



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

**Thursday, March 2, 2006**

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 6:31 P.M.

### **ROLL CALL:**

**Present:** Bruce Lavier, Ron Ahlberg, Ted Bryant, Dean Wilcox, and Jo Ann Wixon

**Absent:** Mark Poppoff and Derek Hiser,

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

### **AGENDA:**

Commissioner Bryant moved to approve the agenda and Commissioner Wilcox seconded. The motion carried unanimously, Poppoff and Hiser absent.

### **MINUTES:**

Chair Lavier asked if there were any corrections for the minutes of February 16, 2006.

Commissioner Wilcox moved to approve the minutes as submitted and Commissioner Bryant seconded. The motion carried unanimously, Poppoff and Hiser absent.

### **PUBLIC COMMENT:**

None.

### **PUBLIC HEARINGS – QUASI JUDICIAL:**

**ADJ 06-001 of Dan Delzer-** This application is to request a reduced set back for a new garage that will replace the existing dilapidated garage. Property is located at 1217 E. 12th Street and is further described as 1N 13E 3 DC tax lot 7200. Property is zoned “RH” – Residential High-Medium Density.

Chair Lavier read the rules for conducting a public hearing. Chair Lavier asked the Commissioners if they had any bias, conflict of interest, or ex-parte contact to declare. Commissioner Bryant said he visited the site and saw nothing that would affect his decision. The audience did not challenge any of the Commissioners.

Chair Lavier declared the public hearing open and asked for the Staff Report.

Senior Planner Gassman presented the Staff Report. Gassman explained that this is the first

Adjustment application the City has received since adding this section to the LUDO. The adjustment allows for partial relief from the Code. Gassman briefly discussed the criteria in 3.080 for the Adjustment review.

Ahlberg asked what the current required set back is and Gassman told him currently there is a twenty foot front yard set back for a garage.

Gassman explained that the Planning Commission can approve up to a 50% reduction in the 20 foot set back. The rear set back of 3 feet and the side set back of six feet are within the allowed distance and do not require an adjustment.

**Proponents:** The applicant, Dan Delzer, 1217 E. 12<sup>th</sup>, spoke in favor of the application. Mr. Delzer explained that he will be improving the home as well as building a larger garage. Mr. Delzer is a carpenter and builds cabinets and needs the garage for his business as well as storing his vintage car. Delzer said a garage across the street from his property is actually built on the sidewalk.

Ahlberg asked what the square footage of the footprint of the house is. Delzer said it is 40 by 22, 880 square feet.

Wixon asked what the house is sided with now. Delzer replied it is the foil backing from the insulation. He plans to put new windows and siding on the house within the next month.

**Opponent Testimony: None**

**Rebuttal Testimony: None**

**Deliberations:**

Chair Lavier closed the public testimony portion of the hearing.

The Commissioner's agreed that the narrow lot requires a reduced setback in order to best utilize the property.

Wilcox moved to approve ADJ 06-001 of Dan Delzer to build a garage with a reduced setback based upon findings of fact, with conditions as recommended by Staff. Bryant seconded the motion and it carried unanimously with Poppoff and Hiser absent.

**RESOLUTIONS:**

Wilcox moved to adopt Resolution458-06 approving ADJ 06-001 of Dan Delzer for reduced set back on a new garage based upon findings of fact in the Staff Report and conditions as recommended by Staff. Bryant seconded the motion and it carried unanimously, Poppoff and Hiser absent.

**Urban Growth Boundary Amendment Project – Selection of four committee members**

Commissioner Wilcox asked what exactly the Commission's role is for the boundary amendment process.

Director Durow explained that there will be a lengthy political and public process that will require the Planning Commission to take the lead. The Planning Commission will sift through the information provided by the consultant and ultimately recommend a new Urban Growth Boundary to the City Council.

Director Durow reminded the Commission that this will be a two-phase project. The second phase will start in about 18 months and will include planning and zoning for the new areas.

Durow said Staff will be preparing a three-ring binder with a number of the goals, the ORS's, the Oregon Administrative Rules, and the City's Comprehensive Plan and give to the Commissioners for their use on the subcommittee's. Each subcommittee will have one lead person and then a second person to fill in as needed. Each lead person will communicate with Director Durow and Durow will communicate with the consultant.

Chair Lavier asked what time commitment will be required. Director Durow said the majority of the subcommittee work will be done in six months. It is hard to determine the exact number of hours. Most of the meetings will be in the evening.

Commissioner Wixon said evening meetings will help her. She said it sounds like a challenge and will be interesting. Jo Ann volunteered as the lead person for the Economic Opportunities Subcommittee and Dean Wilcox said he would be the second.

Ted Bryant will be the lead on the UGB/URA Expansion Subcommittee with Bruce Lavier as the second. Lavier said he would take the lead on the Buildable Lands Subcommittee with Bryant as the second.

Ron Ahlberg volunteered to be the lead person on the Housing Needs Subcommittee.

Director Durow said the first figure the consultant will have to come up with will be population growth. There will need to be a lot of coordination with Wasco County because the County has to adopt that figure by State rule and it must be consistent throughout the County.

Gassman added that the population estimate will have to be justifiable based upon the criteria the State has established.

Durow told the Commissioner's that Staff would prepare the 3-ring binders as soon as possible.

**COMMISSIONER COMMENTS:**

Commissioner Bryant brought up the burned house on E. 14<sup>th</sup> owned by Mr. Limmeroth and recommended putting the hammer to the gentleman. Bryant feels the approval for the townhouse site plan should be revoked.

Director Durow said Code Enforcement is working on it and we will update the Commission on just where things are at.

Commissioner Wilcox asked about the sidewalk issue at the Mill Creek Crossing development. Gassman said a design is in the process of review and approval. The sidewalk will go from the new development down to 23<sup>rd</sup> Street.

Ahlberg pointed out that someone is dumping garbage on the hill above the Highway House Restaurant. Staff said a complaint had been turned in today and Code Enforcement is investigating.

**NEXT MEETING:**

The next scheduled meeting is March 16, 2006. Ted Bryant said he will not be available at the next meeting.

**ADJOURNMENT:** The regular Planning Commission meeting was adjourned at 7:45 p.m.

Respectfully submitted by Denise Ball, Secretary.



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Bruce Lavier, Planning Commission Chair