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Planning Commission Meeting
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MINUTES

PLANNING COMMISSION MEETING

June 17, 2021
5:30 p.m.

VIA ZOOM

PRESIDING: Brent Bybee, Chair

COMMISSIONERS PRESENT: Karly Aparicio, Cody Cornett, Linda Miller, Mark Poppoff

COMMISSIONERS ABSENT: Alan Easling and Philip Mascher

STAFF PRESENT: Director Alice Cannon, City Attorney Jonathan Kara, Senior Planner Dawn Marie Hert, Associate Planner Joshua Chandler, Secretary Paula Webb

CALL TO ORDER

Chair Bybee called the meeting to order at 5:32 p.m.

PLEDGE OF ALLEGIANCE

Chair Bybee led the Pledge of Allegiance.

APPROVAL OF AGENDA

It was moved by Miller and seconded by Cornett to approve the agenda as presented. The motion carried 5/0; Aparicio, Bybee, Cornett, Miller and Poppoff voting in favor, none opposed, Easling and Mascher absent.

APPROVAL OF MINUTES

It was moved by Cornett and seconded by Bybee to approve the minutes of May 20, 2021 as submitted. The motion carried 5/0; Aparicio, Bybee, Cornett, Miller and Poppoff voting in favor, none opposed, Easling and Mascher absent.

PUBLIC COMMENT

Eloise Trujillo, 5100 Woodworth Dr., Mt. Hood/Parkdale, Oregon, 97041

Ms. Trujillo's telephone connection was inaudible. After failed attempts to communicate, Chair Bybee directed Ms. Trujillo to contact Staff directly.

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STAFF COMMENTS / PROJECT UPDATES

Director Cannon stated the following projects will be addressed in September, 2021:

- First Street Streetscape Project
- Industrial Code Amendments
- Legislative Session Update – The session remains open. Director Cannon will provide an update to City Council in July. The information will be presented to Planning Commission shortly thereafter.
- Transitional Housing – City Council requested land use regulations that would allow the use of transitional housing inside the City Limits within certain limitations.

COMMISSIONER COMMENTS / QUESTIONS

Commissioner Poppoff asked if the Commission would return to in-person meetings in July. Director Cannon replied Staff will return to work when the Governor lifts the mask restrictions. In-person meetings will likely return in September, after renovations to Council Chambers are completed.

Commissioner Miller stated City Council does not hold meetings in August and asked if the Planning Commission recessed in August. Director Cannon replied she would like to honor that tradition. She noted a meeting would be held if a deadline fell during that time. Commission consensus was in favor of an August recess.

Director Cannon stated the Housing Code Amendments were unanimously approved by City Council at the June 14, 2021 meeting. Cannon expressed her thanks for work completed by the Planning Commission.

Chair Bybee stated he would be transitioning to a new position in Crook County. He will step down from his position in July.

QUASI-JUDICIAL PUBLIC HEARING

Zoning Ordinance Amendment 103-21 and Comprehensive Plan Amendment 48-21, Umair Sheikh

Chair Bybee read the rules of a public hearing. He then asked if any Commissioner had ex parte contact, conflict of interest or bias, which would prevent an impartial decision. Hearing none, Chair Bybee opened the public hearing at 5:58 p.m.

Senior Planner Hert provided the staff report.

Commissioner Poppoff stated this is next door to an existing residential area. He asked if with a zone change, a conditional use permit could be issued with a condition of approval requiring events to end by 11 p.m.

Senior Planner Hert replied for a zone change there are no provisions in the Code to regulate timing unless it is a conditional use permit. This application does not include a land use

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application for a commercial use. The motel is a permitted outright use, and does not have restrictions or limitations associated with that use.

Director Cannon noted all areas of the City are covered by Article 5.08.020 Drinking and Unnecessary Noise, which states:

“No person shall create or assist in creating or permit the continuance of unreasonable noise in the City...

Using or operating an automatic or electric piano, musical instrument, radio, stereo, loudspeaker, or other sound-amplifying device so loudly that it disturbs any person(s) in its vicinity, or in a manner that makes it a public nuisance. The use or operation of any such device between the hours of 11:00 p.m. and 7:00 a.m. in such a manner as to be plainly audible at a distance of 50 feet from the building, structure, or vehicle in which it is located shall be prima facie evidence of a violation of this section.”

Umair Sheikh, 477 NW Phoenix Drive, Troutdale, Oregon 97060

Mr. Sheikh stated he is in favor of the application. He noted the subject property is adjacent to the motel. The view is breathtaking; many guests request holding a wedding there. Weddings, by their nature, typically end by 10 p.m. The Celilo Inn has a 4.5 rating with Tripadvisor. This will add value to our property, as well as surrounding businesses that cater to weddings. This will be an asset to the motel as well as the City of The Dalles.

Zar Sheikh, 15401 SE Mill Plain Blvd., Vancouver, Washington 98684

Mr. Sheikh is the owner of both the Celilo Inn and the Comfort Inn. Both properties are good citizens of the City of The Dalles. This will be a good investment providing opportunities to the community.

Terry Wilcox-Uribe, 3550 E. Second Street, The Dalles, Oregon 97058

Ms. Wilcox-Uribe stated the motel has a curfew, strictly enforced. She is excited about this opportunity.

Chair Bybee clarified this application is only for the zone change; the eventual use is not included in this application.

Chair Bybee closed the public hearing at 6:23 p.m.

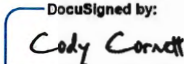
It was moved by Cornett and seconded by Miller to recommend to the City Council the approval of Zoning Ordinance Map Amendment ZOA 103-21 and Comprehensive Plan Map Amendment CPA 48-21, adopting the proposed zoning map and comprehensive map amendments and adopting findings included in this staff report. The motion carried 5/0; Aparicio, Bybee, Cornett, Miller and Poppoff voting in favor, none opposed, Easling and Mascher absent.


ADJOURNMENT

Being no further business, the meeting adjourned at 6:25 p.m.

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Submitted by/
Paula Webb, Secretary
Community Development Department

SIGNED:  9/27/2021 | 9:59 AM PD
Cody Cornett, Vice Chair

ATTEST: 
Paula Webb, Secretary
Community Development Department