



## CITY of THE DALLES

313 COURT STREET  
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125  
PLANNING DEPARTMENT

### CITY OF THE DALLES PLANNING COMMISSION MINUTES

**Thursday, April 2, 2015**

City Hall Council Chambers

313 Court Street

The Dalles, OR 97058

*Conducted in a handicap accessible room*

6:00 PM

#### **CALL TO ORDER:**

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

#### **BOARD MEMBERS PRESENT:**

Bruce Lavier, Mark Poppoff, John Nelson, Jeff Stiles, Dennis Whitehouse

#### **BOARD MEMBERS ABSENT:**

Chris Zukin, Sherry DuFault

#### **STAFF MEMBERS PRESENT:**

Planning Director Richard Gassman, Administrative Secretary Carole Trautman

#### **APPROVAL OF AGENDA:**

It was moved by Nelson and seconded by Stiles to approve the agenda as submitted. The motion carried unanimously.

#### **APPROVAL OF MINUTES:**

A typographical error was noted by Nelson on page 3, third sentence. Change the word "inn" to "in." It was moved by Whitehouse and seconded by Stiles to approve the March 5, 2015 minutes as amended. The motion carried unanimously.

#### **PUBLIC COMMENT:**

None.

#### **LEGISLATIVE HEARING (continued):**

**Application Number:** ZOA 87-14; **City of The Dalles;** **Request:** Amendments to the Land Use and Development Ordinance regarding sign codes.

City Attorney Parker submitted two changes as follows:

- **Section E. 2:** This is a new section and should be considered subsection C.
- **Section E. 3:** Delete the word "all"

Nelson asked for clarification on several of the proposed changes. Gassman clarified as follows:

- **Section A. 5** (of staff report): Framed Signs - Gassman said that historically movable signs (signs that are not affixed to a permanent base material such as a banner or a flag sign) have not been allowed other than as a temporary sign. The sign industry now has more durable and substantial material for temporary signs/banners. The Sign Committee, Gassman said, expanded the definition of a framed sign to include any type of material that was placed within a rigid border that would prevent the sign from moving. Gassman explained that if such a sign could be included in a business' allotted sign allowance, then the framed sign would be considered a permanent sign. If not within sign allowance maximum, it would be considered a 90-day temporary sign. The sign industry also developed a framed border to allow for interchangeable text, almost like a reader board.
- **Section B. 7:** "similar to ODOT regulations" The proposed language change would be added at the end of the entire regulation.
- **Section C. 1:** "regular sign allowance" The definition is the maximum amount of square footage allowed on a building front. Under the current code, only one temporary sign was allowed. With the proposed changes, businesses on a corner would be allowed on each street frontage.
- **Section D. 1:** The words "indecent" or "obscene" would be deleted because City Attorney Parker advised it was unenforceable.
- **Section D. 4:** Cross out the words "sign that," and change to "sign which." This section becomes a new Item H, and the old H becomes I.
- **Section E. 5:** This language would become a new section. Gassman said it would most likely become an item A, and other items thereafter would be alphabetically re-lettered from this new item.

Director Gassman summarized the changes. Item E. 2: this new section should be labeled subsection C. Item E. 3: delete the word "all." Item D. 4: delete a couple of words, and on item D. 5: assign the new language as item A and re-letter the remaining sections alphabetically.

It was moved by Nelson and seconded by Whitehouse to approve the proposed LUDO changes, including changes noted by City Attorney Parker and Commissioner Nelson. The motion carried unanimously; Zukin and DuFault absent.

#### **STAFF COMMENTS:**

The Dalles Wasco County Library architectural firm is working on expansion plans, Director Gassman reported. The expansion will be a conditional use permit review, because one was never done.

#### **COMMISSIONER COMMENTS:**

Whitehouse offered to present a brief report at the next Planning Commission meeting on the options for the drop off/pick up area at Dry Hollow School located at 1314 East 19<sup>th</sup> Street, The Dalles, Oregon.

#### **NEXT MEETING:**

April 16, 2015

**ADJOURNMENT:**

Chair Lavier adjourned the meeting at 6:25 PM.

Respectfully submitted by Administrative Secretary Carole Trautman

*Bruce E Lavier*

---

Bruce Lavier, Chairman