

# MINUTES OF THE PLANNING COMMISSION MEETING

December 17<sup>th</sup>, 1998

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

## CALL TO ORDER:

The regular meeting of the City of The Dalles Planning Commission was called to order by Chairperson Walter Hoffman at 6:30 P.M.

## ROLL CALL:

Present: Walter Hoffman, Bruce Lavier, David Peters, Marta Moser, Jerry Wilson, and Anita Payne.

Absent: Jim Coggins

Staff: Tom Boyatt, Acting Planning Director  
Bob Paul, Associate Planner  
Gene Parker, City Attorney  
Dawn Marie Hert, Administrative Secretary

PUBLIC COMMENT: No public comment was given.

## MINUTES

Minutes of the November 19<sup>th</sup>, 1998 meeting. Hoffman asked if any changes needed to be made.

Boyatt asked that the fifth paragraph on page two be changed to read " Paul said that one trip is both entering or exiting from the proposed location. Paul explained the traffic study briefly."

Boyatt also suggested that on page eight, the second paragraph should be changed to read " Boyatt summarized the staff report, and read the one proposed condition."

Boyatt also suggested that the first sentence of the last paragraph on page eight should read " McFadden said that the First Methodist Church has given permission to the Center For Living to use the parking lot for their parking, should the need arise."

Hoffman suggested that on page twelve the ninth paragraph should read " Hoffman said that he does not agree that all the criteria had been met. He said that he saw the facility having a harmful effect on the desirable neighborhood characteristics and livability."

Hoffman also suggested that the eleventh paragraph read " Hoffman said because he had heard testimony from a good number of people telling the Commission that their livability would be affected."

Lavier moved to approve the minutes of November 19<sup>th</sup>, 1998, as amended. Peters seconded, and the motion passed unanimously, Coggins absent.

## NEW AGENDA ITEM:

Boyatt summarized the request of the Port of The Dalles to modify condition number 19 of Subdivision 44-98. Boyatt briefly explained the request.

Commissioner Hoffman questioned the need for the change.

Boyatt said that staff was requesting the Commission's consensus in supporting the modification of Condition #19 of Chenowith Creek Industrial Subdivision's tentative plan approval. He said that by modifying the condition, it would allow the Port to continue addressing the subdivision's traffic impacts on surrounding areas while proceeding with the economic development goal of job creation via development in the industrial subdivision.

The Commission discussed the change, and gave consensus in supporting the modification of Condition #19 of the Chenowith Creek Industrial Subdivision.

**PUBLIC HEARING- QUASI-JUDICIAL:**

**Conditional Use Permit 110-98 of Senior Housing NW, LLC** to site and construct an assisted living facility of 36 units (Phase I) and an additional 16 units (Phase II). Property is located at the Northwest corner of West 10<sup>th</sup> Street and Cherry Heights Road, and is described as 1N 13E 4, tax lot 102. Property is zoned "RH" - Residential Medium/High Density.

Hoffman read the rules for the Quasi-Judicial hearing, and asked if any Commissioner wished to abstain, declare a conflict of interest, ex-parte contact or bias. Hearing none, Hoffman opened the public hearing

Associate Planner Bob Paul summarized the staff report and read the amended list of conditions.

Moser asked why staff recommended a reduction of parking spaces, and suggested that they increase the number of handicap parking spaces.

Paul explained the parking ordinance requirements. He said that staff suggested a reduction in parking spaces so that the applicant would not be required to install an oil water separator.

Moser said that she still had strong concerns about parking availability.

Hoffman asked Paul to read the requirements that were in the LUDO.

Paul read the parking requirements.

**PROPONENT:**

Craig Smith, Senior Vice President of GreyCo Resources gave a short explanation of the parking situation.

Smith explained that very few of the tenants actually drive. He said that the first plan that was submitted proposed 27 parking spots.

Smith said that they could increase handicap parking if necessary. Smith compared his assisted living facility to Flagstone. He said that the residents at Flagstone were much more mobile than the tenants have been at his other facilities.

Smith also explained that his plan was still doubling the current parking requirement, but he was willing to consider the Commissions comments.

Commissioner Wilson asked if Smith felt that in his experience the parking would be adequate.

Smith said that it would definitely be adequate, and gave a few examples of his other facilities.

Wilson asked about additional handicap parking spaces.

Smith said that would be not be a problem.

Moser asked about staff parking.

Smith explained the staff parking situation and gave examples of his other facilities.

Moser said that it was her opinion that there was not adequate parking.

Wilson commented that Smith's experience and knowledge should be taken into consideration.

**OPPONENTS:**

Barbara Pashek, 1332 West 10<sup>th</sup> Street, said that she was a neighbor across the street from the proposed site.

Pashek said that she had concerns about the additional employee parking for phase II of construction. She also asked about the general location of the building.

Pashek explained the parking problems and traffic issues that currently exist on West 10<sup>th</sup> Street. She felt that the street was already too busy to add any additional traffic, and also felt that there would be additional parking problems

Pashek asked for the applicant to clarify if the facility would be assisted living or if it would be a nursing home. She said that she was not opposed to this development, she was just concerned.

Bill Rumble, 919 Cherry Heights Road, said that he was concerned about the project. He wanted to know if there was any relation between the owner and developer to the Kelly family.

Rumble was also concerned with the rock outcroppings that existed at the building site.

Bob Ulrich, 1504 West 12<sup>th</sup> Street, was wondering if an elevator would be required when phase II was built.

**REBUTTAL:**

Craig Smith, Senior Vice President of GreyCo Resources said that the second phase would have an elevator at the end of the property.

Smith said that the Kelly house on Cherry Heights was sold to Mark Clark, and he is the owner of the property that GreyCo Resources will be developing on. He said that they plan not to disturb the existing rock outcroppings.

Smith said that when phase II is completed, they will have an additional 3 to 4 employees.

Smith said that his facility is assisted living, not a nursing home. It is an intermediate step to a nursing home.

Hoffman asked if the Kelly's no longer owned the property that was being developed on.

Smith said that was correct.

Moser asked if the tenants would be private pay residents.

Smith said that the residents would be general private pay residents.

Moser asked what would happen when a tenant's money runs out.

Smith said that they would accommodate that tenant.

Moser asked Smith to address the issue of additional parking.

Smith said that they could not accommodate holiday parking, but the parking that was proposed exceeds the requirements.

Hoffman closed the public portion of the meeting.

Moser asked about the possibility of widening West 10<sup>th</sup> Street.

Paul explained that this project could not require the widening of West 10<sup>th</sup> Street.

Lavier asked if the parking for phase II could be revisited if the parking for phase I was inadequate.

Paul said that the Commission could make that a condition of approval.

Parker suggested that the Commission continue the hearing to allow the City Engineer to address the heavy traffic issue.

Lavier suggested that they add a condition that the City would review the parking for phase II of the project.

Wilson said that he felt there was no need for reviewing the parking since the applicant had already exceeded the number of parking spaces required by the LUDO.

Hoffman re-opened the public hearing.

Hoffman asked how the applicant felt about coming back before the Commission for approval of the parking in phase II.

Smith said that he would like to have the entire plan approved at this time. He explained that he has exceeded all the requirements, and does not feel that the Commission should penalize him by requiring him to return at a later date.

Hoffman asked how many beds were in each unit.

Smith said that one person is allowed per unit, but on a rare occasion, they do have an elderly married couple share a unit.

Hoffman closed the public portion of the meeting,

Wilson and Payne both agreed that the plan was a good plan and that it met all the requirements.

Hoffman suggested that the Commission make a comment to the Traffic Safety Committee regarding the heavy traffic on West 10<sup>th</sup> Street.

Wilson said that he felt that did not need to be a part of this application.

Payne moved to approve CUP 110-98, based on Findings of Fact, with the eight conditions mentioned in the Staff Report. Wilson seconded, and the vote passed, Payne, Wilson Lavier, Hoffman, and Peters for, Moser opposed, and Coggins absent.

**RESOLUTION:**

**Resolution 408-98 approving CUP 110-98 of Senior Housing NW, LLC** to site and construct an assisted living facility of 36 units (Phase I) and an additional 16 units (Phase II). Property is located at the Northwest corner of West 10<sup>th</sup> and Cherry Heights Road and is zoned RH - Residential Medium/ High Density. Property is described as 1N 13E 4, tax lot 102.

Payne moved for approval of Resolution 408-98. Wilson seconded, and the vote passed, Wilson, Peters, Lavier, Payne, and Hoffman voting for, Moser opposed, and Coggins absent.

**COMMISSION COMMENTS AND CONCERNS:**

Payne said that she thought it would be a good idea to send a letter to the Traffic Safety Committee regarding the increased traffic concerns on West 10<sup>th</sup> Street.

Moser asked who notified the committee with concerns.

Paul explained that the Committee was included in the preliminary part of this application, and had no issues at that time. Paul said that the Commission could suggest that a certain area be looked at.

Hoffman suggested that Frank Bohn, the Traffic Safety Committee Chair be invited to the next meeting to hear the Planning Commission's concerns.

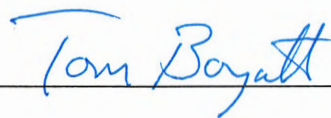
The Commission discussed the traffic problems that exist on West 10<sup>th</sup> Street.

City Attorney Gene Parker informed the Commission that the Appeal hearings were set for Monday, January 18<sup>th</sup> at 5:30 p.m. in City Hall Council Chambers.

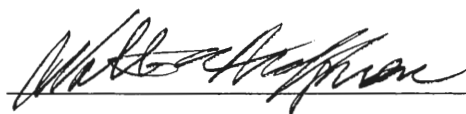
Parker explained the meeting and the process, and recommended that the Commissioners not talk about the applications to any outside party.

**ADJOURNMENT:**

The regular Planning Commission meeting was adjourned at 8:25 P.M.



Tom Boyatt - Acting Planning Director



Walter Hoffman-Planning Commission Chair