

CITY OF THE DALLES PLANNING COMMISSION MINUTES

Thursday, February 4, 2016

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.

COMMISSION MEMBERS PRESENT:

Bruce Lavier, Chris Zukin, Mark Poppoff, John Nelson, Sherry DuFault

COMMISSION MEMBERS ABSENT:

Jeff Stiles and Dennis Whitehouse

STAFF MEMBERS PRESENT:

Director Richard Gassman, Associate Planner Nick Kraemer, City Engineer Dale McCabe, City Attorney Gene Parker, Planning Secretary Baltazar Gamez

APPROVAL OF AGENDA:

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

APPROVAL OF MINUTES:

It was moved by Zukin and seconded by Nelson to approve the January 21, 2016 minutes as submitted. The motion carried unanimously; Stiles and Whitehouse absent.

PUBLIC COMMENTS:

There were no public comments.

QUASI-JUDICIAL HEARING:

Application Number: SPR 435-16; Tonkin Chevrolet Buick/GMC; Request: This application is for a Site Plan Review request to build a new 4,660 square foot car showroom. The property is located at 2222 W. 6th Street and is further described as 2N-13E-33 CB 100 and is zoned "CG" – General Commercial.

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 6:07 PM

Associate Planner Kraemer presented the highlights of the staff report. He told the Commission that the issue at hand was that the applicant did not agree that the proposed development should trigger street improvement along West 7th Street.

There were some questions from the Commission as to what properties had sidewalks and which did not.

Nelson asked about landscaping and Kraemer stated that landscaping requirements were only applied to the new development.

DuFault asked the applicant to address their comment regarding underutilization of 7th Street.

There was a discussion about the two lots being utilized as one lot.

Kraemer continued to highlight the staff report and presented the proposed conditions of approval including the proposed amendment regarding the corner of Myrtle and 7th and the ADA ramp.

McCabe said there should be another condition to identify storm water treatment.

Testimony

Proponents:

Tim Brunner 11104 SE Stark, Portland OR, stood representing property owner Bob Stone and the Tonkin Group. He highlighted the scope and scale of the project and why he is questioning the requirement to install a sidewalk on 7th street. He believes that sidewalks should be required only when that back lot is actually developed.

Opponents:

None

Questions and Discussion:

There was a discussion regarding the number of parking spaces and if the back lot was needed for spaces so that the front lot building was conforming under current standards.

There was a general discussion regarding the condition of approval requiring the identification of what storm water treatment method is available and working with the city to address that item if one is not found. Tim Brunner asked for clarification regarding the language of the proposed condition of approval and whether the entire site would be required to have storm water treatment or just the proposed development. Lavier mentioned that the intent is to work with staff to identify how the storm water is being treated.

Jim Rohde, 1901 Golden Way, The Dalles, OR spoke regarding the parking discussion. He also stated to the Commission that during his time working for Bob Stone, there were two EPA inspections and no issues were found. He also indicated that he believed the right time to install a sidewalk would be as more development occurred along 7th street.

There was a discussion about the option of allowing them to delay the installation of the sidewalk and what would trigger that requirement.

Deliberation:

It was moved by DuFault and seconded by Poppoff to approve **SPR 435-16**; Tonkin Chevrolet Buick/GMC based on the findings of fact in the staff report, and to include the amended conditions of approval including allowing the applicant to install the sidewalks within two years. Lavier, DuFault, Poppoff, and Nelson voted in favor; Zukin opposed. The motion carried. Stiles and Whitehouse absent.

RESOLUTION

It was moved by Poppoff and seconded by DuFault to approve P.C. Resolution #549-16, SPR #435-16 for Tonkin Chevrolet Buick/GMC as amended. Lavier, DuFault, Poppoff, and Nelson voted in favor; Zukin opposed. The motion carried. Stiles and Whitehouse absent.

LEGISLATIVE HEARING - Continued

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 changes that the Commission had agreed to in concept from the previous public hearing.

There was no deliberation and it was moved by Poppoff and seconded by Zukin to recommend **ZOA 91-15; City of The Dalles** to City Council for approval with the recommended changes. The motion carried unanimously. Stiles and Whitehouse absent.

RESOLUTION

It was moved by Nelson and seconded by Zukin to approve P.C. Resolution #547-16, ZOA #91-15 for City of The Dalles. The motion carried unanimously. Stiles and Whitehouse absent.

STAFF COMMENTS

Director Gassman commented that the Commissioners whose term was expiring had mentioned that they would like to continue on the Commission. City Attorney Parker updated the Commission on the status of hiring a new city manager. McCabe reminded the Commission of the upcoming February 10 Transportation System Plan meeting.

NEXT MEETING:

Gassman said there was nothing scheduled for the February 18 meeting.

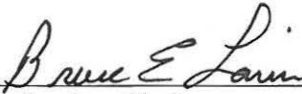
COMMISSIONER COMMENTS/QUESTIONS

Zukin commented on the parking near Riverside Gymnastics and the blind spot issue it poses. McCabe said he would bring it up the next Traffic Safety Committee meeting. Zukin asked about the status of what the City Council wanted to do regarding recreational marijuana. Parker stated that they would have a better idea after the upcoming Town Hall. There was a general consensus that the Planning Commission would like hear any proposed ordinance before the Council makes a final decision.

ADJOURNMENT:

Chair Lavier adjourned the meeting at 8:10 PM.

Respectfully submitted by Planning Secretary Baltazar Gamez.

A handwritten signature in cursive script, reading "Bruce E. Lavier". The signature is written in dark ink and is positioned above a horizontal line.

Bruce Lavier, Chairman