

MINUTES

PLANNING COMMISSION MEETING

February 16, 2023

5:30 p.m.

City Hall Council Chambers
313 Court Street, The Dalles, Oregon 97058
Via Zoom / Livestream via City Website

PRESIDING: Cody Cornett, Chair

COMMISSIONERS PRESENT: John Grant, Philip Mascher, Mark Poppoff, Nik Portela

COMMISSIONERS ABSENT: Addie Case, Maria Pena

STAFF PRESENT: Director Joshua Chandler, Secretary Paula Webb

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

Chair Cornett led the Pledge of Allegiance.

APPROVAL OF AGENDA

It was moved by Grant and seconded by Poppoff to approve the agenda as submitted. The motion carried 5/0; Cornett, Grant, Mascher, Poppoff and Portela voting in favor, none opposed, Case and Pena absent.

APPROVAL OF MINUTES

It was moved by Portela and seconded by Grant to approve the minutes of January 5, 2023 as submitted. The motion carried 5/0; Cornett, Grant, Mascher, Poppoff and Portela voting in favor, none opposed, Case and Pena absent.

PUBLIC COMMENT

None.

QUASI-JUDICIAL PUBLIC HEARING

CUP 203-22, Maul, Foster & Alongi, Inc., 3400 River Road, 2N 13E 28 Tax Lot 708

Request: Applicant is requesting approval to site and construct a sanitary sewer lift station with underground storage tanks, meter and valve vaults, diesel generator, underground utilities and associated security fencing and gates. Once completed, ownership and maintenance of the lift station will transfer to the City of The Dalles. Approval of the Conditional Use Permit (CUP) will establish a Community Facilities Overlay (CFO) on the site.

Chair Cornett read the rules of a public hearing. He then asked if any Commissioners had ex parte contact, conflict of interest, or bias which would prevent an impartial decision. Hearing none, he opened the public hearing at 5:44 p.m.

Director Chandler provided the staff report and presentation, Exhibit 1.

City Engineer Dale McCabe stated the location would probably require a rapid flashing beacon to regulate the crosswalk. River Road is a major collector, with speeds of 45 miles per hour.

Director Chandler noted the lift station will support future development of the site. Once completed, ownership of the lift station will transfer to the City of The Dalles. The applicant is responsible for this specific project; the developer will be responsible for improvements on three lots.

Cem Gokcora, Maul, Foster & Alongi, 3140 NE Broadway Street, Portland, Oregon 97232

Mr. Gokcora stated the proposed design was prepared in compliance with all applicable city and state codes.

Chair Cornett closed the public hearing at 6:02 p.m.

It was moved by Mascher and seconded by Poppoff to adopt Resolution PC 613-22, approving Conditional Use Permit 203-22, with the proposed Conditions of Approval included with this report, based upon the findings of fact and conclusions of law set forth in the Agenda Staff Report. The motion carried 5/0; Cornett, Grant, Mascher, Poppoff and Portela voting in favor, none opposed, Case and Pena absent.

RESOLUTION

Resolution PC 613-22: Adoption of Resolution PC 613-22 for approval to site and construct a sanitary sewer lift station with underground storage tanks, meter and valve vaults, diesel generator, underground utilities and associated security fencing and gates.

It was moved by Grant and seconded by Portela to adopt Resolution PC 613-22, approving Conditional Use Permit 203-22, for approval to site and construct a sanitary sewer lift station with underground storage tanks, meter and valve vaults, diesel generator, underground utilities and associated security fencing and gates. The motion carried 5/0; Cornett, Grant, Mascher, Poppoff and Portela voting in favor, none opposed, Case and Pena absent.

DISCUSSION ITEM

Overview and discussion regarding Chapter 10.12 of The Dalles Municipal Code regulating Recreational Vehicle (RV) Parks

Chair Cornett stated the Planning Commission received a series of RV Park applications over the past months. Comments received addressed location, construction, and allowed length of stay.

Commission consensus concluded:

- Quiet hours and check-in/check-out hours will be specifically noted
- An on-site manager is required
- Access requirements will not change
- Traffic impact studies are required on a case-by-case basis
- Applications will be submitted as a Site Plan Review rather than a Conditional Use Permit
- Length of stay: a manageable blend of short- and long-term stays. Staff will review State requirements and return to the Planning Commission.

STAFF COMMENTS / PROJECT UPDATES

Staff has compiled a list of proposed Code amendments to correct inconsistencies, minor errors, and clarify language. Over the next year, staff will present the amendments to the Planning Commission for review.

At this time, the March 2, 2023 meeting will be cancelled due to lack of business. The April 6, 2023 meeting will include Commissioner training and review of the PC Bylaws.

At future meetings, the Planning Commission will work with a new Technical Advisory Committee to oversee the Housing Needs Analysis.

COMMISSIONER COMMENTS / QUESTIONS


None.

ADJOURNMENT

Chair Cornett adjourned the meeting at 7:14 p.m.

Submitted by/
Paula Webb, Secretary, Community Development Department

SIGNED: 
Cody Cornett, Chair

ATTEST: 
Paula Webb, Secretary
Community Development Dept.



City of The Dalles Planning Commission

THURSDAY, FEBRUARY 16, 2023 | 5:30 PM

Conditional Use Permit No. 203-22

Applicant: Maul, Foster, & Alongi, Inc.

Address: 3400 River Road

Assessor's Map and Tax Lot: 2N 13E 28 708

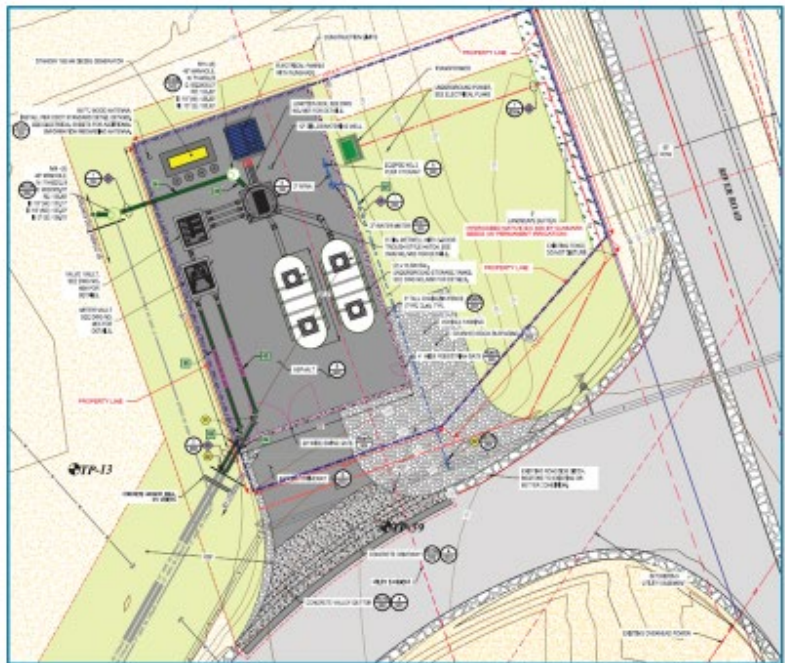
Zoning District: Industrial "I"

Proposal: *Applicant is requesting approval to site and construct a sanitary sewer lift station with underground storage tanks, meter and valve vaults, diesel generator, underground utilities and associated security fencing and gates. Once completed, these improvements will be owned and maintained by the City of The Dalles. Approval of the Conditional Use Permit (CUP) will establish a Community Facilities Overlay (CFO) on the site.*

Subject
Property
3400 River Road
2N 13E 28 708



Proposal



Impact (TDMC 10.3.050.040)

1. Noise impacts across the property line shall not exceed 60 decibels. Noise related to traffic impacts shall not be included in this determination. Nothing in this Article shall modify other noise ordinance standards as adopted by the City.
2. Lighting impacts across the property line shall not exceed 0.5 foot-candles (a foot-candle is the amount of light falling upon a 1-square-foot surface which is 1 foot away from a 1-candlepower light source.)
3. Dust and other particulate matter shall be confined to the subject property.
4. The following odors shall be completely confined to subject property:
5. Vibrations shall not be felt across the property line.
6. The transportation system is capable, or can be made capable, of supporting the additional transportation impacts generated by the use. Evaluation factors shall include, but are limited to:
- ~~7. In areas designated as Historic Districts, proposed development and redevelopment shall first require review and approval of the Historic Landmarks Commission in accordance with the procedures of Chapter 11.12 Historic Resources.~~

Impact (TDMC 10.3.050.040)

1. Noise impacts across the property line shall not exceed 60 decibels. Noise related to traffic impacts shall not be included in this determination. Nothing in this Article shall modify other noise ordinance standards as adopted by the City.

Proposed Conditions:

- 1c. The sound attenuating barrier along the north and west property lines must be shown on a revised site plan.
- 3a. Applicant must install the sound attenuating barrier along the north and west property lines.

Impact (TDMC 10.3.050.040)

2. Lighting impacts across the property line shall not exceed 0.5 foot-candles (a foot-candle is the amount of light falling upon a 1-square-foot surface which is 1 foot away from a 1-candlepower light source.)
3. Dust and other particulate matter shall be confined to the subject property.

Impact (TDMC 10.3.050.040)

4. The following odors shall be completely confined to subject property:
 - a. *Industrial and/or chemical grade chemicals, solvents, paints, cleaners, and similar substances;*
 - b. *Fuels; and*
 - c. *Fertilizers, manure, or other animal waste products, other than for landscape installation and maintenance.*
5. Vibrations shall not be felt across the property line.

Impact (TDMC 10.3.050.040)

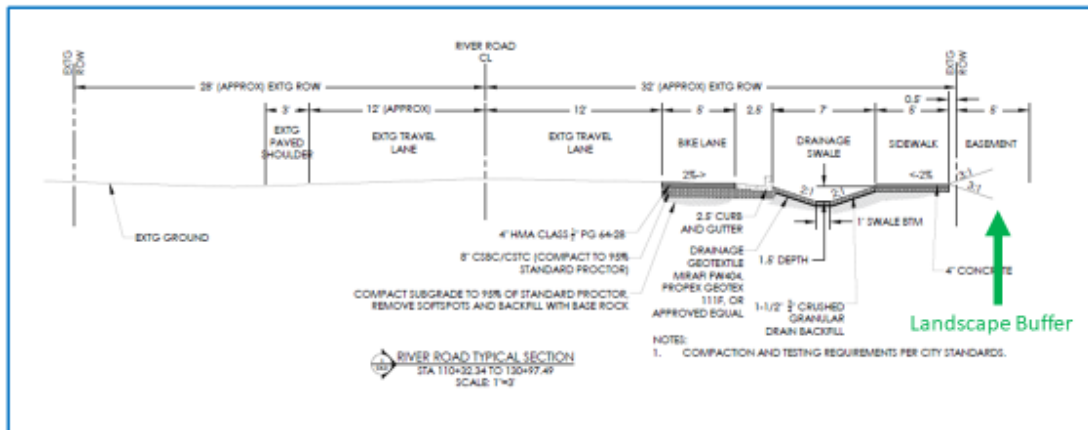
6. The transportation system is capable, or can be made capable, of supporting the additional transportation impacts generated by the use. Evaluation factors shall include, but are limited to:
 - a. *Street designation and capacities;*
 - b. *On-street parking impacts;*
 - c. *Bicycle safety and connectivity;*
 - d. *Pedestrian safety and connectivity*

Frontage Improvements

- ROW Improvements
- 5' Landscaping Buffer



Frontage Improvements



Commission Alternatives

- 1. Staff recommendation:** The Planning Commission move to adopt Resolution PC 613-22 approving Conditional Use Permit 203-22, with the proposed Conditions of Approval included with this report, based upon the findings of fact and conclusions of law set forth in the Agenda Staff Report.
2. If the Planning Commission desires to deny Conditional Use Permit 203-22, move to direct staff to prepare a resolution of denial. The Planning Commission shall identify the specific criteria concerning this decision.