

MINUTES

PLANNING COMMISSION MEETING

February 6, 2025

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, Maria Peña, Carrie Pipinich, Mark Poppoff

COMMISSIONERS ABSENT: Addie Case, Nik Portela

STAFF PRESENT: Director Joshua Chandler, City Attorney Jonathan Kara,
Secretary Paula Webb

CALL TO ORDER

The meeting was called to order by Chair Cornett at 5:30 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, Peña, Pipinich, and Poppoff voting in favor, none opposed, Case and Portela absent.

ELECTION OF OFFICERS

Chair Cornett nominated himself for Chair; Pipinich seconded the nomination.

It was moved by Poppoff and seconded by Grant to elect Cody Cornett as Chair. The motion carried 5/0; Cornett, Grant, Peña, Pipinich, and Poppoff voting in favor, none opposed, Case and Portela absent.

Chair Cornett nominated Carrie Pipinich for Vice Chair; Peña seconded the nomination.

It was moved by Cornett and seconded by Poppoff to elect Carrie Pipinich as Vice Chair. The motion carried 5/0; Cornett, Grant, Peña, Pipinich, and Poppoff voting in favor, none opposed, Case and Portela absent.

APPROVAL OF MINUTES

It was moved by Poppoff and seconded by Peña to approve the minutes of October 3, 2024 as submitted. The motion carried 5/0; Cornett, Grant, Peña, Pipinich, and Poppoff voting in favor, none opposed, Case and Portela absent.

It was moved by Grant and seconded by Poppoff to approve the minutes of December 5, 2024 as submitted. The motion carried 5/0; Cornett, Grant, Peña, Pipinich, and Poppoff voting in favor, none opposed, Case and Portela absent.

PUBLIC COMMENT

None.

QUASI-JUDICIAL PUBLIC HEARING

Conditional Use Permit (CUP) 213-25, City of The Dalles

Chair Cornett read the rules governing the public hearing. He then inquired whether any Commissioner had ex parte contact, bias, or a conflict of interest that would preclude an impartial decision. Hearing none, Chair Cornett opened the public hearing at 5:38 p.m.

Director Chandler presented the staff report and provided a detailed presentation, which is included as Attachment 1.

In response to questions from the Commission, Facilities Supervisor Mike Kasinger replied:

- Motion sensor lights will be installed primarily around the entryways.
- The total cost of the project is estimated to be approximately \$350,000.
- To reduce costs, as much work as possible will be completed "in-house."
- Wainscoting and windows will be incorporated into the design to enhance the building's appearance.

Further clarification was provided by City Manager Matthew Klebes:

- The City will adhere to the local contract review board process for procurements and solicitations. The goal is to ensure efficiency and cost-effectiveness in the process.
- The project will be carried out in partnership with the Friends of the Library and the Library District.

Chair Cornett read a comment from David Sacquety, who expressed opposition to the project due to its potential impact on his property at 304 E. 7th Place, The Dalles. This comment is included as Attachment 2.

Chair Cornett closed the public hearing at 6:00 p.m.

It was moved by Grant and seconded by Poppoff to adopt Resolution PC 625-25 approving Conditional Use Permit 213-25, 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, Peña, Pipinich, and Poppoff voting in favor, none opposed, Case and Portela absent.

RESOLUTION

Resolution PC 625-25: Approval of CUP 213-25, City of The Dalles

It was moved by Grant and seconded by Poppoff to approve Resolution PC 625-25 as presented. The motion carried 5/0; Cornett, Grant, Peña, Pipinich, and Poppoff voting in favor, none opposed, Case and Portela absent.

STAFF COMMENTS / PROJECT UPDATES

Director Chandler provided the following updates:

- The Housing Production Strategy (HPS) was submitted to the Department of Land Conservation and Development (DLCD) on February 5, 2025. The HPS was adopted by the City Council on January 27, 2025. A total of nineteen strategies are planned for completion over the next eight years.
- Staff is currently working on updates to the Flood Plain Ordinance, with the first review scheduled for Spring 2025.
- Staff will begin a six- to eight-month process for an Economic Opportunities Analysis and Employment Buildable Lands Inventory. An Advisory Committee will be assembled, and Staff will return with discussion items in the coming months.
- Recruitment will begin for an Administrative Assistant position within the Community Development Department, which will replace the former Planning Secretary position.

Chair Cornett inquired when the HPS work would come before the Planning Commission. Director Chandler responded that not all strategies would require Commission involvement. A Housing Group, made up of community stakeholders, will meet periodically to ensure all housing needs are addressed. The first strategy likely to come before the Commission will involve reviewing methods to expand multi-family housing units in all residential zones.

Staff is also working with an outside consultant to update land division standards. This action is identified in the State's HPS, but it will be completed separately from the overall HPS process. This section of the Code requires modifications, and it is anticipated that Staff will bring it to the Commission for discussion in early summer.

COMMISSIONER COMMENTS / QUESTIONS

Chair Cornett announced that there will be a community feedback opportunity for the Federal Street Plaza on Wednesday, February 12, 2025, at 5:30 p.m. at Freebridge Brewing. He encouraged all to attend and participate.

ADJOURNMENT

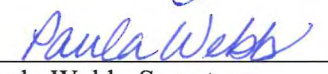
Chair Cornett adjourned the meeting at 6:12 p.m.

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

FEBRUARY 5, 2025 | 5:30 PM

Conditional Use Permit No. 213-25

Applicant: City of The Dalles

Address: 722 Court Street

Assessor's Map and Tax Lot: 1N 13E 3CB taxlot 800

Zoning District: "RH" High Density Residential

Overlay: Neighborhood Center

Proposal: Applicant is requesting approval to demolish two structures (320 SF and 480 SF) and construct one structure of 4,800 SF. The new structure will consolidate the City's Maintenance Division operations and provide storage for The Dalles Wasco County Library and Friends of The Dalles Library Book Barn. This project is a Government Public Facility and will require a Community Facilities Overlay (CFO).

Subject Property

722 Court Street

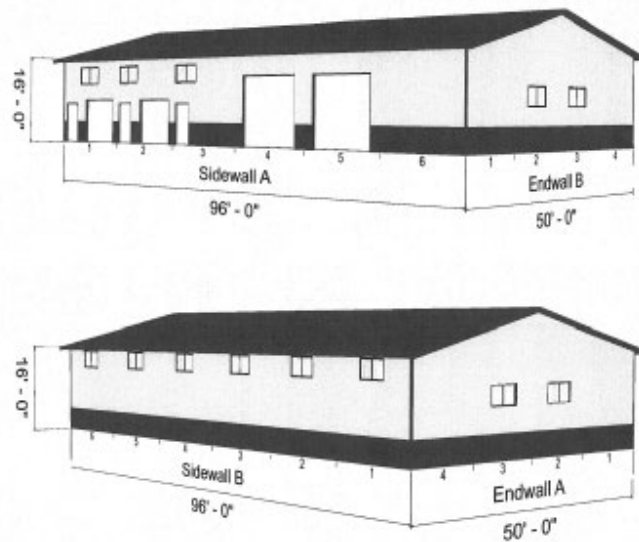
The Dalles Wasco County Library



Proposal



Proposal



Review Criteria: Impact TDMC 10.3.050.040(C)

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.

Review Criteria: Impact Criterion Met

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.*

Review Criteria: Impact Criterion Met with Conditions

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.*

Review Criteria: Impact Criterion Not Applicable

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.~~

Site Improvements

- New ADA parking spaces, striping
- New drive approaches
- Parking lot resurfacing
- Screening around trash area
- Re-landscaping
- Reduction of 6 parking spaces
- New oil/water separator
- New bike racks at Library entry



Commission Alternatives

1. **Staff recommendation:** The Planning Commission move to adopt Resolution PC 625-25 approving Conditional Use Permit 213-25, 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 213-25, move to direct staff to prepare a resolution of denial. The Planning Commission shall identify the specific criteria concerning this decision.



City of The Dalles Planning Commission

FEBRUARY 5, 2025 | 5:30 PM

Paula Webb

Subject: FW: Application Number CUP 213-25

From: David Sacquety <dsacquety@yahoo.com>
Sent: Monday, February 03, 2025 6:50 PM
To: Joshua Chandler <jchandler@ci.the-dalles.or.us>
Subject: Application Number CUP 213-25

WARNING: Email from external source. Links and attachments could pose security risks. Investigate sender and think before you click.

To Whom it May Concern:

My name is David Sacquety. I own a house at 304 E 7th Place, The Dalles, 97058. My house is across the street from the proposed new building per application number CUP 213-25.

I object to the proposal to place a structure of 4,800 feet across the street. I prefer that the property remain a city lot. The lot is helpful for alleviating street parking, especially when the library runs community events. At times, the library events congest the street.

Also, we have a view of the Columbia River from our house; a large structure will destroy our view and reduce the value of our property.

Thank you for your time and consideration.

David Sacquety