

MINUTES OF THE PLANNING COMMISSION MEETING

April 15, 1999

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, Jerry Wilson, Jim Coggins, and Anita Payne.

Absent: Marta Moser

Staff: Tom Boyatt, Acting Planning Director
Bob Paul, Associate Planner
Jean Miller, Temporary Administrative Secretary

PUBLIC COMMENT: No public comment was given.

MINUTES:

Minutes of the February 18, 1999 meeting. Hoffman asked if any changes needed to be made.

Lavier moved to approve the minutes of February 18th, 1999. Wilson seconded, and the motion passed unanimously, Moser absent.

Boyatt explained that Marta Moser was ill so he proposed that the Review of Sidewalk Policy and Ordinances be considered at the next meeting.

LUDO & SIGN ORDINANCE AMENDMENT WORK SESSION:

Boyatt briefly discussed changes needed to be made in LUDO Amendment language.

Hoffman asked if most of the applications were handled administratively, rather than going before the commission for quasi-judicial action.

Boyatt replied that Conditional Use Permits and a few Site Plan Reviews are what will be seen by the commission.

Hoffman asked if Site Plan Review is mostly administrative.

Boyatt replied yes. The West Park Orchards Site Plan Review was brought before the commission because staff knew it was contentious, eliminating one appeals step.

Wilson asked if level of activity has increased or decreased as far as permits and applications are concerned..

Boyatt replied that the level of activity is strong. There are times that Bob Paul is swamped with permits and there are also development reviews in the pipe-line. We have sub-division tentative plans such as the Port and Scenic View Estates. Last couple of years we saw land partitions and now they are building on that land supply. It seems very busy.

Wilson asked about the development guide.

Boyatt replied that we have about an 80% draft. Chapter 1 will be permits and development processes. Chapter 2 is city policy related to that and Chapter 3 will be American Public Works Association and The Dalles standards and specifications for development. The Street Master Plan is also moving along.

Boyatt explained the changes in the LUDO Amendment in the draft copy furnished to each Attendee.

In discussing pages 5-24 and 5-36 it was proposed that the standards should be changed for a room/porch put on a mobile home. The minimum exception to the orientation requirement would require a porch and a window.

Hoffman wanted to know if the fire hydrant detail drawing specifications would be published.

Boyatt said it would be published in the Developer's Guide and available in the Planning Department.

Wilson asked if it was consistent with Uniform Fire Code.

Boyatt said he would look at the Standard and investigate it.

Wilson wanted to know if all requirements for planting trees will be provided by one department.

Boyatt said that the Planning Department would provide this information to applicants.

Boyatt explained foundations and footings of mobile homes and manufactured homes. He said he would research pit set of manufactured homes and add more to this part.

Boyatt said he anticipated doing a Measure 56 on LUDO, Transportation System Plan, Annexation Policy or Plan, and Global Street Network Master Plan probably in the late fall.

DISCUSSION ITEMS:

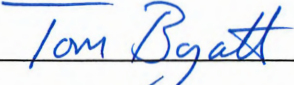
David Peters' term expires on 4-30-99, and he will not run again. Boyatt asked if he would stay another 30 days and he consented. Boyatt commended Peters for his long volunteering record and for his contribution to the Comprehensive Plan.

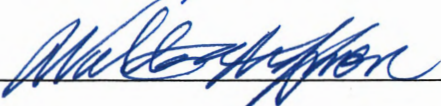
COMMISSION COMMENTS & CONCERNS:

None.

ADJOURNMENT:

The regular Planning Commission meeting was adjourned at 7:30 P.M.


_____ Tom Boyatt - Acting Planning Director


_____ Walter Hoffman-Planning Commission Chair