



## **CITY OF THE DALLES PLANNING COMMISSION MINUTES**

**Thursday, January 31, 2002**

City Hall Council Chambers

313 Court Street

The Dalles, OR 97058

*Conducted in a handicap accessible room*

### **CALL TO ORDER:**

Chair Bruce Lavier called the special meeting of the City of The Dalles Planning Commission to order at 6:30 P.M.

### **ROLL CALL:**

Present: Bruce Lavier, Ted Bryant, Ron Ahlberg, Jean Thomas, and Mark Poppoff

Absent: None

Staff: Gene Parker, City Attorney; Dale McCabe, City Engineer; Dan Meader, Planning Consultant; Denise Ball, Admin. Secretary.

**AGENDA:** Ahlberg moved to approve the Agenda and Bryant seconded. The motion passed unanimously.

**MINUTES:** Lavier asked if any corrections were needed for the minutes of January 17, 2002. There were no corrections. Thomas moved to approve the minutes and Poppoff seconded. The motion passed unanimously.

**PUBLIC COMMENT:** None

### **PUBLIC HEARING – Deliberation Continuation**

**Commissioner Deliberation for Conditional Use Permit 123-01 of Wayne and Laurel Lease** to construct a Residential Care Facility for a maximum of 15 Dementia/Alzheimer's disease patients. The subject property is located at 1812/1816 Liberty Way and is further described as 1N 13E 4DC TL 4200. Property is zoned "RL"- Residential Low Density.

Chair Lavier asked if any Commissioner had bias, conflict of interest, or ex-parte contact. None of the Commissioners had.

Gene Parker, City Attorney, stated that Mark Poppoff had not attended the Planning Commission Meeting of January 17<sup>th</sup>. Parker went on to say that he understood Poppoff had listened to the taped hearing and reviewed all the materials from that hearing and if that did in fact take place Poppoff would need to declare that.

Commissioner Poppoff said he had listened to the taped hearing and looked over all the materials from that meeting.

Parker also pointed out that he had prepared two draft resolutions for CUP 123-01. One resolution denies the application and the other approves the application. The resolution to approve has thirteen conditions of approval that Parker believes some of the Commissioners had asked for at the previous hearing.

Thomas said it is difficult to compare the previous conditions of approval with the new conditions as one set is numbered and the other is lettered.

Lavier asked why the Commissions request to have the approval on the final plans come before the Planning Commission again isn't a condition of approval.

Parker said the ordinance doesn't appear to have a specific provision for such a procedure. The Commissioners can modify condition B to include the Planning Commission. Parker went on to say that the LUDO does not provide a lot of guidance for Concept Site Plans.

Commissioner Bryant referred to draft resolution approving CUP 123-01, page six, item L. He asked City Engineer McCabe what he felt would be acceptable pedestrian access.

McCabe said it would need to be an accessible, impervious route to the top of the property. The grade should be minimized as much as possible.

Parker said he had not discussed this condition with McCabe. The intent was to address the issue of pedestrians having access to the home. He pointed out there is really no requirements in our ordinance for pedestrian access on residential property.

Ahlberg said perhaps the driveway could be widened and one side separated or striped off for pedestrians.

Poppoff asked if this access should be wheelchair accessible.

Ahlberg said the ordinance does not require residential sidewalks. ADA sidewalks are a problem all over The Dalles. He referred to The Dalles as a "Mini San Francisco".

Commissioner Thomas said people would have a choice of whether to use this facility or not. There are at least two other facilities in The Dalles for this type of illness. The accessibility is not so important to her because of that choice. That is one of the reasons she changed her vote to approve the application.

Commissioner Ahlberg said he has studied all the information and even drove by the site again. He went on to say he hasn't seen anything that would change his mind. He said he did not go up to the top of the property, however, and maybe that might have changed his mind. He is sticking to his original vote even though it may be appealed and overturned.

Commissioner Poppoff said he had visited the site. He feels the grade of the driveway can be reduced by starting the driveway closer to the western corner of the property. He went on to say that the LUDO states a driveway with an 8 to 12 percent grade shall be surfaced with textured concrete.

Engineer McCabe agreed that the driveway would have to have an impervious surface.

Commissioner Ahlberg asked McCabe if the proposed grade of the driveway is 20 percent.

McCabe said that 20 percent is the currently proposed grade. He believes the placement could be altered to lessen the grade. McCabe feels it is unlikely a 12 percent grade can be obtained, however.

Commissioner Bryant said no evidence has been presented that would change his mind. Liberty Way is an unsafe street and the proposed driveway is too steep. In Bryant's opinion the Lease's expert witness did not address staffing satisfactorily. Bryant feels that family members will be visiting frequently and that this is the wrong place to site a home care facility.

Ahlberg asked the other Commissioners if there was a view from the upper portion of the site.

Thomas said there is a gorgeous view. She went on to say that she believes the Fire Marshall when he says the proposed driveway will work. Thomas confirmed with McCabe that the ITE Manual is a respected source for computing traffic generation figures and he said it is. She felt the expert's presentation and the information provided by the Lease's was convincing.

Lavier said that as a concept, the facility could be built. Addressing the details is the problem.

Ahlberg said the problem detail for him is the contour of the land, and that can't be changed. A 20 percent driveway is inaccessible in his opinion.

Poppoff asked if the Commission could add to the conditions that the driveway has a maximum grade of 12 percent and that it shall be textured concrete as stated in the LUDO.

Thomas said making that a requirement is the same as denying the project.

Ahlberg said he wasn't sure it would be impossible but it would make the project very costly.

Poppoff said he studied the drawing the applicant had provided which had elevations on it. He said it would be possible to move the driveway to the corner of the property to achieve the 12 percent grade.

Ahlberg said he wasn't sure if that could be required. The LUDO says preferred grade is 12 percent or less, not required grade.

Lavier asked if anyone was prepared to make a motion.

Thomas moved to approve the application for CUP 123-01 of Wayne and Laurel Lease to construct a Residential Care Facility for a maximum of 15 Dementia/Alzheimer's disease patients based upon findings of fact and the conditions as listed and amended.

Commissioners were unclear as to the wording of the amended conditions. Thomas withdrew her motion so they could work on clarifying the conditions.

The Commissioners continued to deliberate about the wording on the amended conditions regarding pedestrian access and the grade of the driveway.

Bryant moved to deny CUP 123-01 of Wayne and Laurel Lease to construct a Residential Care Facility for a maximum of 15 Dementia/Alzheimer's disease patients based upon findings of fact as set forth in the proposed resolution. Ahlberg seconded the motion. The motion failed with Bryant and Ahlberg voting for and Lavier, Thomas and Poppoff voting against.

Commissioners deliberated on Condition B. Lavier said he would like the detailed site plan to come back to the Planning Commission for their approval.

Dan Meader, Planning Consultant, asked Lavier if that would be quasi-judicial or ministerial.

Lavier said it should be quasi-judicial so the public can have a chance to review the detailed plans also.

Commissioners and Staff reworded Condition B removing the words "the Community Development Director and the City Engineer" and replacing with "the Planning Commission at a quasi-judicial hearing".

Condition D was amended by adding the sentence "The grade of the driveway shall not exceed 12 percent." at the end of the original condition.

Condition L was amended by removing the words "alongside the proposed driveway" and "in a manner acceptable to the City Engineer". The amended condition reads "The applicant shall provide for pedestrian access from Liberty Street, to the residential facility, at a grade no greater than eight percent."

Thomas moved to approve the application for CUP 123-01 of Wayne and Laurel Lease to construct a Residential Care Facility for a maximum of 15 Dementia/Alzheimer's disease patients based upon findings of fact and the conditions A through M as amended. Poppoff seconded the motion. The motion carried with Thomas, Poppoff, and Lavier voting for and Bryant and Ahlberg voting against.

## Resolutions

Thomas moved to adopt Resolution 426-01 approving, with conditions as modified, the application of Wayne and Laurel Lease for Condition Use Permit 123-01 of Wayne and Laurel Lease to construct a Residential Care Facility for a maximum of 15 Dementia/Alzheimer's disease patients and Poppoff seconded the motion. The motion carried with Thomas, Poppoff, and Lavier voting for and Bryant and Ahlberg voting against.

## COMMISSIONER COMMENTS AND CONCERNS

Commissioner Ahlberg said the LUDO should have changes made. He mentioned the fence height situation at the Evangelical Church basketball court as an example. Ahlberg would like the Commission to be able to make some recommendations for changes. He also asked who oversees the compliance of conditions of approval. He mentioned the Chenowith Water PUD facility and their lack of compliance with conditions of approval from their Site Plan Review application. He asked who goes and checks that applicants have complied with all the conditions of approval.

City Attorney Parker said the City is waiting for the legal case with Ballot Measure 7 to be concluded before rewriting the LUDO. Also, lack of an additional planner has hindered moving ahead with LUDO amendments. Parker said he would look into the Chenowith Water PUD compliance concern.

Parker also said he checked on the quorum requirement. Everything he has read says that a seven-member commission, even if only five positions are filled, requires four members be present for a quorum. A vote requires the majority of the members present.

Commissioner Ahlberg said he doesn't believe that is what he heard at a recent seminar.

Parker said he would look into it further.

Bryant asked Secretary Ball about the upcoming training. Ball said either March 9<sup>th</sup> or March 16<sup>th</sup> is a possible date in Hood River. She will let the Commissioners know when the date is set.

Lavier requested that no new concept site plan reviews come before the Commission until a discussion between the Commissioner's and Staff can be scheduled.

Parker said he would talk to Dan Durow about getting that discussion set up. He felt it would not be appropriate to discuss concept site plans until the appeal period has expired on the current application.

Ahlberg asked what it would take to reduce the Planning Commission to a five-member commission.

Parker said it would require an ordinance change.

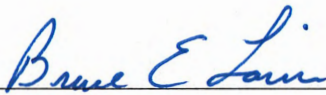
**NEXT MEETING:**

The meeting on February 7, 2002 is cancelled. February 21, 2002 will be the next meeting should there be business.

**ADJOURNMENT:**

The regular Planning Commission meeting was adjourned at 8:20 P.M.

Respectfully submitted by Denise Ball, Administrative Secretary.

A handwritten signature in blue ink that reads "Bruce E Lavier". The signature is written in a cursive style and is positioned above a horizontal line.


Bruce Lavier, Planning Commission Chair

**City of The Dalles**  
COMMUNITY DEVELOPMENT DEPARTMENT

**STAFF REPORT**

Variance No. 101-2

**The Dalles Evangelical Church**  
to Construct a 6-foot Chainlink Fence  
around an Existing Basketball Court Facility

Prepared by:   
Dan Meader, Contract Planner

Procedure Type: Quasi-Judicial

Decision Date: March 7, 2002

Assessor's Map: 1N-13E-3DC

Tax Lot: 6100

Address: 1001 East 12th Street

Location: Northwest corner of 12th and H Street

Comprehensive Plan Designation: "RH" Medium/High Density Residential

Zoning District: "RH" Medium/High Density Residential  
Community Facilities Overlay "CFO"

**BACKGROUND INFORMATION:** The applicant, The Dalles Evangelical Church, applied for a Community Facilities Overlay for this property in December of 2001. The purpose of this Community Facilities Overlay was to construct a 60'x 85' multi-purpose court for recreational activities. The Church intends to place six (6) basketball hoops at various locations around the concrete slab for use by Church members. At that time, the Church had requested a 6-foot high chainlink fence be placed around the facility within 6 feet of the sidewalk on both 12th and H Streets. The City has established a height limitation of 4 feet for fences in front yard setback areas (Section 6.010.050,E,1,a). Thus, the fence to be placed along 12th Street and for a short run along H Street and the parallel lot line on the west side of the property are required by Ordinance to be only 4 feet high. Because of the nature of the basketball court, the potential of escaping basketballs, etc., the Church is requesting a variance in this front yard height limitation for the fence so

that the entire fence around the property can be constructed at 6 feet. The fence would serve as a containment around the facility and, during periods of non-use, would serve as a barrier to unauthorized use. The City has received numerous complaints since the facility opened, due to unauthorized use during late evening hours. So much so, that the City has requested that the basketball hoops be removed and the use discontinued until this Variance process can be completed.

A side issue is that of lighting. In conversations with the applicant's representative, Mr. Charles Hill, he indicates the Church is no longer interested in placing lights with timers on the facility. It is noted that the PUD moved the street light from the south side of the intersection of 12th and H Streets to the north side, which tends to provide better lighting for the facility. However, it was the intent of the Planning Commission to limit the hours of operation by limiting the use of lighting. If it is the stated intent not to provide lights with timers, then the hours of operation probably should be modified to coincide with typical daylight hours; for example, from 8:00 a.m. to dusk.

**NOTIFICATION:** Property owners within 600 feet, City Departments, Franchise Utilities, Mid Columbia Fire and Rescue, Wasco County Health Department, and State Building Codes.

**COMMENTS RECEIVED:** There have been a number of phoned complaints over the use of the property during unauthorized time periods. One written response from Mr. and Mrs. Gerald Benedict of 909 East 13th concurring with the approval of the proposed Variance.

**SITE TEAM REVIEW:** None was conducted because the construction of the fence does not impact engineering and utilities.

**RECOMMENDATION:** Staff recommendation is approval, with conditions based upon the following findings-of-fact.

## **A. LAND USE AND DEVELOPMENT ORDINANCE 98-1222:**

### **Section 3.010.040, Applications:**

#### *Subsection B. Completeness.*

**FINDING A-1:** This application was found to be complete on February 15, 2002. The 120-day state mandated decision deadline is June 15, 2002.

### **Section 3.020.050, Quasi-Judicial Actions:**

#### *Subsection A. Decision Type 4. Variances (Section 3.070):*

**FINDING A-2:** This application is for a Variance per Section 6.010.050,E,1,a of the LUDO.

**Section 3.030.040 Review Criteria.** A Variance to the requirements of this Ordinance shall be granted only in the event that each of the following circumstances is found to exist.

- A. *The proposed variance will not be contrary to the purposes of this Ordinance, policies of the Comprehensive Plan, or any other applicable policies and standards adopted by the City.*

**FINDING A-3:** The proposed cyclone fence will not create interruptions in the vision clearance areas because it is not site obscuring. The purpose of the 4 foot height limitation is intended generally to apply to residential uses as an aesthetic factor and not necessarily to community facilities. The purpose of the extended height of fence is one of safety, both from within and without.

- B. *Exceptional or extraordinary circumstances apply to the subject property, which do not generally apply to other property in the same zone or vicinity. Such circumstances are a result of lot size or shape, topography, or circumstances over which the applicant has no control.*

**FINDING A-4:** The proposed Variance is to provide an additional safety factor for the basketball court facility. The intent is to contain play and basketballs and other recreational activities within a finite area, keeping players and the equipment out of traffic. Extraordinary circumstances are that this is, in fact, an identified community facility and the additional height of fence will provide an additional safety factor.

- C. *The variance is necessary for the preservation of a property right of the applicant which is substantially the same as owners of the other property in the same zone or vicinity.*

**FINDING A-5:** Other community facilities have the opportunity to request variance in height of fences as well.

- D. *The conditions or circumstances justifying the variance have not been willfully or purposefully self-imposed, and do not result from a violation of this Ordinance since its effective date.*

**FINDING A-6:** The Community Facilities Overlay approval of the outdoor recreation facility was approved by the City and, indeed, a fence complying with the standards of the City (4-foot in the front yard setback area) could be constructed. The additional 2 feet of height will provide an extra margin of safety for users of the facility. The hardship has not been self-imposed—it simply makes common sense.

- E. *The proposed variance will not substantially reduce the amount of privacy enjoyed by users of neighboring land uses if the variance were not allowed.*

**FINDING A-7:** The increased height of the fenced area in the front yard will provide an effective barrier against unauthorized use of the facility in after-hours situations, which will enhance the privacy enjoyed by users of neighboring land uses.

*F. The proposed variance is the minimum variance, which would alleviate the difficulty.*

**FINDING A-8:** The additional 2 feet of height of fence is the minimum which will alleviate the hardship and provide a practical solution to an operational problem.

## B. COMPREHENSIVE PLAN POLICY

The Comprehensive Plan, adopted in 1994, indicates one relevant policy.

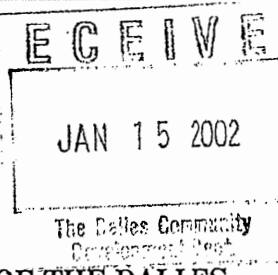
1. Encourage the development of public and private facilities that meet the community's economic, social, cultural, health, and educational needs.

**FINDING A-9:** The proposed recreational facility will provide additional recreational opportunities for members of the church.

## RECOMMENDED CONDITIONS OF APPROVAL:

1. The applicant has indicated they no longer wish to provide lighting with timers to limit the time of usage of the facility. Therefore, it is recommended that the hours of operation be limited from 8:00 a.m to dusk at the facility.
2. The church is required to monitor the daily operations of the recreation slab to assure that there is no unauthorized or after-hour use of the facility. Failure to do so may result in revocation of the Conditional Use Permit.

CITY OF THE DALLES  
COMMUNITY & ECONOMIC DEVELOPMENT  
313 COURT STREET  
THE DALLES, OREGON 97058  
tel (503)296-5481 EXT. 125  
fax (503)298-2747



VAR NO. 101-02  
DATE FILED \_\_\_\_\_  
HEARING DATE \_\_\_\_\_  
FILING FEE \_\_\_\_\_

CITY OF THE DALLES

VARIANCE APPLICATION

Application is hereby made to the City of The Dalles for approval of a Variance and Site Plan Review pursuant to the City of The Dalles Zoning Ordinance No. 80-986, Sections 29 and 32.

APPLICANT

The Dalles Evangelical  
Name  
1001 E 12th St  
Address  
The Dalles, OR  
296-3730  
Telephone #

LEGAL OWNER

\_\_\_\_\_  
Name  
\_\_\_\_\_  
Address  
\_\_\_\_\_  
Telephone #

\* If applicant is not the legal owner, attach one of the following:  
 owner consent letter; or  
 copy of earnest money agreement; or  
 copy of lease agreement.

PROPERTY LOCATION

1001 E. 12th St.  
Street Address or Description  
Township 1N, Range 13E, Section 3DC, Tax Lot (s) 6100  
Zone \_\_\_\_\_, Plan Designation \_\_\_\_\_, Lot Size \_\_\_\_\_  
Current use of property: Conditioned Use, Community facility

REQUEST

Install 6ft chain link fencing at front & side  
Briefly explain request  
yard set-backs, To limit after hours  
access & provide a better barrier for  
wild balls.

The request is for:  New Construction  Expansion/Alteration  
 Change of Use  Amendment to Approved Plan

**JUSTIFICATION OF REQUEST**

1. What are the special circumstances (size, shape or topography of lot, location or surroundings) that do not apply to other properties in the same vicinity and zone?

The Property has a Multi-purpose Sports Court on it.

2. What difficulties and unnecessary hardships will be created without a variance to the Ordinance?

It is difficult to limit after hours access with just a 4ft fence, also a higher fence will limit the problems of run away balls.

3. Explain why the variance will not be detrimental to the public safety, health and welfare.

Fence setbacks are primarily a traffic safety issue (visibility) The fencing proposed is chain link & is very easy to see through.

4. Explain why this variance, if granted, would not be contrary to the intent of the Zoning Ordinance.

A similar chain link fence surrounded the J.R. High Playground Diagonal from subject property for over 50 years.

**PARKING**

What is the total number of parking spaces? NA

How many of these will be handicap spaces? NA

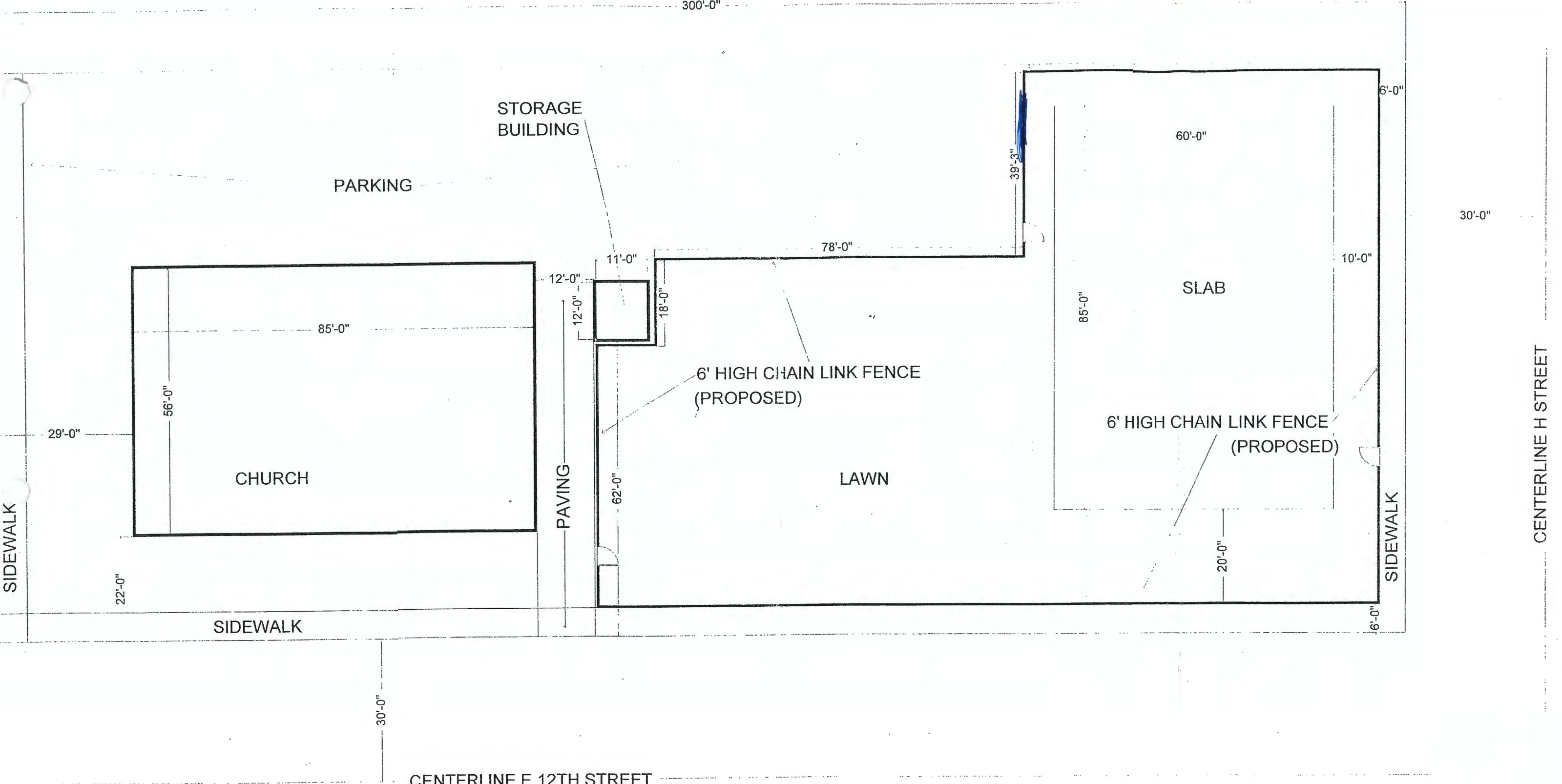
How many of these will be compact spaces? NA

What material will be used for the surface of the parking area?

NA

**NOTE:** Section 27, Off Street Parking, requires lighting, curbing, drainage, landscaping and striping.

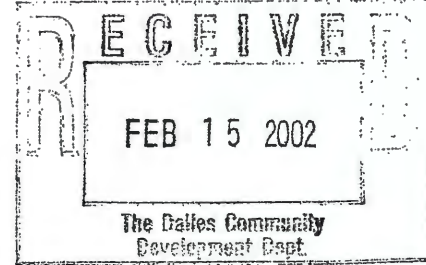
300'-0"



SCALE 1" = 20'

2 / 15 / 2002

SITE PLAN FOR EVANGELICAL CHURCH  
 TAX LOTS 5900, 6000 & 6100  
 LOTS 7, 8, 9, 10, 11 & 12,  
 BIGELOW'S BLUFF ADD.



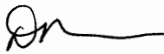
**City of The Dalles**  
COMMUNITY DEVELOPMENT DEPARTMENT

**STAFF REPORT**

Conditional Use Permit No. 126-02

**Mid-Columbia Medical Center**

to establish a Helistop for Life Flight Transport  
at the Mid-Columbia Fire & Rescue Training Grounds



Prepared by: Dan Meader, Contract Planner

Procedure Type: Quasi-Judicial

Decision Date: March 7, 2002

Assessor's Map: 1N-13E-4

Tax Lot: 101

Address: 1400 West 8th Street

Location: Fire Department Property on West 8th Street

Comprehensive Plan Designation: "RH" Medium/High Density Residential

Zoning District: "RH" Medium/High Density Residential  
with Community Facilities Overlay "CFO"

**BACKGROUND INFORMATION:** The Mid-Columbia Medical Center is requesting a Conditional Use Permit to establish a helistop at the Mid-Columbia Fire and Rescue Training Grounds at 1400 West 8th Street in the City. The purpose of the helistop is to provide for helicopter operations for Life Flight transport activities to and from the Mid-Columbia Medical Center hospital on East 19th Street in the City. The former facility at the hospital site was lost when the cancer treatment center and labyrinth were installed. The new facility would be allowed in the Community Facilities Overlay zone as a medical care facility or a public safety facility under the terms of the Land Use and Development Ordinance.

There are no specific standards for the development of a helistop (or heliport) in the Land Use and Development Ordinances. The application has been held in abeyance pending a

tentative approval from the Oregon Department of Aviation—a copy of which has now been received as of January 31, 2002.

The helistop is intended to be an existing 50'x 50' concrete slab near the western boundary of the property. There are no other structures or facilities within reasonable distances from this site. It is noted the concrete slab actually lies approximately 40 feet westerly of the east property line, not adjacent to it as shown on the applicant's submittal.

**NOTIFICATION:** Property owners within 600 feet, City Departments, Franchise Utilities, Mid Columbia Fire and Rescue, Wasco County Health Department, and State Building Codes.

**COMMENTS RECEIVED:** Please see attached comment from Rae Ann Clark received in September of 2001.

### **Site Team Comments: September 6, 2001**

#### **Engineering/Utilities/Planning**

- Final submission/plat will have to meet all the requirements outlined in Section 3.050 in the LUDO.
- The applicant will need to pay the \$350 application fee.

**RECOMMENDATION:** Staff recommendation is approval, with one condition.

## **A. LAND USE AND DEVELOPMENT ORDINANCE 98-1222:**

### **Section 3.010.040, Applications:**

#### *Subsection B. Completeness.*

**FINDING A-1:** This application was found to be complete on February 15, 2002. The 120-day state mandated decision deadline would, therefore, be June 15, 2002.

### **Section 3.050.040 Review Criteria:**

#### *Subsection A. Decision Type 3. Conditional Use Permit:*

**FINDING A-2:** This application is for a Conditional Use Permit per Section 5100, Community Facilities Overlay District. The review criteria is listed in Section 3.050.

*Subsection B. Standards. The proposed use conforms to all applicable standards of the zone district where the use is proposed to be located.*

**FINDING A-3:** There are no specific standards for a helistop.

*Subsection C. Impact. The location, size, design, and operating characteristics of the proposed use shall be made reasonably compatible with and have minimal adverse impact on the legal development of abutting properties and the surrounding neighborhood with consideration given to:*

1. *The harmony of scale, both building coverage and density.*  
**FINDING A-4:** The proposed helipad is a 50' x 50' concrete pad, 6 inches thick. No other structures are contemplated or required.
2. *The availability of public facilities and utilities.*  
**FINDING A-5:** No other public facilities or utilities are necessary for this particular land use.
3. *Any harmful effects on desirable neighborhood characteristics and livability.*  
**FINDING A-6:** While airplane and helicopter flights are commonplace in these times, any helicopter flight close in the City draws attention. The location is such that there are no nearby residential uses. The Fire Department facilities are westerly, a shopping center northerly, and the site is bounded by Vey Way and 9th Street on the east and south.
4. *Traffic generation in the capacity and safety of surrounding alleys and streets.*  
**FINDING A-7:** West 8th Street is a designated a local street that with ties to the major arterials of the City.
5. *Bicycle and pedestrian circulation, access, and safety.*  
**FINDING A-8:** Both West 8th and Vey Way are fully improved City streets with curbs and sidewalks.
6. *Any other impacts of the development deemed relevant by the Commission.*  
**FINDING A-9:** None noted as of this writing.

## **B. COMPREHENSIVE PLAN POLICY**

### **Goal 11**

*Policy 1.* Encourage the development of public and private facilities that meet the community's economic, social, cultural, health, and education needs.

## **C. CONDITIONS OF APPROVAL**

1. The Siting Permit with the Oregon Department of Aviation must be approved and maintained.

Dear Editor:

I writing you regrading The fire station's proposal of life flight being permanently housed there, instead of at the hospital! I agree with Robert Avery and My feeling is that life flight is a wonderful instrument for our community, but my personal belief is that the public is being fleeced and abused with this proposal. God help us, if you need life flight - there's an extreme and immediate danger to your life and time is your enemy!! It's beyond me why anyone would take a drive of 10 to 15 mins to put you in a helicopter to fly you to Portland. If it was my family I wouldn't want to waste any time or have them take a bumpy and lengthily ride to get to the flight. I contacted Emmanuel and Oregon health science Hospitals; you wouldn't be able to pay them enough to have there helicopter pad put downtown and then driven to the hospital, it would be considered a danger to the patient's life and unethical. The basic Hippocratic oath states in the 3<sup>rd</sup> paragraph: "That into whatsoever house you shall enter; it shall be for the good of the sick to the utmost of your power, your holding yourself far aloof from wrong, from corruption, from the tempting of others to vice." It really makes me wonder what's more important: The fire station making thousands a year of your money to house life flight and transport or the well being of extremely injured or ill patients that have no choice at the time of need. I truly feel that it's a grave disservice that we would be putting the traumatized people trough to continue this temporary service at the fire station, instead of at the hospital where it defiantly belongs; no question to it. Where we, as a community, were told it was going to be when the cancer building was completed . We as a community need to address this now, instead of waiting till we need this service, or until the death toll becomes so high that it's finally changed. Let's help the helpless: write your editor, city planners, and mayor before it's to late.

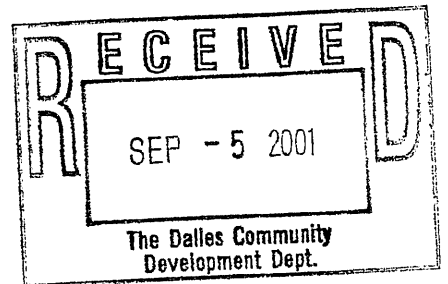
RaeAnn Clark  
The Dalles, Or.

FACSIMILE TRANSMITTAL MEMO

Beautifone

TO:	City Planners
COMPANY:	- all -
FAX:	296-6906
DATE:	9-4-01

NO. OF PAGES:	1
FROM:	RaeAnn Clark
COMPANY:	
FAX:	296-8800
PHONE:	296-7100





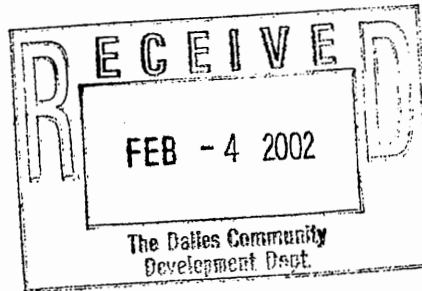
# Oregon

John A. Kitzhaber, M.D., Governor



3040 - 25th Street SE  
Salem, OR 97302-1125  
Phone: (503) 378-4880  
(800) 874-0102  
FAX: (503) 373-1688

January 31, 2002



City of The Dalles  
Planning Dept.  
313 Court St.  
The Dalles, OR 97058

## Mid-Columbia Fire & Rescue Heliport Provisional Heliport Site Approval

Please review the attached provisional heliport site approval to determine if it would be in conformance with your Comprehensive Land-Use Plan for the area.

Our approval of this site is only a determination related to the safety and feasibility of the proposed heliport and in no way preempts or waives any ordinance, regulation or law of any other governmental body. Before we will issue a final approval, we must be shown that all necessary approvals have been obtained.

Please advise us within 30 days whether or not this use is compatible with your Comprehensive Land Use Plan or local land use laws.

Sincerely,

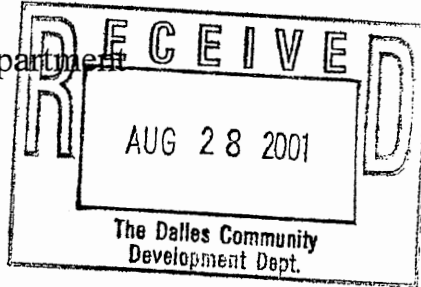
Gerald E. Eames  
Manager, Air Operations

Enclosure



# CONDITIONAL USE PERMIT APPLICATION

CITY OF THE DALLES  
Community Development Department  
313 Court Street  
The Dalles, OR 97058  
(541) 296-55481, ext. 125  
Fax (541) 298-4094



Date Filed	_____
Date Deemed Complete	_____
Building Permit Log #	_____
Other Cross Reference #	_____
Hearing Date	_____
Approval Date	_____

## APPLICANT

Name Mid-Columbia Medical Center  
Address 1700 East 19<sup>th</sup> Street  
The Dalles, OR 97058  
Telephone # 541-296-1111

## LEGAL OWNER (If Different than Applicant)

Name Joe Richardson - FIRE + RESCUE  
MID COLUMBIA  
Address 1400 W 8<sup>th</sup>  
The Dalles OR 97058  
Telephone # \_\_\_\_\_

## PROPERTY INFORMATION

Address 1400 West 8<sup>th</sup>, The Dalles, OR 97058  
Map and Tax Lot 2N 13E 4 tax lot 101  
Size of Development Site 4.00 acres  
Zone District/Overlay RH/CFO  
Comprehensive Plan Designation NC/RH

## PROJECT INFORMATION

New Construction     Expansion/Alteration     Change of Use     Amend Approved Plan

Current Use of Property Fire Department Training Grounds

Proposed Use of Property Helistop for Lifeflight transport

Briefly Explain the Project \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PROPOSED BUILDING(S) FOOTPRINT SIZE (in square feet) N/A

PARKING INFORMATION **EXISTING**

Total Number of Spaces Proposed \_\_\_\_\_ Number of ADA Spaces Proposed \_\_\_\_\_

Square Footage of Parking Lot Landscaping Proposed \_\_\_\_\_

LANDSCAPING INFORMATION **N/A**

Total Square Footage Landscaping Proposed \_\_\_\_\_ Percent of Landscaping Irrigated \_\_\_\_\_

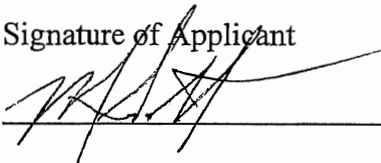
**ECONOMIC DEVELOPMENT INFORMATION** N/A

Proposed Project is located in the Enterprise Zone

\_\_\_\_\_ Full Time Equivalent (FTE) jobs are currently provided.

\_\_\_\_\_ FTE jobs are expected to be created by the proposed project.

Signature of Applicant



8/28/01  
Date

Signature of Property Owner\*

\_\_\_\_\_ (VERBAL OK)  
Date

\*Notarized Owner Consent Letter may substitute for signature of property Owner

**NOTE:** This application must be accompanied by the information required in Section 3.050: Conditional Use Permits, contained in Ordinance No. 98-1222, The City of The Dalles Land Use and Development Ordinance.

**PLANS SUBMITTED:**

At least 3 full size copies of concept site plan.

2 copies detailed landscape plans

2 copies construction detail plans



**RESOLUTION NO. P.C. 429-02**

**APPROVING CONDITIONAL USE PERMIT 126-02 OF MID-COLUMBIA MEDICAL CENTER TO ESTABLISH A HELISTOP AT THE MID-COLUMBIA FIRE AND RESCUE TRAINING GROUNDS AT 1400 WEST 8<sup>TH</sup> STREET.**

**I. RECITALS:**

- A. The Planning Commission of the City of The Dalles has on March 7, 2002 conducted a public hearing to consider the above request for property located at 1400 West 8th Street, described as Township 1 North, Range 13 East, Map 4, Tax Lot 101.
- B. A staff report was presented, stating the findings of fact, conclusions of law, and a staff recommendation.
- C. Staffs report of Conditional Use Permit 126-02, and the minutes of the March 7, 2002 Planning Commission meeting, upon approval, provide the basis for this resolution and are incorporated herein by reference.

**II. RESOLUTION:**

Now, therefore, be it FOUND, DETERMINED, and RESOLVED by the Planning Commission of the City of The Dalles as follows:

- A. In all respects as set forth in Recitals, Part "I" of this resolution.
- B. Conditional Use Permit 126-02 is hereby approved with the following condition:
  - 1. The Siting Permit with the Oregon Department of Aviation must be approved and maintained.

**III. APPEALS, COMPLIANCE, AND PENALTIES**

- A. Any party of record may appeal a decision of the Planning Commission to the City Council for review. Appeals must be made according to Section 3.020.080 of the Land Use and Development Ordinance, and must be filed with the City Clerk within ten (10) days of the date of resolution.
- B. Failure to exercise this approval within the time limits set either by resolution or by ordinance will invalidate this permit.
- C. All conditions of approval must be met within the time limits set by this resolution or by ordinance. Failure to meet any condition will prompt enforcement proceedings that can result in: 1) permit revocation; 2) fines of up to \$500.00 per day for the violation period; 3) a civil proceeding seeking injunctive relief.

The Secretary of the Commission shall (a) certify to the adoption of the Resolution; (b) transmit a copy of the Resolution along with a stamped approved/denied site plan or plat to the applicant.

APPROVED AND ADOPTED THIS 7<sup>th</sup> DAY OF MARCH 2002

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Bruce Lavier, Chairman  
Planning Commission

I, Daniel C. Durow, Director, Community Development Department of the City of The Dalles, hereby certify that the foregoing Resolution was adopted at the regular meeting of the City Planning Commission, held on the 7<sup>th</sup> day of March 2002.

AYES:

NOES: Bryant

ABSENT: None

ABSTAIN: None

ATTEST: \_\_\_\_\_  
Daniel C. Durow, City of The Dalles

**RESOLUTION NO. P.C. 430-02**

**APPROVING VARIANCE 101-02 FOR THE DALLES EVANGELICAL CHURCH TO BUILD A SIX-FOOT HIGH FENCE AROUND THE RECREATIONAL COURT FACILITY WITHIN SIX FEET OF THE SIDEWALK ON BOTH 12<sup>TH</sup> AND H STREETS**

**I. RECITALS:**

- A. The Planning Commission of the City of The Dalles has on March 7, 2002 conducted a public hearing to consider the above request for property located at 1001 East 12th Street, described as Township 1 North, Range 13 East, Map 3dC, Tax Lot 6100.
- B. A staff report was presented, stating the findings of fact, conclusions of law, and a staff recommendation.
- C. Staffs report of Variance 101-02, and the minutes of the March 7, 2002 Planning Commission meeting, upon approval, provide the basis for this resolution and are incorporated herein by reference.

**II. RESOLUTION:**

Now, therefore, be it FOUND, DETERMINED, and RESOLVED by the Planning Commission of the City of The Dalles as follows:

- A. In all respects as set forth in Recitals, Part "I" of this resolution.
- B. Variance 101-02 is hereby approved with the following conditions:
  - 1. The applicant has indicated they no longer wish to provide lighting with timers to limit the time of usage of the facility. Therefore, it is recommended that the hours of operation at the facility be limited from 8:00 a.m. to dusk.
  - 2. The church is required to monitor the daily operations of the recreation slab to assure that there is not unauthorized or after-hour use of the facility. Failure to do so may result in revocation of the Conditional Use.

**III. APPEALS, COMPLIANCE, AND PENALTIES**

- A. Any party of record may appeal a decision of the Planning Commission to the City Council for review. Appeals must be made according to Section 3.020.080 of the Land Use and Development Ordinance, and must be filed with the City Clerk within ten (10) days of the date of resolution.
- B. Failure to exercise this approval within the time limits set either by resolution or by ordinance will invalidate this permit.
- C. All conditions of approval must be met within the time limits set by this resolution or by ordinance. Failure to meet any condition will prompt

enforcement proceedings that can result in: 1) permit revocation; 2) fines of up to \$500.00 per day for the violation period; 3) a civil proceeding seeking injunctive relief.

The Secretary of the Commission shall (a) certify to the adoption of the Resolution; (b) transmit a copy of the Resolution along with a stamped approved/denied site plan or plat to the applicant.

APPROVED AND ADOPTED THIS 7<sup>th</sup> DAY OF MARCH 2002

\_\_\_\_\_  
Bruce Lavier, Chairman  
Planning Commission

I, Daniel C. Durow, Director, Community Development Department of the City of The Dalles, hereby certify that the foregoing Resolution was adopted at the regular meeting of the City Planning Commission, held on the 7<sup>th</sup> day of March 2002.

AYES:

NOES: Bryant

ABSENT: None

ABSTAIN: None

ATTEST: \_\_\_\_\_  
Daniel C. Durow, City of The Dalles