

CITY OF THE DALLES PLANNING COMMISSION MINUTES

Thursday, July 17, 2008

City Hall Council Chambers

313 Court Streets

The Dalles, OR 97058

Conducted in a handicap accessible room

CALL TO ORDER:

Vice-Chair Ahlberg called the meeting to order at 6:35pm

BOARD

MEMBERS PRESENT:

Ron Ahlberg
Mark Poppoff
Dean Wilcox
Benjamin Hoey

BOARD

MEMBERS ABSENT:

Bruce Lavier
Chris Zukin
Derek Hiser

STAFF PRESENT:

City Attorney Gene Parker
Senior Planner Richard Gassman
Administrative Secretary Brenda Green

APPROVAL OF AGENDA:

It was moved by Wilcox and seconded by Poppoff to approve the agenda as submitted. The motion carried unanimously Lavier, Zukin and Hiser absent.

APPROVAL OF MINUTES:

It was moved by Wilcox and seconded by Hoey to approve the minutes as submitted. The motion carried unanimously Lavier, Zukin and Hiser absent.

PUBLIC COMMENT: None

QUASI-JUDICIAL PUBLIC HEARING:

APPLICATION NUMBER: PUD 15-08 of Icon West Developments REQUEST: This application is a modification of original PUD to construct a medical care facility with a height greater than allowed in the CR zone. **LOCATION:** Property is vacant, located in the Lone Pine area and is further described as 1N 13E 1BA tax lots 600 and 601, 2N 13E 36, lots 400 and 500. Property is zoned "CR" – Commercial Recreational.

Vice-Chair Ahlberg read the rules for conducting a public hearing. He asked the Commissioners if

they had any bias, conflict of interest, or ex-parte contact. None were declared. There were no challenges from the audience. Ahlberg declared the public hearing open and asked for the Staff Report.

Senior Planner Gassman presented the Staff Report, explaining that this request was a further refinement of plans for the Lone Pine commercial area. Gassman explained that the property spans two zones; General Commercial District (CG) and Recreational Commercial District (CR). He further explained that the height limitation in CR is 40 feet and 55 feet in CG. The applicant's request was for a variance to allow all four tax lots to have a height limit of 55 feet. Gassman shared that the applicant is planning to build a medical care facility which is considered a community facility; consequently the Planning Commission has the authority to make an exemption. Staff recommends approving the request.

Commissioner Wilcox asked for details about the type of medical facility to be built and asked which lot the building will be constructed on. Senior Planner Gassman deferred both questions to the applicant.

Public Testimony: Robert Gilham, 1524 Sherman Rd, Hood River. Mr. Gilham shared that he is the principle behind the project. In response to Commissioner Wilcox's questions he described the planned uses for the facility which include a gym, a sleep study center, a hydro-therapy pool, and areas to offer wellness programs including yoga and massage. He explained that the project is affiliated with a local medical establishment. In response to the question about the building location, Mr. Gilham showed a map and described the goals of placing the building with river views and attempting to keep the parking areas away from the river. He also described the overall goal of keeping the riverfront in its natural form citing examples of what they have done to the property already. Regarding the height limitation, Mr. Gilham explained that a three story building can be built within 40 feet; however their goal is to make the facility aesthetically pleasing including taller ceilings.

Commissioner Wilcox asked for clarification of the request, summarizing that what he was hearing was a request to allow the building to be up to 55 feet of which the buildings directly across the street already are. Mr. Gilham stated correct.

Commissioner Ahlberg asked if they were fixed on where the building will be located. Mr. Gilham said the biggest challenge is parking. They do not want to spoil the riverfront but also do not want to create a sea of parking. He stated they are working on having 3-4 parking spaces per 1,000 square feet.

Commissioner Poppoff asked about landscaping plans on the river side. Mr. Gilham described keeping it in its natural form. He described the riverfront trail that requires asphalt, beyond that they would like to use gravel for paths and incorporate native species. He explained that the landscaping is a big component of the entire development. Poppoff asked specifically about trees. Mr. Gilham stated yes, as an example of their landscaping plans he shared that they recently planted 300 trees and 3000 shrubs, keeping everything as natural as possible.

Vice-Chair Ahlberg asked if the tenants will be having a say in the building development. Mr. Gilham responded that until they have a signed lease, the current drawings are purely conceptive and that most likely the actual building will look very different.

Vice-Chair Ahlberg asked if anyone else would like to speak. A member of the audience asked if it was possible for them to come forward to look at the drawings. Vice-Chair Ahlberg called for a break at 8:05pm to give the audience time to look at the drawings. The meeting was re-opened at 8:08pm.

Opponents: Vickie Ellett, 1308 Jordon Ct, PO Box 1010, The Dalles. Ms. Ellett stated that she is the owner of 260 Lone Pine Lane #8. She shared that she likes the idea of the facility but is concerned about it being in her site line. Ms. Ellett would like to see the proposed building be kept to a limit of 40 feet in height or only allow a height of 55 feet on the southerly two lots.

Commissioner Wilcox went to the drawing displayed by the applicant and had Ms. Ellett show where her condo was and where her line of view was.

Rebuttal: Robert Gilham, 1524 Sherman Rd, Hood River. Mr. Gilham expressed that he feels they have been very accommodating to the condo owners. He explained the original plans included building in front of the condos but after hearing the owner's concerns, chose to dedicate the area to greenspace. He stated that he understands the concern but explained the facility is being placed in the opposite direction of where the condos face and that considering the trailer park that is there now, this building will be a pleasing aesthetic improvement.

Commissioner Poppoff asked which will be higher, the bridge deck or the building. Michael Zingg of Design Structures, 5591 Klindt Drive Ste200, The Dalles, shared that he believes the building will be well below the deck of the bridge.

Vice-Chair Ahlberg clarified that the actual placement of the building has not been finalized. Mr. Gilham agreed and shared that the placement is taking into account a number of considerations such as; the native fishing areas, the views and the river line. Mr. Gilham, staff and the Commissioners had a discussion about current fishing areas and their access points.

Vice-Chair Ahlberg closed the public testimony portion of the hearing.

Deliberation: Commissioner Wilcox made a motion to approve PUD 15-08 with conditions as recommended.

Vice-Chair Ahlberg commented that the land is a combination of CG and CR zones. He then suggested that they look over the conditions recommended by staff. Ahlberg pointed out that one of the conditions limits the approval to this use and building only.

Commissioner Poppoff asked when the new access point will be required to be put in. Senior Planner Gassman stated that it was up to ODOT.

Commissioner Poppoff seconded the motion. The motion carried unanimously; Zukin, Hiser and Lavier absent.

RESOLUTION: Commissioner Wilcox moved to adopt Resolution PC 478-08 approving PUD 15-08 with six conditions as submitted. Poppoff seconded the motion. The motion carried unanimously; Zukin, Hiser and Lavier absent.

COMMISSIONER/STAFF COMMENTS

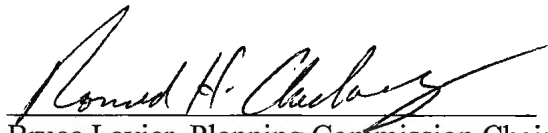
City Attorney Parker shared that City Council voted to affirm the Planning Commission's decision at Chenoweth Elementary School. Senior Planner Gassman confirmed that the issue Richard Murray was appealing was regarding the sidewalks. Consequently if the School District wants to start the project they can at their own risk. He explained the only thing that might happen if Mr. Murray wins an appeal to LUBA, is that they might be required to install sidewalks.

Senior Planner Gassman reported that City Council approved the LUDO amendments that were recommended by the Commission. He suggested that the Council would like to see another street design option for local streets with the intent to reduce the cost of improvements on some of those minor streets. Gassman explained that he did some preliminary research and found that there are 125 streets that are designated local. He told the Commissioners that the suggestions and discussions will be brought to the Planning Commission first.

NEXT MEETING: The next scheduled meeting is August 7, 2008.

ADJOURNMENT: The Planning Commission meeting was adjourned at 7:31 p.m.

Submitted by
Brenda Green, Administrative Secretary



Bruce Lavier, Planning Commission Chair

Ron Ahlberg, vice-chair

July 17, 2008

RE: Icon West Development
Application # PUD 15-08

Dear Dalles City,

I do not support this application to change the zone to allow building 50-55 feet in height.

I ask that you keep the existing 40' height restriction. Or only allow the change on the southerly 2 lots.

Thank you,

Vickie Ellett
Owner 260 Lone Pine Lane #8
The Dalles, OR 97058

(P.O. Box 1019 T.D.)