

MINUTES OF THE PLANNING COMMISSION MEETING  
January 15, 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, and Tom Quinn.

Absent Jim Coggins and Walter Hoffman

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

PUBLIC COMMENT: There was no public comment.

MINUTES

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

Peters moved to approve the minutes of the December 18, 1997 meeting of the Planning Commission. Wilson seconded and the motion was carried unanimously; Hoffman and Coggins absent.

PUBLIC HEARING-QUASI-JUDICIAL

CONTINUATION OF 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.

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

Commissioner Barrett said she would step down from the hearing because she felt she could not be impartial.

Quinn asked for a staff report.

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

Boyatt told the Commission that the initial analysis regarding off-street parking was incorrect. He said the applicant was given the correct information and the Planning Department has been provided with an up-dated site plan. Boyatt said a minimum of four parking spaces are required but could be reduced in conjunction with the approval of a Conditional Use Permit.

Questions were asked of staff.

Wilson asked why more parking wasn't required because of the existing office space and the existing apartment.

Boyatt said neither the building or the use was being expanded. He said it was going from a more intense business use to a less intense residential use, so less parking spaces would be required.

Lavier asked what the conditions for lighting in the parking lot would be.

Boyatt said that lighting is required for off-street parking lots and must be deflected so as not to shine directly onto other structures.

Quinn asked about how many conditions there were and what they consisted of.

Boyatt said Condition #4 was deleted and a new condition #4 would be one of the three recommended parking requirements scenarios decided by the Commission, and would include lighting. A grading and drainage plan would be Condition #5.

**PROPONENT:** Kase Limmeroth 68781 Old Friend Road, Dufur OR said he was excited about this project. He said he and his family would be occupying the top floor and he would be using the office space for his general contracting business. He said although his budget was limited, he would be able to get everything done that was on the site plan.

Wilson asked how many vehicles Mr. Limmeroth owned.

Limmeroth said he and his wife owned two vehicles.

Peters asked if it would be a problem if the storage unit proposed on the site plan was not recommenced.

Limmeroth said he would prefer to keep the storage unit on the site plan. He said he was a contractor and needed a place to store his tools.

Dennis Morgan 7447 Seven Mile Hill Road said he was the realtor representing Mr. Limmeroth. He said the house was built in 1910 and was originally a boarding house. He said in the 30's or 40's it was a rooming house and when bought by the Lewis brothers in the 60's was turned into an office building.

**OPPONENT:** Ben Neumayer 716 East 20th, said he was opposed to the project. He said he was concerned about the traffic problem that could occur with families moving into the building. He said he was also concerned about the requirements for off street parking for this building. He said less than two years ago they converted their building and added to it make more office space and they were required to buy a lot and tear down the abandoned building in order to have enough parking spaces for their building. He said he would like to see at least six parking spaces required for the proposed conversion of this building.

Gary Bradford, 936 East 19th also expressed his concern for increased traffic flow and off street parking. He said he believed that the people who live in the apartments cannot park on the street during business hours because of the downtown parking ordinance.

City Attorney Gene Parker said that residents were allowed to park in front of their own building once they got a waiver to the parking ordinance. He said the ordinance primarily applied to people who worked in the area. He said those people are not allowed to park in front of businesses.

Quinn asked if the proponent wished to speak in rebuttal.

Kase Limmeroth said he was available for any questions.

There were no questions asked of Mr. Limmeroth.

The public part of the meeting was closed.

After further discussion the conditions were amended as follows:

Conditions #1, #2 and #3 remain the same. Condition #4 would read, a minimum of four parking spaces would be required and specify the type of surface to the satisfaction of the City Engineer. Also the applicant would submit a grading and drainage plan to be reviewed by the City Engineer and have a lighting plan in which the lighting would not reflect on neighboring properties.

Condition #5 would read; the location of the future storage building will comply with vision clearance requirements.

The public testimony portion of the hearing was reopened.

Gary Bradford asked why the new office space did not require additional parking spaces.

Boyatt said that because the office was already there it did not require additional parking.

The public testimony was again closed.

Peters moved to approve Conditional Use Permit 105-97 with amended conditions and based on the findings of fact. Lavier seconded and the motion was carried unanimously; Barrett abstaining and Coggins and Hoffman absent.

**RESOLUTION NO. 392-97** approving 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. Property is located is located at 508 Washington Street.

Quinn moved to approve Resolution No. 392-97 with conditions. Lavier seconded and the motion was carried unanimously; Barrett abstaining and Coggins and Hoffman absent.

#### COMMISSION COMMENTS AND CONCERNS

None

#### NEXT PLANNING COMMISSION MEETING

Next meeting of the Planning Commission will be February 5, 1998.

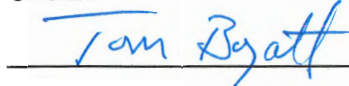
ADJOURNMENT The meeting was adjourned at 7:20PM

#### LUDO WORK SESSION

Associate Planner Tom Boyatt conducted a LUDO workshop.  
The meeting was adjourned at 9:20PM.



Chair



Tom Boyatt  
Associate Planner