



CITY of THE DALLES

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PLANNING DEPARTMENT

CITY OF THE DALLES PLANNING COMMISSION MINUTES

Thursday, May 15, 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, John Nelson, Jeff Stiles, Dennis Whitehouse, Mark Poppoff

BOARD MEMBERS ABSENT:

Chris Zukin

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 Nelson to approve the agenda as submitted. The motion carried unanimously; Zukin absent.

APPROVAL OF MINUTES:

It was moved by Nelson and seconded by Poppoff to approve the April 17, 2014 minutes as submitted. The motion carried unanimously; Zukin absent.

It was moved by Nelson and seconded by Poppoff to approve the May 1, 2014 minutes as submitted. The motion carried; Zukin absent.

PUBLIC COMMENT:

None

QUASI-JUDICIAL HEARING:

Application Number: APL 27-14; **Elk Horn Development, LLC; REQUEST:** Appeal of a land use decision dated March 25, 2014, regarding a minor partition application #MIP 312-14. Property is located at 1611 Thompson Street, The Dalles, Oregon, and is further described as 1N 13E 11 AB tax lot 900. Property is zoned "RL" – Residential Low Density District.

Director Gassman requested that the hearing be continued to June 5, 2014 because an agreement was imminent. It was moved by Whitehouse and seconded by Stiles to continue the hearing to June 5, 2014. The motion carried unanimously; Zukin absent.

WORK SESSION: Residential Infill Policies

Director Gassman suggested the Commission consider this new draft outline then submit the proposed draft to City Council for feedback.

Gassman highlighted the draft's new Option #3 (page 3). The option would allow new development to go in without storm water going in first. If the property developer could not install improvements in at the time of development, there would be no development. This option would not require any agreements, Gassman stated.

Commissioner Stiles suggested that another option should be added that would contain a conclusion at the other end of the spectrum from Option #3. If the property developer could not afford street improvements, he/she would not be responsible for the improvements.

Commissioner Poppoff suggested another option be considered where a property owner could develop, the land property taxes would continue to be paid into the City's general fund, and the building taxes could go into a special fund that could be applied towards that property owner's street improvements for a period of time. City Attorney Parker said he could check to see if that option was feasible. He thought such an option would have significant impact on the City's general fund.

After further discussion, Director Gassman summarized the Commission's recommended revisions to the draft outline as follows:

1. Leave Option #3 as is.
2. Add Option #4, identical to Option #3 but with a different conclusion. If the property owner/developer wanted to build, and street improvements could not be installed at that time for whatever reason, the property owner would be relieved of the responsibility (with no agreement) for the street improvements.
3. Under the "Other Comments" section, an "alternative funding" proposal should be added. If a property owner develops property, the land taxes would go into the City's general fund, and the tax increase generated from the new building would go into a special fund, or at least be accounted for separately. That money would be available for generic public improvements, as determined by the City for the most efficient use, for a section of street improvements. The City would submit status reports to the property owner until a pre-determined time or money limit was reached.

It was the general consensus of the Commission to meet on June 5, 2014 to review the revised draft outline prior to submitting it to the City Council for feedback.

STAFF COMMENTS:

Commissioner Whitehouse was appointed Vice Chairman of the Planning Commission.

COMMISSIONER COMMENTS/QUESTIONS:

Chair Lavier asked for the progress on finding another Planning Commissioner candidate. Director Gassman said there had been some people that inquired, but staff was not aware of any candidates at this time.

NEXT MEETING:

June 5, 2014

ADJOURNMENT:

Chair Lavier adjourned the meeting at 6:57 PM.

Respectfully submitted by Administrative Secretary Carole Trautman.



Bruce Lavier, Chairman