



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125
COMMUNITY DEVELOPMENT DEPARTMENT

MINUTES CITY OF THE DALLES PLANNING COMMISSION

CITY HALL COUNCIL CHAMBERS
313 COURT SREET
THE DALLES, OREGON 97058
CONDUCTED IN A MEETING ROOM IN COMPLIANCE WITH ADA STANDARDS

**THURSDAY, OCTOBER 3, 2019
6:00 P.M.**

CALL TO ORDER

Chair Lavier called the meeting to order at 6:00 p.m.

ROLL CALL

Commissioners Present: Brent Bybee, Cody Cornett, Sherry DuFault, Bruce Lavier, Mark Poppoff, Steve Ross and Jeff Stiles

Commissioners Absent:

Staff Present: Director Steve Harris, City Attorney Gene Parker, and Planner Joshua Chandler

APPROVAL OF AGENDA

It was moved by DuFault and seconded by Stiles to approve the Agenda of October 3, 2019, as written. The motion passed 7/0; Bybee, Cornett, DuFault, Lavier, Poppoff, Ross and Stiles in favor, none opposed.

APPROVAL OF MINUTES

It was moved by Cornett and seconded by Poppoff to approve the Minutes of September 19, 2019, as written. The motion passed 7/0; Bybee, Cornett, DuFault, Lavier, Poppoff, Ross and Stiles in favor, none opposed.

It was moved by DuFault and seconded by Ross that each person's testimony be limited to five minutes or less to encourage everyone to speak and eliminate cumulative or repetitive matters. The motion passed 7/0; Bybee, Cornett, DuFault, Lavier, Poppoff, Ross and Stiles in favor, none opposed.

PUBLIC COMMENT

Lorene Hunt, PO Box 81, The Dalles, Oregon

Mrs. Hunt read directly from her submission, Exhibit 1. She stated she was unable to stay for the meeting.

QUASI-JUDICIAL HEARING

Conditional Use Permit 192-19, Scott Austin, 412 Washington Street, 1N 13E 3 BD tax lot 9800

Chair Lavier read the rules of a public hearing. He then asked the Commission if they had any ex parte contact, conflict of interest, or bias that would prevent an impartial decision. Hearing none, Chair Lavier opened the public hearing at 6:10 p.m.

Planner Chandler presented the staff report. He then directed attention to an email in objection submitted by David S. Perry, Exhibit 2. Chandler stated representatives from the Civic Auditorium and The Dalles Art Center had no objections to the parking reduction.

Commission discussion included available parking options in the area.

Chair Lavier invited comment from proponents.

Scott Austin, 36234 Richardson Gap Road, Scio, Oregon [Mailing Address: PO Box 196, Jefferson, Oregon 97352]

Mr. Austin said a lot of time and effort have gone into the two buildings. Unfortunately, the back building does not provide enough parking.

In response to Commissioner questions, Austin replied he would be in the building one to two weeks per month. There are currently two parking spots; he was unsure who was designated to park there. The rear building would be available for tenants.

Chair Lavier invited comments from opponents.

Jerry Jeffers, 220 W. Scenic Drive, The Dalles, Oregon

Mr. Jeffers said he was involved in setting up the "parking ordinance" [downtown parking district] 35 years ago. He was concerned designated parking spaces would prevent customers from parking. Jeffers stated the needs of one individual should not be put above the needs of others. Jeffers said he was neither for nor against the application.

Planner Chandler responded to Mr. Jeffers' comments. Chandler said there is no designated parking and no adjustment to the parking district. There will be no impact on the First Street parking lots. If approved, the permit would provide four parking spaces available on site.

Chair Lavier closed the public hearing at 6:32 p.m.

It was moved by DuFault and seconded by Bybee to approve the parking reduction of CUP 192-19, Scott Austin, 412 Washington Street, based on findings of fact and conditions of approval. The motion passed 7/0; Bybee, Cornett, DuFault, Lavier, Poppoff, Ross and Stiles in favor, none opposed.

RESOLUTION

Resolution PC 586-19: Approval of a Reduction in Parking Standard Requirements

It was noted the Agenda contained a scrivener's error, "Resolution PC 585-19." The correct number was "Resolution PC 586-19."

It was moved by Stiles and seconded by Cornett to approve Resolution PC 586-19 recommending City Council approval of various amendments to The Dalles Municipal Code. The motion passed 6/1; Bybee, Cornett, DuFault, Lavier, Poppoff and Ross in favor, Stiles opposed.

ACTION ITEM

Consideration to Adopt Planning Commission By-Laws

Director Harris provided background on the adoption of Planning Commission By-Laws.

Chair Lavier stated the adoption of By-Laws was a big step forward.

Commissioner Stiles asked if a delayed decision would prevent an applicant from moving forward. Director Harris replied a provision allows the applicant to move forward at their own risk before final action has been taken by the Commission. Conditions of approval would be presented at the Commission meeting.

Commissioner Bybee suggested the Commission sign a document acknowledging receipt of the By-Laws.

Commission consensus was to attach a certificate of receipt to the By-Laws.

It was moved by Bybee and seconded by Ross to adopt the Planning Commission By-Laws as presented. The motion passed 6/1; Bybee, Cornett, DuFault, Lavier, Poppoff, Stiles and Ross in favor, none opposed.

STAFF COMMENTS

Director Harris thanked Commissioners Lavier, DuFault and Bybee for their work on the By-Laws.

Harris said there were no hearings scheduled for the October 17, 2019, meeting.

Phase I and II of the Housing Code Amendments will be reviewed at a City Council workshop on October 7, 2019, and return to the City Council on October 28 for a public hearing.

The demolition contractor and crew arrived to work on the Recreation Building. The demolition is expected to take approximately two weeks. The structure will be weatherized. One travel lane will be maintained; there will be no parking on E. Second Street while the crane is in use.

Director Harris extended his appreciation to Commissioners that attended the OAPA training.

COMMISSIONER COMMENTS OR QUESTIONS

Vice Chair DuFault asked for the status on the former J.C. Penney's building. Director Harris replied he was unsure of the opening date.

City Attorney Parker said the recent appeal filed by Mrs. Hunt is temporarily on hold. Parker hoped for a response from LUBA by next week.

ADJOURNMENT

Chair Lavier adjourned the meeting at 6:56 p.m.

Respectfully Submitted
Paula Webb, Secretary
Community Development Department


Bruce Lavier, Chair

To: Members of The Dalles Planning Commission and others who care about our City.

On Sunday, I will be one of 2 adults providing materials and supervision for children in an event in this town, what children are exposed to and learn from the adults in their surroundings of prime concern to me, a life-long teacher of children from ages 2 ½ to 18 years of age. I suggest we consider what we want our children to bring to their future and our future, too, by looking at what is truly important in our daily and collective lives. This is a Voice for Values.

Today is a weighty day in this Chamber, every person in The Dalles impacted by a decision which will be made. The questions persons ask who care about what happens in this chamber, other chambers of the City government, and in day to day contacts anywhere in The Dalles are related to values. Among those questions are:

- what is valued when considering each person in The Dalles?
- does it matter where they live, or are they valued as human beings with intrinsic worth?
- are their voices important: in their families? to those they meet? in City chambers?
- are their experiences living in The Dalles valued?
- what are the values of our City government?
- can we rely on information that describes our Community Planning Department as:
 - Responsive, accurate, consistent, helpful and honest (in) service to our citizens...
 - Aggressively pursuing meaningful citizen involvement in all planning endeavors.
 - Helping to foster a climate of cooperation among City personnel, local citizens...
- (Providing)
 - Active staff support for our citizen volunteers serving on the Planning Commission
 - are our sincere and honest efforts welcome when we address matters of values?
 - how can we improve the City – its neighborhoods, its businesses, its regard for human beings?
 - is our Municipal Code treated with the respect it deserves: by citizens? by persons-in-charge?
 - how can we work together to make this City one of welcoming each person? each Voice? each human experience?
 - Do we really care about each other? In our families? In our neighborhoods? In our City Chambers?
 - How do we show that care?
 - Do we support each other in efforts to move this City forward/upward according to values we hold dear?

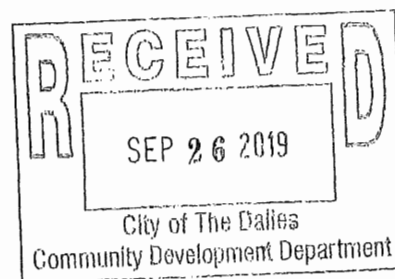
What are those values?

- honesty?
- fairness?
- justice?
- consideration?
- cooperation?
- respect?

Lorene Hunt
PO Box 81, T.D., OR

Joshua Chandler

From: Dave Perry <davidscottperry@gmail.com>
Sent: Thursday, September 26, 2019 8:15 AM
To: Joshua Chandler
Subject: CUP 192-19 / Public Hearing



RE: REDUCTION IN PARKING STANDARD

To Whom It May Concern:

I don't think there should be a reduction in the parking standard, only because an employee from 308 E 3rd (von Borstel) parks across from my office all day on the North side of 308 E 4th Street. That tells me there is a congestion problem currently. Why make it worse?

Sincerely,
David S. Perry
308 E 4th Street
The Dalles, OR 97058
541-298-1911