

CITY OF THE DALLES PLANNING COMMISSION MINUTES

Thursday, November 21, 2013

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, Mark Poppoff, Chris Zukin, Jeff Stiles, Mike Zingg

BOARD MEMBERS ABSENT:

Dennis Whitehouse, Rob Raschio

STAFF MEMBERS PRESENT:

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

APPROVAL OF AGENDA:

It was moved by Stiles and seconded by Zingg to approve the agenda as submitted. The motion carried unanimously; Whitehouse and Raschio were absent.

APPROVAL OF MINUTES:

It was noted by Administrative Secretary Trautman to add City Engineer Dale McCabe as a staff member in attendance at the November 7, 2013 meeting.

It was moved by Stiles and seconded by Zukin to approve the November 7, 2013 minutes as amended. Lavier, Poppoff, Zukin and Stiles approved; Zingg abstained, the motion carried. Whitehouse and Raschio were absent.

WORK SESSION

Director Gassman presented his November 18, 2013 memorandum regarding a prioritization of residential development issues. Gassman suggested the Commission review all the issues whether or not they are recommended to City Council. It was the consensus of the Commission to review the issues as suggested.

Big Discussion Items

Director Gassman gave an overview of development requirements. Approximately three years ago, the City reduced some street standards that were local residential streets. Those reduced standards did not apply to collector streets, and most of the streets on the east side were listed as collector streets. Therefore, Gassman stated, full improvements were needed for collector streets which included sidewalks, curb, a 16 foot-wide road and a storm water system. In the past, the storm water has posed problems because the City did not have storm systems in place in all areas. Many such areas were on the east side. Gassman pointed out that the first issue would be to consider if these improvements should still be required.

Commissioner Poppoff commented that the standards should be lowered, i.e., use swales rather than storm water, and use paved parking strips and paved traffic lanes to reduce costs. He also felt the City should do away with all waivers of remonstrance. Regarding required fees, Poppoff suggested creating a stop loss of 10-15% of the developed lot's value so the lot could be developed. Poppoff also suggested utilizing the Downtown Improvement District monies and dedicate the City's property tax revenues for street improvements.

Stiles stated the issues were not a "one size fits all." Rural area requirements should be assessed at a different level than the higher residential requirements. The work should be prioritized and evaluated as to how to fund the work that needed to be accomplished.

Zukin said, in his mind, he believed some of the streets should be improved at some time. He felt it made sense to put paving on graveled roads, and it did not make sense for all streets to have sidewalks, gutters and curbs and storm drains, especially where the storm drain system was not installed. Possible bio swales could be an option. Zukin felt a matrix should be developed for when and how to put the improvements in place.

Chair Lavier stated that the community should be responsible for improvements. There needed to be a system to accumulate funds that would pay for the improvements and determine how much of the expense should be shared between property owners and other citizens. Zukin said he thought people who benefit from the improvements should pay something (the property owner) and other citizens also. Lavier said some property owners would not benefit from improvements if they lose a section of property. Stiles said the City needed to be responsible to help out.

Regarding when improvements should be required, Chair Lavier stated that the property owner would need to be included on the decision making. He said the issue became a problem when the property value was lower than the cost of improvements, and those with low income could not afford improvements. Stiles pointed out that property values increase with improvements.

Richard Havig, 3015 East 12th Street, The Dalles, Oregon, said the LID process didn't work and the Waivers of Remonstrance didn't work, so the City should pay for street improvements unless a subdivision was developed.

David Lee, 950 Pomona West, #115, The Dalles, Oregon, stated improvements should be funded by the taxpayers, and City leaders believed the property owners should fund the expenses.

Richard Havig, 3015 East 12th Street, The Dalles, Oregon, said he thought the Waivers of Remonstrance should be dropped.

Director Gassman stated that if the Commission wanted to recommend reduced standards for more streets, then guidelines would need to be developed. Zukin suggested developing a matrix or zones of standards.

RG Hager, 2804B East 10th Street, The Dalles, Oregon, suggested isolating portions of the center area of the City as a high priority, then move away from that central core over a period of time.

Mary Merrill, 2437 East 10th Street, The Dalles, Oregon, said the Commission should determine the costs then come up with the resources. Chair Lavier stated his thought was that the Commission

should look at the street standards first. He recommended a committee be comprised of Planning Commissioners, staff and citizens to review street standards and priorities.

Zingg said the Waivers of Remonstrance should be dropped, start over with a system of looking at the streets, prioritize the needs, and find the resources.

Linda Quackenbush, 1005 Richmond Street, The Dalles, Oregon, stated she was concerned about property owners on 10th Street having to pay \$351 per linear foot, and it seemed to her it was the community's responsibility. If the cost per linear foot was not reasonable, some property owners would not be able to pay.

RG Hager, 2804B East 10th Street, The Dalles, Oregon, referred to his September 5, 2013 letter that listed five manners of funding. (copy attached). Stiles said he felt it was not fair to place all of the funding on the City, the property owner needed to pay a portion.

It was the general consensus of the Commission to form two sub-groups as follows:

Street Standards: Bruce Lavier, Chris Zukin, Mark Poppoff (Commissioners); Richard Gassman, Dave Anderson, Dale McCabe (City Staff); Loyal Quackenbush and Ron Hagerman (Citizens)

Finance: Jeff Stiles, Mike Zingg, Dennis Whitehouse (Commissioners); Nolan Young (City Staff); Alex Hattenhauer, RG Hager, and Damon Hulit (Citizens).

It was the general consensus of the Commission to suspend the Planning Commission Work Sessions until the Standards and Finance sub-groups formulate their recommendations to go before the Planning Commission Work Session .

STAFF COMMENTS:

Director Gassman reminded the Commission that a bus tour was scheduled for Monday, November 25, 2013, 11:00 AM, to observe key areas within the City regarding street improvements.

COMMISSIONER COMMENTS/QUESTIONS:

None.

NEXT MEETING:

Tentatively scheduled for December 19, 2013 unless the sub-groups needed to reconvene.

ADJOURNMENT:

The meeting was adjourned at 7:45 PM.

Respectfully submitted by Carole J. Trautman, Administrative Secretary.



Bruce Lavier, Chairman