



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125
Planning Department

AGENDA
CITY OF THE DALLES PLANNING COMMISSION
CITY HALL COUNCIL CHAMBERS
313 COURT SREET
THE DALLES, OREGON 97058
CONDUCTED IN A HANDICAP ACCESSIBLE MEETING ROOM
THURSDAY, JULY 31, 2014
6:00 PM

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF AGENDA
- IV. APPROVAL OF MINUTES – July 17, 2014
- V. PUBLIC COMMENT (Items not on the Agenda)
- VI. WORK SESSION – Residential Infill Policies
- VII. STAFF COMMENTS
- VIII. COMMISSIONER COMMENTS/QUESTIONS
- IX. FUTURE MEETING – August 21, 2014
- X. ADJOURNMENT

CITY OF THE DALLES PLANNING COMMISSION MINUTES

Thursday, July 17, 2014

City Hall Council Chambers

313 Court Street

The Dalles, OR 97058

Conducted in a handicap accessible room

6:00 PM

CALL TO ORDER:

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

BOARD MEMBERS PRESENT:

Bruce Lavier, Chris Zukin, Dennis Whitehouse, Mark Poppoff, John Nelson, Jeff Stiles

BOARD MEMBERS ABSENT:

None

STAFF MEMBERS PRESENT:

Planning Director Richard Gassman, City Attorney Gene Parker, Administrative Secretary Carole Trautman

APPROVAL OF AGENDA:

It was moved by Whitehouse and seconded by Stiles to approve the agenda as submitted. The motion carried unanimously.

APPROVAL OF MINUTES:

Chair Lavier requested an amendment to the June 19, 2014 minutes. On page 1, under Approval of Minutes, change "Chair Lavier" to "Acting Chair Whitehouse." Commissioner Nelson requested an amendment on page 2, the first full paragraph, 7th line, change the word "Parks" to "park" in the phrase "losing Parks space." It was moved by Nelson and seconded by Poppoff to approve the June 19, 2014 minutes as amended. Whitehouse, Poppoff, Zukin and Nelson voted in favor, Lavier and Stiles abstained. The motion carried.

PUBLIC COMMENT:

None

RESOLUTIONS:

Following City Attorney Parker's explanation for the review of the resolutions, it was moved by Zukin and seconded by Whitehouse to approve P.C. Resolution #540-14 regarding APL #28-14, appellant Randolph G. Hager, as submitted. The motion carried unanimously.

It was moved by Nelson and seconded by Poppoff to approve P.C. Resolution #541-14 regarding APL #27-14, appellant Elk Horn Development LLC, as submitted. The motion carried unanimously.

WORK SESSION:

Director Gassman presented the highlights of his memorandum dated July 17, 2014 and summarized the directives from the City Council's June 30 work session regarding residential infill policies as follows:

- Develop the details for the proposed streets network.
- Develop details for Options 2 and 3 of the June 5, 2014 Preliminary Concepts memorandum presented by the Planning Commission.
- Cancel all Waivers of Remonstrance.
- No directive was given on the proposal of requiring Delayed Development Agreements on new residential development.

Director Gassman proposed a strategy for the work session as follows:

- Identify the streets network, specifically from what intersection to what intersection
- Once streets are identified, identify and recommend what type of improvements should be required for each of those streets (i.e. full improvement or something less). He said the Commission could ignore all other streets that were not identified as network streets, because the City intended to leave it up to citizens to form a Local Improvement District (LID) for improvements on non-network streets.
- Develop more details for Options #2 and #3 of the June 5, 2014 Preliminary Concept memorandum presented by the Planning Commission.

The Commissioners reviewed and discussed the proposed 2014 Residential Infill Road Classifications Map (see Attachment #1) and identified the following streets and portions of streets to be included in the street network:

- West 6th
- 10th Street from Chenowith to Kelly
- Mt. Hood from 10th to City limits
- Union Street
- Kelly and 16th Place to Dry Hollow
- Dry Hollow
- 12th from Kelly to Thompson
- Thompson – 19th to 10th
- Old Dufur from Thompson to Fremont
- Fremont to Summit Ridge (both sides of Hwy 197)
- East 19th from Dry Hollow to the end
- Trevitt from W. 6th to Scenic
- Scenic
- Hostetler
- Snipes
- Cherry Heights from 6th to 13th
- Brewery Grade
- Chenowith Loop
- Webber

The Commission directed staff to prepare an excel spreadsheet listing the proposed street network and their specific features, and develop larger sized maps in sections that show the proposed street network. The Commission will reconvene to review these documents on July 31, 2014.

STAFF COMMENTS:

Director Gassman reported that Randolph Hager submitted an appeal to the Planning Commission's decision that will be heard by City Council on July 28, 2014. Mr. Hager appealed the system development charges requirement, and the City will appeal the annexation waiver.

COMMISSIONER COMMENTS:

City Attorney Parker, upon request, gave an update on WalMart. WalMart is currently working with Public Works and the Port of the Dalles to build a lift station. No building permit has been submitted.

NEXT MEETING:

July 31, 2014

ADJOURNMENT:

Chair Lavier adjourned the meeting at 7:32 PM.

Respectfully submitted by Administrative Secretary Carole Trautman

Bruce Lavier, Chairman

2014 Residential Infill Road Classifications

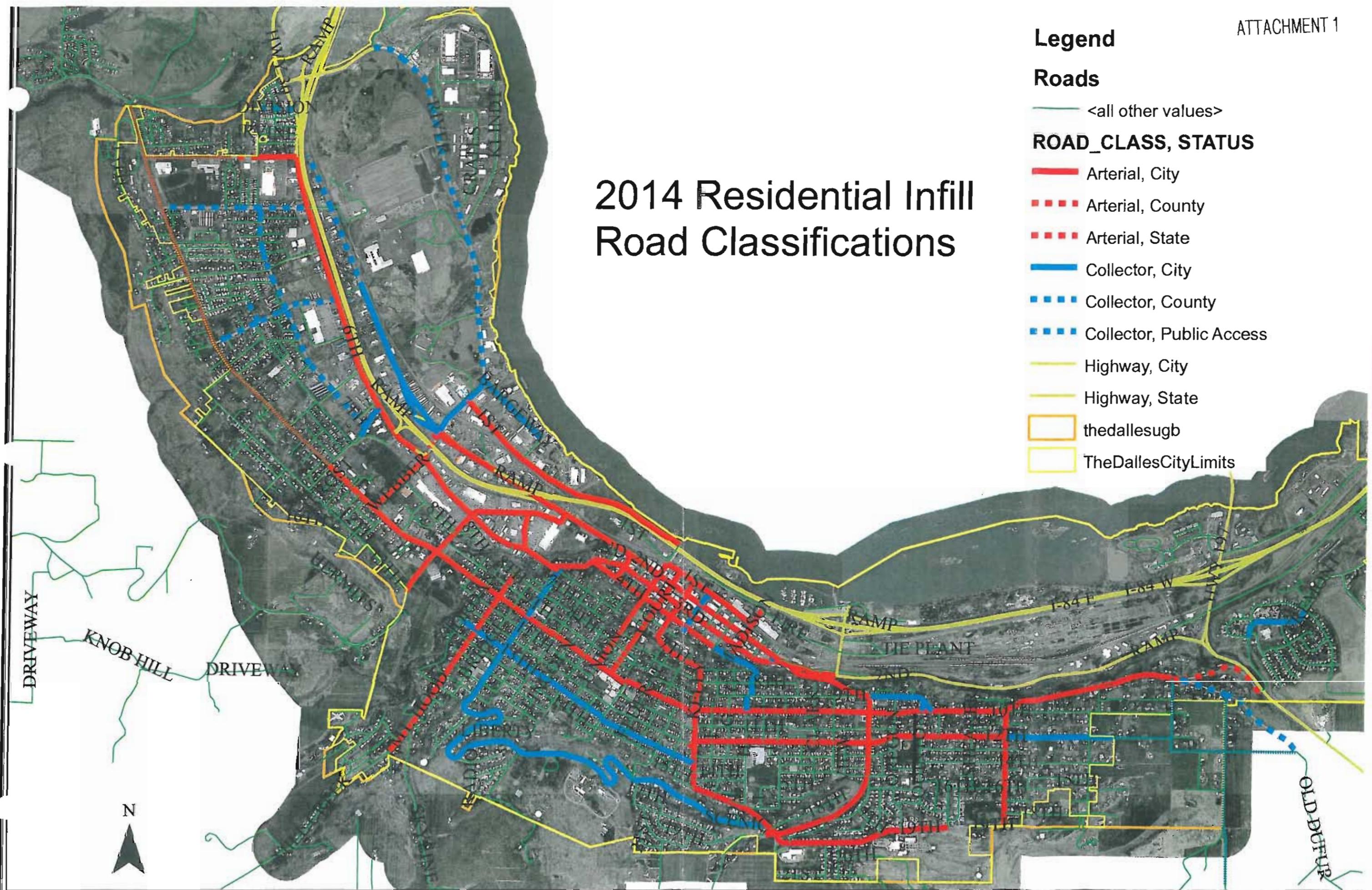
Legend

Roads

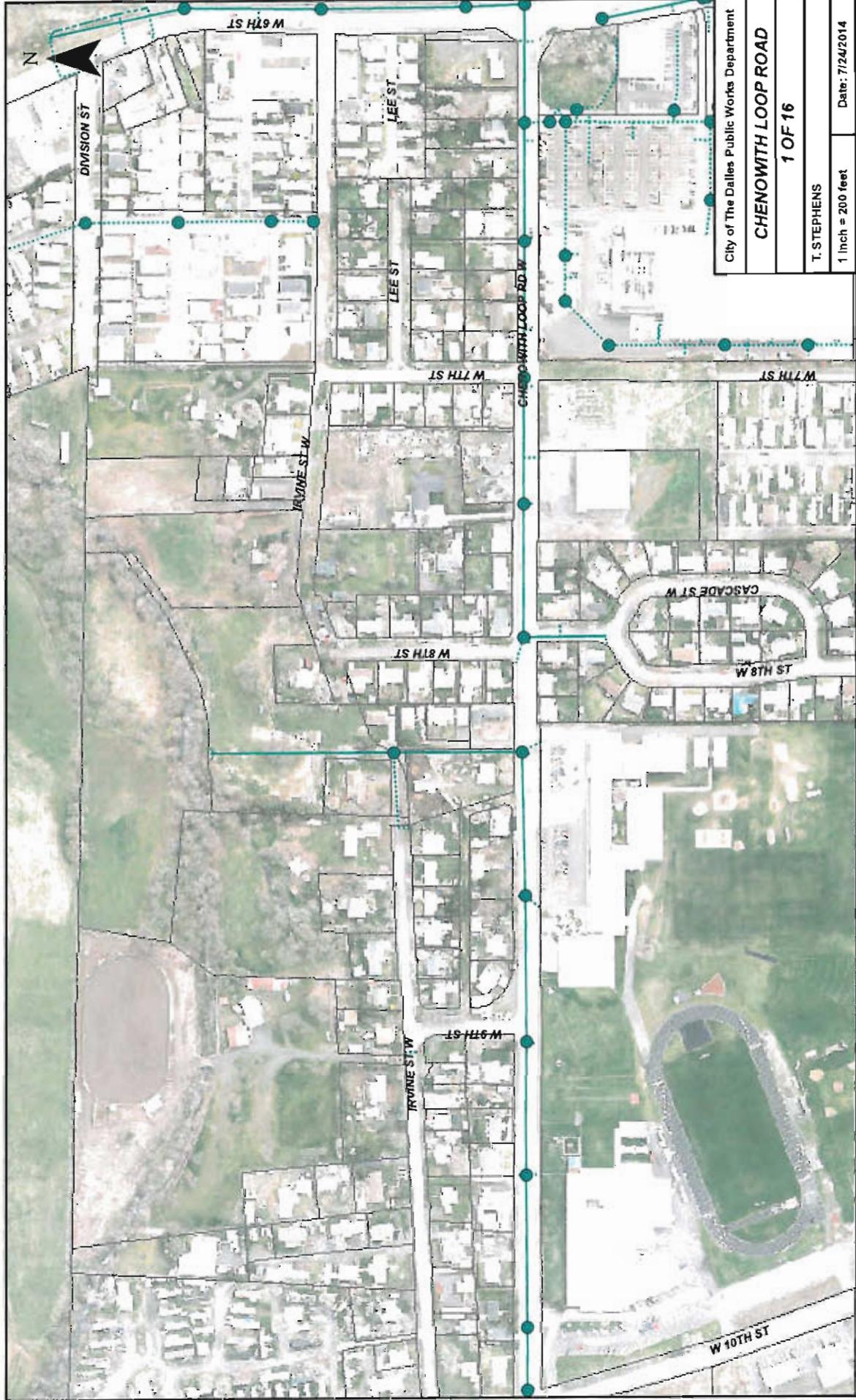
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ROAD_CLASS, STATUS

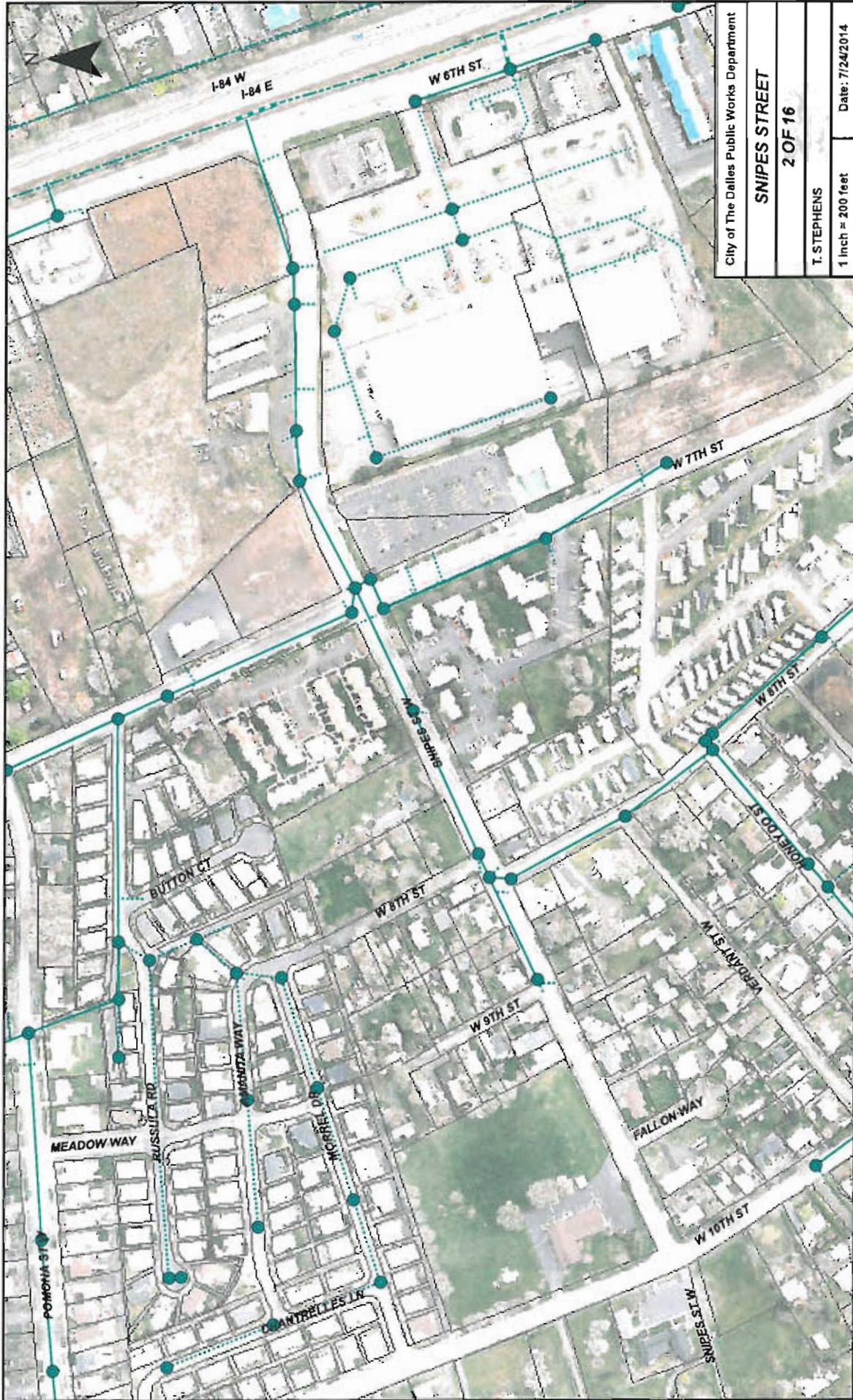
-  Arterial, City
-  Arterial, County
-  Arterial, State
-  Collector, City
-  Collector, County
-  Collector, Public Access
-  Highway, City
-  Highway, State
-  thedallesugb
-  TheDallesCityLimits



STORM WATER



City of The Dalles Public Works Department
CHENOWETH LOOP ROAD
1 OF 16
T. STEPHENS
1 inch = 200 feet
Date: 7/24/2014



City of The Dalles Public Works Department

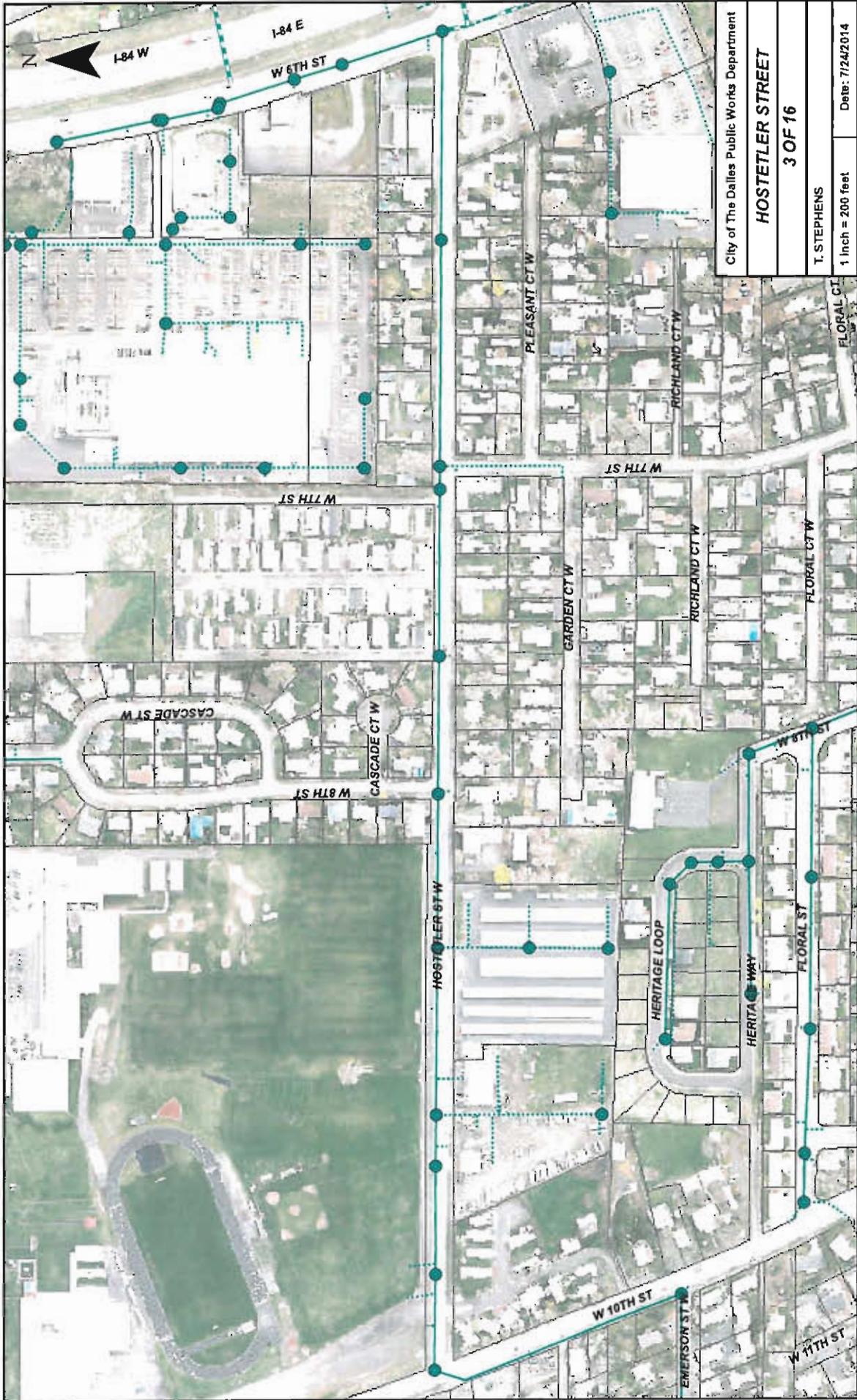
SNIPES STREET

2 OF 16

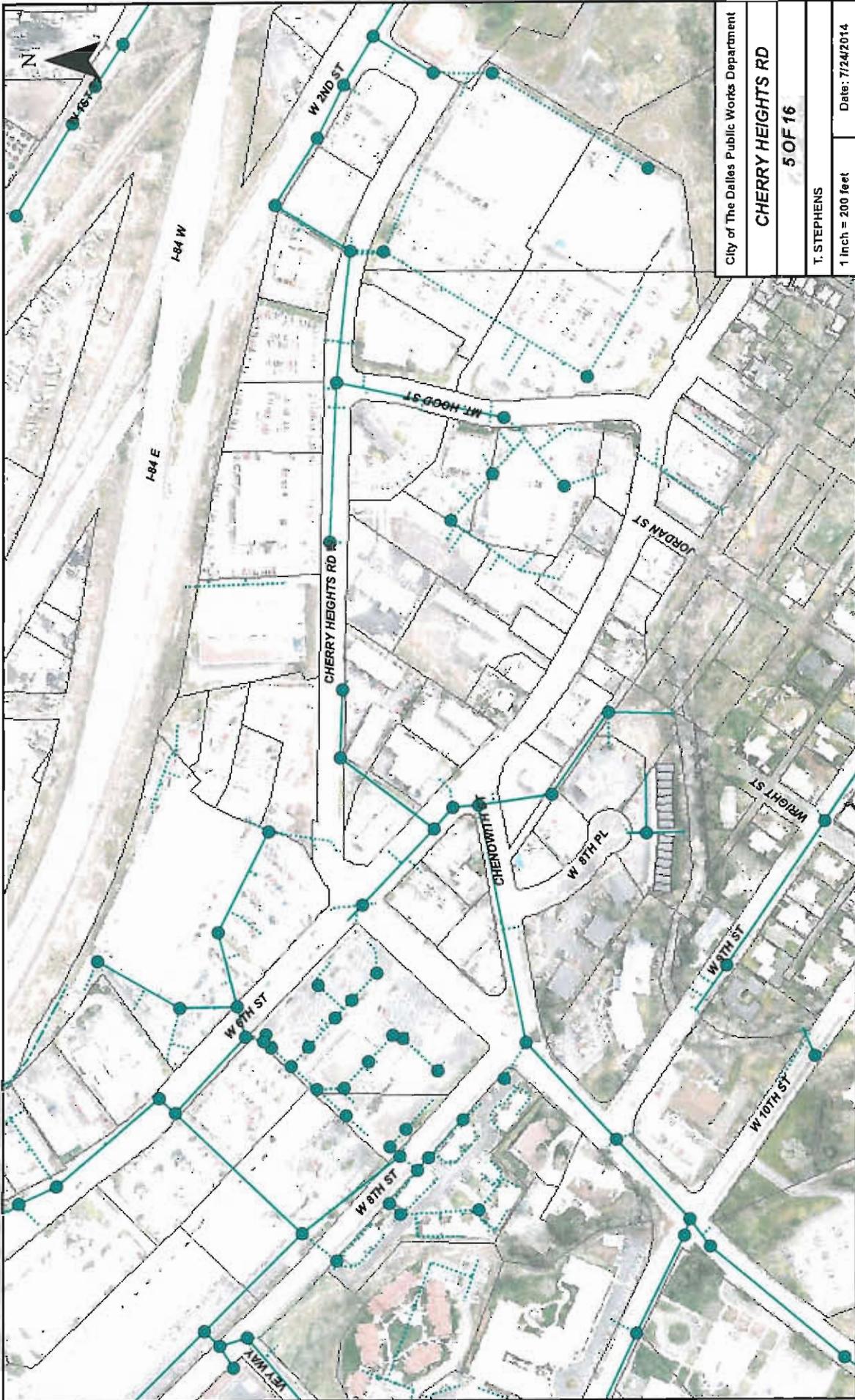
T. STEPHENS

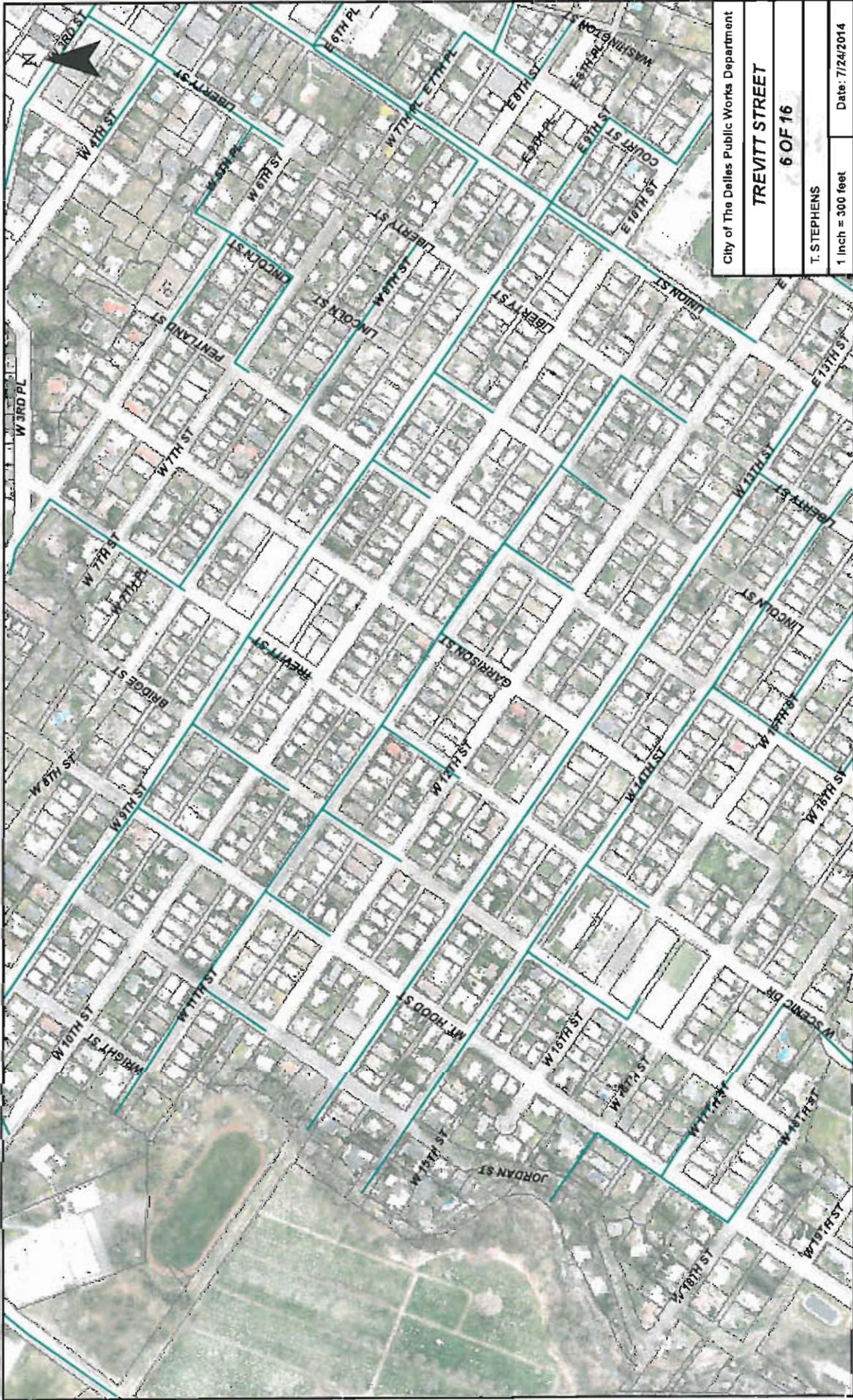
1 inch = 200 feet

Date: 7/24/2014



City of The Dalles Public Works Department
HOSTETLER STREET
3 OF 16
T. STEPHENS
1 Inch = 200 feet
Date: 7/24/2014





City of The Dallas Public Works Department

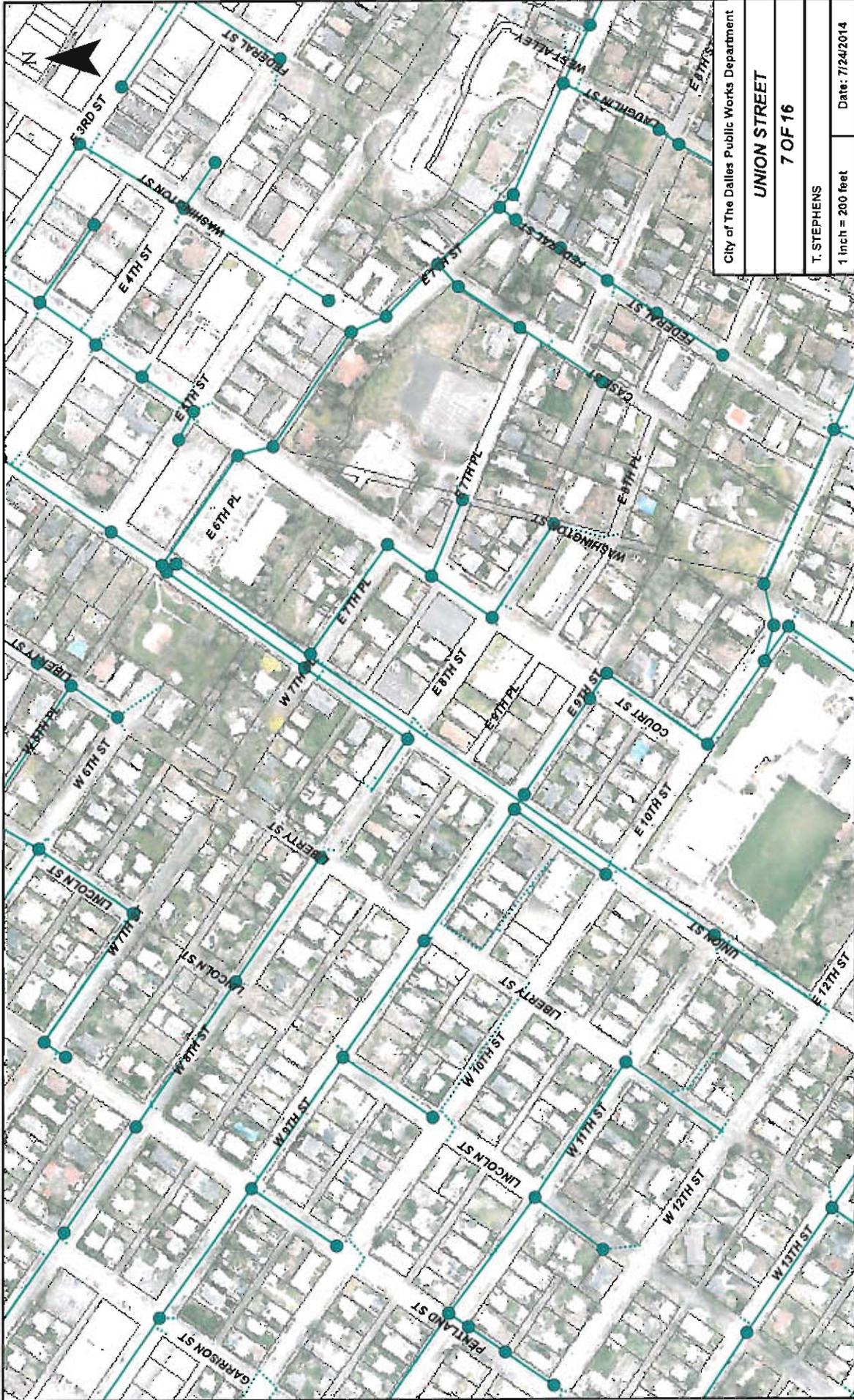
TREVITT STREET

6 OF 16

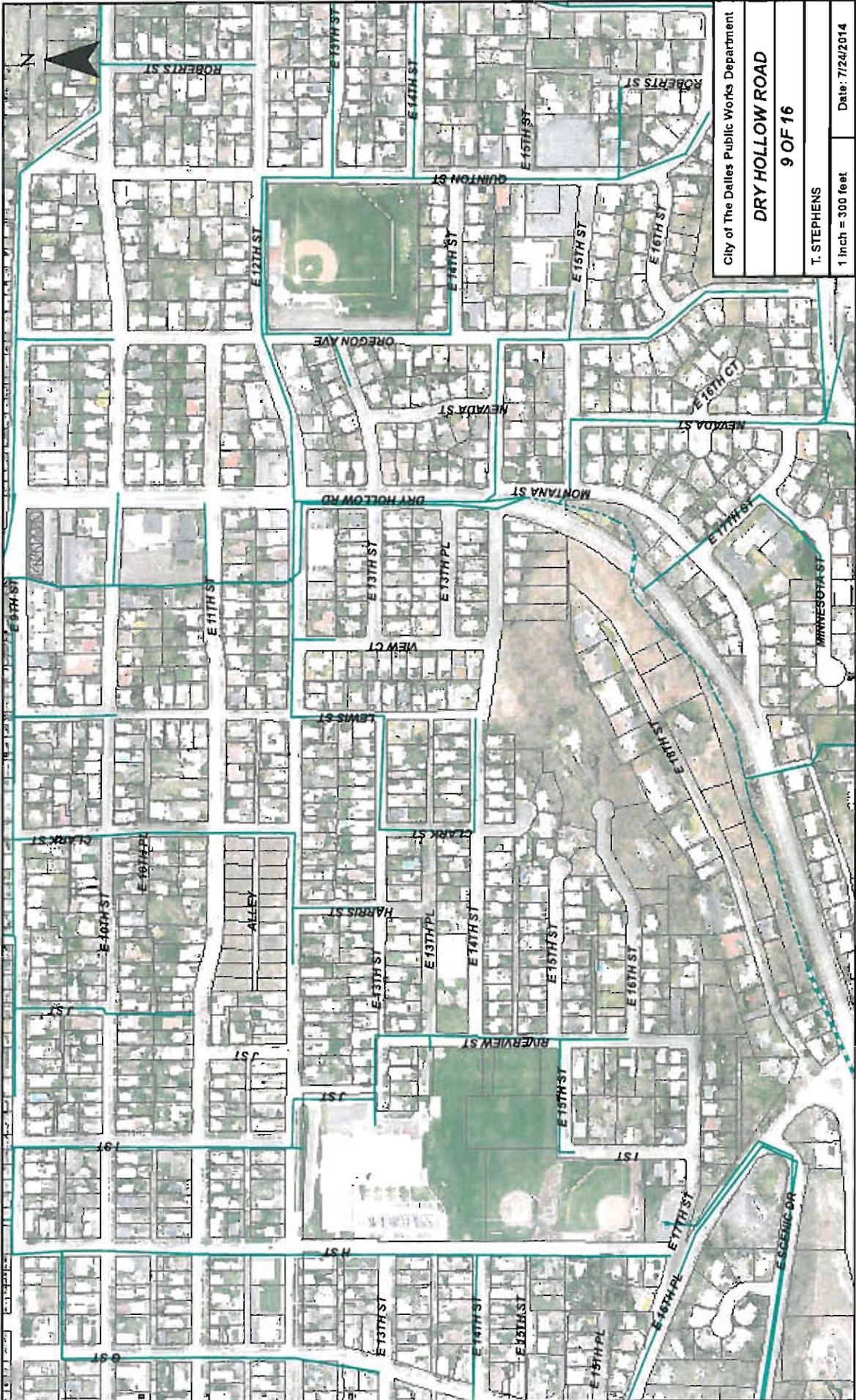
T. STEPHENS

1 Inch = 300 feet

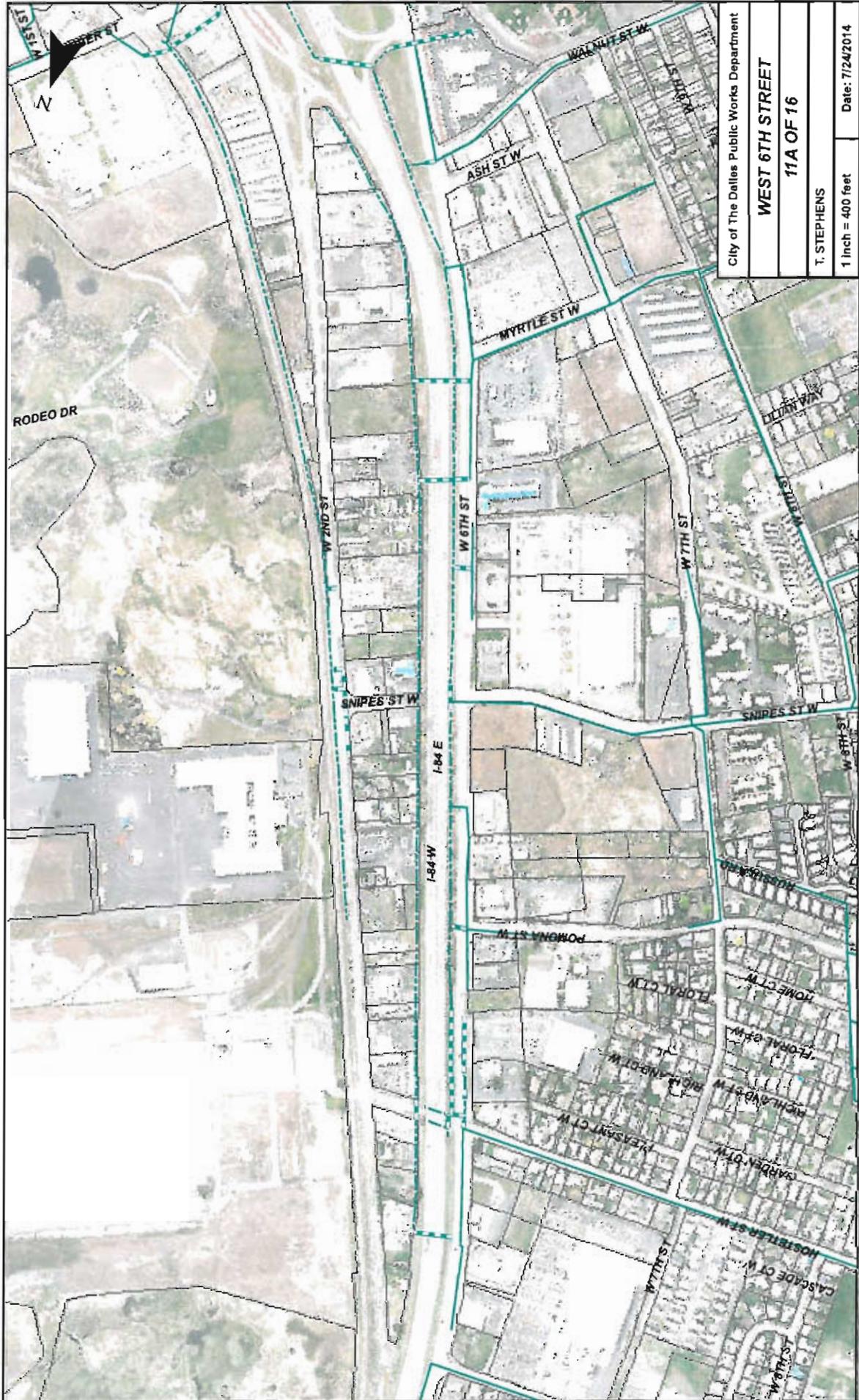
Date: 7/24/2014



City of The Dalles Public Works Department
UNION STREET
7 OF 16
T. STEPHENS
1 inch = 200 feet
Date: 7/24/2014



City of The Dalles Public Works Department
DRY HOLLOW ROAD
9 OF 16
T. STEPHENS
1 inch = 300 feet
Date: 7/24/2014



City of The Dalles Public Works Department

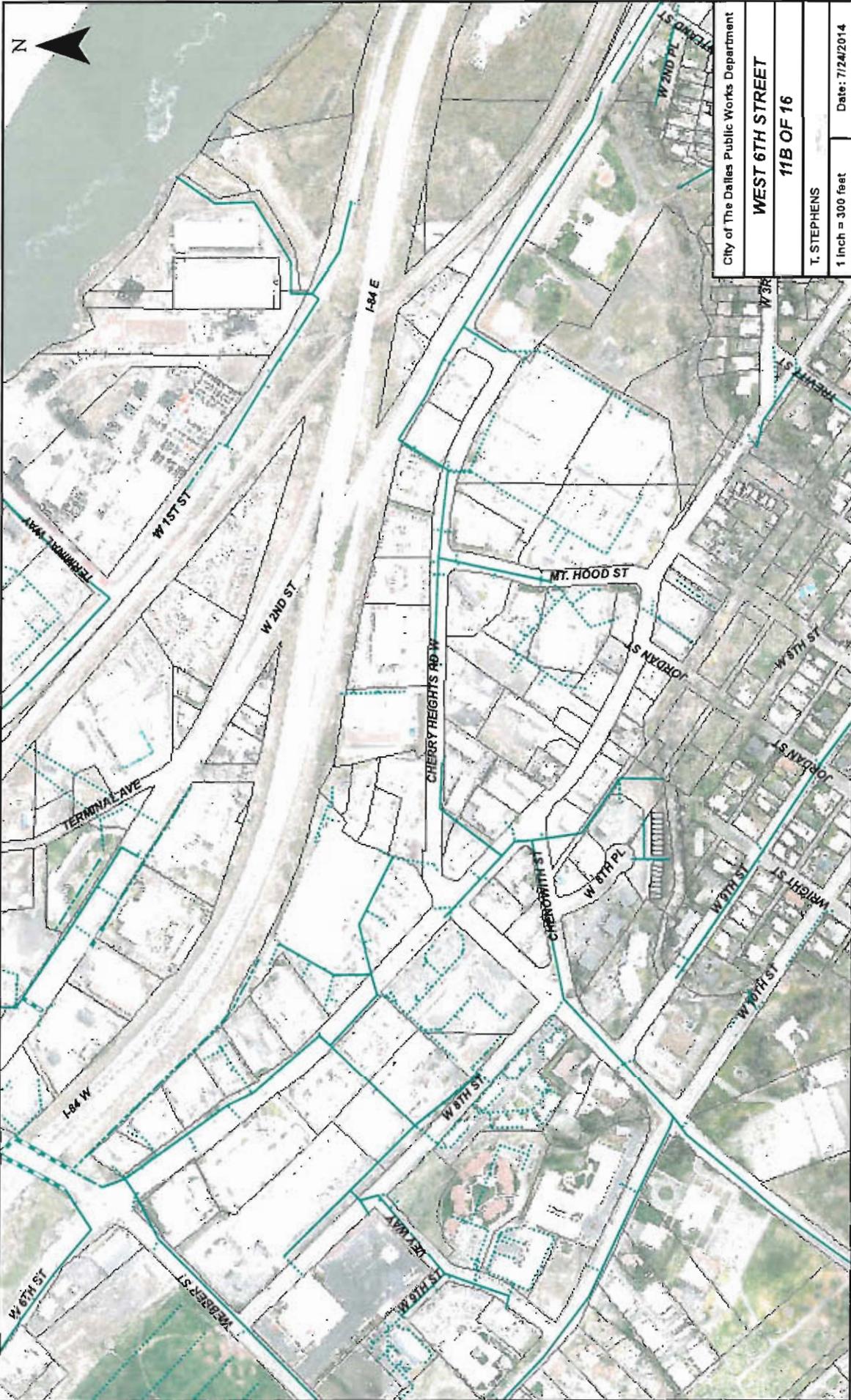
WEST 6TH STREET

11A OF 16

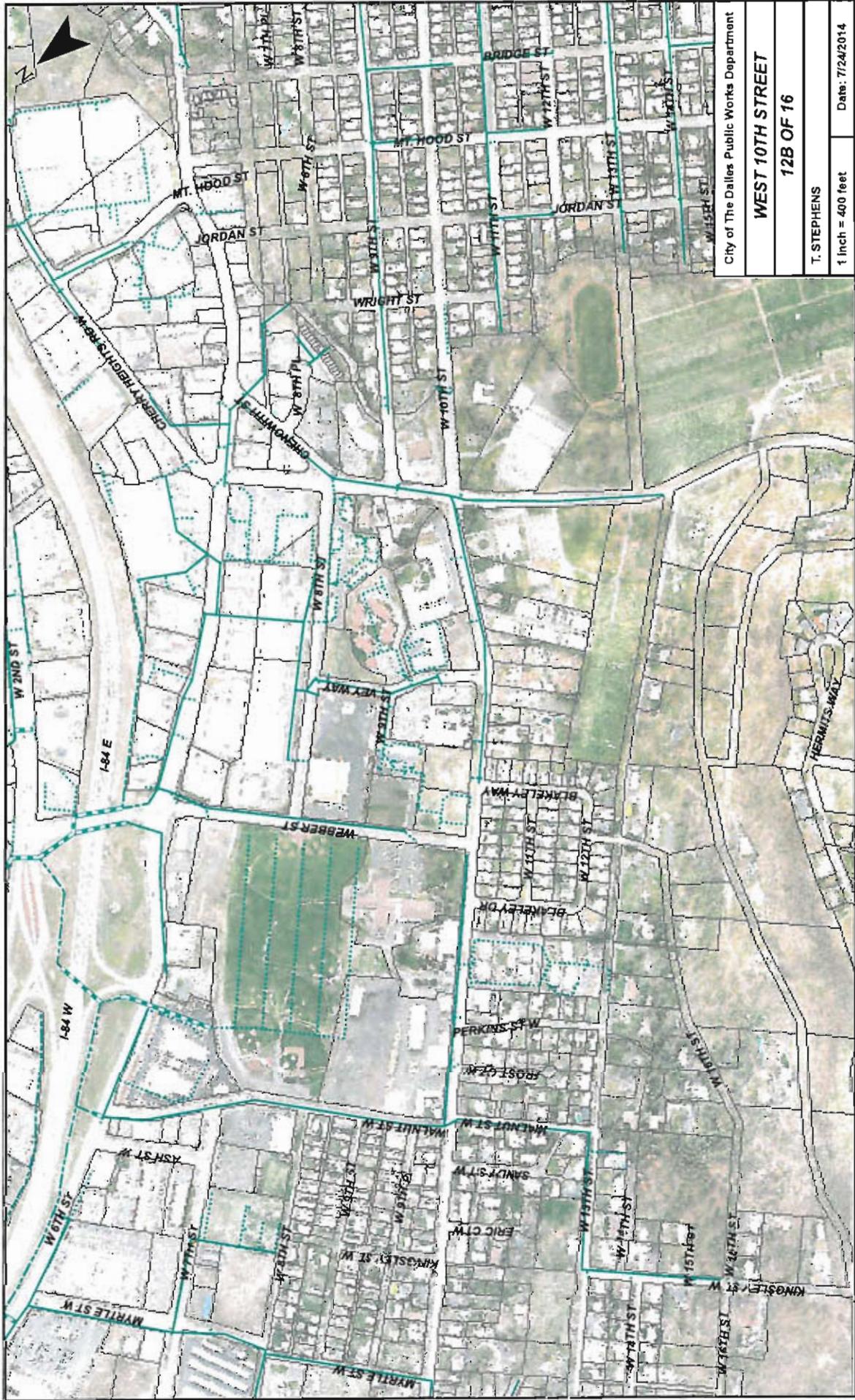
T. STEPHENS

1 inch = 400 feet

Date: 7/24/2014



City of The Dalles Public Works Department
WEST 6TH STREET
11B OF 16
 T. STEPHENS
 1 Inch = 300 feet
 Date: 7/24/2014



City of The Dalles Public Works Department

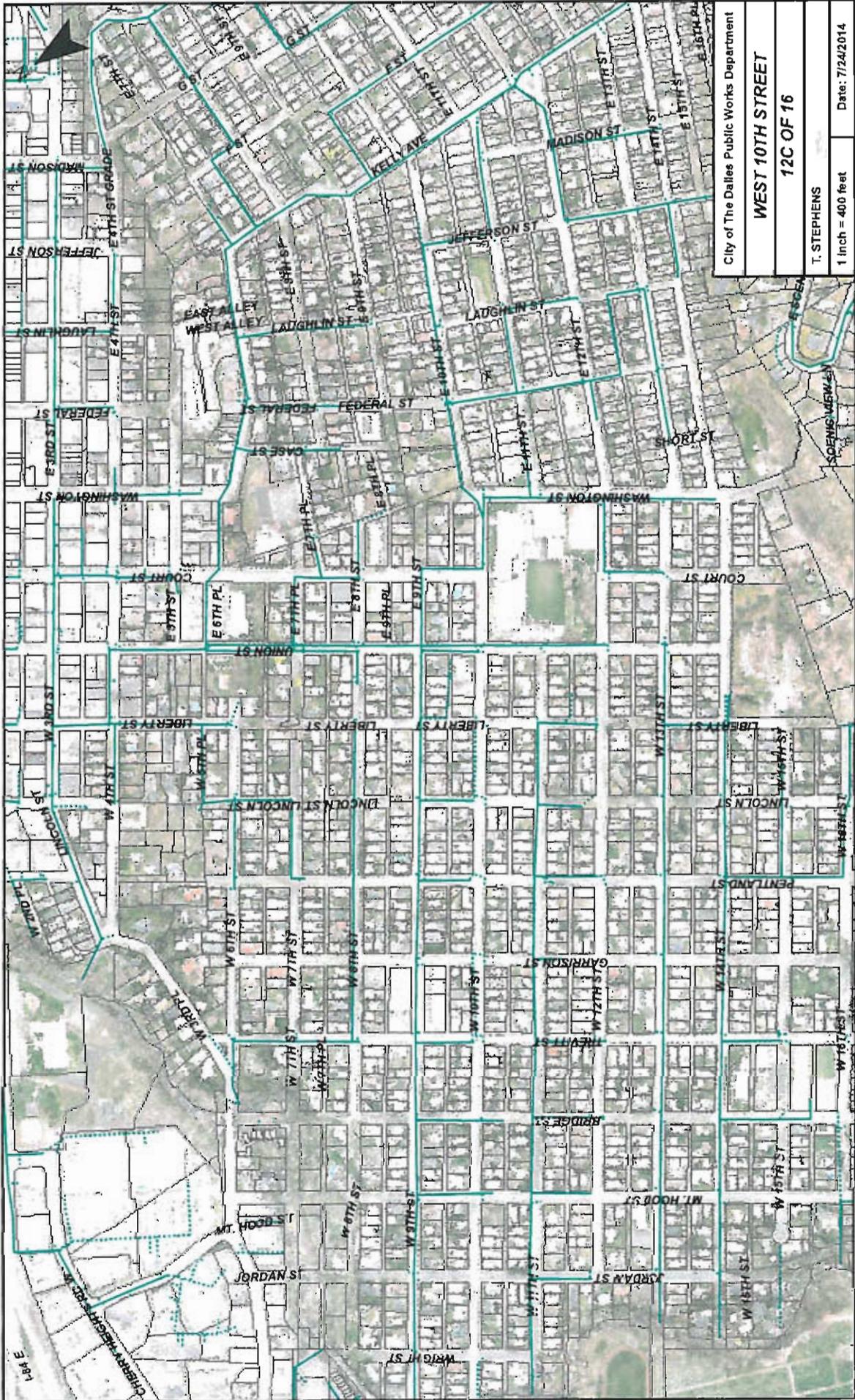
WEST 10TH STREET

12B OF 16

T. STEPHENS

1 inch = 400 feet

Date: 7/24/2014



City of The Dalles Public Works Department

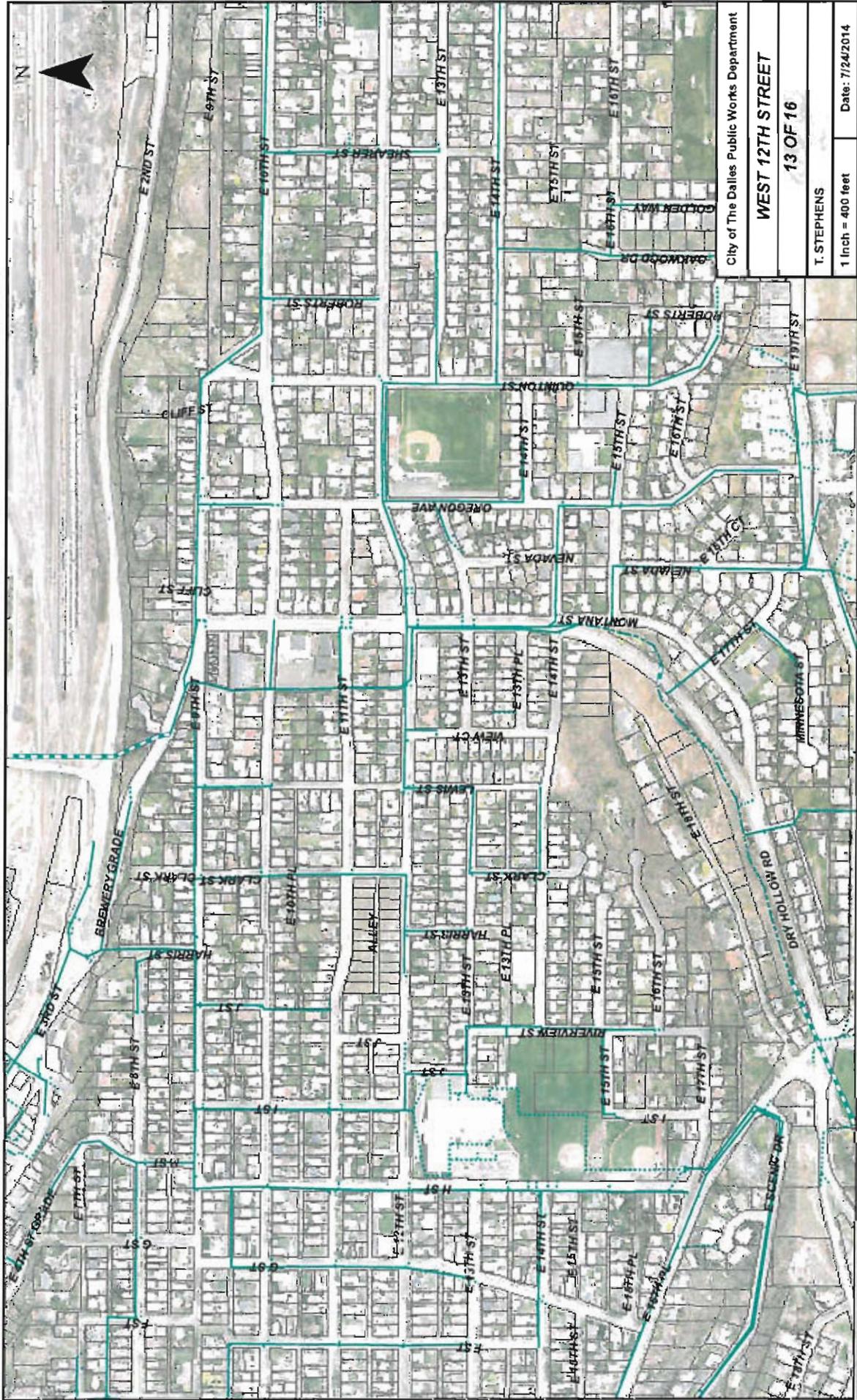
WEST 10TH STREET

12C OF 16

T. STEPHENS

1 inch = 400 feet

Date: 7/24/2014



City of The Dalles Public Works Department

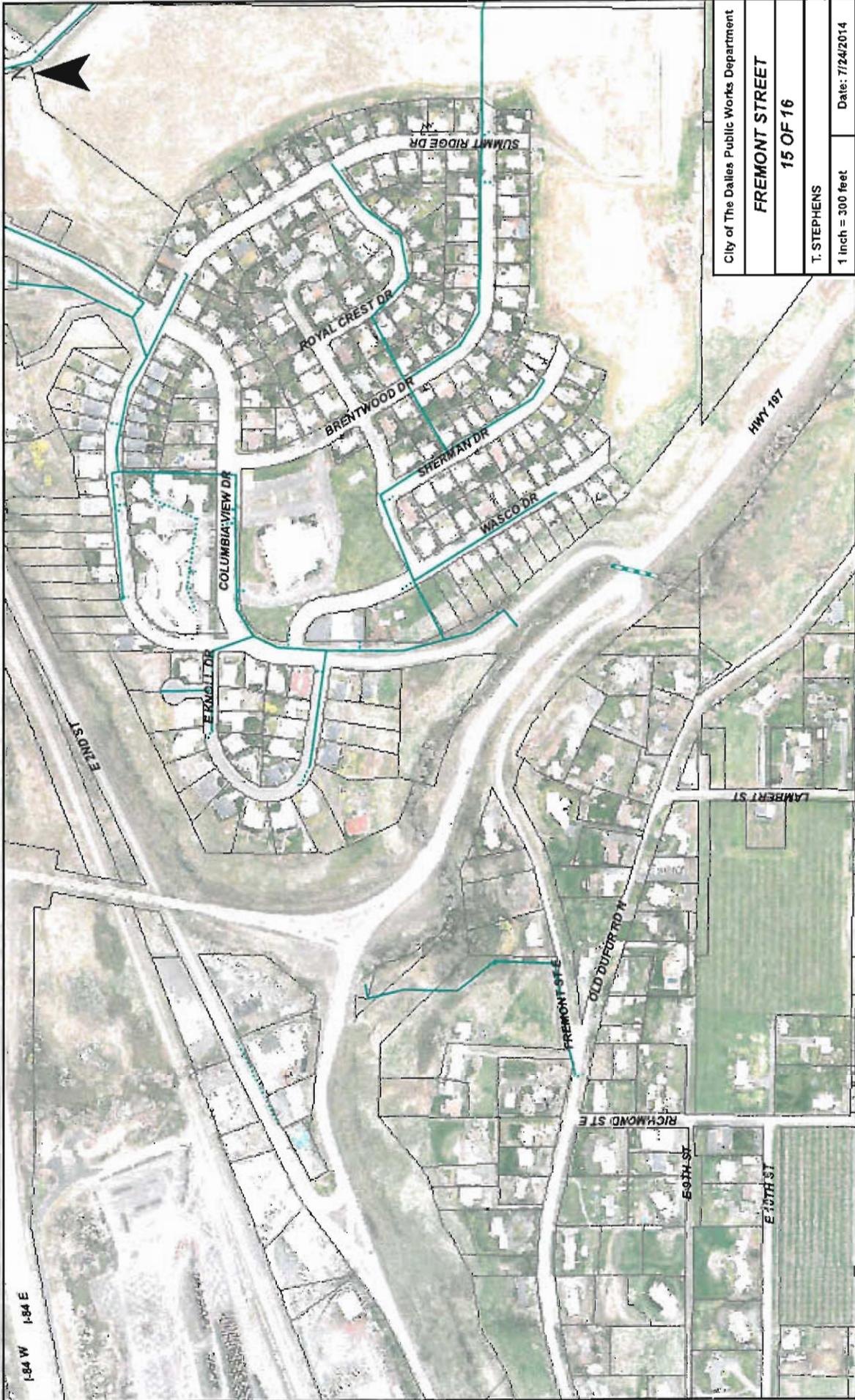
WEST 12TH STREET
13 OF 16

T. STEPHENS

1 Inch = 400 feet
Date: 7/24/2014



City of The Dalles Public Works Department	
OLD DUFUR ROAD	
14 OF 16	
T. STEPHENS	
1 Inch = 300 feet	Date: 7/24/2014



City of The Dalles Public Works Department	
FREMONT STREET	
15 OF 16	
T. STEPHENS	
1 Inch = 300 feet	Date: 7/24/2014



City of The Dalles Public Works Department

SCENIC DRIVE

16 OF 16

T. STEPHENS

1 inch = 400 feet

Date: 7/24/2014

2014 Residential Infill Road Classifications Map West #1



Legend
thedallesugb
TheDallasCityLimits

2014 Residential Infill Road Classifications Map - West #2



Legend

- thedallesugb
- TheDallesCityLimits

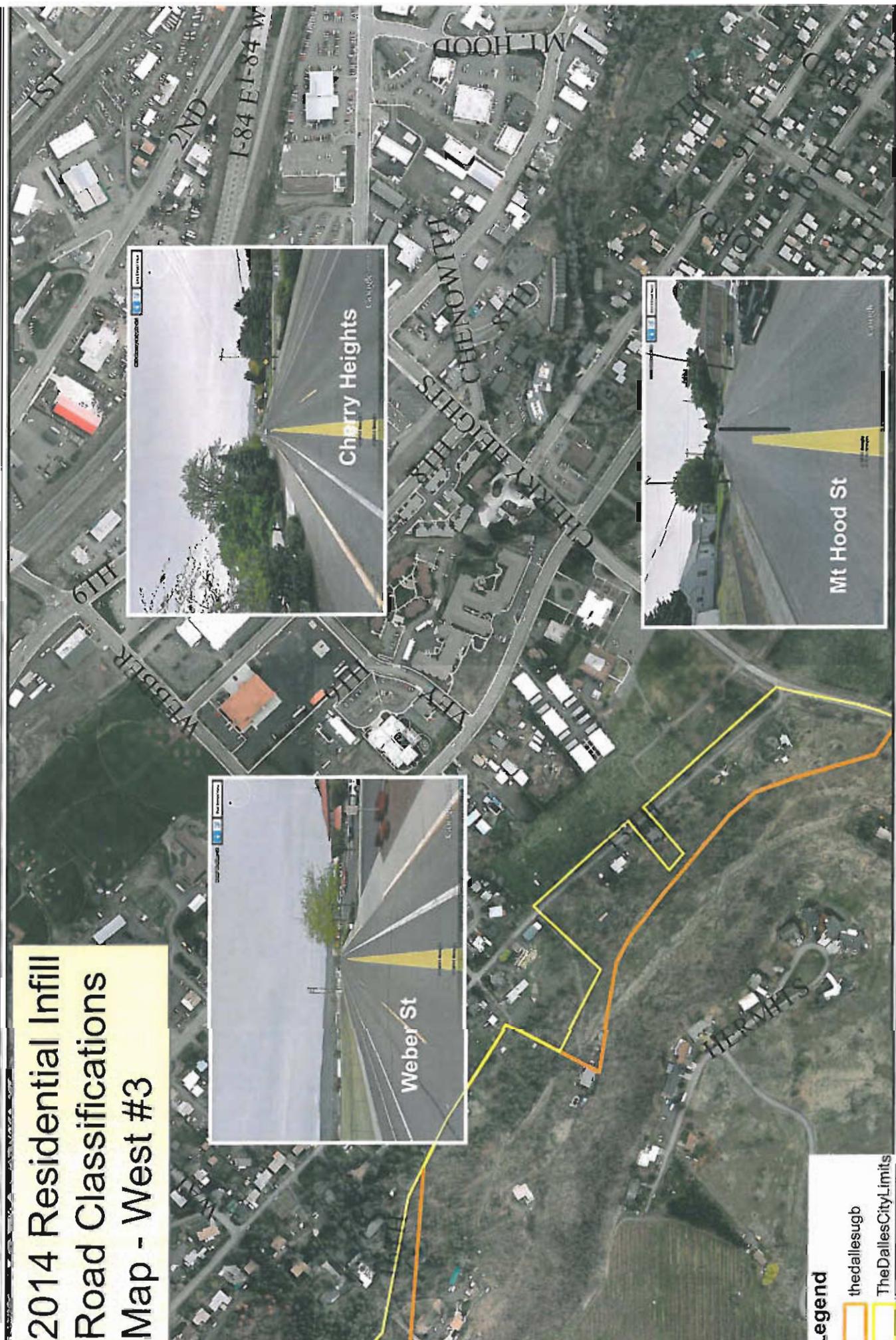


2014 Residential Infill Road Classifications Map - West #3



Legend

-  thedallesugb
-  TheDallesCityLimits



2014 Residential Infill Road Classifications Map - West #4



Legend

thedallesugb

TheDallesCityLimits

2014 Residential Infill Road Classifications Map East #1

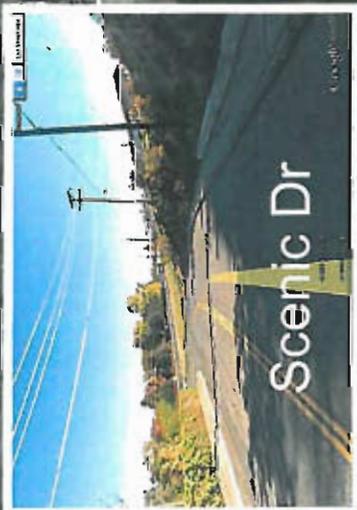


Legend

-  thedallesugb
-  TheDallesCityLimits



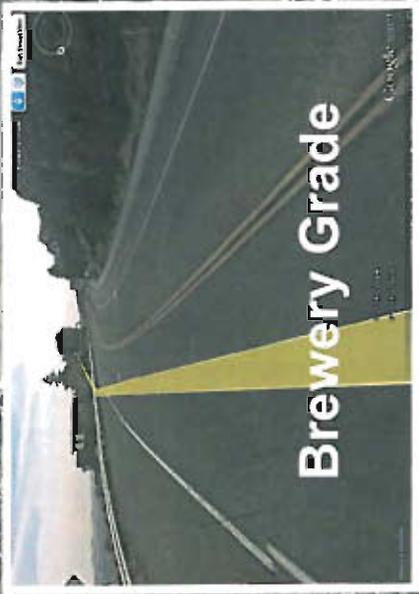
2014 Residential Infill Road Classifications Map East #2



Legend

- thedallesugb
- TheDallesCityLimits

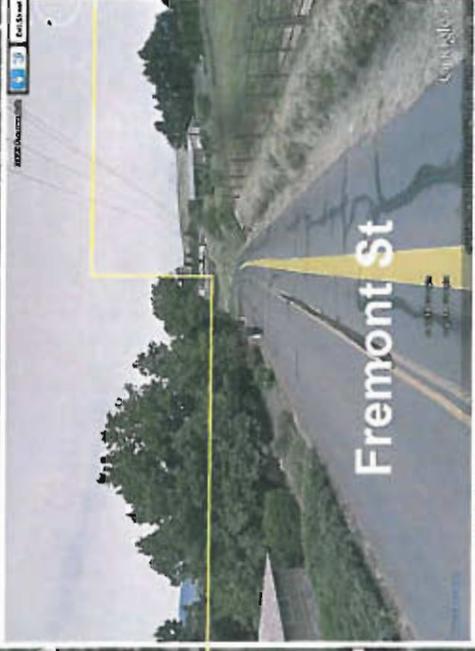
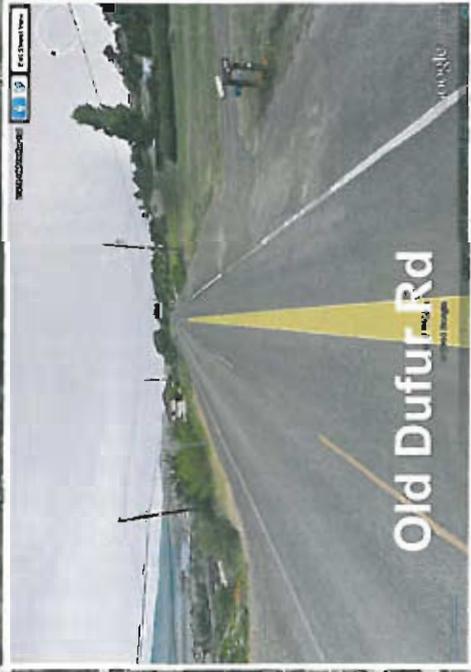
2014 Residential Infill Road Classifications Map East #3



Legend

-  theDallesugb
-  TheDallesCityLimits

2014 Residential Infill Road Classifications Map East #4



Legend

-  thedallesugb
-  TheDallesCityLimits

