

MINUTES OF THE PLANNING COMMISSION MEETING
September 4, 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 Chairman Tom Quinn at 6:30 P.M.

ROLL CALL

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

Absent Jerry Wilson

Staff Sallie Morgan, Administrative Secretary
Tom Boyatt, Planner
Katie Skakel, Associate Planner
Dan Meader, Planner

PUBLIC COMMENT: There was no public comment.

MINUTES

Quinn addressed the minutes of the August 21, 1997 Planning Commission meeting.

Quinn moved to approve the minutes of the August 21, 1997 meeting as written. Peters seconded and the motion was passed unanimously; Hoffman abstaining and Wilson absent.

PUBLIC HEARING-QUASI-JUDICIAL

SITE PLAN REVIEW 243-97 of Bud Brace for new display building and to update previous site plan. Property is located at 1110 West 2nd, described as 2N-13-33DC, tax lot 400 and 2N-13-33D, tax lot 1200, zoned "M-1" Light Industrial.

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

Commissioner Barrett said she had visited the site but felt she could still be impartial.

Quinn asked for a staff report.

Meador summarized the staff report in which staff recommends approval with conditions based on the finding of fact.

Questions were asked of staff.

Commissioner Barrett asked if the Commission could require that the property be brought up to code.

Meador responded that the Commission could make that requirement but he cautioned the Commission that if that happened, the businesses that are located on the property would be put out of business.

Barrett also asked about the landscaping requirements.

Meador said there is small amount of landscaping located on the front portion of the property.

PROPONENT: Bud Brace owner of the property said he did have building permits for the other buildings located on this property. He said he was seeking a permit for the last building that was erected. He said he would be willing to install another fire hydrant on the east side of the property.

Commissioner Hoffman asked if he had any intentions of building anything of a permanent nature on the property in the future.

Brace said he did not.

OPPONENT: None

The public part of the hearing was closed.

Commissioner Barrett said she did not feel the criteria for a site plan review had been met.

Commissioner Hoffman said he was satisfied that property could not be brought up to code at this time but would be if anything permanent was to be built there.

Meador stated that the buildings that the had been erected were portable but because they had fabric stretched across them they needed a building permit.

Barrett said the applicant should do some screening of the property because it is visable from the freeway.

Meador said because of the height of the property near the freeway it is impossible to screen. He said the important thing is to have the applicant understand that in the future any further development

would require substantial improvement in bringing the property up to code.

Barrett said the time to act is now. She said that is the duty of the Planning Commission to make sure each case meets criteria.

After further discussion Quinn moved to approve Site Plan Review 243-97 with conditions and based on findings of fact. Peters seconded and the motion was carried; Barrett voting no, Coggins, Peters, Quinn, Hoffman and Lavier voting yes; Wilson absent.

RESOLUTION SUBJECT TO COMMISSION APPROVAL

Resolution No. 379-97 of Bud Brace for new display buildings and to update previous site plan.

Peters moved to approve Resolution No. 379-97. Coggins seconded and the motion was carried; Barrett voting no, Coggins, Peters, Quinn, Hoffman and Lavier voting yes; Wilson absent.

COMMISSION COMMENTS AND CONCERNS

No comments were made.

NEXT PLANNING COMMISSION MEETING

Next meeting of the Planning Commission will be September 18, 1997.

ADJOURNMENT

The meeting was adjourned at 7:20 PM

WORK SESSION


-Discuss Wireless Telecommunication Amendment Language

Jeff Martin from AT&T gave a brief report on where wireless services are headed. He passed picture around to the Commission concerning the look of towers where antennas could be placed and talked about sharing space with other utilities.

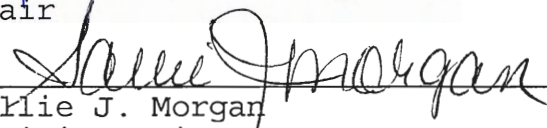
Planner Tom Boyatt talked with the Commission about Chapter #7 Parking Standards.

ADJOURNMENT:

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



Chair



Sallie J. Morgan
Administrative Secretary