



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125
PLANNING 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, MARCH 21, 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, Sherry DuFault, Bruce Lavier, Mark Poppoff, Steve Ross and Jeff Stiles

Commissioners Absent: John Nelson

Staff Present: Planning Director Steve Harris, City Attorney Gene Parker and Associate Planner Riley Marcus

Public in Attendance: Eleven

APPROVAL OF AGENDA

Commissioner DuFault moved to approve the agenda as written; Commissioner Ross seconded the motion. The motion carried by a vote of 7/0; Bybee, DuFault, Lavier, Nelson, Poppoff, Ross and Stiles in favor, none opposed.

APPROVAL OF MINUTES

Commissioner DuFault moved to approve the minutes of January 3, 2019, as written; Commissioner Ross seconded the motion. The motion carried by a vote of 7/0; Bybee, DuFault, Lavier, Nelson, Poppoff, Ross and Stiles in favor, none opposed.

PUBLIC COMMENT

None.

QUASI-JUDICIAL PUBLIC HEARING

Site Plan Review (SPR) 458-19 by Gurpreet Singh

This request is to gain approval to convert an existing medical office building to a 24-hour convenience market.

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

Associate Planner Riley Marcus presented the staff report.

In response to Commissioner inquiries Marcus replied that she did not know when the structure was originally permitted. Commission consensus estimated the structure was built prior to 1970. Chair Lavier stated the medical facility on the south side was originally a grocery store. Marcus stated landscaping requirements are referenced in the staff report; some requirements include a buffer area.

Chair Lavier invited comments from proponents.

Gurpreet (Joson) Singh, 1015 Walnut Street, The Dalles

Mr. Singh stated the property across the street had been a grocery store. He had opened a 24-hour store on the west side and stated many people had specifically requested a store on the east side of town.

Mr. Singh stated there had been no concerns with traffic or garbage at the west side location.

In response to Commission questions Singh replied:

- A 24-hour store would provide convenience; many essentials are sold in the nighttime.
- Fresh produce and frozen meat will be provided.
- Approximately 10 to 11 parking spaces are provided at the west side location. Spaces are full at peak times, between 4:00 and 8:00 p.m.
- There have been no major disruptions at the west side location. A car was left running and was taken, there had been some theft.
- The same basic layout will be used at the east side location, possibly additional shelving.
- Lighting and cameras will be installed to ensure neighborhood safety.
- The east side location is central to the neighborhood; more people will walk to the store.
- It will be possible to back out without entering 12th Street; the entrance will be widened.

Ted Lovell, 2522 Old Dufur Road, The Dalles

Mr. Lovell submitted an email conveying his approval of the market, Exhibit 1. Lovell said, "It is far more earth friendly to go a few blocks than several miles."

Brian Lauterbach, 122 E. Second Street, The Dalles

Mr. Lauterbach submitted an email in support of the application, Exhibit 2. Lauterbach said it would bring more security to the neighborhood and he would like to support Singh's model of business.

Chair Lavier invited comments from opponents.

Lori and Kameron Sam, 1612 E. 11th Street, The Dalles

Mr. and Mrs. Sam were opposed to the convenience market. Mrs. Sam stated the store would be "literally in her back yard." Her concerns included:

- Their family does not use this type of store
- The east side store cannot compare with the west side location; neighbors on the east side are too close
- There is a loitering problem in the area
- The neighboring church and medical facilities are shut down early

- People cut through their yard and hop the fence; they have raised and locked the gate
- This market will impact their privacy
- Additional lighting will impact their yard
- This location is between two schools; the market will create a safety hazard
- We are a Blue Zone community; passing children will purchase unhealthy products
- Unable to raise their fence high enough due to City Code

In response to Commission questions, Mr. and Mrs. Sam stated their yard is used as a shortcut due to stairs visible from West 11th Street. The stairs provide basement access to the proposed market. In the interest of neighborhood safety, they suggested patrols for loitering, cameras, lights, and restricting customers from the sides and rear of market.

Mark Sunberg, 1531 W. 12th Street, The Dalles

Mr. Sunberg's concerns included:

- Reduced property values
- Parking and traffic are already congested
- Located between two schools, they have litter left in their yard; additional traffic would increase the litter problem
- Multiple vacant locations downtown would provide a viable location for a convenience store

Lisa Chambers, 1620 E. 11th Street, The Dalles

Mrs. Chambers' concerns included:

- Property values; the market would not increase property values
- Existing markets are open late
- Lighting is biggest concern
- Loitering
- Limited hours are preferred, but nighttime deliveries would increase noise
- Increased crime
- More traffic and accidents, the parking lot is small

Mrs. Chambers would like the access to the back blocked. Poppy's Market is currently for sale, perhaps the applicant could consider an existing market. Mrs. Chambers is opposed to the market.

Mark Smith, 1530 E. 12th Street, The Dalles

Mr. Smith's concerns included:

- Parking; multiple cars already park in front of his house
- Very small parking lot at this location
- The store on Kelly Avenue is just a few blocks down; Dinty's Market is down Brewery Grade
- Litter is a large problem; the garbage can he tied to a pole did not discourage litter
- Mr. Smith works rotating shifts; increased noise is a problem
- Decreased property value
- Downtown businesses are vacant
- Lighting
- Increased security would not be necessary if the market was not there

Clyde Boddington, 1311 View Court, The Dalles

Mr. Boddington asked if the existing zoning would change to Commercial if the market was approved, and if they would be allowed to sell marijuana. Associate Planner Marcus stated that was not an allowed use in that zone, and the zoning could not be changed.

Lisa Chambers, 1620 E. 11th Street, The Dalles

Mrs. Chambers stated someone on Old Dufur Road submitted a letter of support. She asked how much his letter weighed in, since he was located on Old Dufur Road. Chambers asked how he would know of the application. City Attorney Parker replied the notice was published in the newspaper.

Chair Lavier invited rebuttal from the applicant.

Joson Singh, 1015 Walnut Street, The Dalles

Mr. Singh responded to public comments with the following:

- Lighting will be in front of market only; State Building Codes regulates lighting
- Traffic is already there, market will not increase noise inside homes
- Windows on back of building will be closed off
- Stairs can be secured
- Purpose of market is to provide convenience to the neighborhood
- Willing to work with neighbors

In response to Commission inquiries, Marcus stated deliveries would be restricted to one part of the day. Harris stated light fixtures would be shielded to prevent overflow. Singh said deliveries could be made by smaller trucks, not semi-trucks.

Chair Lavier closed the public hearing at 7:12 p.m.

Commission discussion included:

- Hours of operation; reduced hours were suggested due to close proximity of residences
- Other possible uses in the RH/NC zone; the intent is to allow for a wide range of uses
- Possible remedy for community if traffic became egregious

It was moved by Poppoff and seconded by Ross to approve SPR 458-19 as presented with the additional condition the market operates only 7:00 a.m. through 9:00 p.m. The motion passed 5/1; Bybee, Lavier, Poppoff, Ross and Stiles in favor, DuFault opposed, Nelson absent.

Commissioner Bybee moved to amend the motion; there was no second. The motion died.

Commissioner DuFault asked what options were available to the applicant to extend the hours of operation. Associate Planner Marcus replied the applicant could request a modification which would then come before the Planning Commission, or the applicant could appeal the existing decision.

LEGISLATIVE PUBLIC HEARING

Comprehensive Plan Amendment (CPA) 44-19 and Zoning Ordinance Amendment (ZOA) 98-19
by Wylesha Wilcox

This request is to gain approval to change zoning of one parcel from "CG" – General Commercial to "RM" – Medium Density Residential, and Comprehensive Plan Land Use designation of "Commercial" to "Medium Density Residential."

Gene Parker, City Attorney, clarified that because this was a legislative action the Chair would not need to ask members of the Commission if they had any ex parte contact, conflict of interest, or bias which would prevent their unbiased decision. The public hearing opened at 7:36 p.m.

Associate Planner Marcus presented the staff report.

Chair Lavier asked for clarification on one of the maps included within the packet, asking, "Would the subject property just be becoming "green"?, referencing the RM – Medium Density Residential zoning, compared to remaining "pink" or the CG – General Commercial Zone. Ms. Marcus stated this was correct. Chair Lavier responded, "Well, it sounds like this request is really not that big of a deal."

The presentation was continued and then concluded.

Chair Lavier asked if anyone had comments or questions.

A member of the audience responded to this by asking, "*What if I am against the proposal?*" to which Commissioner Lavier invited her to stand and give testimony.

Pat Combs, 733 Lee Street, The Dalles (adjacent to the subject property)

Ms. Combs stated that she has lived at her residence since 1976 and that she was attending the meeting to speak on behalf of her other neighbor Mr. Hestor, who lives at 729 Lee Street. He was unable to attend the meeting. She stated that he is, "Absolutely against having this house that was originally the same as all of the other houses in this housing development that was built in 1952. My house is located at 733 Lee Street and is 680 square feet in size and that includes the built-on garage so all of the houses that are there on this dead-end street, on Lee Street, were all built within 1952, at the same time, for all of the dam workers. As she [Associate Planner Marcus] said, all of the parking there is as full as it can get. It's a dead-end street, every house there, except for hers has two cars, one car in the driveway, and another car out front. We were told by the workmen that this house is going to be turned into a tri-plex, with an office in the back where the pool had been located for commercial use. That would mean that that 600 and odd-some square foot original house is going to have to have two more kitchens and two more bathrooms. The bathroom in my house, and her house, and her house [referencing the two other audience members in attendance], all are big enough to walk into and turn around and walk back out of. I really question where they will be able to park, how they will get that many people into that small of a space, and it just does not seem possible to me for that to be turned into a multi-housing development. And for our street to maintain the way it is now; it is a nice quiet dead end street. It has one rental house that is directly across from my house, and the one next door. But the one that is right across the street from me has been a drug house for the past ten years. The owner just doesn't care. And the owner doesn't live here, she just doesn't care. The other thing is we don't have, I am a widow, and I live on a death pension- we don't have curbs and sidewalks there. The City at one time wanted to put curbs and sidewalks in there and it was so expensive that at that point several of us would have lost our homes having to pay for them. And if there has to be new sidewalks and entryways put in for these houses, those of us on this side of Lee Street [North] that would cost more than our houses are worth, because they are not very much. These are some of my concerns and I have lived there longer than most are still surviving at this point. These other two ladies [audience members] also have houses there."

One of the other audience members in attendance asked the Planning Commission if they had any questions for them. To which Commissioner DuFault asked, "Is your only concern that someone is going to make you put in a sidewalk?"

Ms. Combs and two audience members responded with, "No."

Commissioner Jeff Stiles stated no, that it sounds like they also have concerns in regards to parking.

Mary Jo Taylor, 740 Lee Street, The Dalles

She stated her concerns were, "A few years ago, kinda not by choice, we were voted into the City Limits, requiring that we pay City taxes. So if we pay City taxes, what means that the City won't come in and want to put in sidewalks and so forth; will our taxes go up too? I mean, I am on a fixed income, and I am also a widow, and so it's really a struggle to be there. I do have a big lot, and we do have the big lots behind us, but I don't have to worry about the people behind me because I am connected to Chenoweth Road. But my main concern is the traffic and right now I notice the policemen have patrolled that quite a bit more and have marked cars that are parked out front that have not moved for a while. And so where are they going to put their parking, if she is going to have a business within it and a residence?"

Commissioner DuFault interrupted to say that a business is not included within the request. Associate Planner Marcus clarified that the request at this time was for a zone change only, but that the applicant had not discussed using the dwelling for any type of business.

Ms. Taylor asked, "Would you as a Planning Commission be the ones to evaluate any off-street parking? There is not much room in the front, but there is in the back".

Ms. Marcus responded that parking would be addressed at the time of a Building Permit, but that two parking spaces would be required for each dwelling unit proposed.

Commissioner DuFault asked if the road in the back was another driveway or a street. It was clarified that this was a street.

Commissioner Bybee asked, "So basically right now we are just changing the General Commercial zone to the Medium Density Residential zone? So with the General Commercial designation right now, I imagine that if that were to go away, less commercial uses would be allowed on that property?"

Ms. Marcus stated that was correct.

Ms. Taylor stated, "I do have a question, my understanding on those commercial lots, my commercial lot, is that if there was a fire and my home burns down, that my home cannot be rebuilt again because it is commercial? Because I have been there 26 years, almost 27?"

Ms. Marcus stated that she would look further into this answer. A new house in the CG – General Commercial zoning would have to comply with the new standards, which would require commercial on the ground floor. [This was not addressed at the meeting but there is language in the code that does allow existing non-conforming development to be rebuilt as-is].

Commissioner Bybee stated, *"It looks like this General Commercial area is dedicated for residential development"*.

An audience member stood and approached the map displayed on the screen from the PowerPoint. <Inaudible, multiple speakers.>

Commissioner Stiles stated that this area is probably located within the General Commercial zone because of its proximity to Sixth Street and Interstate 84.

Commissioner Poppoff stated that Lee Street does not connect through to Sixth Street.

An audience member approached the PowerPoint and pointed to the map to provide the history of all the lots in the area of the subject taxlot, showing the locations of the existing gas station, manufactured home parks, and the Home Depot location. She spoke on the existing single

family dwelling on the subject property and discussed the history of the in-ground swimming pool at this location. <Inaudible, multiple speakers.>

Director Harris stated:

"Mr. Chair, if I may, I appreciate the comments from the neighbors, as part of this discussion I wanted to start addressing the larger picture, after this initial zone change approval. We have done research in this particular area. It is an area that we feel deserves further study of the existing commercial zoning as we have a mostly residential area. And yes, your homes are all considered non-conforming uses. And not just because of the tiny, tiny bathrooms. It's an area that we think that quite frankly needs to be zoned residential. And we also are looking at a larger planning study for this area and this is one thing we really try to discourage by trying to changed one zoning lot at a time. We'd like to take a look at what these impacts might be for the entire neighborhood and we do have Commercial zoning for areas such as Home Depot and along the West 6th Street frontage. I don't really know why this little pocket was zoned commercial to begin with, maybe to try to develop commercial uses for this area. That is difficult to do when you have small lot sizes. You really need to take a look at the individual lots and patterns in the area. So again, with this request, we are looking at the rezoning of the subject property, we do not consider it to be spot zoning as there is existing residential zoning right next to it, to the west. But in this particular case that if this property were to be rezoned RM, based on the density requirements, they technically could put three units on that property, and since it does have frontage on both sides we consider it a double frontage lot, so we think that those parking impacts and traffic impacts could be mitigated. What's before us as the Planning Commission this evening is a recommendation to the City Council so there will be a separate public hearing for the City Council in a month or so, with final action. But we'd like to be able to get a recommendation from the Commission to recommend rezoning this subject property, with a little side recommendation that we would direct City Council to direct Staff to examine this area in more detail, perhaps resulting in making this entire area residential in the future.

The three audience members stated they were okay with this idea, but one of them stated that they were still against having this home be converted into a duplex, triplex, or quadplex. The audience member stated, "Everyone who lives on this street at this time is either a senior citizen, disabled and/or has PTSD. That being said, you get that kind of movement in and out, that kind of fluctuation, and what about rentals and what they bring in. The security we have, I mean we are all in a close-knit family per-se. I mean I just came out of Stage 4 Cancer two years ago and my close-knit little family took care of my yard, iced off my walkway, my dogs, I didn't have to ask, it just was done. And you don't get that when you have an influx of people and rental units."

Kristi Peterson, an adjacent landowner at 723 Lee Street, interjected and stated that she lives at the end of the street, and opening this street up, "Scares her to death."

Director Harris stated, "The Police Department does have a NEAT officer, and not just because he has a really neat haircut or anything, but it stands for Neighborhood Enforcement Action Team and he is a community services officer. He is someone we deal with a lot when we have complaints within neighborhoods, cars that are parked illegally, and things like that."

One of the three audience members interrupted and stated that there were about four cars that have been parking within the road/public right-of-way in this area and that they were still there a year later. She just had contacted Code Enforcement Officer Nikki Lesich to come out and tag the vehicles.

Commissioner Stiles stated that as far as the zone request went, that as a double frontage lot, that the applicants could use Irvine and park off that side of the lot, potentially not increasing the

traffic on Lee Street. Mr. Stiles stated that he owned the largest property management company in town therefore he knew, "How frequent it is for renters to come and go, but that it isn't as frequent as most people think. The turnover is actually going to be very small."

An audience member asked if the renters were to be, "Senior citizens, or is it going to be someone with young children who ride their bikes up and down the street?" She talked about the adjacent trailer park and how they are all retired senior citizens, and she believed that any renters within this house should have to follow suit.

Commissioner Stiles stated that you can't discriminate. He also stated that their property values could potentially go up with the proposed development. Tax discussion ensued.

Chair Lavier stated that it seemed like a shame to just change the zoning of the one lot. Commissioner DuFault asked how long this process could this take to look at changing the zoning of the entire area.

Director Harris stated that we had this request before the Commission now, to change the Comprehensive Map Designation and the zoning of the subject property to be addressed first.

Chair Lavier stated that we could deny that.

Commissioner DuFault asked, "Based on what, based on that we don't feel like it?"

Chair Lavier responded, "Based on that we need a study for this entire area as a whole."

Director Harris mentioned that this was a smaller area of a much larger site that needs a study, one which we are proposing next year.

Chair Lavier stated, "Well, the study might give it a totally different zoning than what we are temporarily suggesting just for this one property?"

An audience member interrupted to state that the zoning has never been changed within this location since she has lived there since 1976 and that "a bowling alley was added into this area at one time." Discussion regarding the bowling alley followed amongst the audience attendees.

Director Harris stated that the study is a proposed work item that needs to go to City Council as part of the Budget for the fiscal year that starts July 1.

An audience member spoke on how one of the houses on the street burned down and it was because the fire department was not able to locate Lee Street.

At which point Commissioner DuFault stated she appreciates all of the concerns, but at this time the Zone Change criteria was no longer being addressed, and that the request is to, "Actually reduce the level of use and intrusion that could happen on your property from commercial to residential. It sounds like we would require parking for one unit on the other side of the street, which would not impact you. This reduces the chances of someone coming along and proposing some kind of commercial development at this property, which would have more impacts than that of any residential uses."

Chair Lavier asked what the subject property owner could do in terms of building a new residence.

Ms. Marcus stated that if the zoning changes to RM – Medium Density Residential zoning, that the following residential uses are allowed: single family dwellings, multi-family dwellings, and manufactured dwelling parks, which would include townhomes, duplexes, etc. Right now commercial uses are not listed an allowed use for the residential zone.

An audience member stated that they were, "Told something different than what she [Riley Marcus] just read." Chair Lavier stated that what the audience was telling us was not what the

request was for, to which one of the audience members responded that they did not know that until they got to the public meeting.

Chair Lavier closed the public hearing at 8:14 p.m.

Commissioner DuFault moved to accept application CPA 44-19 and ZOA 98-19 by Wylesha Wilcox. Commissioner Bybee seconded the motion. The motion passed 5/0; Bybee, DuFault, Lavier, Poppoff, Ross and Stiles in favor, none opposed, Nelson absent.

RESOLUTION

Resolution 579-19: Approval of SPR 458-19

Commissioner Poppoff moved to approve Resolution 579-19 with the findings of fact and conditions of approval. Commissioner Ross seconded the motion. The motion passed 4/1; Bybee, Poppoff, Stiles, and Ross in favor, DuFault opposed, Nelson absent.

Resolution 580-19: Recommendation for City Council approval of CPA 44-19 and ZOA 98-19

Commissioner DuFault moved to approve Resolution 580-19 with the included Findings of Fact. Commissioner Stiles seconded this motion. The motion passed 5/0; Bybee, DuFault, Lavier, Poppoff, Ross and Stiles in favor, none opposed, Nelson absent.

STAFF COMMENTS

Director Harris stated the status of the First Street Streetscape project was presented at the Tuesday [March 19, 2019] Urban Renewal meeting and would be presented at the City Council meeting [March 25, 2019]. Director Harris gave a brief history of the project. In 2017, ODOT contacted the City regarding future plans for the project. Last year, staff began working with ODOT and project engineer KPFF to modify the contract with ODOT. Modification allowed for an extension of the project timeframe and added additional tasks to the KPFF contract. Currently, construction cost figures have been updated. As part of the ODOT amendment, project boundaries would be extended easterly from Laughlin to Madison on First Street, and possibly link with NWPRD Mill Creek Trail on the west side.

The Urban Renewal Board forwarded the project to City Council with two recommendations: 1) do not extend boundaries on east side, and 2) ask staff to continue to work with the railroad to try to secure the use of the right-of-way through an easement.

If continuation of the project is not approved the City would be responsible for repayment of the federal funds (approximately \$400,000.00).

Director Harris referred to an email from Todd Carpenter dated March 14, 2019, which provided an update on the Recreation Building, Exhibit 3.

Director Harris stated a pre-application was submitted to the State for a Transportation Growth Management (TGM) Grant. This grant would fund a study on the west side of The Dalles to look at land use, land use patterns, and transportation/circulation system. A large capacity for development is located on the west side of town.

Director Harris stated staff is also working on an Economic Opportunities Analysis centered on commercial industrial lands.

Chair Lavier asked what portion of the port property was developable. Commissioner Stiles stated multiple portions of land were wetlands and would remain so.

Director Harris stated small focus groups were conducted for the Downtown Visioning Exercise, over 40 people attended. This effort will be followed by a larger public meeting. Focus groups will reconvene at the conclusion of the project and report back to the Board.

Commissioner DuFault stated she attended the City Academy; it was very well done. The Public Works presentation was "amazing."

City Attorney Parker stated he received the opinion from the Court of Appeals on Mr. Blum's property at 615 E. 19th Street. They affirmed the Land Use Board of Appeals decision without an opinion, which means they gave no credit to Mrs. Hunt's arguments.

City Attorney Parker stated he would retire as of March 1, 2020.

Next regularly scheduled meeting: April 4, 2019

COMMISSIONER COMMENTS OR QUESTIONS

Commissioner Bybee inquired about the hemp processing facility. Associate Planner stated they were working with only hemp, not marijuana.

Commissioner Bybee attended the housing meeting at the Senior Center and said he felt a lot of good information came out of that meeting. He felt it was a bit "discombobulating" for the group activity; so many conflicting values within the group made it difficult to get ideas on paper.

Chair Lavier adjourned the meeting at 8:48 p.m.

Respectfully Submitted
Paula Webb, Planning Secretary
Riley Marcus, Associate Planner



Bruce Lavier, Chair

Riley Marcus

From: tedd lovell <tandr12345@yahoo.com>
Sent: Wednesday, March 20, 2019 10:13 AM
To: Riley Marcus
Subject: Ref: SPR 458-19

I wish to convey my approval of having a convenience market at 1615 E 12th. It is far more Earth friendly to go a few blocks than several miles.

Tedd Lovell
2522 Old Dufur Road
The Dalles, OR.
541-296-6546

Riley Marcus

From: Brian Lauterbach <blauterbach@windermere.com>
Sent: Thursday, March 21, 2019 4:48 PM
To: Riley Marcus
Subject: Eastside convenience store

Riley, this town has been begging for a convenience store on the east side of The Dalles for a long time. Joson is asking for his store to be a 24 hour store which I feel would actually bring more security to the neighborhood as it has around his store on the westside of town. Being one that lives near this site I would like to support his model of business.

Brian

Brian Lauterbach
Windermere Real Estate
503.858.5010 cell
541.370.2544 direct
541.386.3444 office
blauterbach@windermere.com email
www.blauterbach.withwre.com

From: Todd Carpenter <tcarpenter@reboundmd.com>

Date: March 14, 2019 at 4:13:27 PM PDT

To: Steve Harris <sharris@ci.the-dalles.or.us>, Gene Parker <gparker@ci.the-dalles.or.us>

Cc: Matthew Klebes <MKlebes@ci.the-dalles.or.us>, Dawn Hert <dhert@ci.the-dalles.or.us>

Subject: recreation facility

Just wanted to give you all an update on the Recreation Facility in case you wanted to report on it this month ☺

1. We completed two concepts for the front façade and presented them both to the Landmark committee. This was approved.
2. We received approval from The Dalles Main Street to work on a grant package for the front street façade. It was submitted to the state Last Friday. We called it the “Merchants landing restoration project” we tied the grant application into the idea of the merchants and settlers in the late 1800’s early 1900’s who set up shop along 1st and 2nd street near the river to provide pioneers products and services.
3. We have started pulling up stinky carpet, removing garbage and cleaning the place out. we are focusing mainly on the east side building first, but have drifted into the other areas on the main street level. I’m trying to dispose of (offer for free) some of the junkier stuff through people who will re-use it or salvage.
4. I’ve re-keyed the east side front and back doors, do I need to provide the city with these keys?
5. We are holding onto things that may have some value and most likely will use them to ask the community or hold an auction for donations to help support The Dalles Main Street program as a way to give back.
6. Carla and I have spoken with a lot of folks in the community and have settled on a strategy for the main floor of the East end of the recreation (the old Empress, Columbian, and Grand theater area) to allow local crafters, makers, designers, etc who can’t afford a full retail space to set up shop in 10x10 (or maybe smaller) spaces to sell their wares to the community and to visitors. We are informally calling it the merchants market.
7. We have a meeting setup with the folks who are trying to build a community center to see if we can come up with a plan for them for part of the basement area.
8. Regarding the roof, the snow killed us. We still have a lot of standing water on the roof and some issues as a result inside. Now with the warmer weather coming we will start looking at roof repair and shoring up the areas also moving east to west.
9. I’ve reached out to the neon sign museum to begin conversations around restoring and using the Recreation sign either on the back of the building facing the hwy or the inside of the west side where we will likely provide an amusement/rec space for families. I haven’t heard back yet but I’m not in a hurry as we will be waiting to hear on the grant first.
10. I don’t think anything I’m doing requires a permit yet so if I’m wrong, please let me know ☺

That’s about it for now ☺

Let me know if you have any questions.

Thanks Todd

Todd Carpenter | *Information Technology*
Rebound Orthopedics & Neurosurgery

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