

**MINUTES**

**PLANNING COMMISSION MEETING**

May 15, 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:** Addie Case, Cody Cornett, Steve Light, Carrie Pipinich

**COMMISSIONERS ABSENT:** John Grant, Maria Peña, Nik Portela

**STAFF PRESENT:** Director Joshua Chandler, City Attorney Jonathan Kara, Senior Planner Sandy Freund, Planning Technician Paula Webb, Administrative Assistant Crystal Sayre

**CALL TO ORDER**

The meeting was called to order by Chair Cornett at 5:34 p.m.

**PLEDGE OF ALLEGIANCE**

Chair Cornett led the Pledge of Allegiance.

**APPROVAL OF AGENDA**

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

**APPROVAL OF MINUTES**

Due to the limited number of Commissioners present who had attended the April 17, 2025 meeting, approval of those minutes was deferred to the next meeting.

**PUBLIC COMMENT**

None.

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**QUASI-JUDICIAL PUBLIC HEARING**

**Conditional Use Permit (CUP) 214-25, Joe Stewart**

Request: Approval to site and construct a 3, 450 square foot, one-story, six-unit storage facility at 3826 West Sixth Street.

Chair Cornett read the rules governing a 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 5:40 p.m.

Senior Planner Sandy Freund provided a presentation of the proposed project and overview of the staff report. (Attachment 1). Freund recommended a minor amendment to Condition of Approval 1. e. of the staff report to remove a reference to parking lot landscaping, as the number of proposed parking spaces does not meet the landscaping requirement threshold.

Commissioners inquired about landscaping, particularly whether any was proposed at the site frontage. Both Senior Planner Freund and the applicant's representative, Jamie Crawford of AKS Engineering, confirmed that the site is constrained, but some landscaping will be provided between the building and the street, giving the appearance of extended right-of-way landscaping.

No public testimony was offered in favor or opposition to the proposed project, and no rebuttal was provided by the applicant. Commissioners unanimously agreed they had sufficient information to deliberate.

**RESOLUTION**

**Resolution PC 628A-25: Approval of Conditional Use Permit 214-25, Joe Stewart**

It was moved by Commissioner Pipinich and seconded by Commissioner Case to adopt Resolution PC 628A-25 to approve Conditional Use Permit 214-25, based on the findings of fact and conclusions of law in the agenda staff report, with the specified conditions of approval, as amended. The motion carried 4/0: Case, Cornett, Light, and Pipinich voting in favor, none opposed, Grant, Peña, and Portela absent.

**STAFF COMMENTS / PROJECT UPDATES**

Director Chandler updated the Commission on several ongoing initiatives and projects:

- Director Chandler welcomed Commissioner Light to the Planning Commission.
- The June 5 meeting will address new Federal Emergency Management Agency (FEMA) floodplain regulations and related Pre- Implementation Compliance Measures (PICM) requirements submitted for review by the Department of Land Conservation and Development (DLCD) and FEMA. Notices are being mailed to both current and potentially impacted property owners under Ballot Measure 56. Staff advised that the legally required language in the notice may be confusing or could cause concern to property owners.
- The June 19 meeting will be canceled in observance of Juneteenth.

- The July 3 meeting is tentatively scheduled, pending agenda items.
- A joint Planning Commission/City Council meeting is planned for July 17 to review the ongoing Economic Opportunities Analysis. Chair Cornett noted he would be unavailable to chair that meeting but would participate remotely. Commissioner Pipinich indicated availability to attend.
- At its May 13 meeting, the City Council denied the appeal of the Alford Subdivision (SUB 86-24), thereby upholding the Planning Commission's approval. The decision remains subject to further appeal to the Land Use Board of Appeals.
- Chandler noted that the concept of utilizing a Hearings Officer received general support from the City Council and will be further evaluated over the coming year.

**COMMISSIONER COMMENTS / QUESTIONS**

Chair Cornett noted that he would be absent for the July 17 meeting.

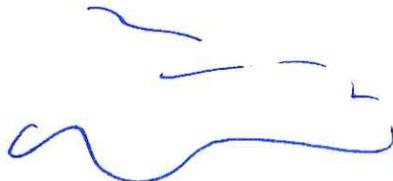
**ADJOURNMENT**

There being no further business, Chair Cornett adjourned the meeting at 6:02 p.m.

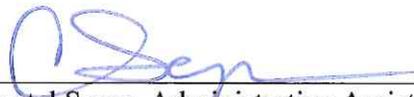
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Submitted by/  
Crystal Sayre, Administrative Assistant  
Community Development Department

SIGNED:

  
~~Cody Cornett, Chair~~ CARRIE PIPINICH, VICE CHAIR

ATTEST:

  
Crystal Sayre, Administrative Assistant  
Community Development Department