

CITY OF THE DALLES PLANNING COMMISSION

SPECIAL MEETING

THURSDAY, January 25, 1996 - 7:00 PM

City Library Meeting Room

722 Court Street

Conducted in a handicap accessible meeting room

CALL TO ORDER: The meeting was called to order at 7:00 P.M. by Vice-Chair Michael Maier

ROLL CALL:

Present Michael Maier, Marianne Barrett, Walter Hoffman, Terry Turner, and Tom Quinn

Absent Ken Farner and David Peters

Staff Dan Durow, Planning Director
Katie Skakel, Associate Planner
Sallie Morgan, Administrative Secretary
Margaret Renard, City Manager
Bill Barrier, Public Works

PUBLIC COMMENT: on items not appearing on the agenda.
None

MINUTES of January 4, 1996
Will be approved at the next meeting of the Planning Commission.

COMMISSION ANNUAL WORKSHOP:

Durow addressed the Commission and stated that this meeting was dedicated to discussing the important issues and concerns of the Planning Commission. Durow was hopeful that a consensus would be reached to guide the development of the budget for the coming year. Durow directed the Commission to the information received in their packet including City Council goals for 1995 and a grant submission to LCDC for assistance and consulting time in helping to create and develop the Land Development Ordinance. Durow stated that he would probably hear about the outcome of this grant sometime this week. City Council will have to accept the grant and the program should be in place by March 1st. Durow also drew the Commissions attention to the memos prepared by City Manager, Margaret Renard, discussing the issue of Economic Development and the role of the Planning

Department in Economic Development and an update of the 1st memo containing some figures regarding grant writing and time spent on various priorities. The last pages consisted of the City Managers recommendation for staffing in the Planning Department. Durow related that the City Council had made an effort to reduce the work load in the Planning Department by limiting the department to planning work only, and reassigning Economic Development, Grant writing and airport management to other departments. The Council will allow the hiring of an entry level planner or a contract planner, in another department.

Renard responded that City Council was asking for a proposal for the City to hire a contract Land Use Planner to address the Land Development Ordinance, to work under the City Attorney, Gene Parker. This proposal will have to go back to City Council for approval. This contract planning position, if approved, would probably be hired by this spring.

Turner questioned why the contract planner would be put under the direction of the City Attorney.

Gene Parker stated that because he is assigned the task of drafting the City's ordinances, which includes the Land Use Ordinance, being the primary person responsible for doing this work, the Council feels that the new position should come under the jurisdiction of the City Attorney. Parker noted that this particular ordinance was not easily written as it involved special language and input from many different sources.

Barrett noted that the Commission needs to give direction, tighten up loose ends and give priority to projects.


After further discussion, the Commission agreed that the following concerns should be a priority.

1. Land for parks versus dollars
2. Signs
3. Manufactured Homes (design standards)
4. Building Heights (in fill)
5. Bed & Breakfast
6. Enforcement of violations
7. Duplex, Triplex/parking square footage
8. Riverfront Trail set-backs
9. Definition of fencing

10. Fences versus walls or hedges
11. Out-door storage
12. Junky Yards
13. Staff decisions on Land Use application at the counter
14. Better site plans
15. Slide area issues
16. Accessory building heights/narrow streets

Next Meeting Date The next regular meeting of the Planning Commission will be February 1st, 1996 at 7:00 P.M. at the Library Meeting room.

ADJOURNMENT The meeting was adjourned at 9:20 P.M.



Dan Durow, Planning Director

Terry Turner, Chair