

MINUTES

COUNCIL & PLANNING COMMISSION
WORKSESSION
OF
MARCH 6, 2008
6:30 PM
CITY HALL COUNCIL CHAMBERS
THE DALLES, OREGON

PRESIDING: Planning Commission Chair Bruce Lavier

COUNCIL PRESENT: Bill Dick, Jim Wilcox, Carolyn Wood

COUNCIL ABSENT: Mayor Robb VanCleave, Rob Kovacich, Jim Broehl

**COMMISSIONERS
PRESENT:** Ron Ahlberg, Mark Poppoff, Dean Wilcox, Chris Zukin

**COMMISSIONERS
ABSENT:** Ted Bryant, Derek Hiser

STAFF PRESENT: City Manager Nolan Young, City Attorney Gene Parker,
Public Works Director Dave Anderson, Community Development Director Dan Durow,
Police Chief Jay Waterbury, Senior Planner Dick Gassman, Engineer Dale McCabe,
Development Inspector Jim Schwinof, Administrative Secretary Brenda Green

CALL TO ORDER

The meeting was called to order at 6:37 p.m.

DISCUSSION REGARDING LAND USE DEVELOPMENT ORDINANCE REQUIREMENTS

A. INDUSTRIAL ZONE LAND DEVELOPMENT STANDARDS

Staff explained that none of the LUDO changes currently being proposed address industrial zones and asked if anyone would like to discuss any specific concerns. City Manager Young stated that the council had identified three issues that they would like to discuss in the industrial zone; cargo containers, parking lots and landscaping.

Regarding cargo containers; there was a general discussion with most members present believing that the containers do have some value and purpose if used in the right areas and with the right standards. Discussions included standards regarding screening, painting, appropriate uses and maintenance. Councilor Wilcox said that cargo container standards need to be looser within Industrial Zones.

Staff will look into modifying the standards for cargo container use in the industrial zone. They will clarify items such as appropriate uses, maintenance, color and screening.

A general discussion was held in relation to parking lots and landscaping within industrial zones. Due to the size of vehicles that utilize parking lots in industrial zones, the general feeling was that those parking lots need to have the ability to have looser standards in order to increase maneuverability. The discussion showed that most members were in favor of loosening the standards for parking lots and landscaping within the industrial zone. Commissioner Poppoff pointed out that there is still a need to have landscaping around the edges especially trees.

Staff will include Industrial Zone parking lots and landscaping, especially front landscaping, in a future discussion time.

B. STREET/RIGHT OF WAY STANDARDS

Staff shared a slide show of various street scenes within The Dalles in order to demonstrate the issues being faced in regards to the wide variety of standards that have been imposed over the years. One challenge is enforcing current standards in newer neighborhoods adjacent to established neighborhoods that had different standards when developed.

Councilor Dick said that one thing The City needs to be looking into as streets are torn up during development, is to bury the utility lines. Although most present felt that eventually underground utilities will be the goal, the contrasting feeling is that underground lines are more expensive to repair as well as to initially install.

General discussion showed that there is a realization that the improvements of The City will always be a work in progress. Discussion also showed that members felt ADA accessibility is an important consideration as standards are being analyzed. Some general ideas that were brought up were the ideas of narrower streets, removing planter strips or even just having a sidewalk on one side of the street. Due to the topography challenges of The Dalles, there was a general realization that whatever the standards are; flexibility is also important.

Staff will look at the current standards and analyze when variations would be able to be applied. Staff pointed out that flexibility is a good thing; however too much flexibility leaves staff without the ability to enforce the standards.

Staff will analyze what the current street/right of way standards are and then bring them in an organized fashion to a future discussion in order to determine a consensus on the direction council and commission members would like to go.

C. OTHER LUDO STANDARDS

Commissioner Zukin brought up the idea of looking into ways to streamline the approval processes such as reviewing The City's applications at the same time as Building codes.

Staff shared that they have a good working relationship with Building Codes and are able to approve some applications concurrently. They stated that processes can always be improved and will continue to watch for ways to speed up the processes. Staff stated that they are watching applications that come in and advising applicants which items they do not need to deal with in order to speed up the process.

General discussion revealed that the concern is not for the contractors who know the processes but for the average guy who is just doing a one time job. A recommendation was to create a checklist to assist these people.

Staff explained that their policy is to do a lot of “hand-holding” with these one time applicants. Staff will put together a basic one or two page developer guide in order to give citizens a basic layout of the entire process.

Another idea discussed was to obtain opinions of those people who go through the application process. Staff explained that currently a survey is sent out to each applicant that completes a process. Councilor Wilcox suggested also sending the survey to the applicants who drop out before the process is completed. Staff will add those people to the survey mailings.

D. STAFF PROPOSED LUDO AMENDMENTS

Staff explained that the intent of making changes to the LUDO is to allow staff to deal with issues that have arisen and to give staff the ability to prevent those issues. Staff pointed out information about proposed LUDO changes without any comment from Council or Planning Commission members regarding: airport approaches, refunds of appeal fees and differentiating between the geohazard zones in regards to cut and fill permits.

The following proposed changes were explained by staff with comments made by Council and/or Planning Commission members:

Front Entry/Building Orientation – Discussion showed a general consensus that houses/buildings should be oriented to face the street. It was suggested to add the verbiage “compatibility” within the neighborhood. Another issue that was discussed was whether a “front” door that entered into a bedroom can truly be called a “front entry”.

Replacing a dwelling – General discussion showed an agreement that if a home is being completely replaced by something bigger and better, public improvements should be required. The discussion also showed that exemptions should be considered for situations such as a home that has burnt down or had other extreme damage.

Stop Use Order – A concern arose that a time limit should be set on how far back in time staff can go to enforce the requirement of a Conditional Use Permit resulting in a Stop Use Order.