

MINUTES OF THE PLANNING COMMISSION MEETING  
February 1, 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 Vice Chairman Michael Maier at 7:00 P.M.

ROLL CALL

Present David Peters, Tom Quinn, Walter Hoffman, Michael Maier and Ken Farner.

Absent Terry Turner and Marianne Barrett

Staff

Dan Durow, Planning Director  
Gene Parker, City Attorney  
Sallie Morgan, Administrative Secretary  
Bill Barrier, Public Works  
Dan Meader, Interim Planner

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

There was none.

MINUTES

Maier addressed the minutes of the January 4, 1996 planning commission meeting.

Farner moved to approve the minutes of the January 4, 1996 meeting as written. Hoffman seconded and the motion was carried unanimously.

PUBLIC HEARINGS - QUASI-JUDICIAL

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

CONDITIONAL USE PERMIT 92-96 of the Original Historic Courthouse Preservation, Inc. to move original courthouse (old Wasco County Courthouse) from present site west of Chamber of Commerce office to west 2nd site. The new site is located at 410 West 2nd Place, described as IN-13-3BB, tax lot 1300, zoned "R-3" Multiple Family Residential Distric.

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

Maier stated that he had spoken with Karl Vercourteren and discussed moving the courthouse with him, but did not think he was biased.

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

Durow stated the existing use of the building was as a museum.

The building was constructed in 1859 and is on the national register.

Durow noted that the Historical Landmark Commission had approved the move, stating that the historic value of the building would not be affected. A five foot frontyard set back was also recommended by the HLC.

Durow explained that the lease on the building, through the Chamber of Commerce, had come to an end and the Preservation

Committee felt that it would be prudent to move the building as soon as possible. He further stated that the move would be a short one and they would have a long term lease on the property from Wasco County.

Questions were asked of staff.

Farner questioned if there was a place for vehicles to turn around at the new site.

Durow responded that there was no right of way, because of the configuration of the creek and the building that exists on the south side of the street, it would be very difficult to find the space needed at this time.

Barrier proposed that the City establish an 8-5 business parking area on the north side of 2nd Place across from the proposed courthouse site to control parking.

Durow also noted that there is a proposal for a wheelchair access ramp in front of the lot. There is a 3' 4" parking strip between the curb and the sidewalk that could be used to do a 5' curb cut and a wheelchair ramp up to the sidewalk. From there, a proposed 5' accessible ramp would be built right into the front of the building. Durow informed the commission that this might be something they would want to include in the conditions.

PROPONENTS: Karl Vercouteren, 1705 East 14th Street, President of the Original Courthouse Preservation Corporation, addressed parking which is the biggest issue of moving the courthouse. Vercourteren noted that on street parking should be adequate for most of the visitors they anticipate. This is mainly a small amount of tourists

and occasionally a tour bus or groups from the schools. Vercouteren believes moving the building is a wise move in terms of long term preservation of the building. A favorable lease from Wasco County is expected. He stated that the Chamber of Commerce is willing to share their parking on weekends when they are closed. Walt Erickson, 2531 Wright Drive, brought a book that shows visitors signatures. Erickson believes this book shows supporting evidence for the amount of parking the courthouse would need. Eight years of signatures show an average of five to six people per day visiting the courthouse, ten is the maximum. Erickson believes that the parking would be sufficient for the needs of courthouse.

OPPONENTS: None

Public testimony portion of the hearing was closed.

Commission Deliberation.

Hoffman stated he was satisfied with the amount of parking but asked if the street was adequately marked with a proper sign stating that there was "no exit".

Barrier responded that it was marked with a "dead end" sign.

Hoffman noted that people driving motorhomes or towing boats would probably not try to turn around if they knew it was a dead end street.

Hoffman moved to approve Conditional Use Permit 92-96 with the condition of adding a curb ramp to accommodate ADA requirements, and including a variance for a five foot front yard set back.

Peters seconded and the motion was passed unanimously; with Turner and Barrett absent.

RESOLUTION SUBJECT TO PLANNING COMMISSION APPROVAL

Resolution No. PC 342-96-approving Conditional Use Permit 92-96 of the Original Historic Courthouse Preservation, Inc. to move original courthouse from present site west of Chamber of Commerce office to a west 2nd site. The new site is located at 410 West 2nd Place.

Hoffman moved to approve Conditional Use Permit 342-96 with amended conditions. Peters seconded and the motion was passed unanimously; with Turner and Barrett absent.

DEPARTMENT REPORT/DISCUSSION

Durow noted that he would probably not know until next week, probably on Friday, about his success in getting the LCDC grant to help with the Land Development Ordinance.

**COMMISSION COMMENTS AND CONCERNS**

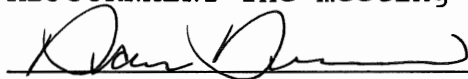
Durow wanted to reconfirm that the Commission still wanted to meet twice a month with one meeting to be a workshop only. Discussion occurred about the pros and cons in keeping with this schedule. Durow noted that some applicants could wait up to seven weeks to get a hearing.

Durow suggested that they could try having one hearing meeting per month, and if they fell behind, perhaps they could schedule a second hearing meeting, and keep the workshop separate.

Farner suggested that the Commission could have a workshop and approve projects at the same meeting if they needed to.

Durow asked which Thursday would be better to have a third meeting if needed. Commission responded that the second Thursday of the month would work better for them than the fourth Thursday.

**ADJOURNMENT** The meeting was adjourned at 8:15 P.M.



Dan Durow, Planning Director



Michael Maier, Vice Chairman