

# MINUTES OF THE PLANNING COMMISSION MEETING

February 26, 1998

## LUDO PUBLIC MEETING

City Hall Council Chambers  
313 Court Street  
The Dalles, OR 97058

### CALL TO ORDER

The City of The Dalles Planning Commission LUDO public meeting was called to order by Chairman Tom Quinn at 6:30 P.M.

### ROLL CALL

Present David Peters, Bruce Lavier, Jim Coggins  
and Marianne Barrett.

Absent Walter Hoffman and Jerry Wilson

Staff Tom Boyatt, Acting Planning Director  
Bob Paul, Associate Planner  
Gene Parker, City Attorney  
Sallie Morgan, Administrative Secretary  
Sandy Mendonca, City Engineer  
Brian Stahl, Public Works Director

Chairman Quinn welcomed everyone to the LUDO public hearing and read the rules for a Legislative Hearing.

Boyatt thanked everyone for coming and participating in the Land Use Development Ordinance revisions. He said some written comments had been received and first the oral comments would be received, then written comments would be read into the record and then last would be staff comments. He said this was an important step in the process and another opportunity for more public input and testimony and to get on the record. He said we would work through the public hearing process at the Planning Commission

Planning Commission Minutes  
LUDO public hearing  
February 26, 1998

level, with the eventual goal that the Planning Commission recommend a final draft to the City Council for adoption.

Boyatt gave a brief background history of the LUDO ordinance project. He said it has been in the process for about twenty (20) months. He said there have been five (5) public hearings and twenty four (24) Planning Commission work sessions. He said there have been numerous staff team meetings and so the process has been very thorough. He said as a result of all the public input and comments, the ordinance was made better. He said the purpose of this hearing is to provide the public an opportunity to give testimony to the Planning Commission regarding this proposed draft, to allow the Planning Commission to deliberate and vote on any proposed changes to the draft itself if they so desire, and/or to continue this hearing to date and time certain in order to continue to take testimony and deliberate and also to ultimately vote to recommend the draft of this ordinance to the City Council. He said at that point the City Council will schedule an adoption hearing.

Chairman Quinn asked for anybody wishing to testify to step forward and state their name and address for the record.

#### PUBLIC COMMENT

Ted Beckley, 2559 East 12th Street, said he was speaking in regards to the high-low density plan section on the map. He said he would like to have the area south of Old Dufur Road and East of Thompson Street changed to low density housing. He said he would like to see the height limit set at 25 feet instead of 50 feet.

Boyatt said that in an "RH" zone that height requirement has been reduced to 30 feet for a one dwelling unit per lot. Two dwelling units per lot is proposed at 35 feet and three dwelling and up would be 40 feet. He said that building taller than 35 feet are allowed only on lots that are located at least 100 feet from land zoned low density residential.

Boyatt said regarding the proposed zone map amendment he would prefer to have a public hearing specifically on a map amendment after the LUDO process is completed.

Parker said he feels it would be more appropriate to have a separate hearing on map issues.

Diana Mengis, 1405 Chinook Street, spoke concerning page 7-30 Section 7.040.040-covered bicycle parking spaces. She said she feels this requirement is not necessary and should be deleted. She also addressed bicycle storage units and rack designs. She feels this should be left up to the builders discretion. She also spoke concerning Section

6.020 Home Businesses. Page 6-17, she asked for clarification concerning the signage and asked if it was already in the sign ordinance. The next issue was the hours of a home business of 7AM to 7PM. She said she thinks it should be matched with hours of the noise ordinance which is 10PM. She said one section should be deleted where it says "Between the hours of 7AM and 7PM, there shall be no more than three commercial pick ups and deliveries at a home business site." She would like it to read "No commercial pick up and deliveries between 10PM and 7AM." The next section was section "G" on page 6-18. She would like change it to say "Any activity that produces noise or emissions beyond allowable levels as determined by local, state, and federal standards." Mengis next addressed Complaints Section C. She said she wonders if there is a standard set for what is excessive traffic. She said if there is not one, she suggests removing that section.

Boyatt addressed the issues that Mengis spoke about.

Page 7-30 concerning covered bicycle parking. The concept is that it enhances the environment for bicycle travel in order to encourage that mode of transportation. It allows people who use bicycles for transportation to get them out of the weather.

Boyatt gave a brief outline of general requirements for bicycle spaces. For eight apartments the requirement would be for 8 bicycle spaces, a convenience market that has more than 6,000 square feet would require 8 spaces, a court club with more than 32,000 square feet would require 8 spaces and a theater with 160 seats or more would require 8 spaces, etc.

Boyatt said as far as bike rack design goes the State, as well as other groups, has done quite a bit of research on the kind of bike racks that keep bikes safe.

Katie Young asked if The Dalles Bicycle Master Plan was referenced in LUDO.

Boyatt said as far as he knew it wasn't, but would consider the suggestion.

Mengis said she had a problem with every business requiring spaces for bicycles. She said it should be recommendation but not a requirement.

Quinn and Coggins agreed that more accessible bicycle parking was needed in The Dalles because a large number of people use bicycles for their mode of transportation.

Boyatt addressed 6 on page 6-17 regarding signs. He said the intent was to eventually rewrite the sign ordinance and drop it into the LUDO document. He said it is currently in the Sign Ordinance.

Boyatt addressed hours of operations for home businesses. Boyatt said that people in a residential area have the right for peaceful enjoyment of their property in that residential environment.

Parker said currently there is not a cut off point of 10:00 o'clock in the noise ordinance. He said construction is not allowed before 7am or after 8pm unless a special permit is granted.

Boyatt addressed the issue of "No commercial delivery or pick-up between the hours of 7:00am and 7:00pm. He said he was not in favor of deleting the wording that Mengis suggested and would leave the words as it is.

Boyatt addressed Pg 6-18, offsite impacts.

Parker said the wording should be more specific. He said certain activities should be listed and by not doing so it may be construed against the City. He said the City may lose the ability to enforce an issue that could be a problem.

Katie Young, 515 West 7th said she agrees. She said by taking off the first part of the sentence you would only be governed by State and Federal laws. She suggested adding "noise and emissions including but not limited to" and go on the with list.

The next issue was, what is excessive traffic?

Brian Stahl said currently there are trip generation standards at residential homes. He said this is at least something to base excessive traffic definition on.

Boyatt noted that the Planning Department had received letters from ODOT and Mid-Columbia Housing noting approval for the draft LUDO. Boyatt went through the comments from the Port of The Dalles.

Page 3-5 concerning the "Director or his designee".

Boyatt said on page 2-6 the definition of director includes the Director's designee, so that is covered.

Page 3-7 Section E.1.d indicating that property owners need to fill and sign the application.

Boyatt said the applicant can be the property owner or legal representative. He said that the owner does have to sign the application for legal purposes.

Page 3-7 Section E.3 "any revisions to the applications" may result in a new application process.

Boyatt said they are required by statute to deem applications complete and to process them as completed applications. He said the City has 120 days to complete the process. During that period of time if the developer makes changes to the project, the application process starts over again.

Page 3-14 Section C.1.A concerning notice of application to other property owners within 100 feet of subject property.

Boyatt said it is very expensive to do mailing beyond the statutory limit. He said once the G.I.S. system is up and running then the goal of the department is to send out curtesy notices to people in the 500 foot range.

Page 3-15 3.020.50 Quasi Judicial Actions what determines the process.

Boyatt said as much as possible will be done at the administrative level. He said if the applicant, Planning Commission, City Council, staff or a legitimate party of record requests it, the application can be decided at a public hearing.

Page 3-29 3.030.20 Review Procedures concerning a site plan review. Can it be done in two stages or can it be done in one step.

Boyatt said it can be done in one step.

Page 3-30 Section J.1 concerning AutoCAD format on floppy disk.

Boyatt said this is a legitimate concern. He said they would ask for AutoCAD or ink on mylar (hard copy) which can then be blue lined and reproduced.

Page 3-31 Section 2 concerning the definition of "public improvements".

Boyatt said as of yet they do not have a definition for public improvements but the City engineer has agreed to provide one.

Page 3-31 Section 3 concerning final inspection and acceptance.

Planning Commission Minutes  
LUDO public hearing  
February 26, 1998

City Engineer, Sandi Mendonca said once the definition of "public improvements" is on the record it will help address the APWA standard specifications.

Page 5-81 Section A.4 concerning light industrial uses.

Boyatt said the definition that is there already explains it clearly.

Page 6-5 6.010.20 concerning dry-landscaping.

Boyatt said "crushed rock" should be defined better. Something bigger than -1/2".

Page 6-5 Section F concerning parking lot landscaping.

Boyatt said parking lot under 16 spaces can have an alternative landscaping plan.

Page 6-7 Section D concerning landscaping buffers outside of all chain link fences used for screening.

Boyatt said he would need to talk to the Port Director further on this one.

Page 6-8 Section E.2 concerning the use of barbwire at Director's discretion.

Boyatt will come back to the question after further discussion with the City Attorney.

Page 6-9 Section J concerning "service facilities" being required to be screened from public view.

Boyatt said he thought this should stay as is.

Section 6-9 Section D concerning planting of street trees.

Mendonca said most of the restriction are already in place and are applied. She said no trees are allowed to be planted in a utility easement. Several are new, as in no planting within 10 feet of a fire hydrant or 20 feet of street lights. She said a not planting trees in a drainage ditch, channels and floodways were a protection measure and public safety measure.

Section 6-35 Section D concerning joint and cross action applying to industrial developments.

Boyatt said joint and cross access does apply to the industrial development based on the access management standards that are in this section.

Section 6-36 Section 4.D concerning adding "reasonable option" to this sentence.

Boyatt said he didn't have a problem adding "reasonable" to the sentence.

Page 6-36 Section F.4 concerning trip generation.

Boyatt said they do have a way of monitoring traffic counts by tracking that information.

6-37 concerning distances between access points.

Boyatt said they are refining access management standards. He said he would give the Port Manager a copy of the new standards.

Page 6-80 concerning a zone district "M1/M2" not existing under the new ordinance.

Boyatt said this was an editorial error and would be corrected.

Page 7-7 concerning a separate vehicle parking plan requirement.

Boyatt said a separate plan is not required. Every applicant would have the option to put it on their site plan.

Page 7-13 concerning carpool/vanpool parking.

Boyatt said he thinks this a valid condition and employers with a large number of employees need to require these parking space and put them close to the entrance. He said it does save them money in parking lot development.

Page 7-29 concerning bicycle parking requirements and 7-30 requiring covered bicycle parking.

Boyatt said these points have been addressed.

Page 12-4 Section G concerning screening for RV parks.

Boyatt said this point should be checked out as the whole RV park might not necessarily need to be screened.

Page 12-4 Section J concerning RV spaces required to be full services spaces.

Boyatt said it has already been recommended that electrical requirements be dropped from that list. He said water and sewer could be required at certain stations in the park.

Page 12-5 Section I concerning non-recreational vehicle parking.

Boyatt said he thinks there should be some parking for non-recreational vehicles, perhaps not .5 spaces per R.V. space, but there is a need for it.

Page 12-5 Section M

Boyatt said he would talk to the Port Director more about this issue.

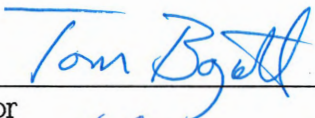
Page 12-5 Section O concerning building standards.

Boyatt said this was the City's standard for safety.

Page 12-5 Park Maintenance and Storage Section

Boyatt said he had no comment on that issue.

ADJOURNMENT: The meeting was continued to 6:30 P.M, Thursday, March 5, at 9:15 P.M.

  
\_\_\_\_\_  
Director Tom Boyatt, Acting Planning

  
\_\_\_\_\_  
Tom Quinn, Chair  
WALTER A HOFFMAN VICE CHAIR