

CITY OF THE DALLES PLANNING COMMISSION MINUTES

Thursday, March 1, 2012

City Hall Council Chambers

313 Court Street

The Dalles, OR 97058

Conducted in a handicap accessible room

CALL TO ORDER:

Chair Lavier called the meeting to order at 6:00 PM.

BOARD MEMBERS PRESENT:

Bruce Lavier, Mark Poppoff, John Nelson, Dennis Whitehouse

BOARD MEMBERS ABSENT:

Chris Zukin, Ron Ahlberg, Nan Wimmers

STAFF MEMBERS PRESENT:

City Attorney Gene Parker, Senior Planner Richard Gassman, and Administrative Secretary Carole Trautman

APPROVAL OF AGENDA:

It was moved by Whitehouse and seconded by Poppoff to approve the agenda as submitted. The motion carried unanimously; Zukin, Ahlberg and Wimmers were absent.

APPROVAL OF MINUTES:

Chair Lavier asked the Commissioners if there were any corrections to the minutes. Commissioner Nelson made the following comments:

- 1) Page 2, paragraph 2, first sentence – change “expire at any time” to “have a time limit.”
- 2) Page 3, paragraph 5, first sentence – change the word “with” to “which had”, and change the word “house” to “center.”
- 3) Page 4, paragraph 4, third sentence – Nelson asked for clarification on this sentence which indicated clinics had “moved out” of the building, because he understood it to be a new building. Nelson asked if there had been turnover in the building. Senior Planner Gassman said clarification could be given by the representative of the applicant during the public hearing portion of the meeting, and the clarification would be reflected in the meeting minutes.
- 4) Page 4, paragraph 6, sentence 3 – strike the seventh word, “asked.”

It was moved by Poppoff and seconded by Whitehouse to approve the minutes as corrected. The motion carried unanimously; Zukin, Ahlberg and Wimmers were absent.

PUBLIC COMMENT:

None

QUASI-JUDICIAL HEARING:

Application VAR 118-12, Mid-Columbia Medical Center, requesting approval to obtain additional signage that exceeds the code limitation. The property is located at 1935 East 19th Street, The Dalles, Oregon, and is further described as Township 1 North, Range 13 East, Map 11BA, tax lots 4800, 4900,

and 5000. Property is zoned “RL” – Residential Low Density with an “NC” Neighborhood Center overlay.

Chair Lavier asked the Commissioners if they had any bias, conflict of interest, or ex-parte contact since the February 16, 2012 Planning Commission public meeting that would prohibit them from making an impartial decision in the matter. None were noted.

Chair Lavier continued the public hearing at 6:05 PM.

Chair Lavier recalled that, at the last public hearing for this variance request, the applicant would discuss with Mid-Columbia Medical Center (MCMC) management about a suggested option on additional signage. Senior Planner Gassman stated he spoke with the applicant, and MCMC was in agreement to have two additional directional signs, one at each entrance, that would be within the code limit for directional signs, and one building directory sign at the rear main entrance. Commissioner Nelson asked if that would include the existing monument sign for a total of three signs at the street entrance and one sign at the rear main entrance. Senior Planner Gassman affirmed there would be a monument sign and two directional signs at the street entrance. The directional signs would be limited to eight square feet in size and four feet in height. Gassman further explained that normally directional signs would be allowed in this zone, but since the first approved variance request for the building stated there would only be a total of one sign—the monument, a second variance request was needed for additional signage.

PROPONENT:

Gaylen Rose, 3125 Old Dufur Road, The Dalles, Oregon, gave a clarification on Commissioner Nelson’s question from the February 16, 2012 meeting minutes regarding clinics “moving.” Rose said he referenced that MCMC had multiple clinic moves within its own system. For instance, Riverview Women’s Clinic moved from the MOB (medical office building) to one of the three “blue roofs,” as they call them, across the street at 1815 and 1915. Family Practice moved to 1825. Regarding the annex buildings, Alaimo’s Clinic moved to Columbia Hills Family Practice, and Visiting Physicians Services moved from the other annex building up to Columbia Crest. Therefore, all of those multiple moves confused people, they weren’t sure where they were supposed to go as MCMC utilized resources according to its needs.

Mr. Rose stated that MCMC would agree to the Planning Commission’s signage recommendations. The directional signs would have the words “Main Entrance,” two feet in size, at the top of each sign. The signs would be six square feet in size and four feet in height, Rose said, which would meet code requirements. The directional signs would be double sided as suggested, Rose stated.

Chair Lavier stated no one was present to give a statement of opposition, and there was no need for a rebuttal.

Commissioner Whitehouse asked if Variance 118-12 would stand separate from the first Variance 115-11. City Attorney Parker answered that the variances would stand by themselves, but the record would reflect that the reason the Planning Commission was being asked to approve the second request was because of the condition in the first variance of one sign, and one sign only. Parker explained that both variances would be placed in the property file as well.

Chair Lavier closed the public hearing at 6:13 PM.

DELIBERATION:

It was moved by Nelson and seconded by Whitehouse to give relief from the limitation imposed under Variance 115-11, that being a maximum of one sign allowed, and to approve Variance request 118-12, based on the finding of fact, to erect a directional sign on the east and west sides of the building, and one building directory sign at or near the main entrance subject to the conditions of approval as directed by the Planning staff. The motion carried unanimously; Zukin, Ahlberg and Wimmers were absent.

RESOLUTION:

It was moved by Nelson and seconded by Poppoff that the Planning Commission approve and adopt Resolution P.C. 518-12. The motion carried unanimously; Zukin, Ahlberg and Wimmers were absent.

STAFF COMMENTS:

None

COMMISSIONER COMMENTS/QUESTIONS:

Commissioner Nelson asked Senior Planner Gassman when the list of suggested LUDO changes would be brought before the Planning Commission again. Gassman said they would be discussed soon and that the Planning staff would deliberate prior to bringing the list before the Planning Commission for consideration again.

NEXT MEETING:

March 15, 2012

ADJOURNMENT:

The meeting was adjourned at 6:20 PM.

Respectfully submitted by Carole J. Trautman, Administrative Secretary.



Bruce Lavier, Chairman