



MINUTES
CITY OF THE DALLES PLANNING COMMISSION

CITY HALL COUNCIL CHAMBERS
313 COURT SREET
THE DALLES, OREGON 97058
CONDUCTED IN A MEETING ROOM IN COMPLIANCE WITH ADA STANDARDS

THURSDAY, MAY 18, 2017
5:30 P.M.

I. CALL TO ORDER

Chair Lavier called the meeting to order at 5:52 p.m.

II. ROLL CALL

In Attendance

Commission Chair: Bruce Lavier

Commissioners: Sherry DuFault, John Nelson, Steve Ross,

Absent: Mark Poppoff, Jeff Stiles

Staff: Planning Director Steve Harris, City Attorney Gene Parker,
Associate Planner Nick Kraemer

III. APPROVAL OF AGENDA

Commissioner Nelson moved to approve the agenda. Commissioner Ross seconded the motion; the motion passed unanimously.

IV. APPROVAL OF MINUTES

Commissioner DuFault moved to approve the minutes of the April 6th meeting. Commissioner Nelson seconded the motion; the motion passed unanimously.

V. PUBLIC COMMENT

There were no public comments.

VI. QUASI-JUDICIAL HEARING

ADJUSTMENT 17-026 AND MINOR PARTITION 337-17 – Applicant is requesting a reduction of the minimum lot size requirements in the RH zone, and approval to partition a 120' by 50' lot. Property is located at 1022 E. 9th Street and 1005 H Street and is further described as 1N 13E 3 DB Tax Lot 11700. Property is zoned "RH" – Residential High Density.

Chair Lavier read the rules of a Quasi-Judicial Hearing and inquired if any Commissioners had ex parte contact, conflict of interest or bias that would prevent an impartial decision; hearing none, Lavier opened the hearing at 5:58 p.m.

Associate Planner Nick Kraemer presented the Staff Report.

Lavier inquired about the status of the Buildable Lands Assessment. Director Harris replied City Council accepted the reports. Applications for grant funds are in process to hire consultants to assist with new code requirements and text amendments of the Comprehensive Plan. A Resolution of Support for the grant applications will go before City Council at the next meeting. Funds are provided under the State's Code Assistance Program; no matching funds are required.

Lavier asked if minimum lot sizes would be addressed in the LUDO changes. Harris replied they would.

Lavier invited comments from proponents.

Gary Wart
813 E. 10th Street
The Dalles, OR 97058

Mr. Wart stated he was in favor of the Adjustment and Minor Partition. Wart said the homes do not belong together. If the lot was partitioned the homes could be sold individually.

Lavier invited comment from opponents. There were none.

Commission consensus was in favor of the applications based on future changes to the LUDO.

Lavier closed the hearing at 6:22 p.m.

Commissioner DuFault moved to approve Adjustment 17-026 and Minor Partition 337-17 as recommended with conditions of approval. Commissioner Ross seconded the motion; the motion passed unanimously.

VII. ACTION ITEM

Discussion to schedule Public Hearing for revocation of SPR 42-83, A&P Recycling located at 200 Webber Street.

Planner Kraemer presented the Staff Report.

Director Harris requested a determination from the Commission on whether or not to schedule a Public Hearing.

Commissioner Ross motioned to schedule a Public Hearing on June 15th to consider lifting the stay of revocation on SPR 42-83, A&P Recycling. DuFault seconded the motion; the motion passed unanimously.

IX. STAFF COMMENTS

Director Harris stated a Public Hearing item is scheduled for June 1st for the Oregon Veteran's Home expansion. Scheduled at the Commission's discretion, Harris would like to report on City Council's action on the Planning Department's upcoming work plan for the coming budget year. Harris would like to have the Planning Division and Codes Enforcement Division report as well.

Harris mentioned the June 15th meeting would be Assistant Planner Nick Kraemer's last meeting.

Harris stated at the next City Council meeting, the Council would decide on proposed code amendment on separation requirements for recreational marijuana sales.

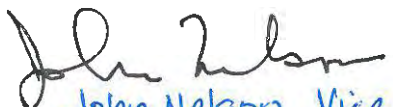
X. COMMISSIONER COMMENTS OR QUESTIONS

Commissioner DuFault requested the Commission meeting time be moved back to 6 p.m. Consensus was in favor of a 6 p.m. start time beginning June 15th, 2017.

XI. ADJOURNMENT

Chair Lavier adjourned the meeting at 6:44 p.m.

Respectfully Submitted
Paula Webb, Planning Secretary


John Nelson, Vice Chair, for
Bruce Lavier, Chair