

CITY OF THE DALLES PLANNING COMMISSION MINUTES

Thursday, July 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:

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

COMMISSION MEMBERS PRESENT:

Dennis Whitehouse, John Nelson, Jeff Stiles, and Sherry DuFault

COMMISSION MEMBERS ABSENT:

*Bruce Lavier, Mark Poppoff, Chris Zukin

STAFF MEMBERS PRESENT:

Director Richard Gassman, Administrative Secretary Carole Trautman

APPROVAL OF AGENDA:

It was moved by Nelson and seconded by DuFault to approve the agenda as submitted. The motion carried unanimously; Lavier, Poppoff and Zukin absent.

APPROVAL OF MINUTES:

It was noted by Stiles to amend the June 4, 2015 minutes on page 4 of 5, second paragraph, fourth sentence by adding the word "not" as follows: "Stiles thought it should not be included in the list since the First Street Improvement would not begin soon."

It was moved by DuFault and seconded by Stiles to approve the June 4, 2015 minutes as amended. The motion carried unanimously; Lavier, Poppoff and Zukin absent.

PUBLIC COMMENT:

None.

LEGISLATIVE HEARING:

Application Number: ZOA 88-14; **City of The Dalles;** **Request:** Proposed Land Use and Development amendments; recommendation to City Council

Director Gassman reported that no comments were received. He said he made some minor changes to the proposed amendments by eliminating the section regarding financial obligations on wireless communication towers, because there would be a series of changes discussed in the future regarding wireless towers; they would all be discussed at that time.

Gassman changed some language on the first proposed amendment regarding residential care facilities to make the amendment more understandable. Gassman also deleted another clarification amendment, because he later determined the ordinance was clear as previously stated.

Director Gassman pointed out that the Commission's task was to review the proposed amendments and make a recommendation to the City Council.

Commissioner Nelson had a series of questions on the amendments as follows (listed by amendment change number):

Proposed Amendment #6 – Nelson asked if the amendment change provided for multiple units on a single lot. Gassman said it would allow for more than one unit on a lot if the lot was zoned Residential Medium Density (RM) or Residential High Density (RH), based on the number of square feet of the lot. How the structures are arranged would be up to the property owner. Nelson asked if the amendment would change from 20 feet to 10 feet between buildings—in any direction. Gassman answered that the amendment would reduce the space between buildings to 10 feet. The reasoning for that change was that the minimum allowed feet between two structures on adjacent lots was 10 feet, so why require 20 feet between two structures on the same lot owned by the same property owner?

Proposed Amendment #8 – Nelson asked why the Neighborhood Compatibility Review was not required in the RM zone. Gassman said he did not know the history on that. He said that the review would be a comparison of the proposed new structure to the neighboring structures within a 300 foot area (not the entire zone) and that the intent of the review was to try to make the new construction fit in style with the overall pre-existing style.

Proposed Amendment #10 – Nelson asked for the reasoning or intent of the maximum height change in the Industrial zone. Director Gassman said the request came from City Manager Young because of a prospective business that wanted to build a similar structure to the Google building. Gassman explained that the City's industrial land space was limited; it was probably all The Dalles would ever have, so it made sense to build up rather than out. Nelson said his concern was that with this height change the City would not have any control over the master plan of the area in terms of the heights of buildings in that area. Gassman said that the Commission would have some control over any structure's height 75 feet and over through the conditional use permit process.

Nelson also commented on a minor change for proposed amendments #19 and 20. They should read "A1 or A2." Gassman duly noted the comment and stated he would make the corrections.

It was the basic consensus of the Planning Commission to keep proposed amendment #6 at 10 feet, not 20 feet.

Acting Chair Whitehouse called for a motion.

Nelson said he still had a concern regarding changing the maximum height in the Industrial zone to 110 feet with the conditional use permit. He stated he was concerned about a six or seven story building going in on some of the smaller lots in that area. Stiles asked if the property owner for most of that area, Port of The Dalles, had their own restrictions and requirements on building design, or an overall plan. Director Gassman stated that the Port had some restrictions and requirements, but the City did not monitor those requirements. Nelson said he was concerned with the scale, tall building on a small lot. Gassman said a new structure would also be required to have enough space on the parcel

for parking and other requirements. Whitehouse said he would rather approve the height change, see how it developed, then make any necessary changes later on, if needed. DuFault said we have a substantial business with financial backing willing to come in, build a building, start a business and staff it. She stated that she didn't think the Commission should say no to the height change. Nelson said that if a 10-story building overlooking the river came in, then everything behind it would have no orientation toward the river. He said maybe the Port had something to say about that, but that was unknown. Nelson commented that when an entire area was zoned for tall buildings, it would be important to establish a relationship between the buildings. Gassman reiterated that the conditional use permit would give some control over buildings over 75 feet, and the regulations could be changed later, if needed. DuFault commented that tastefulness to one is not to another, and it could not be mandated.

It was moved by DuFault and seconded by Stiles to forward the proposed Land Use and Development Ordinances to City Council as written. The motion carried unanimously; Lavier, Poppoff and Zukin absent.

STAFF COMMENTS:

Director Gassman advised that Commissioner Nelson's term appointment to the Columbia Gateway Urban Renewal Advisory Committee had expired, and the Commission needed to appoint a representative.

It was moved by DuFault and seconded by Stiles to nominate John Nelson as the Planning Commission's representative to the Urban Renewal Advisory Committee. The motion carried unanimously; Lavier, Poppoff and Zukin absent.

COMMISSIONER COMMENTS:

It was noted by Vice Chair Whitehouse that there was a lot of construction going on in the City. Stiles commented that there were currently no rental properties available, and real estate was moving.

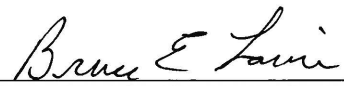
NEXT MEETING:

July 16, 2015

ADJOURNMENT:

Vice Chair Whitehouse adjourned the meeting at 6:41 PM.

Respectfully submitted by Administrative Secretary Carole Trautman.



~~Dennis Whitehouse, Vice Chair~~
Bruce Lavier, Chair