

MINUTES OF THE PLANNING COMMISSION MEETING

January 8, 1998

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
Gene Parker, City Attorney

PUBLIC COMMENT: There was no public comment.

MINUTES

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

The minutes from that meeting will be in the next packet.

PUBLIC HEARING-QUASI-JUDICIAL

SITE PLAN REVIEW 250-97 -of The Dalles Lodging to construct a 72-unit Super 8 Motel. Property is located at 609 Cherry Heights Road, described as 2N-13-33DC, tax lot 2100. Property is zoned "CG" General Commercial.

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.

Hearing none, Quinn asked for a staff report.

Tom Boyatt summarized the staff report in which the staff recommends approval with conditions based on the findings on fact.

PROPONENT: The applicant was not present.

OPPONENT: None

Barrett asked about pedestrian traffic flow and how it would flow.

Boyatt said there are sidewalks on the lot and traffic would flow by pedestrians using the sidewalks provided from lot to lot.

Hoffman asked what factors that are unknown at the present time could require that a retaining wall be installed.

City Engineer Sandy Mendonca explained that it was a question of elevation from the sidewalk to the grade slope. She said that at this point the final construction plans have not been made and if a retaining wall is required the plans could be adjusted.

Hoffman asked if it was up to the Commission to approve signs.

Boyatt said the Commission does not approve signs. He said the applicant would have to go through the normal channels and get a sign permit.

Lavier said he had a concern about traffic flow on West 6th Street and Cherry Heights Road.

City Attorney Gene Parker said that this project would not affect the traffic flow. He said one of the projects brought to Urban Renewal is a signalization project at this intersection. He said the owners of the properties surrounding this intersection have signed a non-remonstrance agreement for signalization at some future point.

OPPONENT: None

The Public part of the meeting was closed.

Boyatt added condition #11 to state, "A letter from ODOT addressed to the Planning Department acknowledging permission to discharge storm water into the ODOT storm water ditch."

After further discussion Quinn moved to approve Site Plan Review 250-97 with amended conditions and based on the finding of fact. Peters seconded and the motion was carried unanimously.

CONDITIONAL USE PERMIT 105-97 of Kase Limmeroth to convert most of the first and all of the second and third floors of an existing building into two apartments, the first floor to retain approximately 400 square feet of office space. Property is located at 508 Washington Street, described as IN-13-3BD, tax lot 12400. Property is zoned "CB" Central Business.

Boyatt said staff discovered they had given the applicant some information in error and would like to give the applicant time to respond to the corrected information. He said therefore the applicant is requesting a continuance to the January 15, 1998 meeting.

Quinn moved to continue Conditional Use Permit 105-97 to the next Planning Commission meeting on January 15, 1998. Peters seconded and the motion was carried unanimously.

RESOLUTION NO. 391-97 approving Site Plan Review 250-97 of The Dalles Lodging to construct a 72-unit Super 8 Motel. Property is located at 609 Cherry Heights Road.

Peters moved to approve Resolution No. 391-97 with conditions. Lavier seconded and the motion was carried unanimously.

COMMISSION COMMENTS AND CONCERNS

Barrett suggested that a secretary be present at the Public Workshops that are conducted

NEXT PLANNING COMMISSION MEETING

Next meeting of the Planning Commission will be January 15, 1998.


ADJOURNMENT The meeting was adjourned at 7:50PM

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