

MINUTES

PLANNING COMMISSION MEETING

February 1, 2024
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: Addie Case, Maria Peña (arrived at 6:05 p.m.), Mark Poppoff, Nik Portela

COMMISSIONERS ABSENT: John Grant and Philip Mascher

STAFF PRESENT: Senior Planner Kaitlyn Cook, Secretary Paula Webb

CALL TO ORDER

The meeting was called to order by Chair Cornett at 5:32 p.m.

PLEDGE OF ALLEGIANCE

Chair Cornett led the Pledge of Allegiance.

APPROVAL OF AGENDA

It was moved by Portela and seconded by Cornett to approve the agenda as submitted. The motion carried 4/0; Case, Cornett, Poppoff and Portela voting in favor, none opposed, Grant, Mascher, and Peña absent.

APPROVAL OF MINUTES

It was moved by Poppoff and seconded by Cornett to approve the minutes of November 19, 2023 as submitted. The motion carried 4/0; Case, Cornett, Poppoff and Portela voting in favor, none opposed, Grant, Mascher, and Peña absent.

PUBLIC COMMENT

Don Lewis, 3021 W. 7th Street, The Dalles

Mr. Lewis said he was approached by Wasco Electric to purchase additional land for their expansion. He added there was an easement between Chenoweth Water and Wasco Electric that

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required improvements. After a survey, it was determined one driveway was not in compliance. The driveway should be removed, or a sidewalk constructed. Mr. Lewis said the City was just wasting the people's money.

Chair Cornett noted Mr. Lewis' property was affected by an earlier Planning Commission meeting. Chair Cornett asked Mr. Lewis if he had followed up with the Planning Department. Mr. Lewis replied he was told there were two options: replace the sidewalk or remove the curb. Mr. Lewis stated his third option was to refuse the property sale to Wasco Electric.

Mr. Lewis noted there is a fence that may indicate the driveway is not used. He added a fence is necessary in that area. In his neighborhood, there are now three dispensaries, an adult shop, and a future soup kitchen. Yet, all the City is worried about is a driveway in use since 1978.

Chair Cornett asked Mr. Lewis what the Commission could do for him. Mr. Lewis replied, "Leave the driveway be." Although Wasco Electric said they would pay for it, Mr. Lewis again said the City was wasting people's money.

Senior Planner Cook noted the improvements were a condition of approval for a commercial replat. The driveway must conform to current ADA standards, or sidewalk panels must be installed if no longer using that drive approach.

Chair Cornett stated the Planning Commission could not help with this. The Code [The Dalles Municipal Code] requires the improvement. The Commission must apply the Code ubiquitously in all circumstances.

Senior Planner Cook added the sale of property does not trigger any development improvements; moving the property line triggered development.

DISCUSSION ITEM

2023/2024 Long Range Planning Summary

Senior Planner Cook provided background on long-range planning and opened the discussion; presentation is Attachment 1.

In response to Chair Cornett's inquiry, Senior Planner Cook said the most common issues that arise are Change of Use application standards, permit procedures, and housing standards.

Housing Standards address clear and objective standards, consideration of tiny and container homes, manufactured home standards, and energy efficient building practices for housing standards, among others. Various incentives for development can be considered, separate from Housing Standards.

Commissioner Poppoff asked if Crypto Mining could be banned.

Commissioner Case requested an example of Industrial Development Standards

The Commission voted on their preferred long-range projects. Results follow:

	Total
Housing Standards	4
Permit Procedures	3
Ground Floor Retail Updates in Commercial Zones	3
Update Change of Use Application Standards	2
Crypto mining operation standards	2
Street tree standards	1
Driveway/Access Standards	0
Industrial Development Standards	0

STAFF COMMENTS / PROJECT UPDATES

None.

COMMISSIONER COMMENTS / QUESTIONS


None.

ADJOURNMENT


Chair Cornett adjourned the meeting at 6:27 p.m.

Submitted by/
Paula Webb, Secretary
Community Development Department

SIGNED:


Cody Cornett, Chair

ATTEST:


Paula Webb, Secretary
Community Development Department



City of The Dalles Planning Commission

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Background

Comprehensive Plan Amendments

- A. CPA 55-23:** Adopting HNA and the Buildable Housing Needs Analysis Update.
- B. CPA 54-22:** Revising prescribed residential density ranges of The Dalles Comprehensive Plan.

Zoning Ordinance Amendments

- ❖ **ZOA 109-23:** Recreational Vehicle Park Amendments. *This was adopted by City Council during the January 8, 2024 hearing.*
- ❖ **ZOA 108-23:** The Dalles Municipal Code Title 10 including ensuring consistent terminology, adapting to modern technology, maintaining clear and objective housing standards, updating review procedures, and consistency with state law.
- ❖ **ZOA 107-22:** Residential density ranges and density regulations amendments.

Let's Look Ahead

High Priority Amendments

- ❖ Flood Control Provisions
- ❖ Land Division Standards
- ❖ Sign Code
- ❖ Parking Standards

High Priority Planning Projects

- ❖ West Side Area Study Master Plan
- ❖ Housing Production Strategy

Commission Considerations

Permit Procedures

Housing Standards

Driveway/Access Standards

Industrial Development Standards

Update Change of Use application Standards

Ground floor retail updates in the Commercial zones

Crypto mining operation standards

Group Activity

	Cornett	Peña	Case	Poppoff	Portela	Total
Permit Procedures	1		1		1	3
Housing Standards		1	1	1	1	4
Driveway/Access Standards						0
Industrial Development Standards						0
Update Change of Use application Standards	1		1			2
Ground floor retail updates in the Commercial zones	1	1			1	3
Crypto mining operation standards		1		1		2
Street tree standards				1		1



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