



## 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, JANUARY 5, 2017**

**5:30 P.M.**

## I. CALL TO ORDER

## II. ROLL CALL:

### In Attendance:

**Commission Chair:** Bruce Lavier

**Commissioners:** John Nelson, Mark Poppoff, Jeff Stiles (arrived 5:45p.m.), Chris Zukin

**Staff:** City Attorney Parker, Planning Director Harris, Senior Planner Hert, Associate Planner Kraemer, and HR Director Hunter.

### Absent:

Commissioner Sherry DuFault

## III. APPROVAL OF AGENDA

Commissioner Nelson motioned to approve the agenda as written. Commissioner Poppoff seconded the motion and it was unanimously approved. DuFault absent.

## IV. APPROVAL OF MINUTES: October 6, 2016 and December 1, 2016

Commissioner Zukin motioned to approve the minutes as written. Commissioner Nelson seconded the motion and it was carried unanimously by the Commission. DuFault absent.

## V. PUBLIC COMMENT: *Items not on the agenda*

There were no public comments.

## VI. QUASI-JUDICIAL PUBLIC HEARINGS

Chair Lavier read the rules for Quasi-Judicial Hearings and noted that the current hearing was continued due to the absence of City Attorney Parker and Senior Planner Hert during the last meeting.

The Commission asked for clarification about the decision at hand. Senior Planner Hert and Planning Director Harris reiterated that based on the City Council's decision the use of the property was allowed conditionally in the zoning and the only deviation in the application from Getty Pollard was in the landscaping guidelines. Pollard was asking for a delay for compliance based on security concerns.

The concern from several members of the Commission was that they would be setting a precedent for other conditions to be delayed for up to two years.

City Attorney Parker noted that there was very little to justify the deviation. He suggested that the applicant work with the Planning Department to meet the requirements.

Mr. Pollard agreed to meet the requirements for the landscaping.

The Commission decided to address the issue further by adding the wording “and general” to the current landscaping condition.

Pollard asked when implementation of the landscaping would need to occur. The Commission agreed that immediate implementation was not feasible and a timely installation during the summer months would suffice.

Commissioner Zukin wished to address the issue of odor control further and inquired about the power of the Commission to enforce more stringent filtration if odor became an issue during production.

Senior Planner Hert responded by saying that there were additional State standards the facility had to follow and it would be up to those inspectors to make a determination.

Commissioner Zukin asked if a surety bond would be appropriate. City Attorney Parker said that a bond would not be appropriate and the Commission would not have any power to require more filtration. Associate Planner Kraemer noted that the Commission could pursue further action through the code enforcement process.

The public hearing was closed. The Commission discussed whether or not the landscaping and security issue had been fully addressed. Commissioner Nelson motioned to approve the application based on the applicant working with the Planning Department to comply with landscaping conditions and by adding “and general” to the #10 of the Conditions of Approval to ensure full compliance to the intent of the condition. Poppoff seconded the motion. The Commission voted to approve the application with 3-0-2; with Lavier, Nelson, and Poppoff in favor, and Zukin and Stiles opposed. DuFault absent.

## **VII. RESOLUTIONS:**

**558-16:** MIP 330-16 & ADJ 16-024 Bishop & Blum

Zukin moved to approve the application. Nelson seconded and the Commission unanimously approved the resolution. DuFault absent.

**559:16:** CUP 183-16 Pollard Pollard

Nelson motioned to approve the resolution with the aforementioned changes to the Condition #10 if the Conditions of Approval. Poppoff seconded and the Commission approved the resolution 3-0-2 with Lavier, Nelson, and Poppoff in favor, and Zukin and Stiles opposed. DuFault absent.

## VIII. PRESENTATIONS:

### a) **Scoping for Gorge 2020 Management Plan Update and Review:**

#### **A Presentation of the Process**

Presented by Krystyna U. Wolniakowski, *Executive Director*  
Columbia River Gorge Commission

Wolniakowski prefaced with an overview of the processes occurring to complete a Gorge Management Plan by 2020. The current management plan had been created over thirty years ago with updates made in 2004. She emphasized the importance of including local governing bodies and citizens in the process and plans, placing particular importance on working with area Planning Departments, directors, and staff. The Gorge Commission will be holding public forums to take public opinion and help inform Gorge residents of the Management Plan update process. Commissioner Stiles asked how much impact public opinion would have on the plan. Wolniakowski said their responsibilities to the Scenic Act are clear, and they understand that some decisions will always make some people upset, but they want to do their best to make sure that residents feel like their opinions are being heard and act in the best way to support overall public opinion.

In response to a questions posed by Commissioner Lavier on the Urban Growth Boundary and how that will be effected by the final plan, Wolniakowski said that the process included a more thorough detailing of the legal descriptions of the border lands than had been previously completed.. As a follow-up, Commissioner Nelson asked if major and minor amendments to the Urban Exempt area would be defined during the Management Plan process; Wolniakowski said that it would.

### b) **Housing and Residential Land Needs Assessment: Status Update**

Presented by Brendan Buckley, *Senior Project Manager*  
Johnson Economics, LLC

### c) **Buildable Lands Inventory: Status Update**

Presented by Matt Hastie, *Project Manager*  
Angelo Planning Group

Brenden Buckley and Matt Hastie presented on the Housing and Residential Needs Assessment and Buildable Lands Inventory. As this was not a final draft of either survey, they wanted to convey a broad overview of the information gathered thus far to the Commission. Please see attached Exhibit A for PowerPoint presentation shown during the meeting.

Overall, the Housing Needs assessment showed that The Dalles needed an overall growth of every type of housing over the next twenty years, but specifically had a need for additional homes for ownership at higher-price points and additional rentals for mid-to-low income families. Based on the survey there was a need for a total of 1,769 new units, equating to a need for 232.5 net acres for the growth.

To meet these needs they next discussed the Buildable Lands Inventory. The presenters addressed their methods and talked about some of the limitations of the

survey such as large amounts of sloped land and large parcels that could only be partially counted. As this was a draft of the final presentation, they were open to comments or suggestions on their methods. Senior Planner Hert and Associate Planner Kraemer added that they had a few issues with the methodology including the projected density in High Density Residential versus current usage and political climate. They also were concerned that the represented Hispanic population was too low and would cause an underestimation of need. The presenters said that they were tied by varying State guidelines for the surveys, but the issues could be addressed by changes to the zoning ordinances.

**IX. STAFF COMMENTS**

Planning Director Harris noted that he would be adding a budgetary agenda item to the next meeting, along with the marijuana growth site application slated for the 19<sup>th</sup>.

**X. COMMISSIONER COMMENTS OR QUESTIONS**

Chair Lavier wished to move the Next Meeting agenda time to the staff comments.

**XI. NEXT SCHEDULED MEETING:** January 19<sup>th</sup>, 2017

**XII. ADJOURNMENT**

Respectfully submitted by Planning Secretary Jamie Jensen.



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Bruce Lavier, Chairman