



CITY of THE DALLES

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PLANNING DEPARTMENT

CITY OF THE DALLES PLANNING COMMISSION MINUTES

Thursday, June 5, 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 Whitehouse and seconded by Nelson to approve the May 15, 2014 minutes as submitted. The motion carried unanimously; Zukin absent.

PUBLIC COMMENT:

Randy Hager, 2804 East 10th Street, The Dalles, Oregon, stated he requested June 5, 2014 for an appeal hearing on the minor partition decision, and City staff continues to delay his ongoing process for his property. Mr. Hager said he had a potential buyer, and he requested the Planning Commission's assurance that his hearing would be scheduled. He distributed his handout of appeal documents.

Chair Lavier assured Mr. Hager that the Commissioners would hear the appeal on June 19 unless there was a lack of a quorum. Discussion followed that if there was not a quorum for June 19, June 25 would be another possible date.

WORK SESSION: Residential Infill Policies

Director Gassman pointed out that he added two new options, Options #4 and 5, page 3, of his June 5, 2014 draft. Gassman emphasized that, if approved, the draft would be presented to the City Council as a preliminary draft, not a final draft.

Stiles said he would like a history of the process that led to the formation of the proposal draft (i.e., House Bill 3479, the formation of the Planning Commission's work sessions, the formation of the sub-groups, etc.) to be included.

Steve Stroud, 3004 East 12th Street, The Dalles, Oregon, stated that he felt the draft memorandum had nothing to do with what the participating citizens wanted. He said he was not happy with the proposed options that substituted Waivers of Remonstrance with Delayed Development Agreements. He believed the options would "run buyers off." Chair Lavier asked Mr. Stroud if he had looked at Options # 4 and 5, because no agreements would be required in either option. Mr. Stroud said he had not looked at them in detail.

Director Gassman pointed out that were two options listed on page 4 of the memorandum regarding existing Waivers of Remonstrance. It was the general consensus of the Planning Commission to eliminate all existing Waivers of Remonstrance, and to switch Options 1 and 2 in the "Existing Waivers of Remonstrance" section of the draft memorandum.

Taner Elliott, 397 Summit Ridge Drive, The Dalles, Oregon, said he thought Option #4, subpoint 2, should include more detail before it was presented to the City Council for feedback. Mr. Elliott also asked if Option #5, regarding increasing tax monies, would only pertain to increased tax funds that go to the City. He said he was aware that property taxes were dispersed to several entities, not just to the City. Chair Lavier said he assumed it would apply to the City's tax revenue disbursements only. Both Lavier and Gassman emphasized that details to the options would come later after input was received from City Council.

The Commissioners re-prioritized the major Options of the memorandum in order of preference, with Option #5 being the most preferred option.

Richard Havig, 3015 East 12th Street, The Dalles, Oregon, asked if the memorandum contained a clause where property owners that already had existing structures would not be required to install street improvements. Director Gassman stated it was indicated in Option #2.

Director Gassman closed by asking if some of the Commissioners would be willing to be present at the City Council meeting, tentatively scheduled for June 30, 2014, to answer questions. Some of the Commissioners indicated they would be present.

It was moved by Whitehouse and seconded by Poppoff to forward the preliminary draft memorandum, including all suggested revisions from the work session, to City Council with the intent of soliciting the City Council's opinions and feedback. The motion carried unanimously; Zukin absent.

STAFF COMMENTS:

Director Gassman advised that two public hearings were scheduled for the June 19 meeting, an appeal and a rezone application.

COMMISSIONER COMMENTS/QUESTIONS:

None

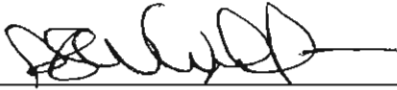
NEXT MEETING:

June 19, 2014

ADJOURNMENT:

Chair Lavier adjourned the meeting at 6:48 PM.

Respectfully submitted by Administrative Secretary Carole Trautman.

A handwritten signature in black ink, appearing to read "Dennis Whitehouse", written over a horizontal line.

Dennis Whitehouse, Vice Chair