

CITY OF THE DALLES PLANNING COMMISSION MINUTES

Special Meeting – Bus Tour

Re: Residential Infill Policies

Monday, November 25, 2013

City Hall Council Chambers

313 Court Street

The Dalles, OR 97058

Conducted in a handicap accessible room

11:00 AM

CALL TO ORDER:

Acting Chair Zukin called the meeting to order at 11:06 AM.

BOARD MEMBERS PRESENT:

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

BOARD MEMBERS ABSENT:

Bruce Lavier, Rob Raschio

STAFF MEMBERS PRESENT:

Planning Director Richard Gassman, Public Works Director Dave Anderson, City Engineer Dale McCabe, and Administrative Secretary Carole Trautman

BUS TOUR:

Director Gassman handed out a map of the residential areas that were observed on the tour (copy attached).

Listed below are some of the items of discussion/observations from the tour:

- The participants observed a “stand alone” property developed on Old Dufur Road where the property owner put in full half street public improvements, other than storm water, and adjacent properties had only street improvements. The property owner paid into the fund for future storm improvements.
- Storm water improvements are almost always an issue that needs to be addressed when considering infill policy improvements.
- Director Anderson stated storm water is necessary because the City cannot rely upon residential lawns to absorb run off.
- At East 9th and Richmond Streets, the City considered forming a Local Improvement District (LID) in 2005.
- The participants observed various collector streets such as 10th, and 12th that serve many homes.
- The City and County have an interesting relationship regarding roads. Some roads are maintained by the County, and the County would like the City to take the roads that are in City limits. The City wants the roads improved to City standards before they accept them.
- West 13th Street at Cherry Heights was observed as a County road within City limits. West 13th was not developed to full City standards, and the County installed drains rather than storm water.
- Streets off of West 7th east of Hostetler was observed as an area where the City required lower public requirements because the side streets were short, some came to a dead end, and most lots were already built on.

- Public Works Director Anderson pointed out that the City has a Storm Water Master Plan. Part of the funding for the plan comes from the \$2 a-month fee for future capital projects. Anderson said the City has collected almost enough funds for the first project of installing a trunk system on West 2nd Street.

ADJOURNMENT:

Acting Chair Zukin adjourned the meeting at 11:59 PM.

Respectfully submitted by Carole J. Trautman, Administrative Secretary.



Bruce Lavier, Chairman