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Planning Commission Meeting
January 20, 2022
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MINUTES

PLANNING COMMISSION MEETING

January 20, 2022
5:30 p.m.

VIA ZOOM

PRESIDING: Cody Cornett, Chair

COMMISSIONERS PRESENT: Karly Aparicio, Alan Easling, Mark Poppoff

COMMISSIONERS ABSENT: Philip Mascher, Linda Miller, Maria Pena

STAFF PRESENT: Director Alice Cannon, City Engineer Dale McCabe, Associate Planner Joshua Chandler, Assistant Planner Kaitlyn Cook, Secretary Paula Webb

CALL TO ORDER

The meeting was called to order by Chair Cornett at 5:38 p.m.

PLEDGE OF ALLEGIANCE

Chair Cornett led the Pledge of Allegiance.

APPROVAL OF AGENDA

It was moved by Aparicio and seconded by Poppoff to approve the agenda as submitted. The motion carried 4/0; Aparicio, Cornett, Easling, and Poppoff voting in favor, none opposed, Mascher, Miller and Pena absent.

ELECTION OF OFFICERS

Chair Cornett opened nominations.

Commissioner Aparicio nominated Cody Cornett for Chair. Commissioner Poppoff seconded the nomination.

The vote for Cody Cornett as Chair carried 4/0; Aparicio, Cornett, Easling, and Poppoff voting in favor, none opposed, Mascher, Miller and Pena absent.

Chair Cornett nominated Alan Easling for Vice Chair. Commissioner Aparicio seconded the nomination.

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The vote for Alan Easling as Vice Chair carried 4/0; Aparicio, Cornett, Easling, and Poppoff voting in favor, none opposed, Mascher, Miller and Pena absent.

APPROVAL OF MINUTES

It was moved by Easling and seconded by Poppoff to approve the minutes of December 16, 2021 as submitted. The motion carried 4/0; Aparicio, Cornett, Easling, and Poppoff voting in favor, none opposed, Mascher, Miller and Pena absent.

PUBLIC COMMENT

None.

STAFF COMMENTS / PROJECT UPDATES

Director Cannon stated:

- Her practice is to have one Planning Commission meeting per month unless two are necessary.
- Maria Pena has joined the Planning Commission.
- Downtown ground floor commercial requirements were discussed at the last meeting. Cannon had not had time to work on this; more importantly, she thought it better to have a full Commission present for further discussion.
- Future meetings will include:
 - Code amendments to address the Total Daily Maximum Load (TDML) requirements set forth by the Department of Environmental Quality (DEQ).
 - Discussion of the Employment Buildable Lands Inventory followed by formal adoption.
 - Code language refinements.

COMMISSIONER COMMENTS / QUESTIONS

None.

QUASI-JUDICIAL PUBLIC HEARING

CUP 200-21, Tony Cheng, 2610 W. Second Street

Request: Approval to construct and operate a 10,400 SF indoor recreational marijuana farm.

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. Hearing none, he opened the public hearing at 5:53 p.m.

Assistant Planner Cook presented the staff report.

Tony Cheng, Columbia Gorge Enterprises, 2610 W. Second Street, The Dalles

Mr. Cheng had no comments or questions.

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Kim Berry, PO Box 727, White Salmon, Washington, 98672

Ms. Berry stated she is considering purchase of an adjacent property. Berry was concerned with odor and landscaping. She requested the majority of landscaping be located on the east boundary of the property.

Planner Cook replied the plan included shrubbery, annuals, perennials and fencing on the east boundary.

Commissioner Easling asked if there were specifics in the Code to deal with odor if the proposed filtration systems were ineffective. Planner Cook replied it would be a Code compliance issue.

Ms. Berry stated odor from marijuana packaging plants is incredible, and some filtration systems do not work.

Mr. Cheng stated his willingness to work with the OLCC (Oregon Liquor and Cannabis Commission) and the City to control odor. Effort was made to select necessary equipment to control odor.

Director Cannon asked Mr. Cheng if he was willing to share his contact information. Cheng replied Ms. Berry could speak with his employer.

Ms. Berry reiterated her concerns with odor. Director Cannon replied if the applicant does not meet conditions of approval, the City could issue a revocation order. Cannon is an advocate of protecting the City's livability.

Chair Cornett closed the public hearing at 6:26 p.m.

Commissioner Easling is in favor of seeing buildings occupied; he was in favor of approval. Commissioner Aparicio agreed and shared her confidence in Staff.

Commissioner Poppoff asked why sidewalks and curbs were required. He also requested any remaining inventory be donated to Habitat Re-Store. Director Cannon clarified this is not required nor a criteria for approval. Chair Cornett requested the applicant not answer.

City Engineer McCabe stated a new storm system was installed on W. Second Street along with sanitary sewer improvements. In the past, the City was unable to require improvements without an existing storm system. The storm system is now in place with stubs to individual properties. As property develops, curb, gutter, sidewalk and frontage improvements will be required.

It was moved by Cornett and seconded by Easling to approve CUP 200-21 to construct and operate a 10,400 SF recreational marijuana farm in accordance with staff recommendations and conditions of approval. The motion carried 4/0; Aparicio, Cornett, Easling, and Poppoff voting in favor, none opposed, Mascher, Miller and Pena absent.

RESOLUTION

Resolution PC 599-22: Approval of CUP 200-21, Tony Cheng

It was moved by Easling and seconded by Aparicio to approve Resolution PC 599-22. The motion carried 4/0; Aparicio, Cornett, Easling, and Poppoff voting in favor, none opposed, Mascher, Miller and Pena absent.

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Director Cannon stated the February 3, 2022 meeting will be cancelled. The next regularly scheduled meeting will be held February 17, 2022.

ADJOURNMENT

Chair Cornett adjourned the meeting at 6:36 p.m.

Submitted by/
Paula Webb, Secretary
Community Development Department

SIGNED:  DocuSigned by:
Cody Cornett 2/22/2022 | 10:49 AM PST
3E404169686E460... Chair

ATTEST: _____
Paula Webb, Secretary
Community Development Department