



## CITY of THE DALLES

313 COURT STREET  
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125  
PLANNING DEPARTMENT

# 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, NOVEMBER 16, 2017**

**6:00 P.M.**

### CALL TO ORDER

Chair Lavier called the meeting to order at 6:00 p.m.

### ROLL CALL

In Attendance

Commissioners: Sherry DuFault, Bruce Lavier, April Moore, John Nelson, Mark Poppoff and Jeff Stiles

Absent: Steve Ross

Staff: Planning Director Steve Harris, City Attorney Gene Parker, Senior Planner Dawn Hert, Planner Garrett McAllister and City Engineer Dale McCabe

### APPROVAL OF AGENDA

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

### APPROVAL OF MINUTES

Commissioner Moore moved to approve the minutes of October 5, 2017. Commissioner Poppoff seconded the motion; the motion passed unanimously.

### PUBLIC COMMENTS

None.

### PUBLIC HEARING

**REQUEST:** Conditional Use Permit 173-14 – Reconsideration of Condition of Approval No. 13 Pertaining to Submission of a Traffic and Improvement Plan for Dry Hollow Elementary School

Chair Lavier read the rules for a public hearing. He then asked if the Commission had any ex parte contact, conflict of interest or bias which would prevent an impartial decision.

Commissioner Nelson stated he was on the District 21 School Board. City Attorney Parker stated based on his review there would not be a conflict for Commissioner Nelson; Parker saw no basis for Nelson to be disqualified.

Chair Lavier re-opened the public hearing at 6:08 p.m.

Director Harris presented the amended staff report.

Randy Anderson  
Chief Financial Officer  
School District 21  
3632 W. 10<sup>th</sup> Street  
The Dalles, Oregon 97058

Mr. Anderson expressed his appreciation for cooperation received from Staff and the City Attorney in drafting an agreement. Anderson stated they were pleased with the outcome of the drafted condition.

Chair Lavier invited comments from those in opposition to the proposal.

Daniel Hammel  
2005 Lewis Street  
The Dalles, Oregon 97058

Hammel stated he was neither in opposition or approval. Hammel acknowledged there were a number of factors outside the District's control, yet those factors did not eliminate the need for safety.

Kathy Ursprung  
School Board Chair  
1525 E. 10th Street  
The Dalles, Oregon 97058

Ursprung stated she was speaking on her own behalf, not that of the District. Ursprung asked if there was any latitude in this condition for materially correcting the traffic situation through non-construction means.

Chair Lavier asked the District to respond to the question.

To clarify, Ursprung asked if non-construction interventions would provide a better outcome, would the Planning Commission consider such intervention a solution.

Anderson said what they were considering would move some of the congestion off the street and onto the school's property. The condition as presented was a step in the right direction.

Commissioner Nelson asked if the proposed capital improvements referred to a physical change on site. City Attorney Parker replied it referred to capital improvements. His understanding was the Commission wanted to see commitment to a long term solution.

Further discussion covered changes implemented, different access, non-construction alternatives, the lack of infrastructure, and additional data provided by the District.

Russ Brown  
903 E. 14th Street  
The Dalles, Oregon 97058

Brown stated he is the City Council's representative on the Traffic Safety Committee. Brown said the traffic issue at Dry Hollow Elementary has been discussed at length.

Attorney Parker suggested the possibility of using Enterprise Zone funds.

Chair Lavier closed the public hearing at 7:43 p.m.

Commissioner Moore motioned to approve the request. Commissioner DuFault seconded the motion; the motion passed unanimously.

## **QUASI-JUDICIAL HEARING**

**REQUEST:** Zoning Ordinance Amendment 96-17 and Comprehensive Plan Amendment 43-17;  
Chris Rogers

Chair Lavier asked if the Commission had any ex parte contact, conflict of interest or bias which would prevent an impartial decision. Hearing none, Chair Lavier opened the quasi-judicial hearing at 6:49 p.m.

Director Harris introduced the new Planner, Garrett McAllister.

Director Harris presented the staff report. Harris clarified this approval would be a recommendation to the City Council.

Commissioner Nelson expressed concern regarding the depletion of property zoned for light industrial use. Harris replied the property was currently in use as residential; there was considerable industrial inventory that was under-utilized.

Further discussion touched on possible additional pressure for urban expansion into the Scenic Area to accommodate industrial use, the need for cost effective homes, whether non-conforming status would restrict expansion, and future plans of School District 21.

Chris Rogers  
2160 Childs Road  
Lake Oswego, Oregon 97034

Rogers stated his intention was to add to an existing living situation. The Dalles is in desperate need of housing; companies struggle to find employee housing.

Commissioner DuFault motioned to direct staff to prepare a resolution recommending approval of Zoning Ordinance Amendment 96-17 and Comprehensive Plan Amendment 43-17. Commissioner Moore seconded the motion. The motion passed 5-1, Nelson opposed, Ross absent.

## **STAFF COMMENTS**

Director Harris stated there were no public hearings scheduled for the December 7, 2017, meeting. The next scheduled meeting would be December 21, 2017.

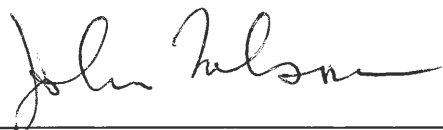
## **COMMISSIONER COMMENTS OR QUESTIONS**

Commissioner Stiles was approached by a citizen who said he was experiencing difficulty building a warehouse. Director Harris stated he would follow up.

## **ADJOURNMENT**

Chair Lavier adjourned the meeting at 7:30 p.m.

Respectfully Submitted  
Paula Webb, Planning Secretary



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John Nelson, Vice Chair