it shall not be less than 15 feet.

Durow responded that there was not a problem with the 15 feet, it was a safety issue he was concerned about.

Harris again mentioned the traffic on West 10th compared to West 8th.

Barrett said the Commission could not make a decision based on what was happening on West 10th Street.

Farner asked if this was an issue to be dealt with by someone other than the Planning Commission.

Durow responded that he agreed with Farner and that there was no problem with the Variance, allowing 15 foot yard set back, that it was primarily a safety issue.

Durow said a better decision might be made if the safety issue was reviewed by the Traffic and Safety Commission.

Farner closed the hearing to the public and returned to the Commission Deliberation.

Durow explained that even if the Variance was approved that in the future the Curb Cut permit would still have to be issued by Public Works, and they would have to go before the Traffic and Safety Commission.

Barrett moved to approve Variance 89-95 with conditions. Peters seconded and the motion was carried unanimously; Quinn and Turner absent.

FINAL REVIEW MAJOR PARTITION 4-95 of Wasco County Court to divide a 120.05 acre parcel into 3 lots described as 1N-13E-1: tax lots 100 and 300, and 1N-14E-6, tax lot 1800. This property is located east of Columbia View Heights. Resolution No. P.C. 327-95 required the approval of the plans for public street improvements for Veteran's Drive.

Meador stated that the Commission was responding to the 7th condition which requires that they review the proposed construction plans. Meador then read condition #7.

Durow responded that he was not present for the Commission meeting in May.

Durow said that the plans submitted for approval had a piece missing and that condition #7 was that the Commission review the new plans.

Peters moved to approve, subject to the approval of the City Engineer, D.E.Q and the Health Division, Barrett seconded and the motion was passed unanimously; Quinn and Turner absent.

Resolution No. P.C.334-95

Hoffman moved for approval of P.C. 334-95 with conditions. Peters seconded and the motion was carried unanimously; Turner and Quinn absent.

Resolution No. P.C.335-95

Peters moved and Barrett seconded to adopt Resolution 335-95. The motion was passed unanimously; with Quinn and Turner absent.

DEPARTMENT REPORT

Durow reported that City Council will be considering his department at the next City Council meeting with the hiring of new staff members.

Durow stated that if Council approves he will be holding interviews on September 15th, and he encouraged Commission members to come to the meeting and speak out on any concerns they may have.

Barrett asked that the Commission have a yearly planning meeting so that they might set dates and prioritize.

Durow suggested that he would be better able to respond to that request when he was fully staffed.

Farner revealed that he would like to bring up the issue again, concerning the approval made by the Commission for the Church of God.

Durow responded that he was not prepared to deal with that issue at this time, but staff was working on it.

Farner asked if the issue was let go now, would they lose their opportunity to ask for a hearing.

Durow answered that he would not lose that opportunity, it could be bought up at anytime.

ADJOURNMENT The meeting was adjourned at 9:40 P.M.

_____ Dan Durow, Planning Director

_____ Ken Farner, Chairman