



**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, SEPTEMBER 4, 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 – September 18, 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, 7<sup>th</sup> 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 6<sup>th</sup>
- 10<sup>th</sup> Street from Chenowith to Kelly
- Mt. Hood from 10<sup>th</sup> to City limits
- Union Street
- Kelly and 16<sup>th</sup> Place to Dry Hollow
- Dry Hollow
- 12<sup>th</sup> from Kelly to Thompson
- Thompson – 19<sup>th</sup> to 10<sup>th</sup>
- Old Dufur from Thompson to Fremont
- Fremont to Summit Ridge (both sides of Hwy 197)
- East 19<sup>th</sup> from Dry Hollow to the end
- Trevitt from W. 6<sup>th</sup> to Scenic
- Scenic
- Hostetler
- Snipes
- Cherry Heights from 6<sup>th</sup> to 13<sup>th</sup>
- 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

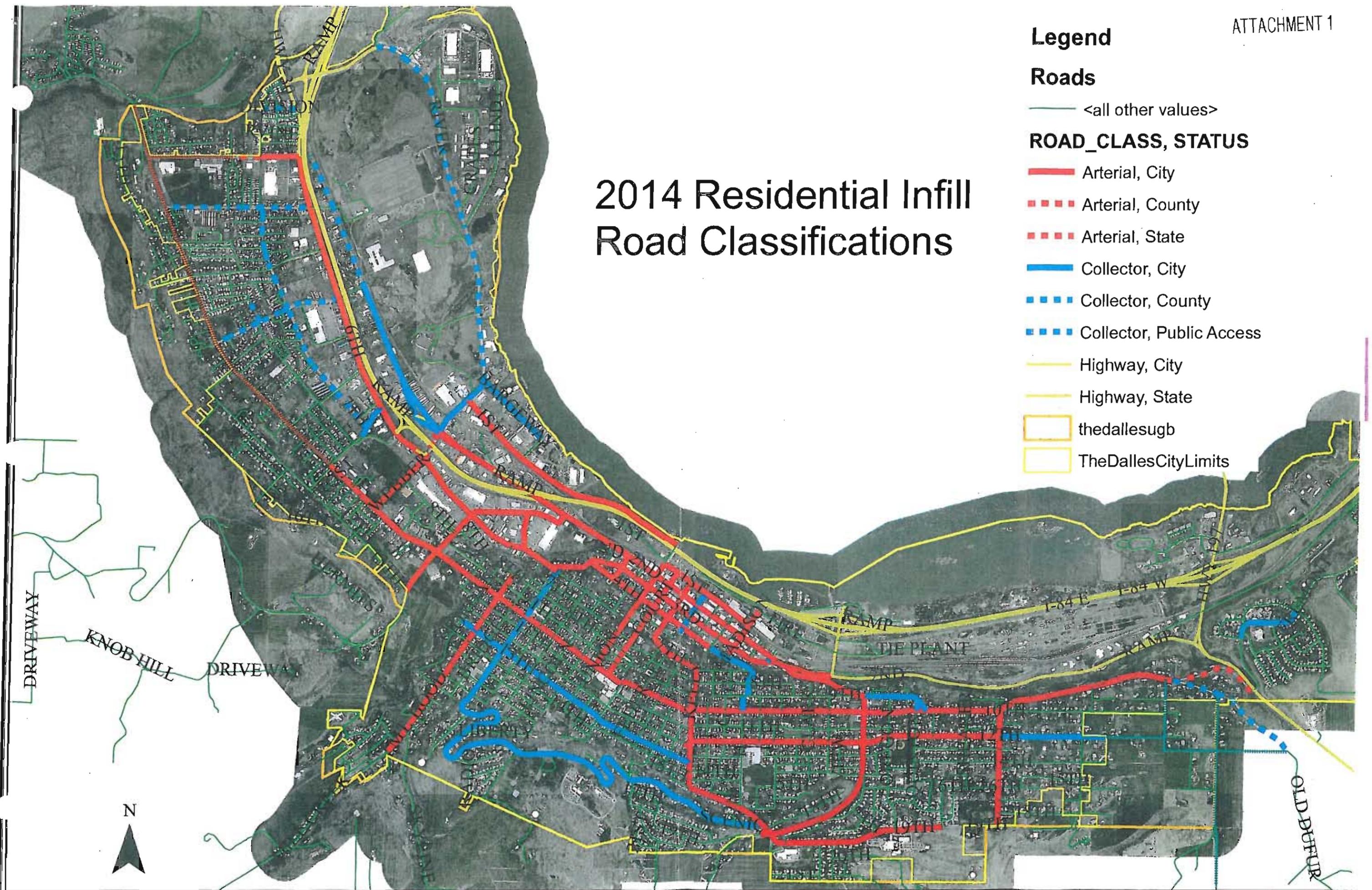
## Legend

### Roads

<all other values>

### ROAD\_CLASS, STATUS

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





## Memorandum

To: Planning Commission

From: Richard Gassman, Director

Re: Network Streets

Date: July 31, 2014

At the Planning Commission meeting on July 17, the Commissioners asked the staff to provide more information on the streets tentatively selected as the network streets.

Previously, we sent you the agenda, maps showing the streets selected, and storm water information from Public Works for those streets. Along with this Memorandum, we are sending you a summary of the information collected, which includes some of which you already have, but in a more concise format. The summary lists some key street information and a comment section. The notes in the comment section refer mostly to sidewalks. Please note that the information contained in the summary may have minor exceptions, such as a lot without a sidewalk in the middle of a long stretch with sidewalks. Unless the gap is more than a lot here and there, it was ignored for this summary.

It is interesting to note that all of the streets on the list have either a partial or full storm water system in place.

In looking at a map of the selected streets, it appears to provide reasonably close access to all parts of the urban growth area, except for the far southeast corner. The Planning Commission will be asked to look at this area to see if one or more streets should be included in the network streets.

Once the network streets have been determined, the only issue left for the Commission is to review the two options identified by the Council and determine which of those the Commission wants to recommend to the Council. In brief, those options are do what improvements are needed and can be done at the time of building (option #2), or sign a delayed development agreement for those improvements that cannot be put in at the time of development (option #3).

**City of Tigard  
Residential Street Network Inventory**

STREET	ROW WIDTH	STREET WIDTH	ON-STREET PARKING	SIDEWALKS	BIKE LANE	STORM	COMMENTS
West 6th	Varies	Varies	Varies	Mostly Yes	Varies	Yes	Bits & Pieces of ROW & Sidewalk
10th from Chenowith to Kelly	60	Varies	Yes	Varies	No	Partly*	Full impr. W of Perkins
Mt. Hood-10th to City Limits	60	Varies	Varies	Varies	No	Yes	Full impr. to S of 21st
Union - 5th to 10th	60	Varies	Yes	Yes	No	Yes	Full improvements
Kelly and 16th Pl to Dry Hollow	60	Varies	Varies	Varies	No	Yes	Full to G St then on S side only
Dry Hollow	Varies	Varies	Varies	Varies	No	Partly*	Full impr. To 14th; Sidewalk on E side only
12th - Kelly to Thompson	60	Varies	Varies	Varies	No	Yes	Full improvements
Thompson - 19th to 10th	60	Varies	Varies	No	No	Partly*	No improvements
Old Dufur - Thompson to Fremont	60	Varies	Varies	No	No	Partly*	No improvements
Fremont to Summit Ridge Dr.	Varies	Varies	No	No	No	Partly*	Full impr. Wasco to Summit
E 19th - Dry Hollow to end	Varies	Varies	Varies	Varies	No	Yes	Full on N side; Full on S side past MCMC
Trevitt - 6th to W Scenic (W 17th)	60	Varies	Varies	Varies	No	Yes	Full impr.
Scenic	Varies	Varies	Varies	Varies	No	Yes	Full impr on uphill side; switches at 20th
Hostetler	Varies	Varies	No	Varies	Yes	Yes	No improvements
Snipes	60	Varies	Varies	Varies	Yes	Yes	Sidewalks on E side N of 8th; W side N of 7th
Cherry Hgts - 6th to 13th	Varies	Varies	Yes	Yes	No	Yes	Sidewalks to approx. 12th
Brewery Grade	60-70	44	Intermittent	Intermittent	No	Yes	Sidewalks on W side, area for bike lane
Chenowith Loop	40	Varies	Yes	Yes	No	Yes	Sidewalks N of 8th
Webber	Varies	Varies	Varies	Varies	No	Yes	Full Improvements

\*See Engr Memo

**From:** Todd Stephens  
**Sent:** Thursday, July 24, 2014 3:37 PM  
**To:** Richard Gassman  
**Cc:** Dale McCabe  
**Subject:** RE: Stormwater Lines

Below I commented on each segment and included a set of maps to go with it. Hopefully it makes sense. Let me know if you need more detail.

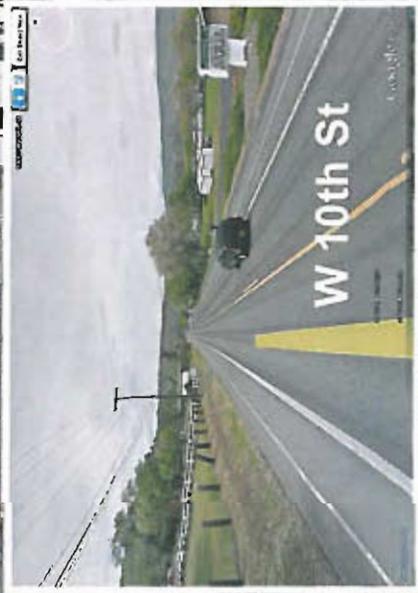
1. Chenowith Loop – Installed 6<sup>th</sup> to 10<sup>th</sup>
2. Snipes, 6<sup>th</sup> to 10<sup>th</sup> – Installed from 6<sup>th</sup> to 9<sup>th</sup>
3. Hostetler, 6<sup>th</sup> to 10<sup>th</sup> – Installed from 6<sup>th</sup> to 10<sup>th</sup>
4. Webber, 6<sup>th</sup> to 10<sup>th</sup> – Installed from 6<sup>th</sup> to 10<sup>th</sup>
5. Cherry Heights, 6<sup>th</sup> to 13<sup>th</sup> – Installed from 6<sup>th</sup> to Church driveway north of 13<sup>th</sup>
6. Trevitt from 6<sup>th</sup> to Scenic – Section missing from 15<sup>th</sup> to 17<sup>th</sup>, not all segments of Trevitt have storm main in them but drain to intersection.
7. Union, 5<sup>th</sup> to 10<sup>th</sup> – Installed from 5<sup>th</sup> to 10<sup>th</sup>
8. Kelly Ave and 16<sup>th</sup> Place to intersection with 19<sup>th</sup> and Dry Hollow – Piped from Kelly to Scenic, runoff from 19<sup>th</sup> Street drain down to scenic intersection, culvert in 19<sup>th</sup> and Dry Hollow.
9. Dry Hollow from 9<sup>th</sup> to intersection with 19<sup>th</sup> – Storm system is piped from 9<sup>th</sup> to 14<sup>th</sup> street (between 9<sup>th</sup> and 12<sup>th</sup> storm is at intersections only), 14<sup>th</sup> to 19<sup>th</sup> street is open ditch south below 18<sup>th</sup> Street and has culvert through Dry Hollow and 19<sup>th</sup> St intersection.
10. Thompson – Installed from 10<sup>th</sup> to 12<sup>th</sup> (undersized), and storm runs on 14<sup>th</sup> Street across Thompson (undersized). Proposed improvements on Thompson would upsize storm from 10<sup>th</sup> up to 13<sup>th</sup> and upsize storm on 14<sup>th</sup> to run up to 18<sup>th</sup> St. Current storm on 17<sup>th</sup> Street ties into sanitary.
11. 6<sup>th</sup> Street from Chenoweth Loop to Trevitt – Piped storm sewer between Trevitt and west of Webber (Griffith lot), rest of section has smaller collection systems which direct runoff to the ditch north/east of 6<sup>th</sup> St.
12. 10<sup>th</sup> Street from Chenoweth Loop to Kelly – From Kelly to Walnut has storm sewer (section from Mill Creek to Court St has storm at the intersections). Sections missing storm are between Walnut and Myrtle, Myrtle west 800 ft, Stoffer Ln to Pomona St, Pomona St to Emerson St, Hostetler to Chenowith Loop.
13. 12<sup>th</sup> Street from Kelly to Thompson – All sections served with storm sewer, section between Kelly to I St have storm at intersections only.
14. Old Dufur Road from 10<sup>th</sup> and Thompson to Fremont – Piped storm sewer is from Thompson to Morton, the rest is open ditch.
15. Fremont from Old Dufur across 197 to Summit Ridge Drive – Short section off Old Dufur Rd that runs to 2<sup>nd</sup> St / Hwy 197, on Columbia View it runs from Summit Ridge to 600 ft south of E Knoll Dr to a culvert that drains to Three Mile Creek
16. Scenic Drive – entire length, currently – Only section that seems to be missing is out in front of the park, but it appears to be the crest, and it drains off to both east and west, also with the 1<sup>st</sup> phase of Mike's reconstruction project will address storm drainage from Jefferson to 16<sup>th</sup> Pl.
17. Mt. Hood – Missing storm between 8<sup>th</sup> and 9<sup>th</sup>, and storm lines ends at 23<sup>rd</sup> Street.
18. Brewery Grade – Storm throughout section.

# 2014 Residential Infill Road Classifications Map West #1



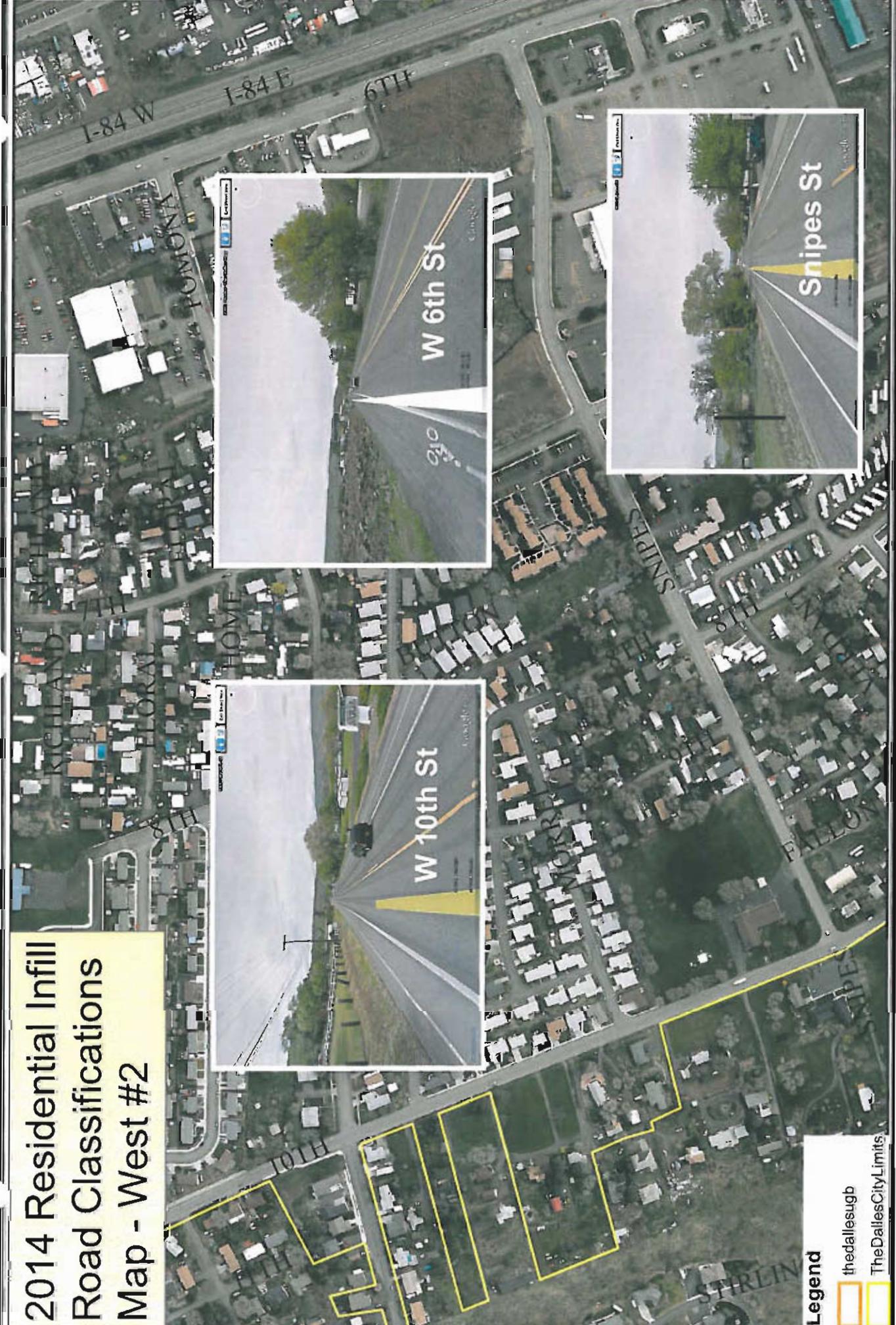
- Legend**
- thedallesugb
  - TheDallesCityLimits

# 2014 Residential Infill Road Classifications Map - West #2



**Legend**

-  thedallesugb
-  TheDallesCityLimits

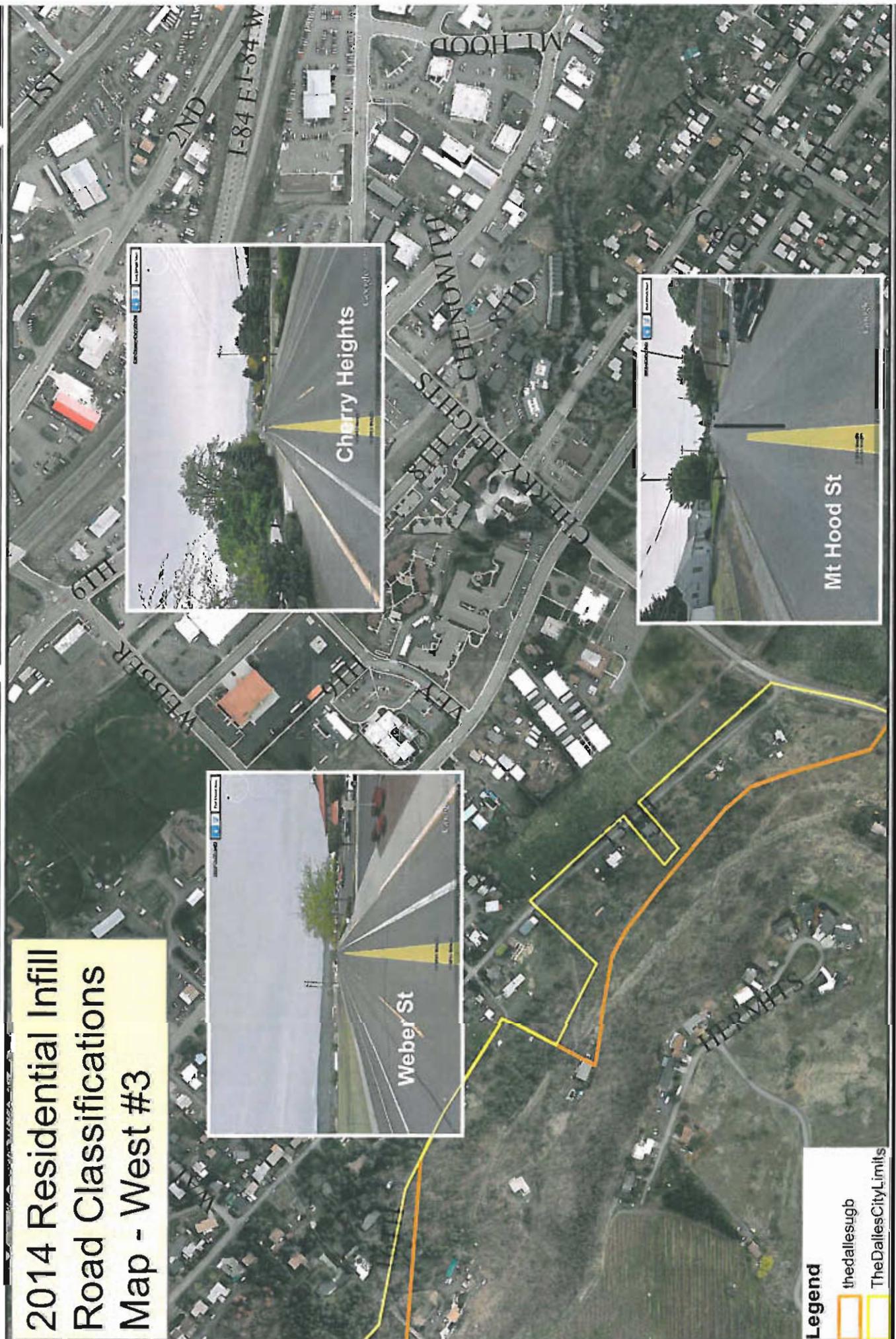


# 2014 Residential Infill Road Classifications Map - West #3



**Legend**

-  thedallesugb
-  TheDallesCityLimits



# 2014 Residential Infill Road Classifications Map - West #4



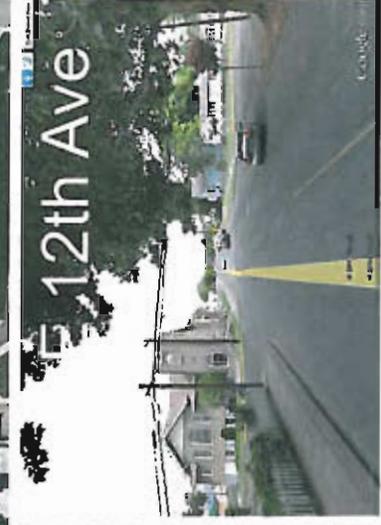
## Legend

thedallesugb

TheDallesCityLimits



# 2014 Residential Infill Road Classifications Map East #1

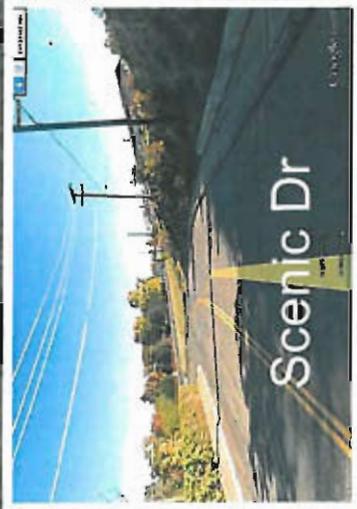
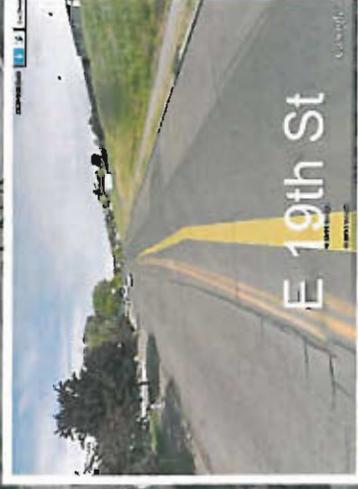


**Legend**

-  thedallesugb
-  TheDallesCityLimits



# 2014 Residential Infill Road Classifications Map East #2

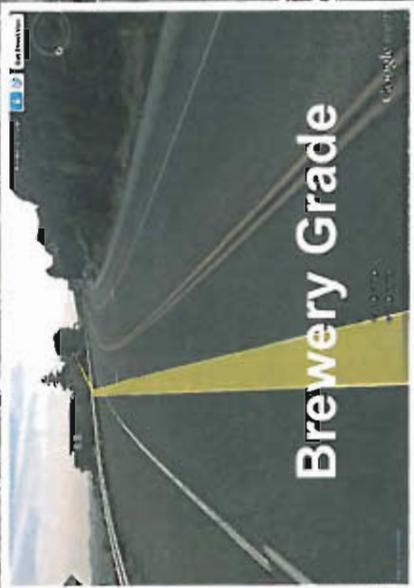


**Legend**

- thedallesugb
- TheDallesCityLimits



# 2014 Residential Infill Road Classifications Map East #3



**Legend**

- thedallesugb
- TheDallesCityLimits



# 2014 Residential Infill Road Classifications Map East #4

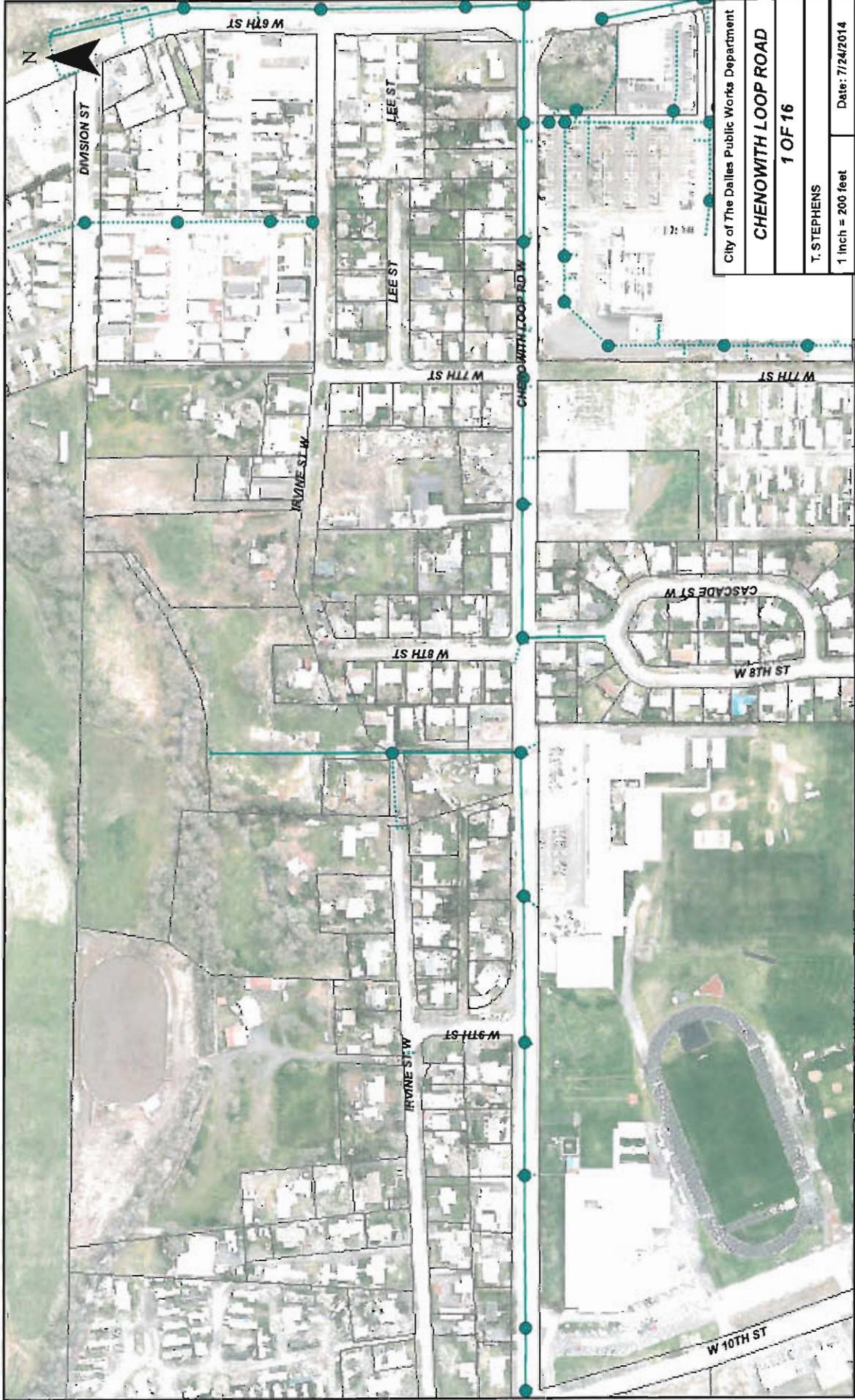


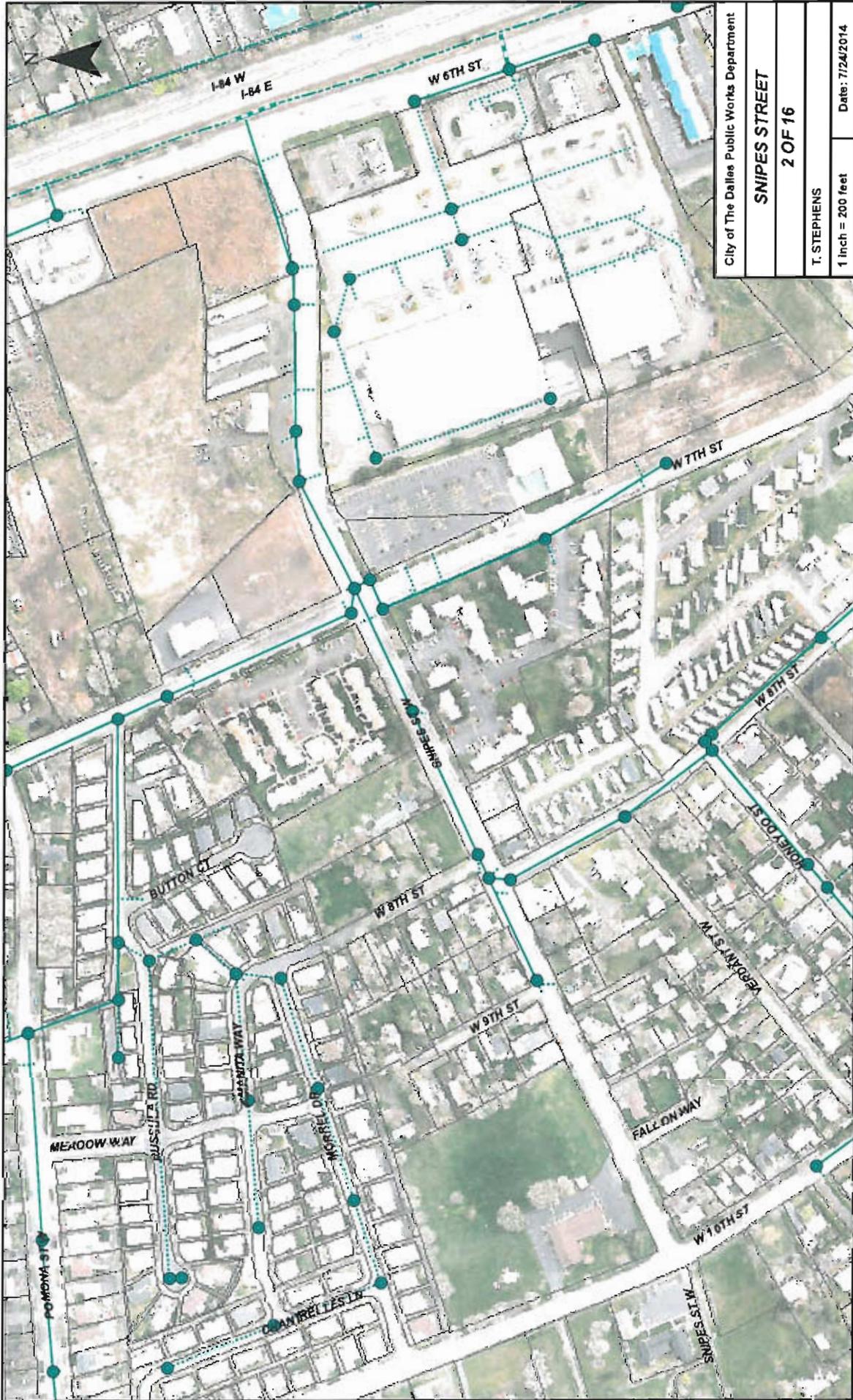
## Legend

-  thedallesugb
-  TheDallesCityLimits

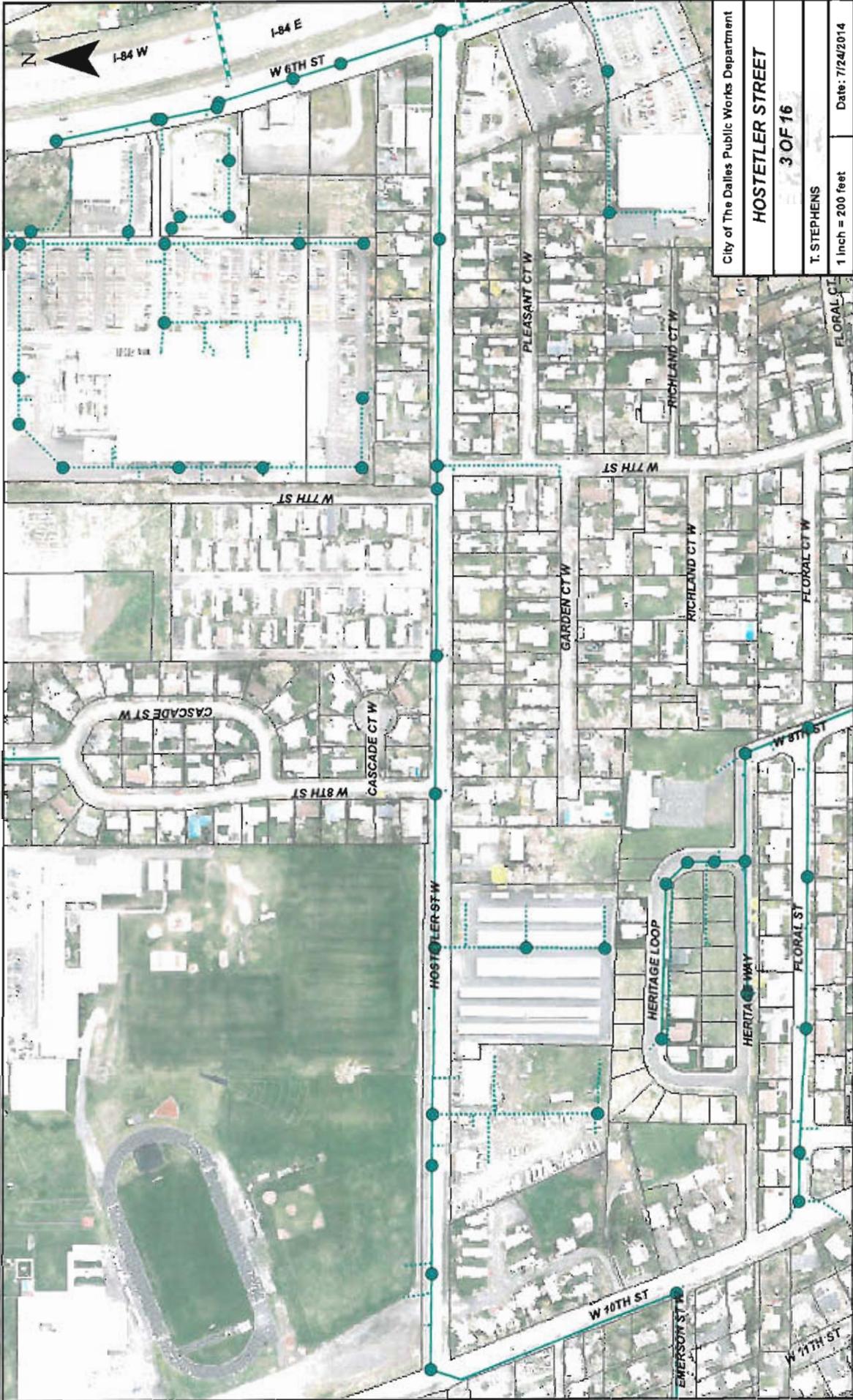


# STORM WATER



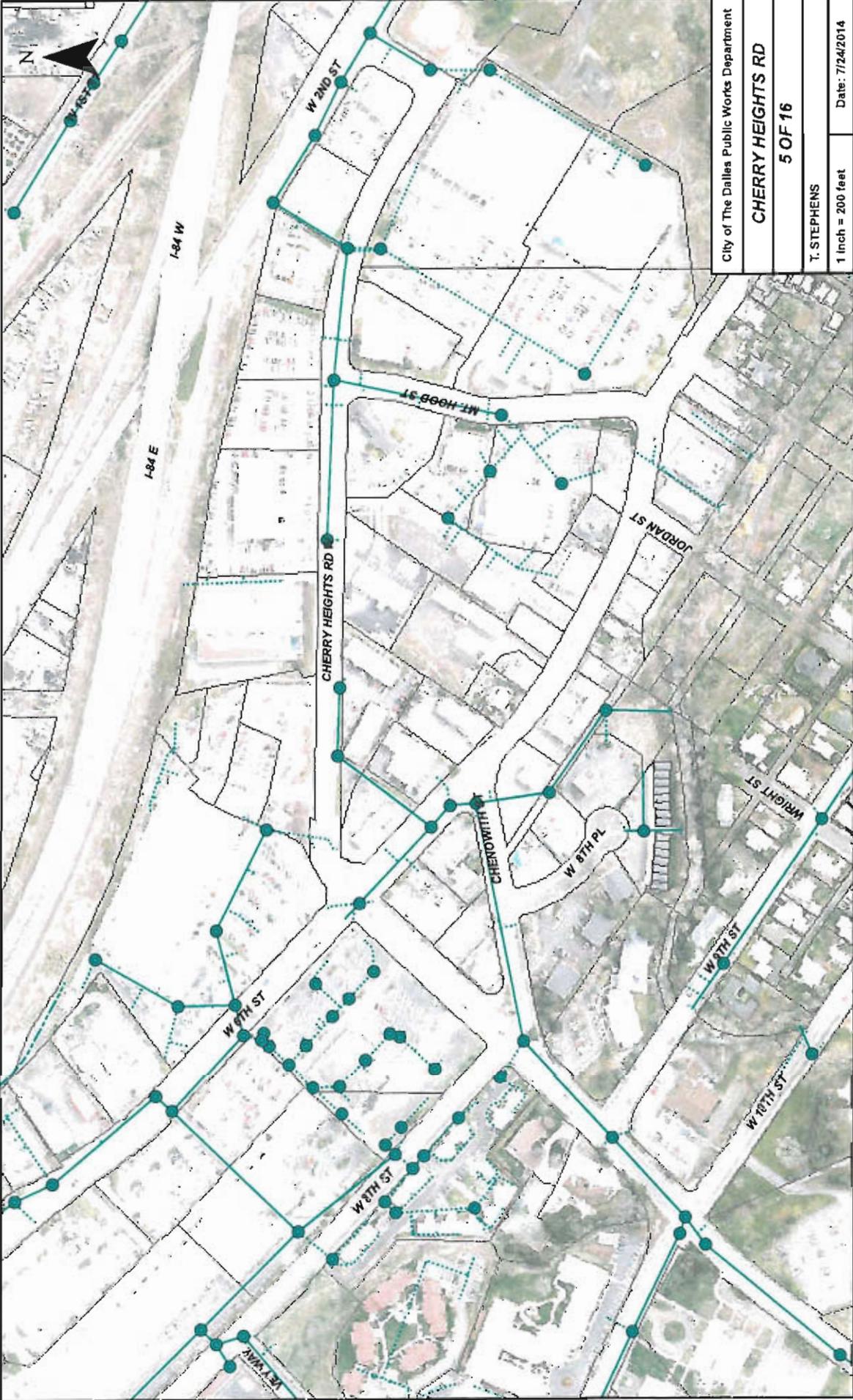


City of The Dalles Public Works Department	
<b>SNIPES STREET</b>	
<b>2 OF 16</b>	
T. STEPHENS	
1 inch = 200 feet	Date: 7/24/2014



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





City of The Dalles Public Works Department
<b>CHERRY HEIGHTS RD</b>
<b>5 OF 16</b>
T. STEPHENS
1 Inch = 200 feet
Date: 7/24/2014



City of The Dalles Public Works Department

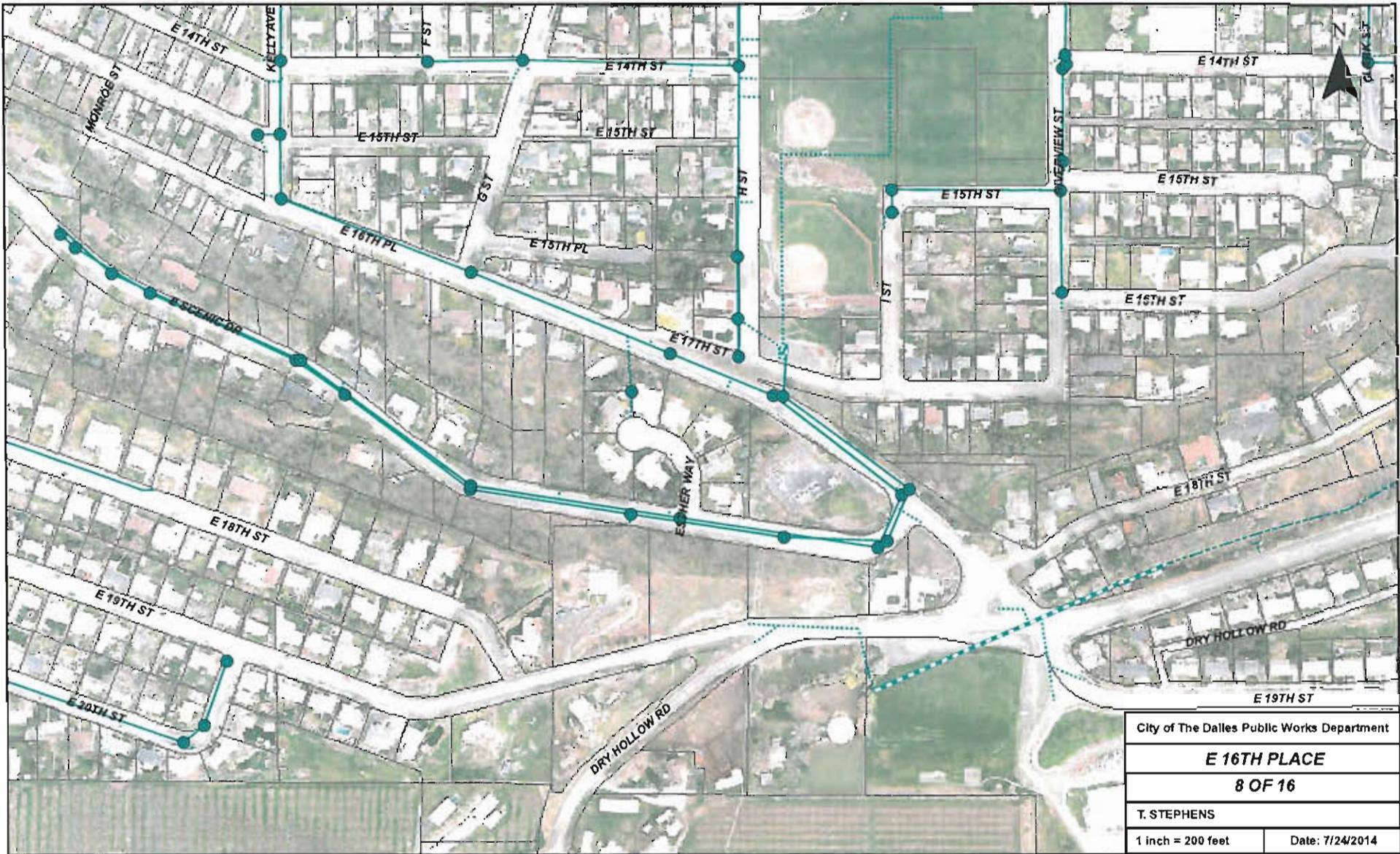
**TREVITT STREET**

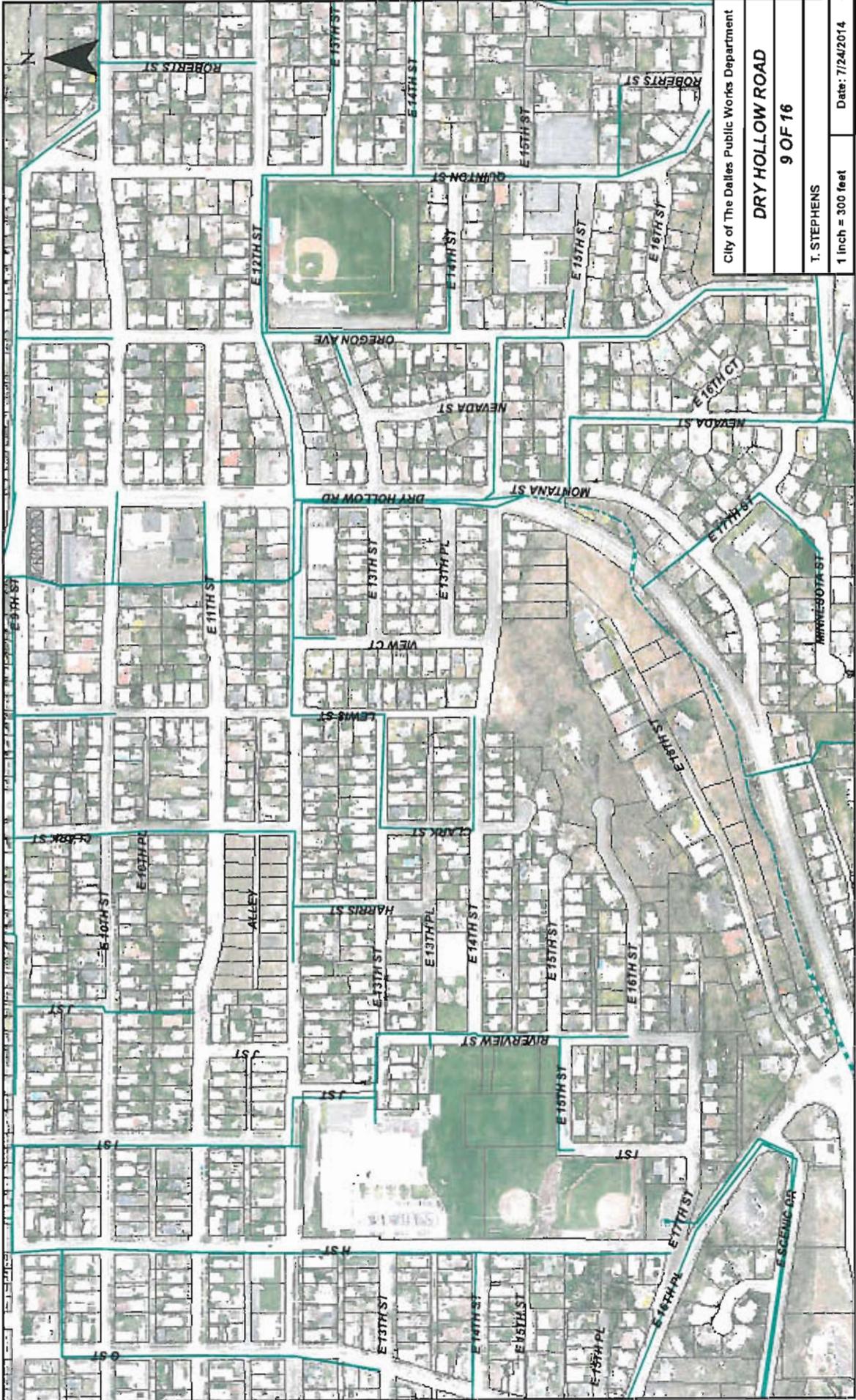
**6 OF 16**

T.STEPHENS

1 Inch = 300 feet Date: 7/24/2014







City of The Dalles Public Works Department

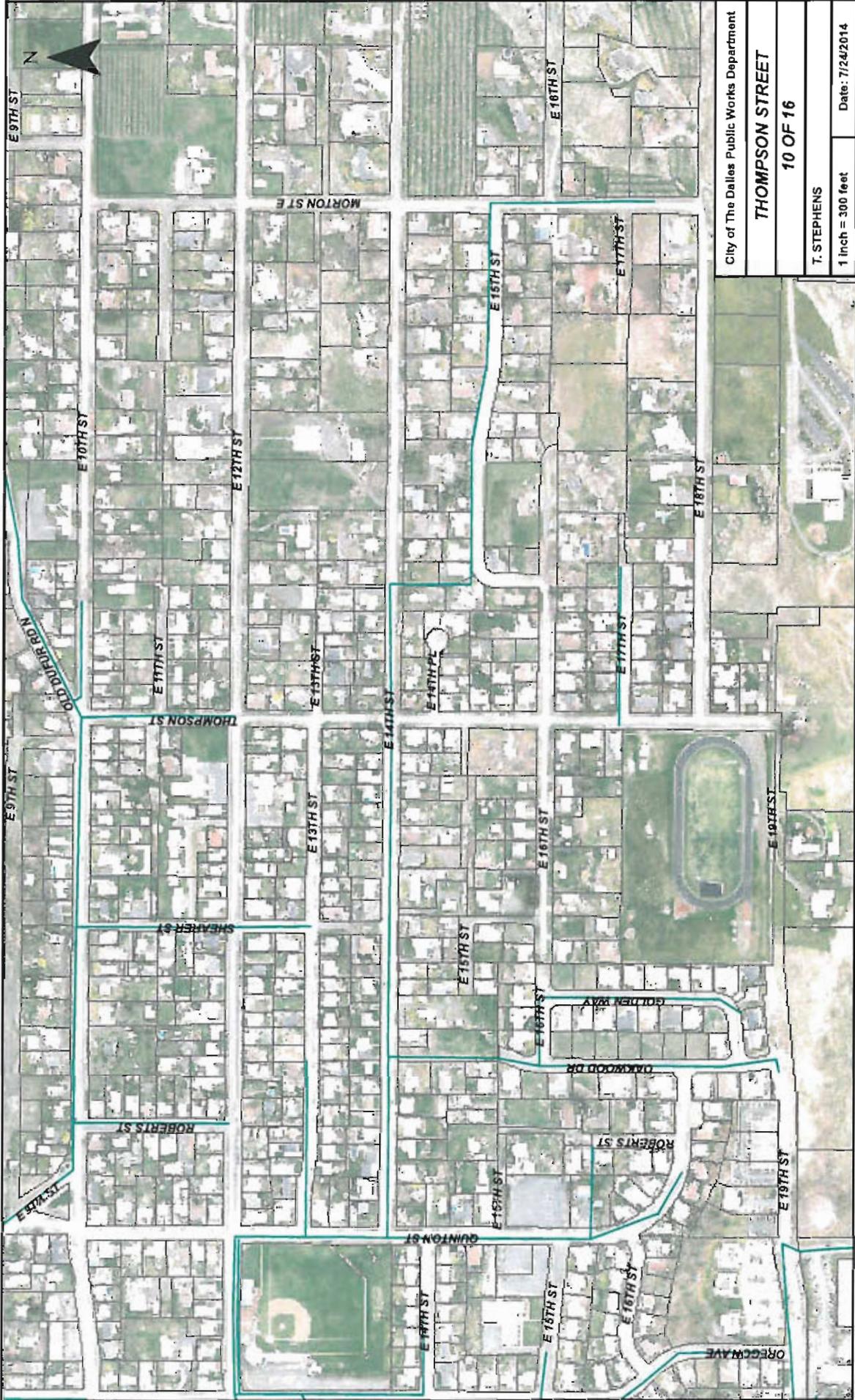
**DRY HOLLOW ROAD**

**9 OF 16**

T. STEPHENS

1 inch = 300 feet

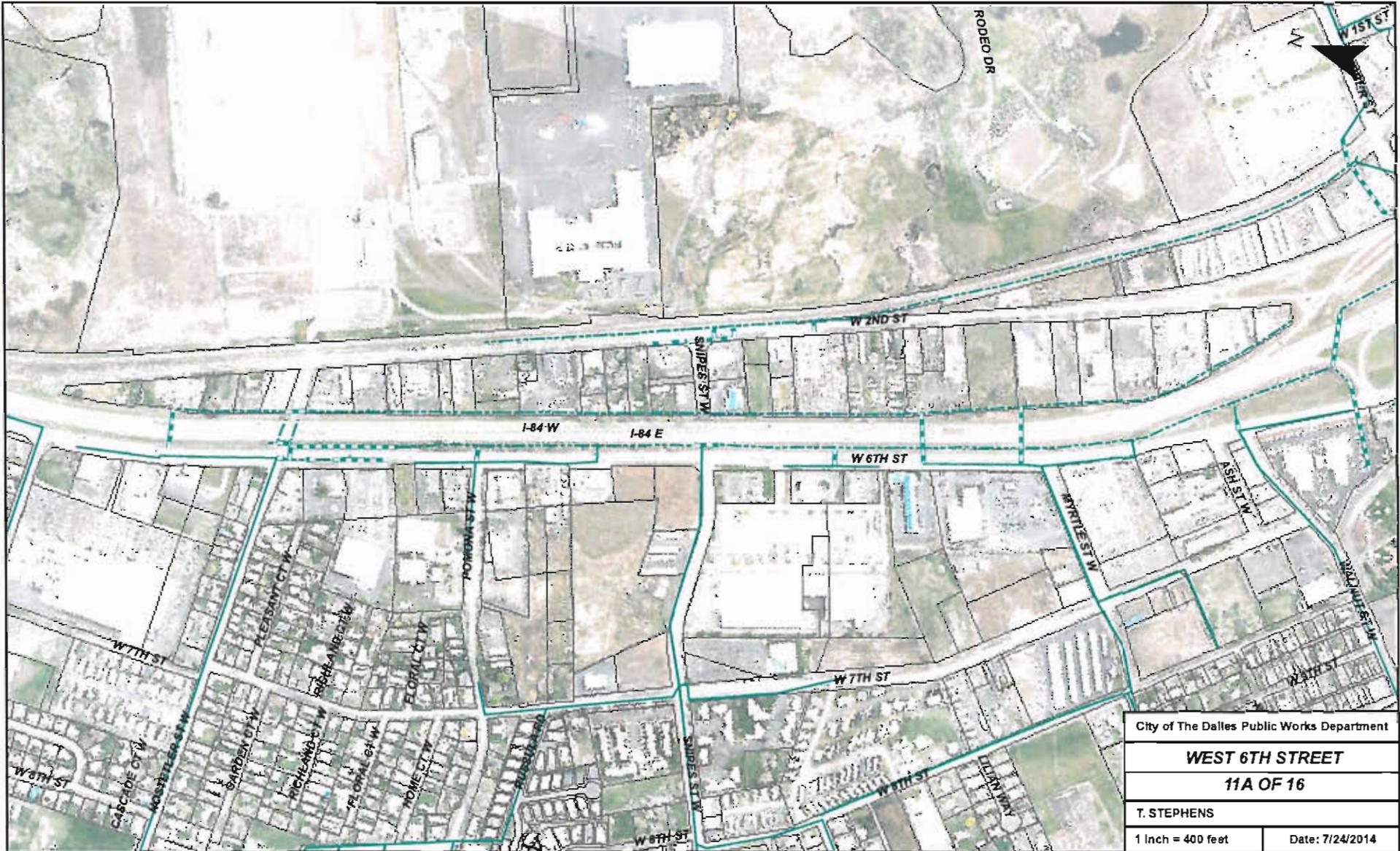
Date: 7/24/2014



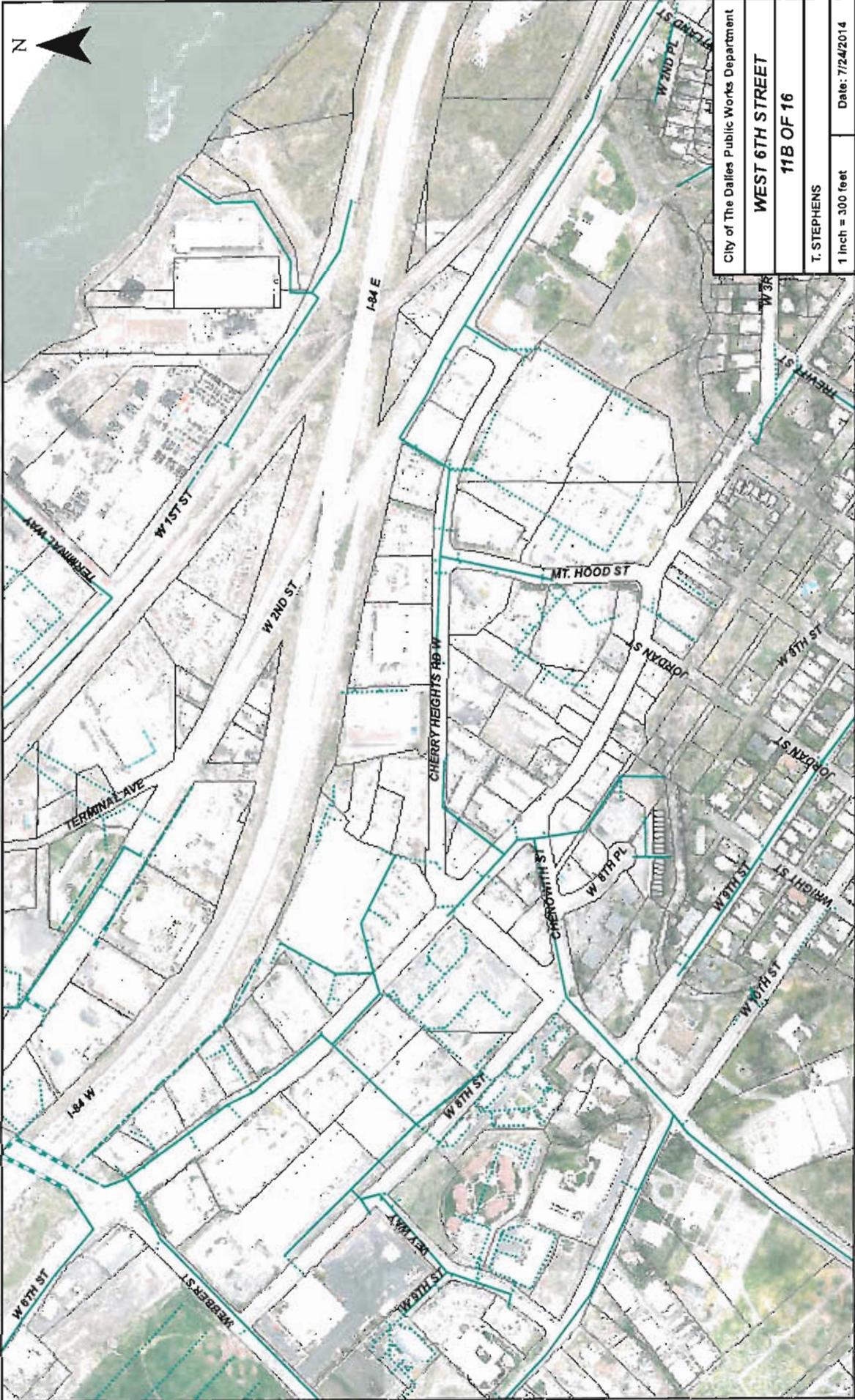
City of The Dalles Public Works Department

**THOMPSON STREET**  
**10 OF 16**

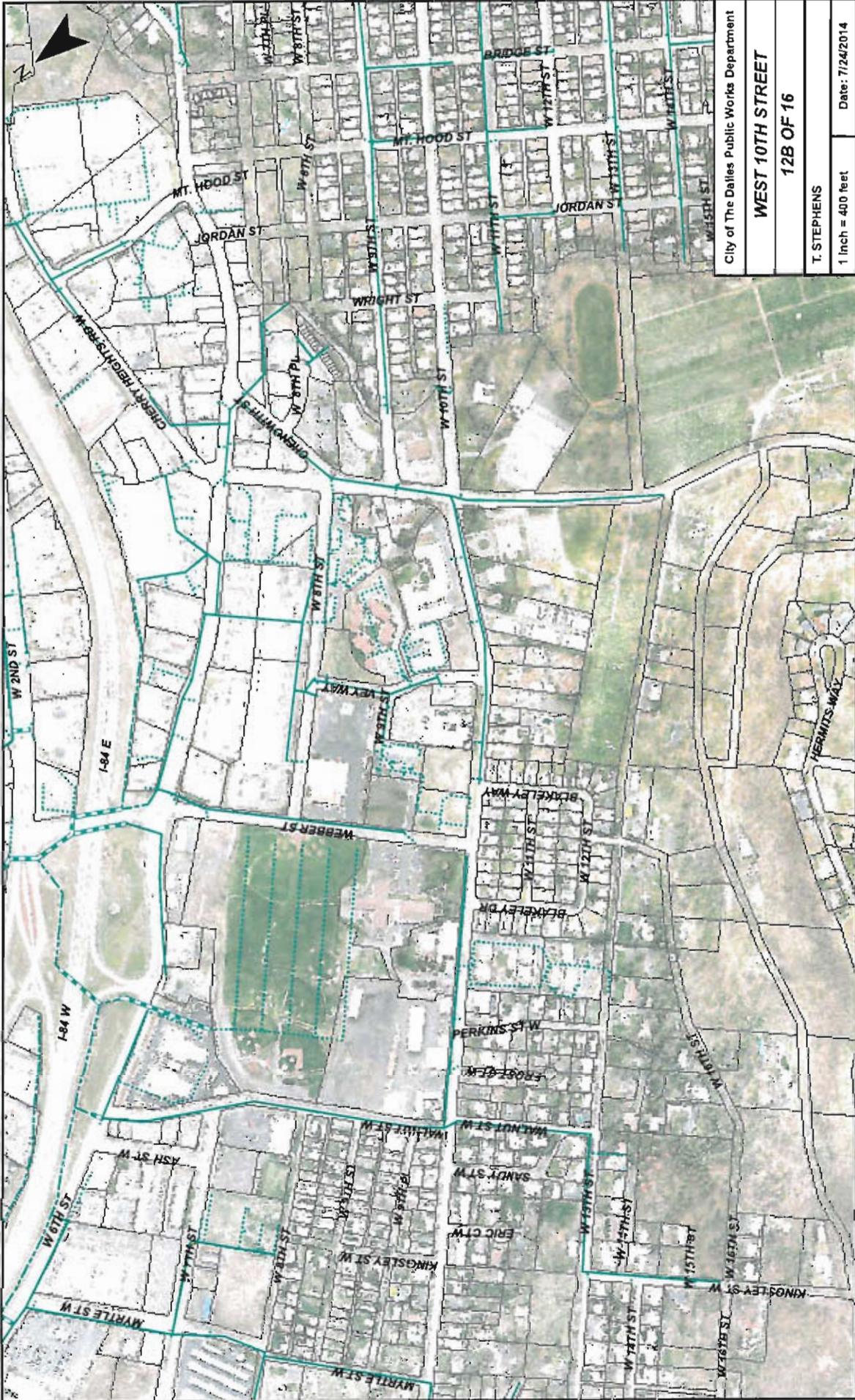
T. STEPHENS  
1 inch = 300 feet  
Date: 7/24/2014



City of The Dalles Public Works Department	
<b>WEST 6TH STREET</b>	
<b>11A OF 16</b>	
T. STEPHENS	
1 Inch = 400 feet	Date: 7/24/2014







City of The Dalles Public Works Department

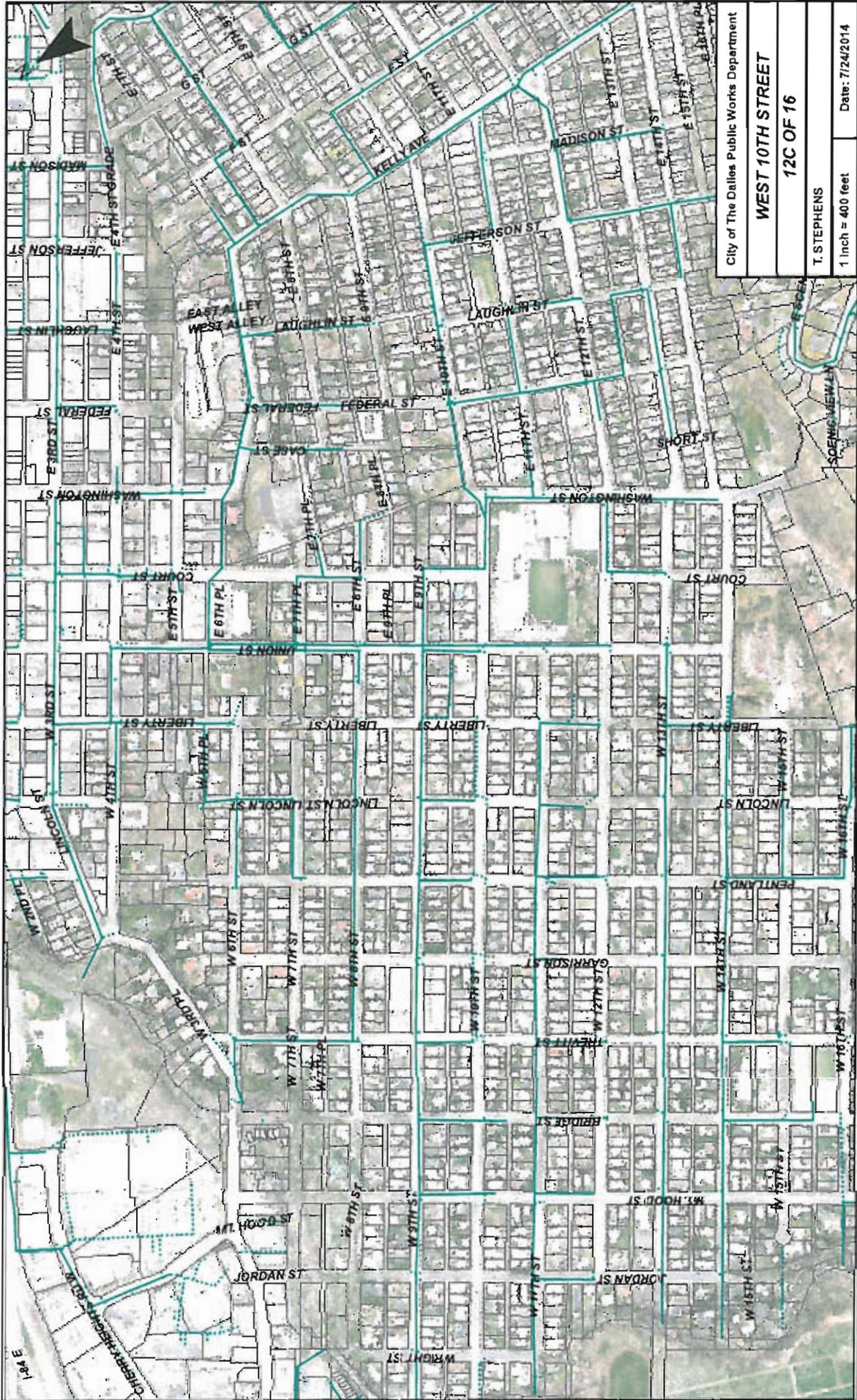
**WEST 10TH STREET**

**12B OF 16**

T. STEPHENS

1 Inch = 400 feet

Date: 7/24/2014



City of The Dalles Public Works Department

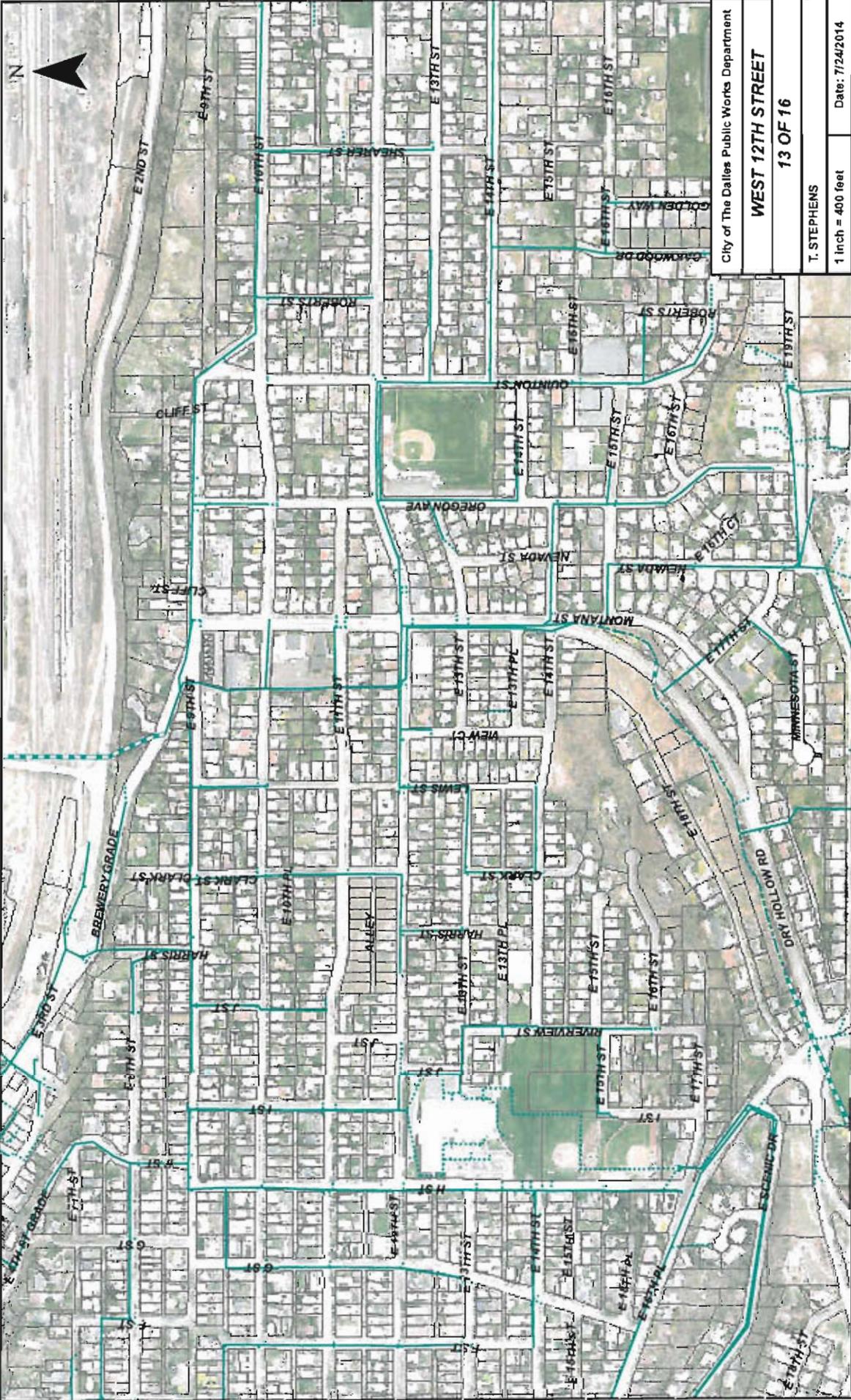
**WEST 10TH STREET**

**12C OF 16**

T. STEPHENS

1 inch = 400 feet

Date: 7/24/2014



City of The Dalles Public Works Department

**WEST 12TH STREET**

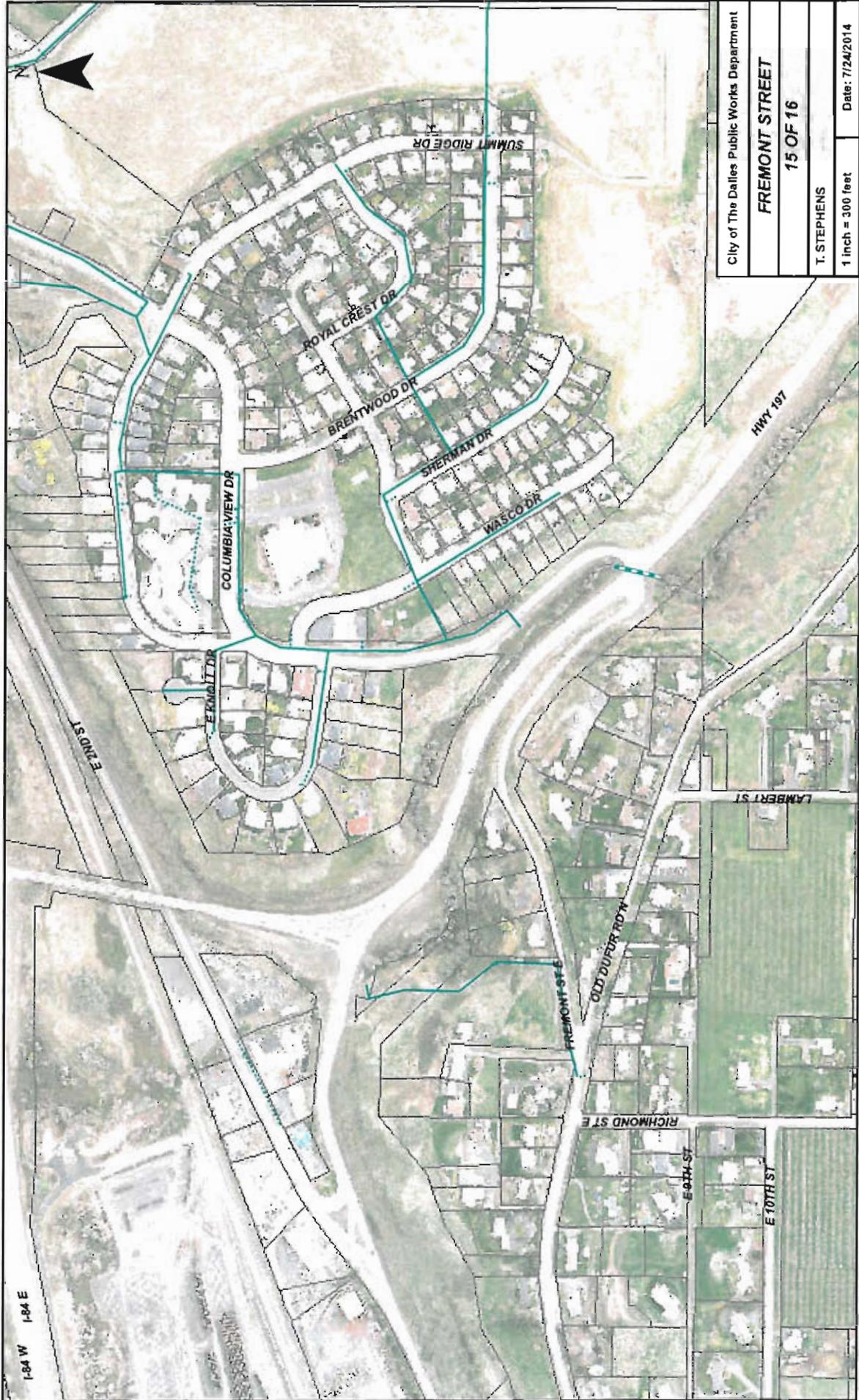
**13 OF 16**

T. STEPHENS

1 Inch = 400 feet

Date: 7/24/2014





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



# CITY OF THE DALLES ROADS



## Legend

**City Limits**

**Urban Growth Boundary**

**Wasco County**



**City of The Dalles**



**ODOT**



**Local Access (City)**



**Private**



**Local Access (County)**

