

## CITY OF THE DALLES PLANNING COMMISSION MINUTES

**Thursday, August 4, 2016**  
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 PM.

### **COMMISSION MEMBERS PRESENT:**

Bruce Lavier, Chris Zukin, Mark Poppoff, John Nelson, Jeff Stiles, Sherry DuFault

### **COMMISSION MEMBERS ABSENT:**

None

### **STAFF MEMBERS PRESENT:**

Director Richard Gassman, City Attorney Gene Parker, Associate Planner Nick Kraemer, Planning Secretary Baltazar Gamez

### **APPROVAL OF AGENDA:**

Chair Lavier noted that there were two changes to the Agenda. The approval of the minutes would be postponed to the following meeting and the next meeting would be changed to August 18<sup>th</sup>. It was motioned by Poppoff and seconded by Nelson to approve the agenda as amended. The motion carried unanimously. DuFault absent for the vote but joined the meeting at 6:03 PM.

### **PUBLIC COMMENTS:**

None

### **QUASI-JUDICIAL HEARING**

**Application Number: VAR 125-16 AXIS Design Group for Tonkin Motors:** This application is for a Variance to the maximum height restrictions for the re-location of an existing nonconforming sign. The property is located at 2222 W. 6th Street and is further described as 2N-13E-33 CB 100 and is zoned "CG" – General Commercial.

Chair Lavier read the rules for a public hearing and asked the Commissioners if they had any ex-parte contact, bias or conflict of interest that would hinder them from making an impartial decision on the application. Stiles stated he managed a property within 300 feet of the property but it would not provide any bias to render a fair decision.

Associate Planner Nick Kraemer presented the highlights of the staff report.

Kendra Kozak, 11104 SE Stark, Portland Oregon, spoke in favor of the request and told the Commission that the two existing signs were simply being swapped to better reflect the businesses each sign represented.

There was a brief deliberation by the Commission.

It was moved by Nelson and seconded by DuFault to approve Application VAR 125-16 by Axis Design. Lavier, Zukin, Nelson, and DuFault voter in favor; Poppoff opposed. The motion carried.

### **RESOLUTION**

It was moved by Zukin and seconded by Nelson to approve resolution #553-16 for VAR #125-16. Lavier, Zukin, Nelson, and DuFault voter in favor; Poppoff opposed. The motion carried.

### **QUASI-JUDICIAL HEARING**

#### **REVIEW: Revocation Review of SPR #42-83 by A&P Recycling for Failure to Meet Conditions of Approval.**

Director Gassman presented highlights of the staff report. He indicated the timeline of notices sent to the business regarding their failure to meet the conditions of approval for their original Site Plan Review Approval. He noted that the condition not being met is the screening of materials in front of the business.

Art Braun, P.O. Box 969, The Dalles, spoke about the difficulty of moving that stored materials out because of the current state of low prices in the recycling market.

Paul Lepinski, 1521 E. 13<sup>th</sup> Street, The Dalles, told the Commission about the current state of his business and explained how difficult it's been to move the stored materials.

DuFault told Mr. Lepinski that he should have responded to the repeated notices sent to his business regarding the noncompliance of his business operation.

Jeff Lepinski, 8302 Dufur Road, Dufur Oregon, commented that the City will need to look at a long-term solution to the issue of where residents can take these items to recycle besides the dump.

Gassman indicated that Associate Planner Nick Kraemer could work with the business owner to come up with a solution.

There was a general consensus that a resolution would be drafted and brought to the Commission for approval at the next meeting.

### **STAFF COMMENTS**

Gassman told the Commission there had not been a new Commissioner appointed to fill the current vacancy. He also indicated that Commission would be presented with the first RV Park application at the next meeting.

### **NEXT MEETING**

August 18, 2016

**COMMISSIONER COMMENTS/QUESTIONS**

Lavier asked about the status of Walmart coming to The Dalles. Parker indicated there were no new developments with Walmart.


Nelson asked about the status of the Transportation System Plan. Gassman indicated that it is in the process of being completed.

Nelson also asked about the proposed hotel at W. 6<sup>th</sup> and Snipes. Gassman stated that the applicant had not submitted their building permit application but they had received land use approval.

**ADJOURNMENT**

Chair Lavier adjourned the meeting at 7:30 PM.

Respectfully submitted by Planning Secretary Baltazar Gamez.



Bruce Lavier, Chairman

