

MINUTES OF THE PLANNING COMMISSION MEETING  
August 7, 1997  
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 Commissioner David Peters at 6:30 P.M.

ROLL CALL

Present Tom Quinn, Bruce Lavier, David Peters, Jerry Wilson and Walter Hoffman.

Absent Jim Coggins and Marianne Barrett

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

PUBLIC COMMENT: There was no public comment.

MINUTES

Quinn addressed the minutes of the July 17, 1997 Planning Commission meeting.

Peters moved to approve the minutes of the July 17, 1997 meeting as written. Wilson seconded and the motion was passed unanimously; Hoffman and Quinn abstaining; Coggins and Barrett absent.

PUBLIC HEARING-QUASI-JUDICIAL

CONTINUATION OF SITE PLAN REVIEW #242-97 of Northern Wasco PUD to construct an office, operations center, and yard. Property is located on River Road, described as IN-13-32AC, tax lot 300. Property is zoned "M-2" Heavy Industrial.

Chairman Quinn read the rules for a Quasi-Judicial hearing and asked if any Commissioner would like to declare basis, conflict of interest or ex-parte contact.

Hearing none Quinn called for a staff report.

Skakel summarized the staff report touching briefly on a few issues that were being discussed, including adding an additional fire hydrant, whether to have 2 or 3 driveway cuts and screening from both the street and the river view.

City Engineer Sandy Mendonca, said she would like to keep curb cuts to minimum and not to allow driveways to exceed 40'. She said at the last site team meeting it was decided that this particular subdivision would try having two curb cuts and if a problem arose they would ask for a third.

Commissioner Lavier asked if the screening would be from both the street side and the riverside or just the street side.

Durow responded that normally a storage area is screened from the public viewing area.

Lavier said when the Riverfront Trail is built and the riverboats are using the river, screening from the river side may be something to consider.

Mendonca said that the Department of Environmental Quality is not going to require a discharge permit in this case for discharging into the Columbia River. She said they would go by City standards and ordinances and that would mean a well separator for the discharge.

Commissioner Peters said he had not seen required lighting in the conditions.

Skakel agreed that the lighting issue should be in the conditions.

Durow reported that PUD has agreed to provide space for the Riverfront trail. He said PUD has asked that their security issues be addressed satisfactorily. He said these issues can be worked out during the coming months when the design work is being done on the trail and screening issue will be addressed at that time also.

**PROPONENT:** Chris Diloreto, 525 N.E. Oregon St., Suite 310, Portland, Oregon 97232, architect for P.U.D. showed a model to the Commission of the proposed PUD building that would be constructed. He said there were three major construction pieces. The actual office of the P.U.D., the garage and the vehicle storage. He said this plan meets all the zoning and comprehensive plans of The City of The Dalles and will be an enhancement for the City. Diloreto addressed the issue of the number of curb cuts or driveways. He said the original plan was to have three. One would be for customers paying their bills and the other two would be for commercial vehicles. He said one driveway would be an "in" driveway and the other would be an "out" driveway. He said the City was

recommending two driveways and that issue would be discussed further. Diloreto said the riverside of the building should not be screened and the street side could be screened for security reasons.

Commissioner Peters questioned whether the building would be screened from the river side.

Diloreto said no the building itself will not be fenced from the river side only the yard will be fenced.

Dwight Langer, Manager of P.U.D., 1806 Lincoln Way, The Dalles, Oregon 97058 said the plan has been revised to have an additional fire hydrant with a total of three hydrants. He said P.U.D. had met with Public Works in regards to having three driveways, and had agreed to try two to see if that would work. He said their preference is to have three driveways and it's just a matter of time before that third driveway is needed. Langer said as far as screening is concerned he doesn't see a need for the building to be completely screened because it is not visible from the road. He said for security reasons he does not want to have the building completely screened. He questions whether screening would enhance or inhibit the security of the building.

Commissioner Hoffman asked about customer access to the driveway.

Langer said they would have customer who would be buying such things as conduit and other material and supplies and those things would be stored on the site. He said also salesman and contractors would be calling on the service center and engineering department.

Hoffman asked if customers would be coming out to the new location to pay bills.

Langer said there would be a drop box at this location for customers to drop off their bills. He said he is also going to discuss the possibility of leaving a drop box at the present facility for people who did not want to mail their bills or travel out to the new site.

Commissioner Quinn asked if there was any problem with an additional hydrant or a lighting condition.

Langer said there would be no problems meeting those conditions.

**OPPONENT:** Farris Benton, 14892 Hwy 20, Burns Oregon 97720 said he was not really against the project but had several issues to bring up. He said one was fencing between his property and the proposed P.U.D. site. He asked if any fencing was proposed.

Langer said that none was proposed for that area.

Benton said he paid for one of the fire hydrants and thought that the cost of the hydrant should be shared.

Commissioner Quinn advised Benton to discuss these issues directly with P.U.D or the port manager.

The Public portion of the meeting was closed.

Hoffman brought up the issue of landscaping.

Skakel said a more detailed plan would be submitted regarding the landscaping and would be reviewed by staff.

Durow again addressed the subject of screening. He said City ordinances say that storage may be permitted outdoors but will be effectively screened by a wall, fence or planting, so that such material will not be visible from a public way. Durow said the intent of the ordinance is that a public way means a street. He said he was certain that the River Front Trail would not be included in that meaning. He said the screening issue from the trail will be discussed at a later date when the design work for the trail was finished.

Commissioner Quinn asked the reasoning behind one versus two curb cuts or driveways.

Mendonca said currently the standard that is being applied is a 300' spacing on driveways and a recommended spacing of 500'. She said even if this property was originally three lots, because of the spacing they would probably only be recommended for two driveways. She said if the Commission wants to approve the three driveways they need to make sure the driveways are clearly marked for in and out driveway access. She said there needs to be at least 15' wide access for each driveway and a 24' two way access allowed for the public parking lot.

The Public part of the meeting was reopened.

Dwight Langer said they were not certain how the storage will be configured but thought that allowing the in and out driveways with the restriction of 15' would be a good comprise.

Commissioner Lavier said in his experience circular storage was not a good idea. He said he would recommend the two way driveway as opposed to one driveway where big trucks had to turn around.

The public part of the hearing again closed.

Hoffman agreed that the site needed three driveways.

Quinn said traffic would be able to maneuver better with the in and out driveways.

Hoffman said staffs suggestion to wait until the River Front trail was completed and discuss the fencing issue at that time, was appropriate.

Commissioner Peters asked Durow to clarify the security issue regarding the River Front Trail.

Durow said P.U.D. was concerned about security issues regarding the trail but they agree it could better be addressed when the design work is completed.

After further discussion Hoffman moved to approve Site Plan #242-97 with modified and added conditions. Condition #4 to read, "Prior to approval of building permit application, the storm water plan will need to meet City standards." Condition #9 reads "All proposed lighting needs to be shown on the plan and needs to be arranged to direct away from adjacent properties". Condition #5 amended to read "Driveway cuts will be required to meet APWA standards, applicant will submit new site plan indicating three drive cuts, two at 15' both indicating one way flow and the third limited to 24'". Lavier seconded and the motion was carried unanimously; Barrett and Coggins absent.

SUBDIVISION #41-97 of Lupin Development requesting preliminary plat approval to divide 5 acres into 10 lots. Property is located on Honey Do off West 8th Street, described as IN-13-32AC, tax lot(s) 7000 and 7002. Property is zoned "RMH" Mobile Home Residential.

Commissioner Quinn reminded everyone of the rules of a public hearing and asked if any commissioner wished to declare ex-parte contact, bias or conflict of interest.

Hearing none, Quinn asked for a staff report.

Skakel summarized the staff report.

City Engineer Sandy Mendonca said the City has been working with many of the residents in this area who are interested in an LID (Local Improvement District) to address storm water. She said the agreement with the owners is to not have anyone move into the new development until storm and sanitary sewer connected in this area. She said at the present time there is only a storm drain that runs in Honey Do Street and it ends at 8th Street and is connected to nothing. She said that causes the water to bubble up in the street and the water goes across the road and impacts adjacent property owners. Mendonca said there is also a culvert that passes under 10th Street that discharges a large amount of water and has the

potential to flood other properties. She said in order for the LID process to work, 2/3 of the property owner must be in support of this project. She said that if the County Court or City Council feel it is necessary they can pursue the matter even if the property owners are not interested in the project.

City Attorney Gene Parker said that there has been a question whether the City can form a LID in this area or if it's outside their district. He said it is possible to do this but the County Court would have to approve any assessments made by the City.

Mendoca said another issue that was raised was an individual property owner, on Lot #7, came in to request an easement be moved from one side of the property to the other. She said that she is not recommending that the easement be moved because of the location and that the purpose of the property is for a storm and sanitary sewer disposal. She said that if the easement is moved it is likely that the property owner would have to pump the sanitary sewer and storm water because of the elevation of the property.

Lavier asked what the ramifications of not pursuing an LID would be.

Mendonca said that there is an existing problem there already and with no storm and sanitary sewer connection the problem would considerably worse.

Durow said that Condition #9 must be addressed either by the developer or it can addressed through a separate process concurrently with the subdivision. He said one way or another the drainage issue must be addressed.

Mendonca said the way the condition is worded right now, the subdivider would be allowed to build the street but would have to address the storm & sanitary sewer issue before building permits would be issued to build the individual homes on these lots.

**PROPOSER:** Mark Giffith a representative for Lupin Development, P.O. Box 681 Condon OR 97823 said that previously catch basins had been installed to catch any of the water that runs down the street from his developments. He said alot of the water is coming from further up the street. He said he is not really comfortable with this issue because he feels he is not creating the biggest portion of the runoff.

Mendonca said that more paved area would create more runoff and the catch basins would not be able to capture all of the water. She said Wasco County had agreed to contribute \$5,000 to help address this issue.

Griffith said another issue was the easement issue. He said he was having Tenneson Engineering check into it for him. He said Tenneson was concerned that it might not have enough cover. He said he could put 10 to 12" of fill on it to make 2' of cover. He said there were also lot line adjustments. He said they were 100' and he had made them all 72.' He said he had talked with PUD and they were drawing up a set of plans for the street lights to be installed. He said the lights were not on the plans at this time but would be on the final drawing.

Ed Dawkins 2607 West 10th owner of the property said if the development doesn't go through many homes will be lost. He said it started when someone was allowed to build a home at the top of Stoffer Lane. He said when he purchased the property he paid a surveyor three times to tell him he wasn't in flood plain. He said the water was diverted from Stoffer Lane and now they and several other residents are flooded every year.

**OPPOSITION:** None

The public part of the hearing was closed.

Hoffman asked Mendonca if this information was correct.

Mendonca said that Mr. Dawkins was correct, there was a very serious issue to address. She said once the issue is resolved the property owners will see relief but a connection must be made between Honey Do and Snipes. She said until that is done, the problems will not be solved they will only become worse.

Peters moved to approve Subdivision #41-97 with Condition #9 modified. Hoffman seconded and the motion was carried unanimously; Barrett and Coggins absent. -ribdu

**SITE PLAN REVIEW #243-97** of Bud Brace for additional commercial structure. Property is located at 1119 West 2nd Street, described as 2N-13-33DC, tax lot 400. Property is zoned "CG" General Commercial.

Peters moved to continue Site Plan Review #243-97 until the September 4, 1997 Planning Commission meeting. Wilson seconded and the motion was passed unanimously; Barrett and Coggins absent.

**CONDITIONAL USE PERMIT #102-97** of Joe Stewart to use the building as an "other commercial activity". Applicant proposes to use building as a radiator repair shop. This application will be continued until August 21, 1997, Planning Commission Hearing.

Peters moved to continue Conditional Use Permit #102-97 to the August 21, 1997 Planning Commission meeting. Lavier seconded and the motion was carried unanimously; Barrett and Coggins absent.

RESOLUTION 377-97 Approving Site Plan review 242-97 of Northern Wasco County PUD for construction of a proposed office, operations center, and yard.

Peters moved to approve Resolution 377-97 with amended conditions. Lavier seconded and the motion was carried unanimously; Barrett and Coggins absent.

RESOLUTION 378-97 Approving Subdivision 41-97 of Lupin Development for preliminary plat approval to divide 5 acres into 10 lots.

Peters moved to approve Resolution 378-97 with amended conditions. Lavier seconded and the motion was carried unanimously; Barrett and Coggins absent.

COMMISSION COMMENTS AND CONCERNS

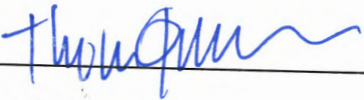
Chairman Quinn received some information on Planning Seminars and asked Skakel if staff would copy the information for anyone who was interested.

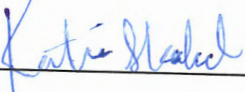
NEXT PLANNING COMMISSION MEETING

Next meeting of the Planning Commission will be August 21, 1997.

ADJOURNMENT

The meeting was adjourned at 9:15 PM

  
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Chair

  
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Katie Skakel, Associate Planner