

CITY OF THE DALLES PLANNING COMMISSION MINUTES

Thursday, August 18, 2011

City Hall Council Chambers

313 Court Street

The Dalles, OR 97058

Conducted in a handicap accessible room

CALL TO ORDER:

Chair Lavier called the meeting to order at 6:00 PM.

BOARD MEMBERS PRESENT:

Bruce Lavier, Ron Ahlberg, John Nelson, Dennis Whitehouse, and Nan Wimmers

BOARD MEMBERS ABSENT:

Mark Poppoff, Chris Zukin

STAFF MEMBERS PRESENT:

Director Dan Durow, City Attorney Gene Parker, and Administrative Secretary Carole Trautman

APPROVAL OF AGENDA:

It was moved by Commissioner Nelson and seconded by Commissioner Whitehouse to approve the agenda as submitted. The motion carried unanimously, Poppoff and Zukin were absent.

APPROVAL OF MINUTES:

It was moved by Commissioner Nelson and seconded by Commissioner Wimmers to approve the August 4, 2011 minutes as submitted. The motion carried with Lavier, Nelson and Wimmers voting in favor; Ahlberg abstaining, and Poppoff and Zukin were absent.

PUBLIC COMMENT:

None

RESOLUTION NO. P.C. 512-11: CUP 165-11; Oregon Military Department

City Attorney Parker presented a summary of the proposed resolution stating a large portion of the proposed resolution incorporated the findings adopted by the City Council in the applicant's 2009 Site Plan Review. Parker explained that the format of the resolution set forth the background of previous hearings and the nine conditions for approval found in the Staff Report, many of which were similar to the previous conditions that were approved in the previous Site Plan.

City Attorney Parker highlighted various review criteria that were brought up in the August 4, 2011 Conditional Use Permit (CUP) hearing including the structural height (Land Use and Development Ordinance, Section 3.050.040(B)). He explained this issue would be discussed in a future Site Plan Review, and that the applicant stated in the CUP hearing that the structure's height will be restricted to the height of the college's existing buildings. Parker also commented on the traffic and transportation review criteria (LUDO Section 3.050.040(C)(5)), Finding #15 that dealt with the transportation system. In the proposed resolution, Parker said he adopted Finding #14 from the City Council resolution and quoted some of the language included in the Traffic Study that found the intersections could operate appropriately. City Council also determined the issue of increased maintenance costs was not relevant.

The final conclusion, Parker reported, was that the transportation system, according to the traffic study, was adequate.

The issue regarding LUDO Section 3.050.50, the floor to area ratio, Parker explained, incorporated the Staff's recommendation that stated this LUDO Section only applied to single-family areas within a block, and did not present any relevant approval criteria for this application.

Commissioner Whitehouse asked City Attorney Parker what the outcome would be if the proposed Resolution did not pass. Parker replied that he would probably go back and redraft the resolution and bring it back to the Planning Commission for a vote.

Commissioner Whitehouse stated the Planning Commission should consider, in a future LUDO amendment review, language regarding elevations in the structural heights section of the LUDO. Whitehouse commented that a 50 ft. building towards the top of a piece of property could look totally inappropriate whereas the same structure at a lower elevation could look more appropriate. City Attorney Parker replied that, in this situation, the applicant stated the intent was to construct a two-story structure with a possible daylight basement. Discussion followed. Director Durow brought out the fact that these details would be reviewed during the Site Plan Review for this application, and he would have Dick Gassman put the structural height LUDO section, as it relates to elevations, on the list for discussion.

Commissioner Whitehouse suggested, for future LUDO review, to possibly tighten up the language regarding the Community Facilities Overlay in a residential area to stipulate how far from the residential area community facilities structures could be developed. Whitehouse said, as the ordinance reads now, it could be broadly applied to the detriment of the residential area. City Attorney Parker stated that, again, this detail could be addressed at the Site Plan Review, and the LUDO language could be scheduled for the next LUDO review. Director Durow stated he would add it to the LUDO review discussion list.

It was moved by Commissioner Ahlberg to approve Resolution No. P.C. 512-11, a resolution approving Conditional Use Permit Application #165-11 of the Oregon Military Department to construct a new armory building with parking for military vehicles and a separate parking area for private vehicles along with standard utility infrastructure, to be built upon the campus of the Columbia Gorge Community College. The motion was seconded by Commissioner Wimmers and was approved unanimously, Poppoff and Zukin were absent.

STAFF COMMENTS/QUESTIONS:

Director Durow informed the Commissioners about a joint meeting with Wasco County Planning Commission and the City of The Dalles Planning Commission. The Dalles Planning Commissioners, he said, could arrive around 5:00 PM for a social hour followed by the joint meeting to discuss the LUDO amendments that were recently adopted and the schedule for the Urban Growth Boundary work. He instructed the Commissioners to plan on a two-hour meeting, beginning at 6:00 PM.

Administrative Secretary Trautman presented a cost analysis report on preparing and distributing Planning Commission mail outs, LUDO amendments, etc. in printed form versus electronic form. After further discussion, Trautman stated she would email the commissioners for their individual preferences on document distributions.

Director Durow advised the Commission that Staff is looking for Planning Commission training opportunities. There may be a possibility of online training using the Smart Board, Durow stated.

NEXT MEETING:

The next regularly scheduled meeting is Thursday, September 1, 2011.

ADJOURNMENT:

Chair Lavier adjourned the meeting at 6:36 PM.

Respectfully submitted by
Carole J. Trautman, Administrative Secretary.



Bruce Lavier, Planning Commission Chairman