

MINUTES OF THE PLANNING COMMISSION MEETING
December 5, 1996
City Hall Council Chambers, 313 Court Street

CALL TO ORDER

The regular meeting of the City of The Dalles Planning Commission was called to order by Chair Tom Quinn at 6:30 P.M.

ROLL CALL

Present Bruce Lavier, Jim Coggins, Walter Hoffman, Tom Quinn, David Peters and Marianne Barrett

Absent Jerry Wilson

Staff Katie Skakel, Associate Planner
Tom Boyatt, Planner
Sallie Morgan, Administrative Secretary
Dan Durow, Planning Director
Gene Parker, City Attorney
Sandy Mendonca, City Engineer

PUBLIC COMMENT: Chairperson Tom Quinn opened the Planning Commission meeting asking for those wishing to speak on any subject not on the agenda.

There was no public comment.

MINUTES

Quinn addressed the minutes of the November 7, 1996 Planning Commission meeting.

Lavier moved to approve the minutes of the November 7, 1996 meeting. Barrett seconded and the motion was passed; with Peters abstaining and Wilson absent.

PUBLIC HEARING-QUASI-JUDICIAL

CONDITIONAL USE PERMIT 99-96 - of Teddie D. Franklin for a rear lot development. In the "R-3" zone a rear lot development (development of deep lots not physically capable of being subdivided) is a Conditional Use Permit. Property is located at 2109 East 12th, described as IN-13-2CD, tax lot 5200. Property is zoned "R-3" Multiple-Family Residential.

Quinn read the rules and procedures for a public hearing and asked those testifying to keep comments to criteria for each application.

Quinn asked if any Commissioners wished to declare ex-parte contact, conflict of interest or bias.

Hearing none, Quinn called for a staff report..

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

Questions were asked of staff.

Hoffman asked why a multiple-family dwelling would require a site-plan review when the lot was developed.

Skakel responded that only single and two family dwelling could be issued a permit over the counter. She said a multiple-family dwelling would require a site plan review.

Durow said however, in the context of a rear lot development a single family dwelling would require a site plan review.

Skakel noted that the City engineer has indicated that the easement for the water and sewer may have to be as much as a 25' easement. Skakel pointed out that this would not affect the decision for the Conditional Use Permit.

PROPONENT: Ken Dayley, 2525 West 8th, stated that Ms. Franklin was having a difficult time maintaining the lot because of the large size. He noted that the water required to keep up the lot was also a deterrent because of the cost. He said Ms. Franklin is a single mother and would like to divide the lot into a more manageable size. He said a neighbor, Orville Thompson, would not be opposed to letting the sewer run across his property if he could also connect to the sewer line.

***OPPONENT:** The Planning Department has received three letters opposing the Conditional Use Permit. Gary Harn, 111 Shearer Street, Orville Thompson 2104 East 10th, and Carl Rozentals, 2103 East 12th.

The public part of the meeting was closed.

After further discussion Peters moved to approve Conditional Use Permit 99-96. Hoffman seconded and the motion was carried unanimously; with Wilson absent.

RESOLUTION SUBJECT TO PLANNING COMMISSION APPROVAL

****** Each opponent said they would not approve an easement across their property.

RESOLUTION 366-96- Approving Conditional Use Permit 99-96 of Teddie Franklin for a rear lot development.

Peters moved to approve Conditional Use Permit 99-96. Hoffman seconded and the motion was passed unanimously; with Wilson absent.

Barrett asked for an update on the compliance violation for Bob Fraley.

Durow noted that Mr. Fraley was in an industrial zone and not a central business zone, as first believed, that is why he is allowed to have a travel trailer stored on his lot.

Commissioner Coggins suggested that at the end of meeting the applicant should be addressed and the conditions explained. He said many applicant don't understand the planning terms and don't realize they have been approved or denied.

LUDO WORKSHOP

Boyatt explained the draft sections that were going to be reviewed.

Boyatt said the Wasco County Court met on December 4, 1996 and unanimously approved the duplex division amendment. He noted that Habitat for Humanity is pursuing that type of development.

Durow noted that the City is starting their budgeting process early this year because of the effects of ballot measure #47. He said that regardless of the cuts that will be taking place, he feels that the ordinance revisions will be high on the priority list of things to not be cut from the budget. He asked that the Commissions keep the Council informed of things they think are important.

Barrett asked if a member of the Commission will be asked to sit in on the budgeting process.

Durow said he would invite anyone of them to sit in on the process.

Barrett said someone should be designated. This issue was left undetermined.

The Commission then discussed Administrative Variances and Temporary Uses and agreed to discuss Nonconforming Use at the next meeting.

ADJOURNMENT: The meeting was adjourned at 9:00 P.M.



Katie Skakel, Associate Planner



Tom Quinn, Chair