



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125
PLANNING DEPARTMENT

CITY OF THE DALLES PLANNING COMMISSION MINUTES

Thursday, September 4, 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 6:03 PM.

BOARD MEMBERS PRESENT:

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

BOARD MEMBERS ABSENT:

Dennis Whitehouse

STAFF MEMBERS PRESENT:

Planning Director Richard Gassman, City Engineer Dale McCabe, Administrative Secretary Carole Trautman

APPROVAL OF AGENDA:

It was moved by Zukin and seconded by Nelson to approve the agenda as submitted. The motion carried unanimously; Whitehouse absent.

APPROVAL OF MINUTES:

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

PUBLIC COMMENT:

None

WORK SESSION:

Regarding the agenda packet's draft Street Network Map, Director Gassman stated that the Planning Commission did not select a network street in the southeast area of the city due to lack of development, but at some point in the future the City may want to review the street grid and add one in that area. Zukin clarified by stating that the Commission's goal was to select a minimum number of streets for the network with the smallest impact as possible on property owners and, at the same time, meet state requirements. Gassman said many of the streets selected had established improvements and won't need additional improvements, and most had a sufficient amount of right-of-way. It was the general consensus of the Commission and audience members present to accept the proposed network of streets as presented.

There was discussion on what should be considered the definition of "full improvements." It was the general consensus the term "full improvements" would include fully a paved street, curb, and at least one sidewalk; with an understanding that there could be exceptions on some network streets where needed (i.e. some streets such as 10th Street may require two sidewalks).

Chair Lavier pointed out that the proposed Street Network Map needed a revision: delete East 10th Street from Kelly to Dry Hollow Streets as a grid street, and designate E. 12th Street from Kelly to Thompson Streets as a grid street.

Director Gassman then addressed the issue as found on Old Dufur Road. When people submit a building permit for Old Dufur Road, the storm and sewer are addressed at the time of the permit, but the property owner needs to pay for sidewalk improvements. Gassman asked what Planning staff should tell these people: 1) put the improvements in; 2) pay into the fund; or 3) sign some sort of an agreement. Gassman pointed out that there were only two opportunities for improvements: one was at the time of a land division, the other was at the time of a building permit application. If the property owner installs sidewalks on Old Dufur Road, then the street has the "island" appearance. With an agreement, such as a Delayed Development Agreement (DDA), it could be many, many years before there were any improvements. People forget over time what was required, or new property owners come along with no clear understanding of an agreement at the time of the property purchase, Gassman explained.

Nelson suggested requiring something less than full improvements in that area. Zukin reminded the group that one option was a DDA with a cap and a sunset clause. Poppoff suggested doing away with the curb requirement. Lavier suggested to widen the paving on Old Dufur Road and call it good. Stiles suggested reconsidering Option #1 of the Commission's memorandum to City Council as a solution—to designate the increased tax revenues towards street improvements that occur from increased property values generated by development of a vacant parcel.

Lavier said the costs should be shared between the City and the developer. Director Gassman reminded the Commission that the City was helping by doing the engineering work and paying for the storm water system.

After further discussion Gassman suggested that the Commission may want different requirements for different areas. Zukin suggested a DDA with a cap and a sunset clause that had specific numbers attached to them. There was general discussion regarding using a cap amount based on: 1) a percentage of the assessed or market value of the property at the time of develop; or 2) a cost estimate. If the latter was proposed, storm and engineering would need to be removed from the equation since the City was taking on those responsibilities, Gassman stated.

Taner Elliott, 397 Summit Ridge Drive, The Dalles, Oregon suggested another option whereby if a property owner signed a DDA at the time of development then later on wanted to be unencumbered by the DDA, the property owner could pay into the fund at that point in time.

After further discussion it was the general consensus of the Commission to develop several case scenarios of recent building permit developments in various areas and apply various options. Zukin requested cost estimates for sidewalks, paving and curbs. Staff will present the various case scenarios for further discussion at a future work session.

STAFF COMMENTS:

Director Gassman outlined a strategy of topics for future Planning Commission work sessions as follows:

- September 18 – Sign Committee Recommendations
- October 2 – Residential Infill Staff Feedback
- October 16 – Sign Committee Feedback

COMMISSIONER COMMENTS:

None

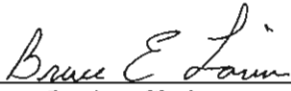
NEXT MEETING:

September 18, 2014

ADJOURNMENT:

Chair Lavier adjourned the meeting at 7:37 PM.

Respectfully submitted by Administrative Secretary Carole Trautman

A handwritten signature in cursive script that reads "Bruce E. Lavier". The signature is written in black ink and is positioned above a horizontal line.

Bruce Lavier, Chairman