

MINUTES OF THE PLANNING COMMISSION MEETING
December 18, 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, Marianne Barrett, Jerry Wilson, David Peters, Jim Coggins, Walter Hoffman and Tom Quinn.

Absent

Staff Tom Boyatt, Associate Planner
Sallie Morgan, Administrative Secretary
Dan Meader, Contract Planner
Gene Parker, City Attorney
Dan Durow, Planning Director

PUBLIC COMMENT: There was no public comment.

MINUTES

Quinn addressed the minutes of the November 20, 1997 Planning Commission meeting and the minutes of the December 4, 1997 Planning Commission minutes.

City Attorney Gene Parker noted two corrections. On page #5, paragraph I, it should read, "He said they would gravel the property but would not do any development at this time". And on Page #5, Paragraph #5, it should read "application for a minor partition."

Lavier made a motion to approve the minutes of the November 20, 1997, Planning Commission minutes with corrections. Wilson seconded and the motion was carried; Peters and Hoffman abstaining.

Peters made a motion to approve the minutes of the December 4, 1997, minutes. Lavier seconded and the motion was carried; Hoffman abstaining.

PUBLIC HEARING-QUASI-JUDICIAL

CONTINUATION OF SITE PLAN REVIEW 249-97 -Mid-Columbia Producers to construct a grain storage and barge load-out facilitate. Property is located at Bargeway Road, described as 2N-13E-33D, tax lot 100. Property is zoned "M-2" Heavy Industrial and Manufacturing.

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

Commission Barrett said she wished to declare ex-parte contact because she over-heard the contractors talking about the project at her place of employment.

City Attorney Gene Parker asked if this would bias her opinion concerning the application.

Barrett replied that it would not make her bias.

The Commissioners agreed.

Quinn asked for the staff report.

Contract Planner Dan Meader summarized the staff report in which the staff recommends approval with conditions and based on findings of fact.

Barrett asked where the River Front Trail would go.

Durow said the property was sold to the port with the condition that a 20' easement would be for construction of the Riverfront Trail. He said the Commissioners may want to question the applicant more on the issue.

PROPONENT: Chuck Carlson, representative from Mid-Columbia Producers, said about 1,440 square feet would be landscaped and the placement of the concrete elevator and scale would provide an adequate buffer for noise reduction. He said they would make accommodations for the Riverfront Trail and provide a bench for that purpose. He said the engineer said the location of the conveyor course would be subject to a final rating. He said the structure would be high quality.

OPPONENT: None

Bob Ulrich, 1504 East 12th, said the Riverfront Trail should be ADA accessible so there should not be a large slope.

The public portion of the hearing was closed.

The Commission agreed that Condition #10 be amended to read "The Riverfront Trail shall be allowed to pass through the site between the storage bins and the river, along the river's edge and if necessary a ramp over the conveyor belt built to ADA standards shall be provided."

After further discussion Hoffman moved to approve Site Plan Review #249-97 with amended condition #10. Lavier seconded and the motion was carried unanimously.

SITE PLAN REVIEW 248-97 NORCOR to construct an adult corrections facility (50,000 + /-square feet and a juvenile corrections facility (12,000 +/-square feet) on northeast portion of property. Property is located at Webber Road and West First Street. Property is zoned "M-2" Heavy Industrial and Manufacturing.

Chairman Quinn reminded the Commissioners of the rules and asked if any Commissioner wished to declare ex-parte contact, conflict of interest or bias.

Quinn declared potential bias because he was involved in the process to a minor degree. He said he worked for the Wasco County Juvenile Department as the detention manager and was asked for his input concerning the juvenile facility.

Parker asked Quinn to step down because of bias.

Vice-Chairman Hoffman took over the meeting and asked for a staff report.

Meador summarized the staff report in which the staff recommends approval with conditions.

Hoffman asked what the empty building on the property would be used for.

Meador said the building would remain empty at this point but would hopefully be put to use at a future date.

Durow said the southerly access point would be shared by the neighbor of the site.

PROPONENT: Milt Ketchum representative for NORCOR, showed the Commission several architectural elevations to show how the building will look on the site. He said because of the site constraints the expansion for the buildings will be minimal. He said the buildings are to be one story construction. The juvenile facility can expand by eight cells in the future. He said the buildings have a chain link fence surrounding the facility plus a gate manned by security personnel and cameras at all times. Ketchum said he would like to thank the Planning Department for the time and professionalism shown to them during the planning process.

Barrett asked if there would be sign on the property.

Ketchum said yes, there would be a sign at the main entry on Webber Street.

OPPONENT: None

The public part of the hearing was closed.

After further discussion Peters moved to approve Site Plan 248-97 with conditions and based on the finding of fact. Lavier seconded and the motion was passed unanimously; Quinn abstaining.

RESOLUTION NO. 389-97 approving Site Plan Review 249-97 of Mid-Columbia Producers, Inc. to construct a grain storage and barge load-out facility. The property is located at Bargeway Road.

Hoffman moved to approve Resolution No. 389-97 with conditions. Lavier seconded and the motion was carried unanimously.

RESOLUTION NO. 390-97 approving Site Plan Review 248-97 of NORCOR to construct an adult corrections facility (50,000 + /-square feet) and a juvenile corrections facility (12,000 +/-square feet) on northeast portion of property. Property is located at Webber Road and West First Street.

Peters moved to approve Resolution No. 390-97. Lavier seconded and the motion was carried unanimously; Quinn abstaining.

COMMISSION COMMENTS AND CONCERNS

None


NEXT PLANNING COMMISSION MEETING

Next meeting of the Planning Commission will be January 8, 1998.

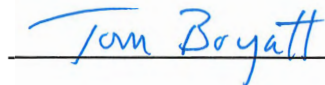
ADJOURNMENT The meeting was adjourned at 7:40PM

LUDO WORK SESSION

Associate Planner Tom Boyatt conducted a short LUDO workshop.

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Chair

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Tom Boyatt
Associate Planner