



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, FEBRUARY 15, 2018
6:00 P.M.

CALL TO ORDER

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

ROLL CALL

Commissioners Present: Sherry DuFault, Bruce Lavier, John Nelson, Mark Poppoff, April Moore

Commissioners Absent: Steve Ross, Jeff Stiles

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

Public in Attendance: Nine

APPROVAL OF AGENDA

Chair Lavier noted that Agenda Item VII. A. had been withdrawn from the agenda. Commissioner Nelson moved to approve the agenda as amended. Commissioner Poppoff seconded the motion; the motion passed unanimously.

ELECTION OF OFFICERS

Commission consensus was to postpone the Election of Officers to a future meeting.

APPROVAL OF MINUTES

Commissioner Nelson noted the the Minutes of February 1, 2018, Action Item B, should read "Commissioner Ross moved that Conditional Use Permit #180-16, Heath RV Park, 3021 W. 10th Street, remain in effect through August 22, 2018."

Commissioner DuFault moved to approve the minutes as corrected; Commissioner Nelson seconded the motion. The motion passed unanimously.

PUBLIC COMMENTS

None.

QUASI-JUDICIAL HEARINGS

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

Chair Lavier opened the public hearing at 6:10 p.m.

A. Adjustment 18-032 – John Hutchison

Director Harris stated the application was withdrawn. The public right-of-way adjoining the property was actually a private easement, therefore, the street side setback reduction was not required.

B. Minor Partition 348-18 – Donnell J. Smith, III

Senior Planner Hert presented the staff report.

Commission discussion included easements, shadow platting and consent to annex with a waiver of one year. Also discussed were potential ramifications to utilities if a subdivision was to be developed.

Proponents:

Donnell J. Smith, III, 8707 NE 86th, Vancouver, Washington

Smith stated his intention was to partition lots to help his parents stay in their home. He had no desire to develop the land.

Marlys Rufener, 2650 Three Mile Road, The Dalles, Oregon

Rufener currently has a private easement along Laurel Road for access to her property. She also has an easement along East 20th to a small barn. Rufener would support the partitioning, but had a concern. She would like to see the unpaved section of E. 21st Street paved to support additional traffic.

Hert stated the City could not require improvements with a minor partition.

Opponents:

None.

Jacob LeRoux, 1900 E 23rd Street, The Dalles, Oregon

LeRoux asked if his easement would now go over the Smith property. Hert replied it would not.

LeRoux asked if East 21st Street was developed, would it go down to his private drive and be access for the utility company. Hert replied it would depend on the future developers, but an easement would be maintained for anyone with rights to that easement. Easements on private property are between the landowners, the City does not facilitate them.

Hert stated the easement across East 21st Street is on the private property of the Smith's. The easement for Stroud will terminate when East 21st Street is accepted by the City.

Marlys Rufener, 2650 Three Mile Road, The Dalles, Oregon

Rufener stated the easement is drawn on the map as a straight line, but does not follow the topography. She asked if the easement would be moved to the north. Hert replied that would be answered when or if a subdivision was created.

Email from Dennis Conley, 2108 Claudia Lane, The Dalles, Oregon, Exhibit 1.

Conley shared his concern about narrow streets, snow removal and water pressure.

City Engineer Dale McCabe stated the installation of the Vista Reservoir had eliminated water pressure problems. Current pressures at the end of the line are 88 psi, pressure at East 20th Street is 110 psi. Higher water pressure is available to landowners.

Chair Lavier closed the Public Hearing at 6:51 p.m.

RESOLUTION

Resolution 571-18: Approving Minor Partition 348-18 of Donnell J. Smith, III, to divide one parcel into three parcels

Commissioner Nelson moved to approve Minor Partition 348-18, Donnell J. Smith, III, to divide one parcel into three in accordance with the findings of fact and subject to the nine conditions of approval as written in the staff report. Commissioner Moore seconded the motion; the motion passed unanimously.

STAFF COMMENTS

Director Harris stated two public hearings were scheduled for the March 1, 2018, Planning Commission meeting. Tentatively scheduled for the March 15, 2018, meeting was a presentation and discussion on code amendments.

Harris stated the Urban Renewal Agency Board agenda would include the Tokola Development and Disposition Agreement and an Exclusive Negotiating Agreement for a hotel proposal.

COMMISSIONER COMMENTS OR QUESTIONS

None.

ADJOURNMENT

Chair Lavier adjourned the meeting at 6:56 p.m.

Respectfully Submitted
Paula Webb, Planning Secretary



Bruce Lavier, Chair

Dawn Hert

From: RustyandKowon <Rustyandkowon@charter.net>
Sent: Thursday, February 08, 2018 9:10 AM
To: Dawn Hert
Subject: Donnell Smith application to divide parcels

I will be out of town on the day of your planning commission meeting.

It appears that Donnell Smith wants to split one parcel into 3 parcels. However, it remains to be determined the size of the parcels. Wish I knew.

If I understand correctly this is currently County property that most likely will be annexed into the City. This causes me concern for two reasons:

1. The city streets in this subdivision are narrower than standard city streets which in itself causes issues especially in the wintertime, i.e. snow removal or lack of. A snow plow has been down Claudia Lane 4 times in 40 years, the rest of the time we have to deal with the snow ourselves.
2. Water pressure issues. Having lived here for 40 years I know about low water pressure. Currently the city has me at 40 psi, more housing higher up on the hill will most likely cause issues for me and the neighbors.

Before allowing more dwellings into our neighborhood please consider what impact it will have to the current residents.

Dennis Conley
2108 Claudia Lane
The Dalles, Or

Sent from Mail for Windows 10