

## **CITY OF THE DALLES PLANNING COMMISSION MINUTES**

**Thursday, January 21, 201<sup>6</sup>**

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 6:09 PM.

### **COMMISSION MEMBERS PRESENT:**

Bruce Lavier, Chris Zukin, Mark Poppoff, John Nelson

### **COMMISSION MEMBERS ABSENT:**

Jeff Stiles, Sherry DuFault, Dennis Whitehouse

### **STAFF MEMBERS PRESENT:**

Director Richard Gassman, Senior Planner Dawn Marie Hert, City Engineer Dale McCabe, City Attorney Gene Parker, Planning Secretary Baltazar Gamez

### **APPROVAL OF AGENDA:**

Lavier suggested swapping the two hearings and do the quasi-judicial hearing first. It was moved by Zukin and seconded by Nelson to approve the agenda as amended. The motion carried unanimously; Stiles, DuFault, and Whitehouse absent.

### **APPROVAL OF MINUTES:**

Nelson had one correction to the December 3, 2015 meeting minutes. It was moved by Zukin and seconded by Poppoff to approve the December 3, 2015 minutes as amended. The motion carried unanimously; Stiles, DuFault, and Whitehouse absent.

### **PUBLIC COMMENTS:**

There were no public comments.

### **QUASI-JUDICIAL HEARING:**

**Application Number:** CUP 179-15; **Mid-Columbia Medical Center;** **Request:** To construct a new 4-story, 36 bed Medical/Surgical Inpatient Tower addition and declassify the existing 49 inpatient licensed beds to non-institutional. The 4-story addition will be approximately 113,038 square feet. The plans also include interior renovations to approximately 92,520 square feet of the existing 111,558 square foot facility. With the addition, the total square footage of the medical facility will be approximately 224,596 square feet. The property is located at 1700 East 19th Street and is further described as tax lots 1N 13E 11BC 100, 1N 13E 11BA 5200, and 1N 13E 11 600. The lots are zoned

“RL” – Residential Low Density with an “NC” – Neighborhood Center overlay and “CFO” – Community Facility overlay.

Chair Lavier read the rules for a public hearing and asked the Commissioners if they had any ex-parte contact, bias or conflict of interest that would hinder them from making an impartial decision on the application. None were noted.

Lavier opened the public hearing at 6:16 PM

Senior Planner Hert presented the highlights of the staff report. She indicated that MCMC was making consolidation changes and moves that will most likely decrease the traffic flow and parking demands of the hospital campus. She presented Exhibit A that substantially details the parking plan. She told the Commission that the applicant had a neighborhood meeting to discuss potential concerns regarding parking. Hert stated that staff recommended approval with 15 conditions of approval and told the Commission that the parking plan exceeded the minimum requirements.

Nelson asked what will happen with the property once Riverview Clinic is relocated. Hert stated that the applicant would be able to answer that question.

Poppoff asked what percentage of the existing bicycle parking spaces were actually being used. Hert said that was a good question to ask and that the question has come up before when there have been other conditional use permits and that the applicant would be better at answering the question.

### **Testimony**

#### **Proponents:**

Duane Francis, 1829 Minnesota Street, The Dalles Oregon stood representing MCMC and told the Commission about the history and age of the facility. He told the Commission he was excited about the new facility and a new partnership with OHSU.

Dr. Bill Hamilton, 171 Blue Herron Court, The Dalles, Oregon stated to the Commission that building the new structure is critical for MCMC to continue to stay on the cutting edge of technology. He presented the Commission with information of what will be put in the new tower as well as the plan to relocate some services and support throughout different facilities in the city.

Nelson asked if moving some patient-load to the Columbia Hills facility on 12<sup>th</sup> street would create a congestion problem in that area. Dr. Hamilton said that the increased volume would be minimal, and there has not been much of a traffic congestion issue for the Columbia Hills facility.

Mr. Francis gave information to the Commission regarding the scope and timeline of the project.

#### **Opponents:**

None

#### **Questions:**

Donna Lawrence, 2017 View Court, The Dalles, Oregon asked if the neighborhood meeting had been advertised in the paper. Mr. Hamilton said invitations had been sent to a list of people developed with the assistance of Senior Planner Hert. Hert stated she gave Dr. Hamilton an expanded list of the properties notified of the application. Mrs. Lawrence asked if the hospital was in compliance with current parking requirements. Hert said she believed they were in compliance. Mrs. Lawrence stated she hoped the hospital would go for the maximum amount of parking. Mrs. Lawrence asked if some of

the services moving to Craig's Building would eventually move back to the hospital campus. Mr. Francis stated MCMC has a lease agreement for the Craig's Building and that it would be difficult to do but the goal would eventually be to bring back as many services as possible.

Russ Brown, 903 E. 14<sup>th</sup> Street, The Dalles, Oregon shared his concerns regarding parking and encouraged the MCMC group to proceed with building the proposed future parking lot as well as the one on the current plan.

Chair Lavier closed the public hearing at 7:01 PM.

### **Deliberation:**

Nelson stated he hoped that the stated change of emphasis is correct and that it will work towards diminishing the crowded nature of the parking situation and that it doesn't transfer that same problem elsewhere in the community. Zukin thinks the parking situation will continue to be an issue but it will be better than it is now and that he is in favor of the application without any modification.

It was moved by Zukin and seconded by Nelson to approve CUP 179-15; MCMC based on the findings of fact in the staff report, and to include the recommended conditions of approval. The motion carried unanimously. Stiles, DuFault, and Whitehouse absent.

### **RESOLUTION**

It was moved by Zukin and seconded by Nelson to approve P.C. Resolution #548-16, CUP #179-15 for Mid-Columbia Medical Center as proposed by staff and to include staff's recommended conditions of approval. The motion carried unanimously. Stiles, DuFault, and Whitehouse absent.

### **LEGISLATIVE HEARING**

**Application Number:** ZOA 91-15; **City of The Dalles;** **Request:** This application is a request to amend the City's Land Use and Development Ordinance 98-1222 pertaining to Recreational Vehicle Parks.

Director Gassman presented the highlights of the staff report as well as the attachment with the proposed RV Park revisions. He reminded the Commission that a lot of provisions were taken out because they are identical or very similar to the state requirements.

Lavier ask City Engineer how the City feels about the options presented regarding access in residential zones. City Engineer McCabe stated that the City would have to take a look at what's being proposed.

Nelson asked how it would be determined whether access is sufficient at the park. Zukin stated that it would be in the conditional use permit and it would be one of the conditions. McCabe said the City could look at turning templates and see what kind of width would be required. Lavier asked if it made a difference whether it was a trailer, a fifth-wheel, or motor home. Gassman told the Commission that it will be obvious in some streets that there's plenty of room. It's the narrower streets that would require some field work and that information would be given to the Commission to make a final decision. McCabe said that one thing that would have to be evaluated with the application would be street parking and how much street parking would be blocked or eliminated.

Poppoff asked to add the word “vegetation” to the paragraph regarding screening and add a requirement for shade trees within the park itself.

The Commission then had a discussion regarding which access option would be the best. McCabe thinks they need to be evaluated on a case by case basis. He also brought up the issue of maximum driveway widths in residential zones that the Commission then discussed.

Director Gassman asked Lavier if he wanted to have revisions made and then brought back to the Commission. Lavier said he had no problem with bringing it back and the Commission agreed.

#### **STAFF COMMENTS**

McCabe mentioned that there would be a meeting on the Transportation System Plan on February 10<sup>th</sup> at 6:30pm in City Council Chambers. Gassman gave a quick update to the Commission regarding the City Manager search. He also told the Commission of the report he gave to the City Council regarding UGA project status.

#### **NEXT MEETING:**

Gassman reported that the next scheduled meeting is Thursday, February 4, 2016.

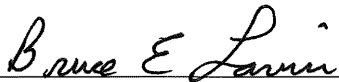
#### **COMMISSIONER COMMENTS/QUESTIONS**

None

#### **ADJOURNMENT:**

Chair Lavier adjourned the meeting at 7:48 PM.

Respectfully submitted by Planning Secretary Baltazar Gamez.



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Bruce Lavier, Chairman