

CITY OF THE DALLES PLANNING COMMISSION MINUTES

Thursday, August 2, 2012

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, Mike Zingg, Robert Raschio, Jeff Stiles, Chris Zukin

BOARD MEMBERS ABSENT:

Mark Poppoff, Dennis Whitehouse

STAFF MEMBERS PRESENT:

City Attorney Gene Parker, Senior Planner Richard Gassman, Administrative Secretary Carole Trautman

APPROVAL OF AGENDA:

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

APPROVAL OF MINUTES:

It was moved by Zukin and seconded by Zingg to approve the June 21, 2012 minutes as submitted. Lavier, Zingg, Zukin and Stiles voted in favor, Raschio abstained; Poppoff and Whitehouse were absent.

PUBLIC COMMENT:

None

QUASI-JUDICIAL HEARING:

Application Number VAR 119-12, Flagstone, LLC; Request: Application for approval of a secondary freestanding sign. The property is located at 3325 Columbia View Drive, The Dalles, Oregon, and is further described as Township 1 North, Range 13 East, Map 1 AC, tax lot 500. The property is zoned "NC" Neighborhood Center Overlay District.

Chair Lavier read the rules for conducting a public hearing and asked the Commissioners if they had any conflict of interest, ex-parte contact, or bias that would prohibit them from making an impartial decision in the matter. Commissioner Stiles stated Flagstone, LLC was a business client of his. After asking some qualifying questions of Stiles, City Attorney Parker determined Stiles had no conflict of interest, ex-parte contact or bias towards the current matter.

Chair Lavier opened the public hearing at 6:11 PM.

Senior Planner Gassman highlighted the staff report. Gassman stated that no written comments were received regarding the application, and staff recommended approval of the application with two

conditions of approval. The reason the application came before the commission, Gassman said, was due to the fact that the City's sign code did not easily apply to facilities with multiple buildings. Gassman suggested the sign code be reviewed in the future to allow more than one freestanding sign for multi-structural facilities.

Note: Commissioner Poppoff joined the meeting at 6:12 PM.

Commissioner Poppoff asked why the proposed secondary sign was close in proximity to the primary sign. Senior Planner Gassman stated he noticed that as well and that the applicant could answer that question during testimony. Gassman commented that travelers coming from the east side of the facility were unable to see the primary sign until they passed by; thus a second sign could possibly alleviate that problem, and it would be readable from both sides.

Testimony

Proponent:

Bryan Carnahan, 3325 Columbia View Drive, The Dalles, Oregon stated that the purpose of the proposed secondary sign was to bring attention to one individual building that was separate from the Flagstone buildings. The proposed sign would be positioned directly in front of that separate structure, The Terrace at Flagstone.

Commissioner Poppoff asked what the maximum allowable square footage for signage in the zoning district was. Senior Planner Gassman stated the maximum square footage allowed in a Neighborhood Center (NC) district was 32 square feet, not to exceed eight feet in height.

Opponents:

None

Chair Lavier closed the public hearing at 6:21 PM.

Deliberation:

Commissioners Zukin, Raschio, and Zingg agreed the secondary signage was necessary and unobtrusive. Said Commissioners also expressed a concern that the current sign code was inadequate for large developments with multi-structural facilities with multiple activities and should be reviewed and amended to allow more signage and larger signage for this type of facility in an NC district.

It was moved by Zingg and seconded by Zukin to approve VAR 119-12 based upon findings of fact including the conditions of approval as submitted. The motion carried unanimously; Whitehouse was absent.

RESOLUTION:

Resolution No. P.C. 524-12, Flagstone, LLC; VAR 119-12

It was moved by Zukin and seconded by Raschio to adopt Resolution No. P.C. 524-12 based upon the findings of fact and the two conditions of approval as submitted. The motion carried unanimously; Whitehouse was absent.

STAFF COMMENTS:

Senior Planner Gassman advised the Commissioners that Community Development Director Dan Durow announced his retirement, effective November 1, 2012. The City Council approved the formulation of a three-year Personal Services Contract with Director Durow, to commence upon retirement, and he will be working eight to twelve hours a week on The Riverfront Trail and other urban renewal projects.

City Attorney Parker reported that the Granada Block Redevelopment Project is moving forward. The Memorandum of Understanding was recommended by the Urban Renewal Advisory Committee to the Urban Renewal Agency for approval. The Agency will consider the MOU on Monday, August 13, 2012. Once the MOU is in place, Parker stated, the Disposition and Development Agreement (DDA) will be prepared. Construction is due to start sometime next summer, Parker said.

NEXT SCHEDULED MEETING DATE:

August 16, 2012

ADJOURNMENT:

The meeting was adjourned at 6:32 PM.

Respectfully submitted by Carole J. Trautman, Administrative Secretary.



Bruce Lavier, Chairman