



Note: 8-6-2020 Minutes were
approved at the 11-19-2020 meeting.

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

MEETING HELD VIA ZOOM
THURSDAY, AUGUST 6, 2020
6:00 P.M.

CALL TO ORDER

Chair Bybee called the meeting to order at 6:04 p.m.

ROLL CALL

Commissioners Present: Brent Bybee, Cody Cornett, Alan Easling, Philip Mascher, and Mark Poppoff; one position vacant

Commissioners Absent: Jeff Stiles

Staff Present: Director Steve Harris, Senior Planner Dawn Marie Hert, Associate Planner Joshua Chandler, and Secretary Paula Webb

APPROVAL OF AGENDA

It was moved by Easling and seconded by Poppoff to approve the agenda as written. The motion passed 5/0; Bybee, Cornett, Lavier, Mascher, and Poppoff in favor, none opposed, Stiles absent, one position vacant.

APPROVAL OF MINUTES

It was moved by Cornett and seconded by Bybee to approve the minutes of July 16, 2020 as written. The motion passed 4/0; Bybee, Cornett, Lavier, and Mascher in favor, none opposed, Poppoff abstained, Stiles absent, one position vacant.

PUBLIC COMMENT

None.

QUASI-JUDICIAL HEARING

Variance (VAR) 127-20 – Shanelle Smith, 1420 Oregon Avenue, 1N 13E 2 CC tax lot 1800

Chair Bybee 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, Chair Bybee opened the public hearing at 6:14 p.m.

Senior Planner Hert provided the staff report.

In response to Commissioner inquiries Hert replied:

- The fence was partially completed. The applicant stopped work pending approval.
- The property is a corner lot.
- The fence height will be increased along the interior property line abutting the Quinton Street Ballpark parking lot.
- Vision clearance will not be affected.
- The fence will begin approximately 40 feet from the corner of the property.

Shanelle Smith, 1420 Oregon Street, The Dalles

Ms. Smith stated the fence would replace large, dead arborvitae that presented a fire hazard. She did not realize a permit was required and stopped work. Due to the location of the parking lot, a four foot fence would not provide adequate privacy.

Ms. Smith does not intend to use the backyard for parking; the gate will provide access to the yard.

Heather Runyon, 1630 E. 19th Street, The Dalles

Ms. Runyon stated she is in support of the variance. The fence will improve safety for Ms. Smith and the fence is beautiful.

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

Commission discussion included:

- It was suggested that although vision clearance was not required, the exit from the parking lot could present a hazard. If the fence was moved back 10 feet, it would solve vision problems, retain “most of the backyard for privacy” and serve the security issue.
- There are multiple exits from the parking lot.
- The clear vision language specifically addresses intersections. Since the fence is not proposed along that intersection, there is nothing in the ordinance to clearly condition the fence be moved. Senior Planner Hert stated if the Commission requested the fence be moved back 10 feet, a variance would not be required.
- Commissioner Poppoff stated although Oregon Street is a secondary street, it essentially functions as a collector street. Although it may technically meet the code for a residential street, there is clearly a hazard here. If the opportunity is presented to improve safety, we should take it.
- The arborvitae grew along Oregon Street and separated the backyard from the parking lot.
- Commissioner Easling said the fence looks better than what was there before.

It was moved by Mascher and seconded by Cornett to approve VAR 127-20 as presented. The motion passed 4/1; Bybee, Cornett, Lavier, and Mascher in favor, Poppoff opposed, Stiles absent, one position vacant.

RESOLUTIONS

Resolution 595-20: Approval of VAR 127-20, Shanelle Smith

It was moved by Mascher and seconded by Cornett to approve Resolution 595-20 as presented. The motion passed 4/1; Bybee, Cornett, Lavier, and Mascher in favor, Poppoff opposed, Stiles absent, one position vacant.

STAFF COMMENTS

Director Harris stated the next regularly scheduled meeting is August 20, 2020; there is no scheduled business. If the Commission desired, the August 20 meeting could be canceled. Commission consensus was to cancel the August 20 meeting.

Commissioner Mascher stated he would be unable to attend the September meeting.

The Legacy Development appeal is scheduled to go before City Council on August 24, 2020.

Director Harris suggested the Commission consider amending the Planning Commission Bylaws. New technologies now provide the opportunity for Commissioners to attend meetings virtually. Harris also suggested the “three absence” bylaw be revisited.

Commission consensus was for Staff to work with the City Attorney to amend the bylaw language.

Commissioner Mascher asked if the Commission had any role in the appeal hearing before City Council. Harris replied the Commissioners could speak as individuals or the Commission could appoint a representative to appear at the City Council meeting.

Chair Bybee asked if anyone wanted to attend. Commissioner Cornett replied the data was presented to City Council; he felt it would be a conflict of interest for a Commissioner to attend.

Director Harris stated Bruce Lavier’s term had ended and he would not serve another term.

The League of Oregon Cities released a model ordinance for small cell wireless facilities. Staff is working with the City Attorney to draft an ordinance to present to the Planning Commission and City Council.

The Buildable Lands Inventory Study for commercial and industrial properties was recently released. Comments from the Advisory Committee are due August 14, 2020. The next step in the process is a joint workshop between the County Commissioners, City Council, and the Port of The Dalles. Reports will then be presented to the Planning Commission and City Council.

Bruce Lavier was the Commission’s representative on the Advisory Committee; there is now a vacancy. Director Harris requested a representative; Commissioner Cornett volunteered. Chair Bybee gave his support for Commissioner Cornett.

Director Harris was recently notified the City was successful in three grant applications. Two of the grants deal with recently adopted House Bill 2001 and 2003. HB 2001 deals with the “missing middle” for housing opportunities. HB 2003 deals with housing production strategies.

Staff met with the consulting team selected by the State to finalize the scope of work for both studies. Harris anticipates work to begin in late September. Harris requested a representative for each committee.

Commissioner Easling said he was honored to have this opportunity to serve on the committee. His background is in construction management, primarily larger public works projects and some commercial development.

Chair Bybee asked what HB 2003 would entail. Harris replied the goal is to develop a prototypical housing production strategy for all facets of housing: ownership, rental properties, single family,

and multi-family at various price points. The rule making committee for HB 2003 recently added housing for the unhoused; there will be an opportunity to work with community service providers on supportive, interim and transitional housing as well.

Chair Bybee suggested further deliberation; Commissioners can make their interest known.

Harris stated the City was awarded a Technical Assistance Grant for the West Side Study. This is a land use and circulation network study of the western portion of the community. Boundaries include the commercial districts, industrial areas, Murray's Addition and Foley Lakes. The study will start in November and continue through 2022. The consultant selected by the State is Angelo Planning Group (also selected for the two other studies). Harris requested a representative for this study as well.

Director Harris stated the City is currently recruiting for a Planner position. Final selection will be made by the new Director. Recruitment is also underway for the Community Development Director position.

COMMISSIONER COMMENTS OR QUESTIONS

Commissioner Cornett stated there was nothing in our Code for tiny homes or container houses; he wondered if that was something the Commission should think about. Director Harris replied Oregon State Building Codes were modified to allow for tiny houses. The City has not adopted code for tiny homes to date, but Harris anticipates they will be addressed with HB 2001. Senior Planner Hert clarified that container homes, identified in The Dalles Municipal Code as intermodal containers, are currently prohibited in residential zones.

Harris stated State Building Codes requires a minimum of 70 sq. ft. for a habitable room. Transitional or supportive housing (individual living pods) smaller than 70 sq. ft. are classified as emergency housing by the State.

Commissioner Mascher stated the cost per square foot for tiny homes was typically very high due to necessary infrastructure.

Commissioner Poppoff requested the definition of a tiny home. Senior Planner Hert replied the national average was between 100 and 400 sq. ft. for tiny homes.

ADJOURNMENT

Chair Bybee adjourned the meeting at 7:16 p.m.

Respectfully Submitted
Paula Webb, Secretary
Community Development Department

Approved at 11-19-2020 PC meeting.

Brent Bybee, Chair