

MINUTES OF THE PLANNING COMMISSION MEETING
February 15, 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 Acting Vice Chairman Ken Farner at 6:45 P.M.

ROLL CALL

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

Absent Terry Turner ,Tom Quinn and Michael Maier

Staff

Dan Durow, Planning Director
Gene Parker, City Attorney
Sallie Morgan, Administrative Secretary
Katie Skakel, Associate Planner
Dan Meader, Interim Planner

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

Durow noted that during the flood the planning office was evacuated and all the files were removed to the upper floor. Durow apologized for any errors on the staff reports and stated because of the confusion during this time, staff was unable to review all the information to his satisfaction. Durow also noted that by Friday of the same week, everything was put back in place and was beginning to get back to normal.

MINUTES

Farner addressed the minutes of the January 25, 1996 workshop for the Planning Commission meeting.

Barrett noted that the list of concerns were not numbered by priority.

Hoffman moved to approve the minutes of the January 25, 1996 meeting. Barrett seconded and the motion was carried unanimously; with Quinn, Turner and Maier absent.

Farner then moved to the minutes of the February 1, 1996 Planning Commission meeting.

Peters moved to approve the minutes of the February 1, 1996 minutes as written. Hoffman seconded and the motion was carried unanimously; with Quinn, Turner and Maier 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.

CONDITIONAL USE PERMIT 93-96 of Robert W. Fraley to convert existing light storage area of public warehouse into 950 sq. ft. one-bedroom apartment for residence security for the entire building. Property is located at 170 East 2nd, described as IN-13E-3DB, tax lot 300, zoned "CB" Central Business.

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

Hearing none Farner called for the staff report. Katie Skakel read the staff report in which the staff recommended approval with conditions based on findings of fact.

Skakel stated that the applicant was not changing the outside appearance of the property. Skakel also added that the addition of a apartment to this property would add needed security to the area.

Skakel noted that staff would like to delete the background information in the staff report pertaining to landscaping and discuss it later in the meeting.

Durow reaffirmed that because there is no additional building occurring, staff does not feel it would be appropriate to require landscaping.

Questions were asked of staff.

Barrett questioned why staff was deleting all landscaping.

Durow responded that the 410 square feet, pertaining to the landscaping, in the staff report was an error and not required.

Farner questioned why there was no site plan and advised that it would be hard to make a decision without one.

Barrett asked if it would be appropriate to ask for a continuance because the information the Commission needed was not available at this time.

Meador reminded the Commission that Mr. Fraley was not adding to the present structure. Meador agreed that a site plan should have been available at the Commission meeting, but stated it would be a disservice to make the applicant wait another month for approval.

Hoffman asked that the Commission proceed with the hearing and try to define what should be on the site plan.

PROPONENTS: Bob Fraley of 626 Struck Road, Lyle Washington, 98635 described the actual work that was being done to the property. Fraley stated that he had submitted a site plan previously in which landscaping was shown to be over the required amount. Fraley indicated that the site was changing very little on the outside that anyone could see, and the parking should also remain the same.

Fraley noted that there were two parking spots, one handicapped and one regular parking spot and also five parking places across the street that are being leased.

OPPONENTS: None

Public testimony portion of the hearing was closed.

Commission Deliberation.

Farner asked if the Commission could be sure that seven off street parking spaces would be adequate for the needs of the building.

Durow responded that he could not give an answer to that question until he could check the previous application.

Hoffman questioned if staff was satisfied with the parking and landscaping on the previous site plan and if the site plan was able to be located.

Durow assured the Commission that the site plan was in his office and available.

Barrett commented that although she wanted to give the applicant every consideration, it would be difficult to make a decision without the needed information.

Farner made the decision to proceed without a site plan. Hoffman moved to approve Conditional Use Permit 93-96, with the condition that requires staff review of the previously approved site plan to determine if this proposed use falls within current criteria. If it does not it will come back before the Planning Commission.

Peters seconded and the motion passed unanimously; with Turner, Quinn and Maier absent.

CONDITIONAL USE PERMIT 94-96 of Hughes Feed and Grain, Inc. to expand existing retail store to add 36' x 16' wood structure with metal siding (to match existing buildings) on NE corner of store along Monroe Street. Property is located at 723 East 3rd Street, described as IN-13E-3DB, tax lot 1300, zoned "CB" Central Business.

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

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

Hearing none Farner asked for a staff report.

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

Skakel stated that the primary reason for the addition was for storage. The applicant had asked for a variance for one parking spot and has planned no additional landscaping, because the location of the site would deem it difficult if not impossible.

Questions were asked of staff.

Farner questioned Finding D-2 "No internal traffic circulation is proposed." And also b. "Pedestrian and vehicular safety and welfare are protected."

Farner decided he would question the applicant on these matters.

PROPONENTS: Charles Brown, 92916 Biggs-Rufus Highway representing Hughes Feed and Grain.

Brown stated that Hughes was proposing an addition of retail space that would not alter the loading or unloading areas. The procedures for unloading would remain unchanged.

Barrett asked if instead of asking for a variance on landscaping, if Hughes would consider putting street trees on his property along East 3rd Street.

Farner asked if street trees would be viable for this area.

Durow stated that the trees would have to be kept irrigated and might be a problem in relation to parking and power lines.

After further discussion it was decided that Hughes would put in some type of landscaping, which could include brick work, potted plants or trees.

Farner questioned if surface drainage would be a problem.

Brown stated that any surface water would drain onto Monroe Street and not onto another property.

Durow noted that the drainage issue was discussed with Public Works and found not to be an issue.

Farner asked if parking in this area would become a problem because of the addition.

Brown stated that all employees parked elsewhere and that customers only parked in the area for a short time.

Barrett noted that parking was not a problem in that area.

OPPOSITION: None

Public testimony portion of the hearing was closed.

Commission Deliberation

Barrett stated that she would like to add a condition to the motion that the landscaping requirement be amended to adding street trees or some decorative form of landscaping.

Barrett moved to approve Conditional Use Permit 94-96 with the condition #3 being changed to some form of landscaping required. Farner seconded and the motion was carried unanimously; with

Turner, Quinn and Maier absent.

SITE PLAN REVIEW 222-96 of Cargill, Inc. to build one 100,000 bushel grain elevator bin east of current storage, replace conveyors on top of bins with new greater capacity ones, move and lengthen the scale to 100 feet in length, and install a dust system, this includes enclosing the truck pit. Property is located at 1449 Bargeway Road, described as 2N-13E-33D, tax lot 100, zoned "I" Industrial.

Meador again read the rules for a public hearing for new members of the audience.

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

Barrett reported that she had been to the site, but did not talk about the hearing and left immediately. She does not consider herself to be bias.

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

Farner questioned if Finding C-1 should be changed on the staff report, pertaining to the Bargeway LID project.

Meador explained that the Bargeway LID project was proposed on an early application in the early 90's and is not currently being pursued.

PROPONENTS: Dave Link, 905 East 19th, Manager of Cargill stated that Cargill is one of two grain facilities in The Dalles. Their primary operation is unloading trucks and loading barges.

Link noted that in past year Cargill has had structural failures in the wood house which eliminated 40,000 bushels of space and shut down part of their operations. This is one of the main reasons for adding additional space, also for handling and storing commodities.

Link explained that this would help to unload trucks faster and eliminate the need for farmers to wait an extended length of time to unload their grain.

Link also noted that this would help run a more cost efficient operation and continue to give farmers a good price.

Link then presented drawings of the new facilities in an over head view and a street view.

PROPONENTS: Scott Hege, 3636 Klindt Drive explained that property between Bargeway Road and Cargill was a railroad easement, 35' wide and in the future might be used for Cargill to landscape.

Hege addressed the LID issue stating that the project was started in 1989 but never got very far because of Measure #5. Hege noted that the port would still like to see this happen and his understanding was the LID was still active.

Parker stated that because this project was never taken before the Council, the first step was never really done.

Durow explained that the project would have cost more than the City had in it's fund at that time, to do these kinds of projects, and the City would have had to look elsewhere for it's funding. With the passage of Measure #5 it became too complicated to complete and is now dormant.

Farner questioned the truck clearance in the driveway between the rocks and the right-of-way.

Link responded that there was 30' of clearance for the trucks.

OPPOSITION: None

Public hearing portion was closed.

Finding C-1 was changed to The City and the port have an agreement to create street improvements through an LID at sometime in the future.

Hoffman moved for approval of Site Plan Review 222-96 with amendments to finding C-1 and C-2 and deletion of condition #3. Barrett seconded and the motion was carried unanimously; with Turner, Quinn and Maier absent.

RESOLUTION SUBJECT TO PLANNING COMMISSION APPROVAL

Resolution No. PC 343-96-approving Robert W. Fraley to convert existing light storage area of public warehouse into 950 sq. ft. one-bedroom apartment for residence security for the entire building.

Hoffman moved to approve Resolution 343-96 with amended conditions and additions. Peters seconded and the motion was passed unanimously; with Turner, Quinn and Maier absent.

Resolution No. PC 344-96 approving Hughes Feed & Grain, Inc. to expand existing retail store.

Peters moved to approve Resolution 344-96 with amended conditions. Barrett seconded and the motion was passed unanimously; with Turner, Quinn and Maier absent.

Resolution No. PC 345-96 approving Cargill, Inc. to build one 100,000 bushel bin east of current storage, replace conveyors, move and lengthen scale, and install dust system.

Hoffman moved to approve Resolution 345-96 with amended conditions. Peters seconded and the motion was carried unanimously; with

Turner, Quinn and Maier absent.

DEPARTMENT REPORT/DISCUSSION

Durow noted that the application for the LCDC Grant has failed. Apparently only big cities west of the mountains have received the grant this year.

A citizen, Charles Powell asked to speak on an issue concerning him.

Parker advised the Commission that Powell's testimony not be heard at this time because it may become part of a hearing to be brought before the Commission at a later date.

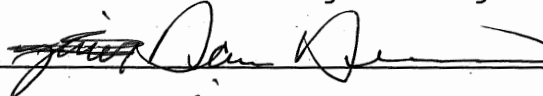
After further discussion the Commission took Parkers advise and told Mr. Powell their decision not to hear his testimony at this time.

Powell agreed to come back at a later date.


COMMISSION COMMENTS AND CONCERNS

Durow discussed a Planning seminar that he, Hoffman, Barrett and Skakel were attending in Portland this coming week-end.

ADJOURNMENT The meeting was adjourned at 9:50 P.M.



Dan Durow, Planning Director



Michael Maier, Vice Chairman