

MINUTES OF THE PLANNING COMMISSION MEETING
October 2, 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 Bruce Lavier, David Peters, Walter Hoffman, Jerry Wilson
Marianne Barrett, Tom Quinn and Jim Coggins.

Absent None

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

PUBLIC COMMENT: There was no public comment.

MINUTES

Quinn addressed the minutes of the September 18, 1997 Planning Commission meeting.

There were two grammatical corrections to the minutes.

Lavier moved to approve the minutes of the September 4, 1997 with corrections. Hoffman seconded and the motion was passed unanimously; Quinn and Barrett abstaining.

PUBLIC HEARING-QUASI-JUDICIAL

VARIANCE 95-97 of Wasco County and City of The Dalles Museum Commission for a ten feet sideyard setback variance on the east side (Garrison Street) of the Fort Dalles Surgeon's Quarters. Property is located at 15th and Garrison, described as IN-13-4DB, tax lot 10400, zoned "P" Park.

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.

Hearing None Quinn asked for a staff report.

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

PROPONENT: Sam Woolsey, 725 East 13th, Chairman of the Wasco County Museum Commission, said the Commission has been working on this project for over two years. He said although it was passed by the Historical Landmarks Commission, the original location for the restrooms was not acceptable because of the problems with the trees located in that area and the interference it would cause with the root system. He said several other location were discussed but each one had a problem. The Commission finally agreed on the location near the museum. He said they would remove the lean-to that was presently located there and build the restroom in it's place. He said the restrooms would be built to resemble the museum and would be free standing but attached to the museum building. Woolsey said the project was ready to start but a setback was needed to get started.

Durow stated they had a hard time determining where the setback needed to be so the conclusion was a ten yard sideyard setback rather than the five yard setback originally proposed.

OPPONENT: None

The public part of the hearing was closed.

Hoffman moved to approve Variance 95-97. Peters seconded and the motion was carried unanimously.

CONDITIONAL USE PERMIT 103-97 of Carmen Marquez to groom dogs in residence two or three days a week, picking up dogs and when done deliver them home. Property is located at 1812 Mt. Hood Street, described as IN-13-4CA, tax lot 7100, zoned "R-1" Single Family Residential.

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

Hearing none, Quinn called for a staff report.

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

PROPONENT: Carmen Marquez, 1812 Mt. Hood Street, said that this would not be her primary source of income. She said she has two dogs of her own and can understand why her neighbors would be concerned about barking dogs. She said she intends to pick-up dogs for grooming and take them home. She stated she will back into her garage, close the door and then take the dogs to be groomed to the grooming room. Marquez said this will keep the dogs out of the street and public view and eliminate the noise factor also. She said there would not be any signs on her house, only on the side of her car, so there should not be any significant increase in traffic.

Hoffman asked if grooming the dogs would make them bark more than they normally would.

Marquez responded that the grooming would take place in the basement of her home, which is below ground level and is surrounded by a retaining wall. She said if any noise such as barking does go on, the noise would not be able to heard from the outside.

Skakel read into the record a letter from Sheila Dooley supporting the proposal from Mrs. Marquez to locate a dog grooming business her home.

OPPOSITION: None

The public portion of the hearing was closed.

Peters moved to approve Conditional Use Permit 103-97. Coggins seconded and the motion was carried unanimously.

RESOLUTION SUBJECT TO COMMISSION APPROVAL

Resolution No. 383-97 approving Variance 95-97 of Wasco County and the City of The Dalles Museum Commission for a ten foot sideyard setback variance on the east side (Garrison Street) of the Fort Dalles Surgeon's Quarters. Property is located at 15th and Garrison.

Hoffman moved to approve Variance 95-97. Lavier seconded and the motion was carried unanimously.

Resolution No. 384-97 approving Conditional Use Permit 103-97 of Carmen Marquez to groom dogs in residence two or three days a week, picking up dogs and when done deliver them home. Property is located at 1812 Mt. Hood Street.

Peters moved to approve Resolution 384-97. Coggins seconded and the motion was carried unanimously.

The public portion of the hearing was re-opened in order to hear testimony from a representative from Columbia Gorge Community College concerning the wireless communication language from the zoning amendment.

Boyatt passed around a letter from Bill Bell, President of the college stating that the college is concerned that the wireless amendment would have a negative impact on the telecommunications growth at the college.

Dennis Whitehouse, Campus Services Director, from Columbia Gorge Community College said the college is the only facility that has telecommunication site located on the roof of a building located at

the college. He said it has turned out to be an excellent source of income for the college. He said they are further investigating expanding their services to other companies. He said the college is concerned with the pole height limitation of 35'. He said this would restrict the college from relocating their antennas to the hillside or other buildings. He said for those reasons the college is opposed to this amendment to the zoning ordinance.

Boyatt said the college could obtain a conditional use permit if they wanted to locate anything higher than 35'.

Commissioner Barrett asked if the college wanted to construct a tower on the hillside and it was above 35' they would have to come before the Planning Commission with a Conditional Use Permit.

Boyatt said that was correct.

Commissioner Quinn asked about who was contacted when a tower went up. Was it people within 100' or people whose vision would be blocked by these towers?

Boyatt said the ordinance stated that people within 100' would have to be notified.

Durow said he had a call into the FAA concerning interference with navigation equipment from wireless towers.

Boyatt said he would recommend dropping references concerning the FAA into this amendment even though he thought they already had language to cover this eventually.

Boyatt said he would recommend adoption of the draft of the amendment with additional language concerning the FAA.

Peters made a motion that section 19.2 amendment to the zoning ordinance goes to City Council for approval with the language change concerning the FAA. Barrett seconded and the motion was passed unanimously.

COMMISSION COMMENTS AND CONCERNS

Durow told the Commission that the Planning Department has Council approval on half funding for a Right-Of-Way Planner that will be funded by the City Street, Water and Sewer Department the other half of the funding will come from the County for a Urban Growth Boundary Planner. Durow said the County Court will have to approve the funding for \$20,000 per year for this planner.

NEXT PLANNING COMMISSION MEETING

Next meeting of the Planning Commission will be October 15, 1997.

ADJOURNMENT

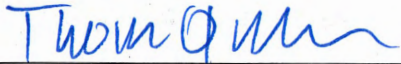
The meeting was adjourned at 7:20 PM

WORK SESSION

Tom Boyatt conducted a Ludo Work Session on the continuation of Chapter 7: Parking Standards

ADJOURNMENT:

The meeting was adjourned at 9:30 PM



Chair



Katie Skakel

Associate Planner