

MINUTES OF THE PLANNING COMMISSION MEETING  
January 4, 1996  
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, Tom Quinn, Walter Hoffman, Marianne Barrett, Michael Maier and Ken Farner.

Absent None

Staff

Dan Durow, Planning Director  
Katie Skakel, Associate Planner  
Sallie Morgan, Administrative Secretary  
Bill Barrier, Public Works  
Dan Meader, Interim Planner

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

There was none.

MINUTES

Turner addressed the minutes of the December 7, 1995 planning commission meeting.

Barrett asked that her name be spelled with an "i" instead of a "y", and the addition to the last minutes were that she requested a member of the Planning Commission be added to the Budget Committee for the planning department.

Hoffman moved to approve the minutes of the December 7, 1995 meeting, with corrections. Maier seconded and the motion was carried unanimously.

PUBLIC HEARINGS - QUASI-JUDICIAL

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

SITE PLAN REVIEW 221-95 of Aramark Uniform Services to develop a 0.99 acre parcel for collection and distribution facility for uniforms.

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

Skakel read the staff report in which the staff recommended approval with conditions based on the findings of the fact.

Skakel stated that this was a reapplication for Aramark and has come back to the Planning Commission because greater than ten percent of the plan has been modified. Skakel added that it was to be used as a distribution center only.

Questions were asked of staff.

Barrett asked about the street trees that were to be planted along the edge of right of way. Durow replied that the first design was not inclusive and needed to be revised. He concluded that the trees that would be planted there would not obstruct the view.

PROPONENTS: Mr. Jim Noviello, 6755 S.W. 9th Nyberg Road, Tualatin, Oregon, 97002. Noviello stated that he felt it would benefit the community and be pleasing to look at. Noviello also felt that the area had room to expand at a later date. He said that an existing structure was being utilized and there would be room to leave the trucks on site if the driver wished to do so.

OPPONENTS: None

Public testimony portion of the hearing was closed.

Commission Deliberation.

Farner moved to approve with the added condition of no storage on site, Quinn seconded and the motion was carried unanimously.

CONDITIONAL USE PERMIT 91-95 of The Dalles Christian Center to construct a multi-purpose for school and church use.

Turner re-read the rules for a Quasi-Judicial hearing for new people who arrived at the meeting.

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

Farner explained that he had visit<sup>ed</sup> the property several times and had questions about the drains.

Parker responded that although he had visited the site and had questions he saw no reason to excuse him from the hearing.

Meader gave the staff report.

Meador stated that this was a request to build a multi-purpose structure for school and church use. Meador also said that this was an existing structure that submitted a site plan in 1993 and after a period of time removed it. The previous plan required as a condition of approval, the paving of the access road from 10th to the facility. Meador pointed out that as the adjoining property development had been delayed, the City's interests would be served by requiring the applicant to file a waiver of remonstrance for future street improvement. Meador said that the planning staff would recommend approximately 101 parking spaces. He also recommended that the drawing submitted to the planning staff for the parking lot, be re-drawn. Staff recommends approval with conditions based on finding of fact.

Questions were asked of staff.

Barrett asked about how much square footage of landscaping was proposed. Meador responded that zoning ordinance required 10% of the first floor square footage and 5% of the parking lot square footage. Meador stated that at least 10,460 square feet was proposed in actual landscaping.

PROPONENTS: Wendy Ott of 2324 West 10th spoke in favor of Conditional Use Permit 91-95. She stated that the church planned to add additional seating and provide an enlarged area for increased church activities. Ott questioned Dan Meador on the waiver of remonstrance, saying she wanted to be clear on what that meant to the church. Meador responded that in <sup>the</sup> event that there was ever an improvement project, including paving, storm sewer, curbs and so forth to be completed, that they would have waived their right to protest this project. Hoffman asked Ott if she knew about the financial responsibilities this would entail. She responded that up to a point she did. Parker explained that they would agree to pay their fair share of the assessment for an L.I.D. project, and would waive their right to protest it.

Farner stated that he was concerned about heavy run-off and how the lack of a drainage system would be handled.

Ott responded the she understood that there was a problem concerning the drainage system and that it was their responsibility to provide an answer to the problem.

Bill Barrier stated that he had also observed the need to have a working drainage system in place and felt this should be included in the conditions.

Steve Garrett of 1710 Garrison explained that the large amount of water that was seen on their property was caused by a water main from Chenoweth Irrigation that had broken loose. He stated that he was aware of the drainage problem.

John Betards of 1107 Blaklely Way stated that the both buildings would not be used simultaneously. He also said that the higher number would be what they determine the amount of parking space by.

Bob Ulrich of 1304 West 12th has property near the church and he was also concerned about the drainage problem, but was not necessarily for or against the project.

OPPOSITION: None

Turner closed the public testimony portion of the hearing.

Farner asked that condition #5 be amended by adding landscaping and condition #6 by adding curbs, sewer and water.

Farner then moved that we revise the conditions in the motion. Hoffman seconded and the motion was approved unanimously.

Maier moved to approve Conditional Use Permit 91-95, with conditions. Hoffman seconded and the motion was passed unanimously.

NON-CONFORMING USE PERMIT 13-95 for John Nelson to reconstruct existing shared garage.

Skakel read the staff report.

Skakel stated that the owner would like to rebuild this garage in the same footprint. Staff recommends approval based on the findings of fact.

Questions were asked of staff.

Maier asked if the driveway on the property concerned would need to be paved. Meader responded that the City would allow gravel on a private driveway.

PROPONENTS: John Nelson of 704 Federal Street, stated that when he bought the property the garage was listing to the back of the property making it possible for children in the neighborhood to climb on the garage and making it a liability. The garage takes up part of the neighboring property and the owner, being a builder has agreed to build the new garage.

Farner asked if the conditions were agreeable to Mr. Nelson and he responded that they were.

OPPONENTS: None

The Public Testimony portion of the hearing was closed.

Barrett moved to approve as amended, based on finding of fact. Farner seconded and the motion was approved unanimously.

RESOLUTION SUBJECT TO PLANNING COMMISSION APPROVAL

Resolution No. P.C. 341-96

Approving non-conforming use permit 13-95, for Nelson to rebuild nonconforming garage.

Hoffman moved for approval and Peters seconded and the motion was carried unanimously.

Resolution No. P.C. 339-96

Approving site plan review 221-95 of Aramark Uniform Services, Inc. to use an 8,300 square foot building for the distribution of uniforms.

Farner moved for approval with conditions of site plan 221-95. Peters seconded and the motion was carried unanimously.

Durow stated that the resolution for conditional use permit 91-95 was not finished and would be bought back before the Commission to be approved.

DEPARTMENT REPORT/DISCUSSION

Durow reported that the next Planning Commission meeting would not have any public meetings on the agenda so that goals for the following year could be set.

Durow stated that the next City Council meeting was set for Monday, January 8th at 5:30 in the courthouse. This meeting would be important because Durow would be asking for the Council to consider hiring a new Planner for his department. Also they will be considering a change of name for the department, removing Economic Development from the title. Durow would encourage the Planning Commission to attend the Council meeting and lend it's support. Durow stated this meeting should give some insight into what the Commissions goals and plans would be and also help with the budgeting for the year ahead.

COMMISSION COMMENTS AND CONCERNS

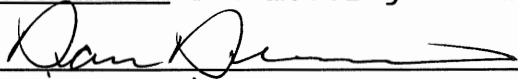
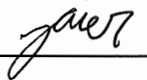
Maier was concerned that the Planning Commission is not asked for it's opinion on a timely basis. He feel that the Council does not have the knowledge to make the kind of decisions it has to make concerning the department, staff or commission.

Barrett stated that in defense of the Council, their job is to question all decisions made and the Council is given a vast amount of information to absorb and are not educated in every facet of the City.

Durow stated that these concerns could be discussed at the next meeting.

The next Planning Commission meeting is scheduled for January 18th at 7:00 P.M. at the Library meeting room.

**ADJOURNMENT** The meeting was adjourned at 10:00 P.M.

 Dan Durow, Planning Director  
 Vice Chairman Terry Turner, Chairman