

MINUTES OF THE PLANNING COMMISSION MEETING  
February 5, 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 Chair Tom Quinn at 6:30 P.M.

ROLL CALL

Present Tom Quinn, Bruce Lavier, David Peters, Jerry Wilson and Walter Hoffman

Absent Marianne Barrett and Jim Coggins

Staff Tom Boyatt, Associate Planner  
Sallie Morgan, Administrative Secretary  
Dan Durow, Planning Director  
Sandy Mendonca, City Engineer

PUBLIC COMMENT: There was no public comment.

MINUTES

Quinn addressed the minutes of the January 8, 1998 Planning Commission meeting.

Hoffman had one correction. On page #2, paragraph #4, "Hoffman asked if it was up to the Commission to approve signs." Hoffman said his intent was to ask if the sign was detailed and how many square feet it was, etc. It should read, "Hoffman asked if it was up to the Commission to approve the sign on the drawing."

Hoffman moved to approve the minutes of the January 8, 1997 meeting with one correction. Peters seconded and the motion was passed unanimously; Barrett and Coggins absent.

Quinn then addressed the minutes of the January 15, 1998 meeting.

Peters moved to approve the minutes of the January 15, 1998 meeting as written. Hoffman seconded and the motion was carried unanimously; Coggins and Barrett absent.

PUBLIC HEARING-QUASI-JUDICIAL

SITE PLAN REVIEW 251-98- of Rich Tenold to develop landsite for manufactured display lot. Property is located at 2916-3004 West Second Street, described as 2N-13E-33BB, tax lot 200, 300,400, and 500, zoned "M-1" Light Industrial and Manufacturing.

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

Hearing none, Quinn asked for a staff report.

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

Questions were asked of staff.

Wilson asked why a fire hydrant was not on the site plan.

Boyatt said a fire hydrant was recommended but not required.

Wilson asked if the vacation of the gas main by Northwest Natural Gas had taken place.

Boyatt said that the Planning Department has a letter from Northwest Natural Gas stating their intention to vacate and cut and cap the gas main.

Hoffman asked how the parking requirements were calculated.

Boyatt said 10 off-street parking spaces are required for 300 square feet of total office and storage space.

Hoffman asked why the applicant had to modify their ADA Handicapped Accessible space.

Boyatt said the original space was slightly narrow and they just needed to widen the space.

PROPONENT:

Jamie Krause a sales representative for Rich Tenold, asked if the Commission had any questions.

Chairman Quinn asked if the applicant had reviewed the list of conditions and could comply with each one.

Krause said that yes the applicant had read the conditions and had no problem with compliance.

OPPONENT: None

The public part of the meeting was closed.

After further discussion Hoffman moved to approve Site Plan Review 251-98. Lavier seconded and the motion was carried unanimously; Coggins and Barrett absent.

RESOLUTION NO. 393-98- approving Site Plan Review 251-98 of Rich Tenold to develop landsite for manufacturing display lot. Property is located at 2916-3004 West Second Street.

Peters moved to approve Resolution No. 393-98. Wilson seconded and the motion was passed unanimously; Barrett and Coggins absent.

COMMISSION COMMENTS AND CONCERNS

Dan Durow told the Commission that a new Associate Planner had been hired and the City was waiting for an official confirmation. He said his name was Bob Paul, recently from Portland and originally from Pennsylvania. He said the Commission may get a chance to meet him at the next Planning Commission meeting.

Boyatt announced there would be a Planning conference in Seaside on February 14, 1998.

Durow related to the Commission that there may be some staffing changes in the Planning Department. He said depending on what City Council decides, Urban Renewal, the Airport and all Economic Developments issue will be his top priority. He said this will a temporary position which could last up to two years. He said if this does happen, one of the Associate Planners will be appointed Acting-Director of the Planning Department. Durow said his office will be in the old Personnel office.

Durow told the Commission about two grants that were awarded to the City's Planning Department. He said they were awarded the Comprehensive Urban Services Analysis Grant for \$69,000, and the Local Street Network Plan Grant for \$39,0000. He said the City intends to hire a temporary position for the Street Grant through June of 1999. He said the City might also try again to get a RARE position. He said it costs \$15,000 a year for that position and the office will get to keep the computer that comes with that person. He said the Planning Secretary has given notice and will be leaving on March 13, 1998. He said there will be interviews done on the Planning Secretary position in the near future.

ADJOURNMENT

The regular Planning Commission meeting was adjourned at 7:00.

LUDO WORK SESSION

Tom Boyatt, Associate Planner conducted a LUDO Workshop.

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

Tom Boyatt Tom Boyatt, Associate Planner  
Mark Quinn Tom Quinn, Chair  
new chair