



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, May 7, 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:

Senior Planner Dawn Marie Hert, City Attorney Gene Parker, City Engineer Dale McCabe,
Administrative Secretary Carole Trautman

APPROVAL OF AGENDA:

It was noted by Senior Planner Hert that the zoning information for the quasi-judicial hearing on the agenda should be changed from "CBC" – Central Business Commercial to "RH/NC" – Residential High Density District with a Neighborhood Center Overlay. It was moved by Whitehouse and seconded by Poppoff to approve the agenda as amended. The motion carried unanimously; Zukin and DuFault absent.

APPROVAL OF MINUTES:

It was moved by Nelson and seconded by Stiles to approve the April 2, 2015 minutes as submitted. The motion carried unanimously; Zukin and DuFault absent.

PUBLIC COMMENT:

None.

QUASI-JUDICIAL HEARING:

Application Number: CUP 174-15; FFA Architects+Interiors/The Dalles Wasco County Library;

Request: Application to gain approval for the construction of a one-story 2,300 s.f. addition to the existing Dalles-Wasco County Library. The property is located at 722 Court Street, The Dalles, Oregon and is further described as 1N 13E 3CB t.l. 800. Property is zoned "RH/NC" – Residential High Density with a Neighborhood Center overlay.

Chair Lavier read the rules for a public hearing and asked if any of the Commissioners had any conflict of interest, bias, or ex-parte contact with the application. None were noted.

Chair Lavier opened the public hearing at 6:05 pm.

Senior Planner Hert highlighted the staff report and stated that no comments were received. She said that staff recommended approval, to include the suggested conditions of approval as listed in the staff report.

Nelson asked if lighting specifications were a concern. Hert said no new lighting was indicated, but a photometric plan would be required if new lighting was incorporated into the plans.

Stiles asked if there would be any excavation other than the footprint of the property. Hert indicated there would be fill for the foundation, but the City planned to relocate the existing shed out toward the cliff. All in all, Hert said, excavation would be minimal.

Proponents

Daniel Hunter, 2416 West 10th Street, The Dalles, Oregon, stated he was in favor of the project. The development would provide children in the community with a place to go to have fun and learn. The children's area would be separated from the remainder of the library area to alleviate noise distraction, Hunter said.

Opponents

None.

Whitehouse asked if there were any geohazard concerns. Senior Planner Hert said the project was located in a non-geohazard area.

Chair Lavier closed the public hearing at 6:12 PM.

Poppoff said he would like to see the City's service development charges (SDCs) dropped for the project. City Attorney Parker said the SDCs were required and could not be waived. Parker advised that the Planning Commission could make a recommendation to City Council. Senior Planner Hert said mechanisms were in place where staff could inform the applicant to make a request to City Council for SDC reductions.

Poppoff and Nelson indicated they were in favor of the project. The expansion was well placed and had minimum impact on the surrounding area.

It was moved by Nelson and seconded by Whitehouse to approve CUP 174-15, based on the findings of fact, including staff's site plan review and the recommended conditions of approval. The motion carried unanimously; Zukin and DuFault absent.

It was moved by Poppoff and seconded by Lavier to recommend to the City Council that the SDCs be waived.

After further discussion, Chair Lavier called for the vote. Poppoff and Lavier were in favor; Stiles, Nelson, and Whitehouse were opposed; Zukin and DuFault absent. The motion failed.

Senior Planner Hert reported that the library had raised a substantial amount of funds for the project from within the community, which was a very positive effort.

RESOLUTION

It was moved by Nelson and seconded by Stiles to approve P.C. Resolution #542-15, CUP #174-15, FFA Architecture+Interiors/The Dalles - Wasco County Library, to include staff's recommended conditions of approval. The motion carried unanimously; Zukin and DuFault absent.

PRESENTATION

Dennis Whitehouse, Director of Operations for Northern Wasco School District #21, 3632 West 10th Street, The Dalles, Oregon, distributed a diagram of the latest option for the drop off/pick up zone at Dry Hollow Elementary School (Attachment 1). Whitehouse summarized the Planning Commission's request that came out of the 2014 conditional use permit public hearing where the Commission asked for a preliminary design of the drop off/pick up zone. The preliminary design would be presented at a future Commission meeting. Whitehouse reported that the engineer felt the options were difficult, given the various code requirement compliance issues. He stated that this option had not been submitted to City Engineering, because funding was several years away.

Whitehouse gave a detailed explanation of the design plan. The bus route grade would be no more than the existing grade, he said. The lower parking area would be a fill area. Parent/child safety would be controlled by routing parents/children to the proposed upper parking area, and the current parking lot would remain in effect for staff and visitors. The estimated cost would be approximately \$500,000 for paving and moving dirt.

Senior Planner Hert mentioned that the Public Health Department received a Safe Route to Schools Grant, and there could be a component that would fit with their grant. Hert said she would confer with the Health Department personnel.

Discussion followed regarding the school district's next step. Whitehouse said the next step was to formalize and submit the plan to City Engineering. He said the school district had many needs district wide. Federal grant money was very difficult to come by. He assured the Commission that this project was a high priority, and as soon as adequate funding was available, this project would be one that would be addressed. Stiles commented there could be other means outside school district funding. Chair Lavier stated this design was a good beginning, and it basically fulfilled what the Planning Commission had asked of the school district. City Engineer McCabe commented that it would be beneficial to take a step forward and take this plan through the City's Traffic Safety Committee for review. He said he had a couple of concerns that he would like to discuss, and Traffic Safety could assist in fine tuning the design.

Stiles asked if the Commission could extend a time limit for the next step. City Attorney Parker advised that it would require another land use review to place another time limit on the project. Whitehouse stated that he felt it would not be fair to keep placing time limits on the school district. The school district met the condition, and to give more requirements would be burdensome. Chair Lavier said he would be more interested in revisiting the plan to see what assistance could be given. In conclusion, Parker said he would review the due process for the City assisting an entity on a development project, and Senior Planner Hert would talk to the Safe Routes to School people.

STAFF COMMENTS:

Senior Planner Hert reported that staff had received four different inquiries for medical marijuana dispensaries. One application potentially could be submitted in the near future. City Attorney Parker advised that the legal possession law for recreational marijuana starts July 1, 2015. However, the Oregon Liquor Control Commission (OLCC) had not formulated regulations, and they are scheduled to start taking applications in January of 2016. Parker advised that the City Council adopted the Planning Commission's recommendation on the medical marijuana dispensaries. There were 112 eligible parcels available, 5 were located in the downtown area.

Stiles asked for an update on the Northwest Aluminum property. Senior Planner Hert reported that the City had not received any formal applications.

City Attorney Parker reported that he was seeking to determine when the latest appeal hearing for WalMart was scheduled, but he was not aware of any information yet.

Hert reported that there was a definite increase in stick built housing development recently.

Commissioner Nelson advised that the Department of Environmental Quality (DEQ) implemented a Nuisance Odor Strategy on Amerities.

COMMISSIONER COMMENTS:

Nelson commented that on the corner of W. 4th and 3rd Place, the ADA ramps and concrete seemed high, and he didn't understand what was happening with the crosswalk. City Engineer advised that the entire intersection would be raised, because the crosswalk must meet the slopes. The ADA ramps were installed and in place. All of the ADA ramps and crosswalk needed to meet the standards. The project on the Trevitt Street side would start at about the area of the island, McCabe said.

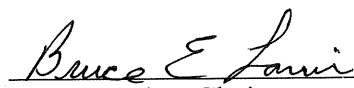
NEXT MEETING:

May 21, 2015

ADJOURNMENT:

Chair Lavier adjourned the meeting at 7:11 PM.

Respectfully submitted by Administrative Secretary Carole Trautman



Bruce Lavier, Chairman

