



## CITY OF THE DALLES PLANNING COMMISSION MINUTES

**Thursday, June 2, 2005**

City Hall Council Chambers

313 Court Streets

The Dalles, OR 97058

*Conducted in a handicap accessible room*

### **CALL TO ORDER:**

Chair Lavier called the meeting of The Dalles Planning Commission to order at 6:35 P.M.

### **ROLL CALL:**

**Present:** Bruce Lavier, Dean Wilcox, Ted Bryant, Mark Poppoff, and Jo Ann Wixon

**Absent:** Ron Ahlberg, Jean Thomas

**Staff:** Dan Durow, Community Development Director, Dick Gassman, Senior Planner and Denise Ball, Admin. Secretary

### **AGENDA:**

Wilcox moved to approve the agenda as submitted and Poppoff seconded the motion. The motion carried unanimously, Ahlberg and Thomas absent.

### **MINUTES:**

Lavier asked if there were any corrections or comments for the minutes of May 12, 2005. Bryant said the word "grandfathered" was spelled incorrectly. Wixon moved to approve the minutes and Wilcox seconded. The motion carried with Ahlberg and Thomas absent.

### **PUBLIC COMMENT:**

None

**LEGISLATIVE PUBLIC HEARING CONTINUATION:** The Commissioners and Staff discussed the changes to the LUDO amendments from the previous meeting.

Bryant asked why murals as screening on cargo containers are not spelled out clearly. Gassman said he would add the appropriate language to the new Ordinance.

The Commission asked that a definition for "Public House" be added to the LUDO and Gassman said he would. Commission and Staff next discussed the new Home Business Permit weekend hours, and discussed the Concept Site Plan, which is limited to Conditional Use Permit applications.

Wilcox moved to recommend to the City Council that they adopt the recommended Land Use and Development Ordinance 05-1261 with the two changes from this meeting. Bryant seconded the motion and it carried unanimously, Ahlberg and Thomas absent.

**QUASI-JUDICIAL PUBLIC HEARING: VAR 104-05 of Jeff Browne** - This application is to build a shop/garage with access to be provided by a driveway narrower than the standard and located next to the property line. Property is located at 106 Harris Street and is further described as IN 13E 3 DA tax lots 3400. Property is zoned "RH" – Residential High-Medium Density.

Chair Lavier did not read the rules regarding a public hearing, as there was no one attending the meeting other than Commissioners and Staff. None of the Commissioners had any bias, conflict of interest, or ex-parte contact to declare.

Senior Planner Gassman presented the Staff Report. Gassman asked the Commissioners if there were any questions.

Bryant asked why the accessory building is already under construction and Gassman explained that this hearing is for a variance of driveway width and has nothing to do with the building permit for the accessory structure, which has already been issued.

Poppoff said he would like to see the building setback further from the neighbor. Gassman pointed out that the Commission is not reviewing the building permit for the accessory structure but only the variance for the driveway width.

Bryant wants the property lines to be monumented. He also asked that the neighboring property be covered by a disclaimer that states this variance does not allow any use of or damage to neighboring property.

Staff and Commissioners discussed the 7-foot width proposed by the applicant.

Gassman said the applicant had told him he had the property surveyed. The Commission asked that the applicant provide a copy of a survey as a condition of approval. The amended conditions of approval are:

1. The applicant will obtain a sidewalk and approach permit for construction of the driveway as part of the building permit process.
2. The driveway and approach will be paved.
3. All development must be completed in accordance with Land Use and Development Ordinance 98-1222.
4. Applicant is to survey the south boundary line adjacent to the driveway location, mark the south boundary with a pin or other similar marking, and supply the City with a copy of the survey.
5. Nothing in this variance approval authorizes the applicant to use property of adjoining lots.

Bryant moved to approve VAR 104-05 with conditions of approval as amended based upon findings of fact; Wilcox seconded. The motion carried with Lavier, Wilcox, Bryant, and Poppoff voting in favor, and Wixon voting against. Ahlberg and Thomas were absent.

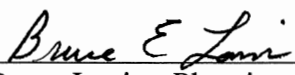
**RESOLUTION:** Bryant moved to approve Resolution P.C. 446-05 with conditions as amended and Wilcox seconded. The motion carried with Lavier, Wilcox, Bryant, and Poppoff voting for and Wixon voting against. Ahlberg and Thomas were absent.

**STAFF/COMMISSIONER COMMENTS:** Staff and Commissioners discussed the Walgreens project.

**NEXT MEETING:** June 16, 2005 is the next scheduled meeting.

**ADJOURNMENT:** The regular Planning Commission meeting was adjourned at 7:30 p.m.

Respectfully submitted by Denise Ball, Secretary.

  
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Bruce Lavier, Planning Commission Chair