

MINUTES OF THE PLANNING COMMISSION MEETING  
March 21, 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 6:30 P.M.

ROLL CALL

Present David Peters, Marianne Barrett, Tom Quinn, Michael Maier and Ken Farner.

Absent Terry Turner, and Walter Hoffman

Staff

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

MINUTES

Maier addressed the minutes of the February 15, 1996, Planning Commission meeting.

Parker had one correction to the minutes. Page 3, paragraph 10, should read "Farner made a recommendation to proceed without a site plan."

Farner moved to approve the minutes of the February 15, 1996 meeting, as amended. Peters seconded and the motion was passed unanimously; with Hoffman and Turner absent and Quinn abstaining.

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.

SITE PLAN REVIEW 223-96 of Chenowith Irrigation Cooperative which is requesting to build a new and larger office that will meet the ADA requirements and also provide a new shop area. The district will then be removing the old and unsafe office and shop, while leaving two existing well buildings at their current locations. The property is located at 2312 West 8th Street, described as 2N-13E-32DA, tax lot 1200, zoned "RMH" Mobile Home Residential and "CF" Community Facility.

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

Hearing none Maier called for the staff report.

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

Meador stated that street curbs and sidewalks would be constructed as part of the project.

PROPONENTS: Jim Jans, 2312 West 8th Street, The Dalles, Oregon, Manager of Chenoweth Irrigation Cooperation, spoke mainly on the landscaping that was proposed to be planted.

Jans stated that he intended to use plants and shrubs and used very little irrigation.

Maier asked if Jans was in agreement with the condition that a sidewalk should be included along West 8th Street.

Jans stated that he was in complete agreement with this condition.

OPPONENTS: None

Public testimony portion of the hearing was closed.

Commission Deliberation

Several Commissioners agreed that everything was in order and looked great.

Peters moved to approve Site Plan Review 223-96, with conditions. Quinn seconded and the motion was passed unanimously; with Turner and Hoffman absent.

SUBDIVISION 38-96 of Kargl, Elwood & Geiger, Inc. which is requesting preliminary plat approval of an eight-lot subdivision as the Fourth Addition to Columbia View Heights. The property is located at Columbia View Heights and Veterans Drive, described as 1N-13-1, tax lot 300 and 1N-14-6, tax lot 1800, zoned "R-1" Single Family Residential.

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 Maier asked for a staff report.

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

Questions were asked of staff.

Farner asked if many of the finding of fact were in fact conditions.

Parker responded that they were not conditions, that this was standard procedure.

Barrett questioned the difference between appraised value and market value.

Durow responded that as far as he knew they were the same.

PROPONENT: John Geiger, P.O. Box 1010, The Dalles, Oregon, representative for Kargl, Elwood and Geiger, stated that he is seeking approval from the Commission for this project. Geiger feels that street trees need have a restriction placed on their height to prevent an obstructed view in the future. Geiger stated that all other utilities except electric would be underground.

Geiger recommended setting aside a certain number of acreage for the Park Fund that would not need an excessive amount of irrigation and care.

Durow asked if the acreage was part of the proposed veterans site.

Geiger responded that it was not, it was part of the land left to develop.

Geiger submitted two letters at the Commission meeting. One, concerning the Park Fund and the other concerning blockage of the view from the Oregon Veterans Home.

PROPONENT: Bruce Lavier, 2300 East 13th, The Dalles, Oregon, representing BPA, was concerned about traffic safety on Columbia View Drive. Lavier stated that he was not against the proposed subdivision project, he was only concerned about the increased flow of traffic on this street.

Durow noted that this was a County road and would be an enforcement issue for them in the future.

PROPONENTS: Lyall Fraser, 700 Summer Street, Salem Oregon, representing Oregon Department of Veterans Affairs, stated that Geiger and Durow and staff had all been very co-operative.

Fraser stated that some of the land that would be donated to the Veterans home could be used for expansion in the future.

OPPOSITION: None

Public testimony portion of the hearing was closed.

Commission Deliberation

Maier noted that he would like to proceed with approving the preliminary plat for the subdivision and not have the donation involved at this time.

Barrett agreed that there was not enough information at this time to make a decision.

Quinn noted that perhaps staff could be relied on to make a recommendation for future decisions in this matter.

Maier moved to approve Subdivision 38-96 with the # 6 condition amended to read, street trees will be required on Veterans Drive only. In addition, shared drive entrances shall be provided wherever possible to avoid traffic congestion. Condition #7 will read, the applicant shall prepare protective covenants which restrict the heights of both structures and trees from extending into the line sight as measured from 5' above the finished floor elevation of the new Veteran's Home at the closest point to Columbia View Drive. The line of site shall be a horizontal plane extending 5' above from the finished floor elevation of the Veteran's Home. Farner seconded and the motion was carried with Barrett and Quinn opposed and Hoffman and Turner absent.

RESOLUTION SUBJECT TO PLANNING COMMISSION APPROVAL

Resolution No. PC 347-96-approving Kargl, Elwood & Geiger, Inc. preliminary plat of an eight-lot subdivision as the Fourth Addition to Columbia View Heights.

Peters moved to approve PC 347-96 with amended conditions. Farner seconded and the motion was passed with Barrett and Quinn opposed and Hoffman and Turner absent.

DEPARTMENT REPORT/DISCUSSION

Barrett noted that with the resignation of Chairman Terry Turner, a new Chair would have to be appointed. Her recommendation was to elect Tom Quinn to be the next Chairman of the Planning Commission.

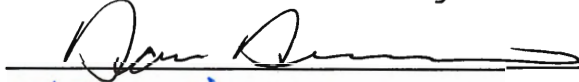
Barrett moved to appoint Tom Quinn to Planning Chair. Farner seconded and the motion was carried unanimously; with Hoffman and Turner absent.


**COMMISSION COMMENTS AND CONCERNS**

Durow noted that the next Planning Commission meeting will be on April 4, 1996 at 6:30 P.M. in Council Chambers.

Durow stated that since the meeting would be a workshop, perhaps the Commission could work on the Parks assessment issue.

**ADJOURNMENT** The meeting was adjourned at 9:30 P.M.

 Dan Durow, Planning Director

 Michael Maier, Vice Chairman