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Planning Commission Meeting
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MINUTES

PLANNING COMMISSION MEETING

September 16, 2021
5:30 p.m.

VIA ZOOM

PRESIDING: Cody Cornett, Chair

COMMISSIONERS PRESENT: Karly Aparicio, Alan Easling, Philip Mascher, Linda Miller, Mark Poppoff (arrived at 5:33 p.m.), one position vacant

COMMISSIONERS ABSENT:

STAFF PRESENT: Director Alice Cannon, Secretary Paula Webb

CALL TO ORDER

The meeting was called to order by Vice Chair Cornett at 5:31 p.m.

PLEDGE OF ALLEGIANCE

Vice Chair Cornett led the Pledge of Allegiance.

APPROVAL OF AGENDA

It was moved by Mascher and seconded by Easling to approve the agenda as submitted. The motion carried 6/0; Aparicio, Cornett, Easling, Mascher, Miller, and Poppoff voting in favor, none opposed, one position vacant.

ELECTION OF OFFICERS

Director Cannon opened nominations for Chair.

Commissioner Mascher nominated Cody Cornett for Chair. Commissioner Miller seconded the nomination. The nomination carried 6/0; Aparicio, Cornett, Easling, Mascher, Miller, and Poppoff voting in favor, none opposed, one position vacant.

Director Cannon opened nominations for Vice Chair.

Commissioner Easling stated his willingness to serve as Vice Chair, but noted he may have a scheduling conflict on the first Thursday of each month.

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Commissioner Mascher nominated Alan Easling for Vice Chair. Commissioner Aparicio seconded the nomination. The nomination carried 6/0; Aparicio, Cornett, Easling, Mascher, Miller, and Poppoff voting in favor, none opposed, one position vacant.

APPROVAL OF MINUTES

It was moved by Miller and seconded by Aparicio to approve the minutes as submitted. The motion carried 6/0; Aparicio, Cornett, Easling, Mascher, Miller, and Poppoff voting in favor; none opposed, one position vacant.

PUBLIC COMMENT

None.

STAFF COMMENTS / PROJECT UPDATES

Director Cannon provided brief updates on the following projects:

- In October, Director Cannon and City Attorney Kara will provide a legislative update.
- Staff have been brainstorming code revisions to improve the code for applicants and respond to policy issues such as ground floor retail in the downtown area.
- The Recreation Building project is moving forward. Gravel was placed between the basalt wall and new retaining wall.
- The Historic Landmarks Commission approved demolition of the Tony's Building. An archeological investigation will search for artifacts over 75 years old. Artifacts found, if any, will be collected by the State. The City was awarded an EPA grant which may provide funds to assist with the Environmental Assessment and clean-up of the site.
- The First Street project is on track. Construction is scheduled for summer 2023. The structural integrity of the basalt wall supporting the sidewalk on First Street between Court and Washington Streets has been questioned. Cameras will be used to investigate the structure and look for archeological artifacts. The basalt walls are listed as a contributing resource on the historic inventory.

Commissioner Mascher urged Staff to review tiny homes and container homes. Challenges with affordable housing, urban density, and the urban growth boundary should make this topic a high priority. Mascher added multiple mode transportation, specifically walk ability and bike ability, and is high on his priority list.

Commissioner Mascher stated work continues on the bike trail around Mitchell Point. Once completed, this trail will connect Portland to The Dalles. Currently, The Dalles is not a very bike friendly town. We need to ensure we are prepared to take advantage of opportunities.

Director Cannon stated The Dalles has been approached by Bird (a rental company) to provide services to The Dalles. City Council directed Staff to draft an agreement. If all parties reach an agreement, this could be available early next year.

Director Cannon stated one City Council goal is to update the Community Vision Plan, last updated in 2011. Staff will begin the process this fall.

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COMMISSIONER COMMENTS / QUESTIONS

None.

LEGISLATIVE PUBLIC HEARING

CPA 50-21, City of The Dalles

Recommendation for approval for adding the City of The Dalles Middle Columbia-Hood (Miles Creek) Sub basin Total Maximum Daily Load (TMDL) Implementation Plan as a Volume II: Background Document to The Dalles Comprehensive Plan.

Chair Cornett read the rules of a public hearing. He then asked if any Commissioner had ex parte contact, conflict of interest or bias, which would prevent an impartial decision.

Commissioner Easling stated he owns property within the 50-foot buffer along Mill Creek. Commissioner Mascher also stated he owns property along Mill Creek. Neither Commissioner felt ownership would preclude an unbiased decision.

The public hearing opened at 6:03 p.m.

Director Cannon presented the staff report.

Commissioner Mascher asked from whom the City was taking these responsibilities. Director Cannon replied these are new responsibilities. Previously, this was a Clean Water Act requirement. DEQ has completed their larger planning effort. As a local government, we must now provide our own management plan specific to this area. The Community Development Department is responsible for the regulatory aspect. The water quality aspect, educational component and interface with the Watershed Council is the responsibility of Public Works.

Commissioner Mascher noted the majority of the subject area is in the county. Why is this a City responsibility rather than county? Director Cannon said she assumed the county has responsibility also. Cannon will follow up with DEQ. The Dalles is located at the bottom of the basin and the urban portion of the area; it makes sense for us to take responsibility of this area.

Commissioner Mascher said in most other matters, we are strictly bound to the urban boundary. Commissioner Easling stated this applies only to areas within the urban boundary. Director Cannon agreed.

Commissioner Miller inquired if the watershed would also be involved. Director Cannon replied we probably have some responsibilities that extend outside the area in terms of property management.

Commissioner Miller asked if we knew of other communities successful in lowering water temperature. Director Cannon replied property owners in the Pendleton area have been successful.

Director Cannon stated the City must comply with these regulations.

Commissioner Miller asked if these efforts were in response to global warming. Cannon replied providing shade would help protect habitat and assist with slowing climate change.

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There were no public comments.

Commissioner Miller stated she was impressed with the educational portion of the management plan. Chair Cornett agreed.

Commissioner Mascher asked which budget would fund this effort. Cannon replied the budget required for amending the code is negligible. In terms of outreach, some outreach is provided to the Watershed Council by Public Works. Cannon stated grants for educational programs are available from DEQ.

Chair Cornett closed the public hearing at 6:20 p.m.

Deliberations:

Commissioner Poppoff asked if the County would assist in enforcement outside the Urban Growth Boundary. Director Cannon will follow up.

It was moved by Easling and seconded by Poppoff to recommend that City Council accept the Middle Columbia-Hood (Miles Creeks) Sub Basin Total Maximum Daily Load (TMDL) Implementation Plan as a Background Document to Volume II of the City's Comprehensive Plan. The motion carried 6/0; Aparicio, Cornett, Easling, Mascher, Miller, and Poppoff voting in favor, none opposed, one position vacant.

DISCUSSION ITEM

Draft Transitional Housing Code: Discussion of a draft Transitional Housing Code intended to permit housing shelters in certain locations in the City, subject to proposed standards.

Director Cannon provided the presentation and requested feedback from the Commission.

Commissioner Aparicio noted a portion of the CLI zone abuts school district property. Aparicio encouraged Staff to reach out to the school district to ensure they are aware of potential changes. Director Cannon replied nothing could be placed on school property without their consent.

Commissioner Easling asked if a buffer zone could be placed around schools. Director Cannon replied yes.

Commissioner Easling noted the need for a 24-hour bathroom. Director Cannon replied that was implied.

Chair Cornett placed a large emphasis on green space, at least 50 percent of the lot. Director Cannon said that could be added.

Commissioner Mascher stated this was a complex issue. He was reassured by the input received and contributions made by Kenny LaPoint.

Director Cannon thanked Senior Planner Hert and Assistant Planner Cook for their efforts.

Commissioner Aparicio asked if the current pallet shelter met these code amendments, specifically landscaping and fencing. Director Cannon said technically it meets the current requirements. For a permanent shelter, a nicer fence, screening and landscaping will be required.

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Commissioner Poppoff asked why they could not be located in the Industrial zone. Director Cannon replied the CG or CLI zone provides easier access to services. Another consideration is the need to maintain available Industrial property in order to raise tax revenue and create jobs. Commissioner Miller stated Industrial land is limited.

Chair Cornett stated the importance of a well-maintained shelter visible to the community. Further, inclusion in the community is beneficial to the residents.


Commissioner Easling asked what would happen if a shelter were out of compliance. Director Cannon replied code enforcement is available. Chair Cornett asked if an emphasis on active enforcement, rather than complaint-based enforcement, was possible. Director Cannon said concern is helpful to pass on to City Council. Improvement has been made by more thorough screening of residents.

ADJOURNMENT

Chair Cornett adjourned the meeting at 6:51 p.m.

Submitted by/
Paula Webb, Secretary
Community Development Department

SIGNED:  10/25/2021 | 11:47 AM PDT
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ATTEST: 
Paula Webb, Secretary
Community Development Department