



## CITY of THE DALLES

313 COURT STREET  
THE DALLES, OREGON 97058

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Community Development Dept.

# Memorandum

**To:** Planning Commissioners

**From:** Brenda Green, Administrative Secretary  
Community Development Department

**Date:** 4/1/2011

**Re:** Additional material

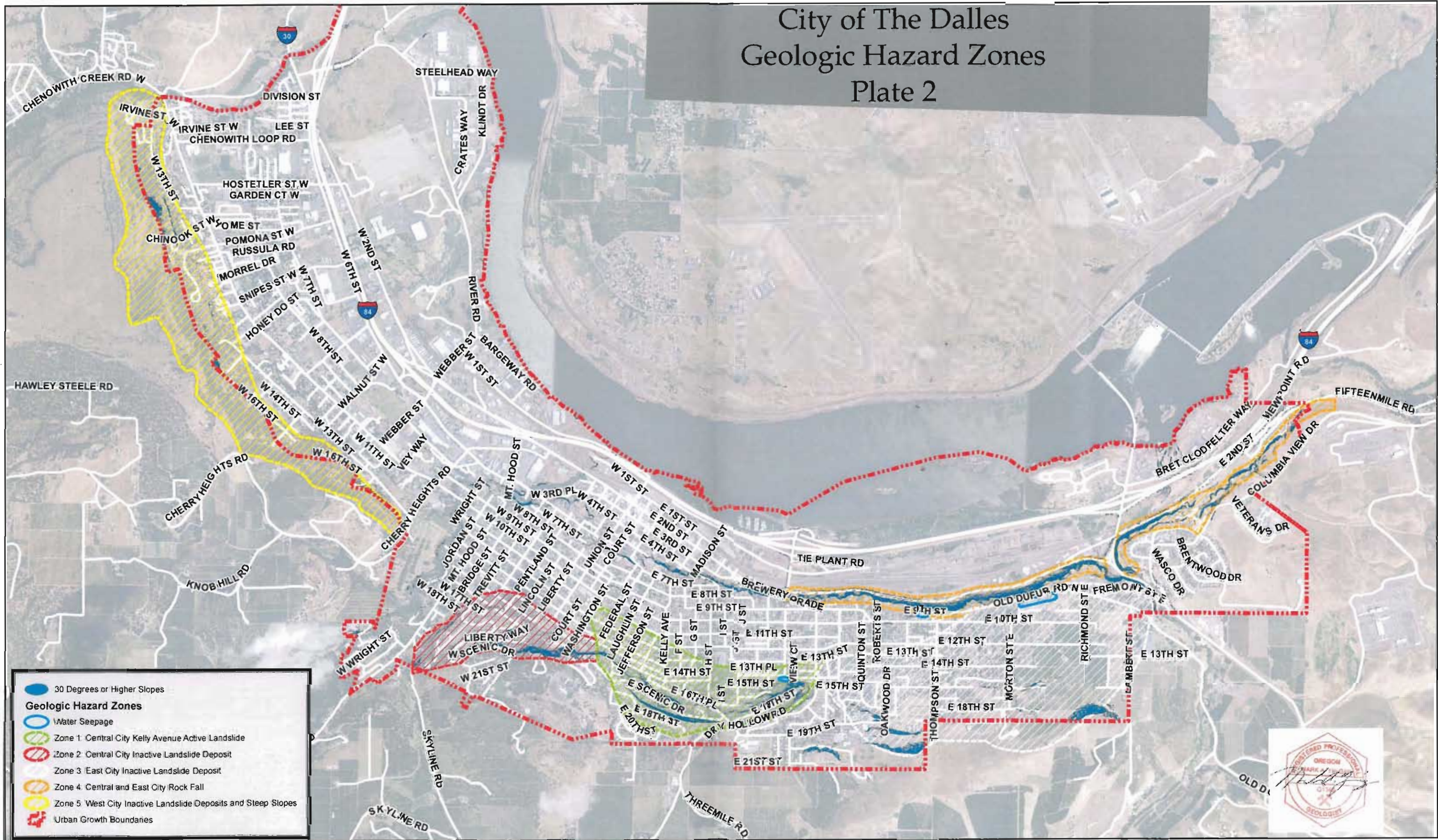
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Yesterday we sent you part of your Planning Commission Packet for the meeting on April 7, 2010, in order to make sure you would have enough time to look it over.

Today we are sending you some additional information including;

- The color copy of the Geologic Hazard Zones that goes along with the Geologic Hazards Study which you received at the last meeting (Commissioners Ahlberg and Zukin – yours are included with this packet)
- The Draft minutes from March 17, 2010 (which are on the agenda to approve on 4/7)
- A single page map showing potential 20 acre industrial sites
- The maps that go with the March 24, 2011 Draft of the City of The Dalles Water Resources Inventory (which was mailed to you yesterday)

# City of The Dalles Geologic Hazard Zones Plate 2



- 30 Degrees or Higher Slopes
- Geologic Hazard Zones**
- Water Seepage
- Zone 1: Central City Kelly Avenue Active Landslide
- Zone 2: Central City Inactive Landslide Deposit
- Zone 3: East City Inactive Landslide Deposit
- Zone 4: Central and East City Rock Fall
- Zone 5: West City Inactive Landslide Deposits and Steep Slopes
- Urban Growth Boundaries



Based on geologic mapping done by Mark Yinger  
Completed February 2011

# CITY OF THE DALLES PLANNING COMMISSION MINUTES

**Thursday, March 17, 2011**

City Hall Council Chambers

313 Court Streets

The Dalles, OR 97058

*Conducted in a handicap accessible room*

## **CALL TO ORDER:**

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

## **BOARD**

**MEMBERS PRESENT:** Bruce Lavier, Mark Poppoff, Ted Bryant, John Nelson,  
Dennis Whitehouse (6:07pm)

## **BOARD**

**MEMBERS ABSENT:** Ron Ahlberg, Chris Zukin

## **STAFF PRESENT:**

City Attorney Gene Parker, Community Development Department,  
Director Dan Durow, Senior Planner Richard Gassman, Administrative  
Secretary Brenda Green, Administrative Secretary Carole Trautman

## **APPROVAL OF AGENDA:**

It was moved by Bryant and seconded by Poppoff to approve the agenda as submitted. The motion carried unanimously; Ahlberg, Zukin and Whitehouse absent.

## **APPROVAL OF MINUTES:**

Commissioner Nelson pointed out that in regards to the Skroch hearing, on page four it should read "county" instead of "count". Nelson then questioned if it would be the applicant or the County that would be putting in a solution. Senior Planner Gassman clarified that it would be the applicant. Nelson suggested changing the sentence on page four, paragraph five to read "If the new driveway has created a problem the county could require the owner to implement a solution."

Commissioner Bryant brought attention to page three, paragraph four in regards to his comment about W 13<sup>th</sup> Street. He suggested that it should read "special exception area" rather than "special consideration area".

It was moved by Nelson and seconded by Poppoff to approve the minutes of February 3, 2011 as modified. The motion carried with Poppoff, Bryant, Nelson, and Whitehouse voting in favor, Lavier abstained, Ahlberg and Zukin absent.

**PUBLIC COMMENT:** none

**QUASI-JUDICIAL PUBLIC HEARING:**

Application Number CUP 163-11 of St. Mary's Academy to construct a new school room in a separate building. Property is located at 1112 Cherry Heights Road and is further described as 1N 13E 4BD tax lot 1800. Property is zoned "RL/CFO" – Low Density Residential District with a Community Facility Overlay.

Chair Lavier read the rules for conducting a public hearing. He asked the Commissioners if they had any bias, conflict of interest, or ex-parte contact. None were declared. There were no challenges from the audience. Lavier declared the public hearing open and asked for the Staff Report.

Senior Planner Gassman presented the Staff Report. He summarized the report by stating that it was a non-complicated application and that the applicant had plenty of parking and plenty of land to support their proposal. Gassman declared that staff was recommending approval with five conditions.

**Public Testimony:**

**Proponents:**

Kimberly Koch, Principal St. Mary's Academy; 1832 Montana St, The Dalles. Principal Koch shared that they were working towards growth of the school. She said the proposed structure would house the library and computer lab which would open up a classroom in the main part of the school to allow all of the students to be together.

Commissioner Nelson asked if any of the pine trees would need to be removed from the site. Principal Koch stated that the large pine tree would need to be removed. She also shared that they had considered removing it anyway due to the tree not being healthy, and that when removed, they would be donating the wood.

Commissioner Nelson asked about crosswalks. Principal Koch described where the current crosswalks were and where one would be added.

Commissioner Bryant pointed out that in the application one area described the project as 1900 square feet and another area described it as 2400 square feet. Principal Koch clarified that the correct building size was 1900 square feet.

**Opponents:** none

Chair Lavier closed the public testimony portion of the hearing.

**Deliberation:**

Commissioner Poppoff stated that he would like to see a requirement that the pine tree slated for removal be replaced. He shared that beyond that, he was in favor of the application.

After a general discussion in regards to proposed wording; the Commissioners agreed on an additional condition which would read; Any tree to be removed as part of the construction will be replaced with a tree that will eventually grow to a similar height.

Chair Lavier asked the applicant if they had an issue with that additional condition. Principal Koch stated that they did not.

**Motion:**

Commissioner Bryant moved to approve CUP 163-11 for St. Mary's Academy based on findings of fact, conclusions of law, and a staff recommendation, with 5 conditions as submitted and an additional condition as agreed upon previously. Commissioner Poppoff seconded the motion which carried unanimously; Ahlberg and Zukin absent

**RESOLUTIONS:**

Commissioner Bryant moved to adopt Resolution PC 506-11 of David and Marla Skroch approving VAR 114-10 with three conditions as submitted. Commissioner Poppoff seconded the motion. The motion carried unanimously; Ahlberg and Zukin absent.

Commissioner Bryant moved to adopt resolution PC 507-11 of St. Mary's Academy approving CUP 163-11 with six conditions as modified. Commissioner Poppoff seconded the motion. The motion carried unanimously; Ahlberg and Zukin absent.

**SUBCOMMITTEE RECOMMENDATIONS:**

Senior Planner Gassman drew attention to the summary that the Commissioners had received in regards to the findings of the Industrial and Residential Lands Subcommittee Recommendations. He stated that some of the recommendations would involve changes to the language in the code and that those changes would be a part of the hearing that would be held on April 7, 2011.

Commissioner Poppoff expressed concerns about the City's water and sewer rates rising. City Attorney Parked suggested that his concern should be brought to City Council. Senior Planner Gassman acknowledged that utility rates could affect individual's development plans.

**DISCUSSION ITEM – LUDO AMENDMENTS:**

Senior Planner Gassman distributed a memorandum which listed the LUDO amendments as recommended by the Planning Commission. He went over the memo explaining the primary changes and areas of concern. Gassman informed the Commission that the LUDO public hearing would be on April 7, 2011.

Senior Planner Gassman also explained the requirement of development standards for a stream corridor overlay district which are a requirement of Goal 5 Natural Resources provisions, as well as for pollution control requirements from DEQ. Gassman described a few options that the Commissioners could recommend.

In preparation for the public hearing that will be held on April 7th, Greg Winterowd from Winterbrook Planning addressed the Planning Commission on multiple subjects including;

- Employment Opportunity Analysis (EOA); it's history and its influence on deciding whether to preserve 20 or 50 acre sites
- Goal 9 State requirement of preserving some larger sites
- Wetlands; their identification and mitigation, local and state inventories
- The buildable lands inventory that was completed four years ago
- Stream Corridors; the 50 feet around each stream that is set aside as unbuildable, the potential issues that could arise, the vegetation canopy that is required around streams and a potential option of reducing the set back to 25 feet in developed areas

Mr. Winterowd summarized that he was hearing that the Commission was comfortable with the recommendations for both housing and industrial, and asked how they felt about the Stream Corridors.

Chair Lavier pointed out how high the water rose during the flood of 1996, which he stated would lead him to think that it was in the best interest of the property owners to not build too close to the creek.

Commissioner Nelson brought up his concern regarding the temperature of the creeks going up and felt that there was a possibility that there were other factors beyond canopy coverage and the level of the Columbia River, such as property owners drawing water from the creek.

Director Durow assured Commissioner Nelson that the County Water Master monitors the creek as well as any water withdrawals. He stated that he has a minimum flow requirement that has to be met.

Commissioner Bryant and Chair Lavier both expressed the opinion that they would like to see flexibility in the Stream Corridor policy. Bryant suggested involving the Soil and Water Conservation District in creating the policy.

Mr. Winterowd acknowledged the Commissioners' comments and stated that he would bring back two options for the Stream Corridor policy to be reviewed and decided upon.

Director Durow stressed the need to have the LUDO changes adopted by May 31, 2011 so as not to lose a DLCD grant valued at \$120,000. He explained the different steps that still needed to be completed.

#### **COMMISSIONER/STAFF COMMENTS**

Commissioner Nelson asked for more information in regards to the concerns surrounding lay down yards. Director Durow explained the history that led up to needing a lay down yard policy. He informed the Commission of both the City's concerns and property owner's concerns, including some of the challenges that are currently being dealt with.

Senior Planner Gassman pointed out the new Geologic Hazards Study that had been distributed to each Commissioner. He reminded the Commissioners of what property owners were required to do if they were in the hazard area. Gassman then shared that with the new study and maps; about half of the properties were eliminated from the original hazard area.

Senior Planner Gassman introduced new Administrative Secretary Carole Trautman and described the changes that would be happening in the office including Administrative Secretary Brenda Green's part-time position not being funded for the next fiscal year.

Commissioner Bryant brought up his concern about the bronze statue that is planned for the Festival Area, especially the cost of it considering that the City needs to lay off an employee. Director Durow explained that the statue is fulfilling part of a requirement from when the old grain elevator was demolished. He also explained where the funds were coming from and pointed out that they were a different set of funds than employment funds.

**NEXT MEETING:** The next scheduled meeting is April 7, 2011. It was also decided on by the Commission to tentatively hold April 14, 2011 just in case more time is needed for the legislative hearing scheduled on April 7<sup>th</sup>.

**ADJOURNMENT:** The Planning Commission meeting was adjourned at 8:18 p.m.

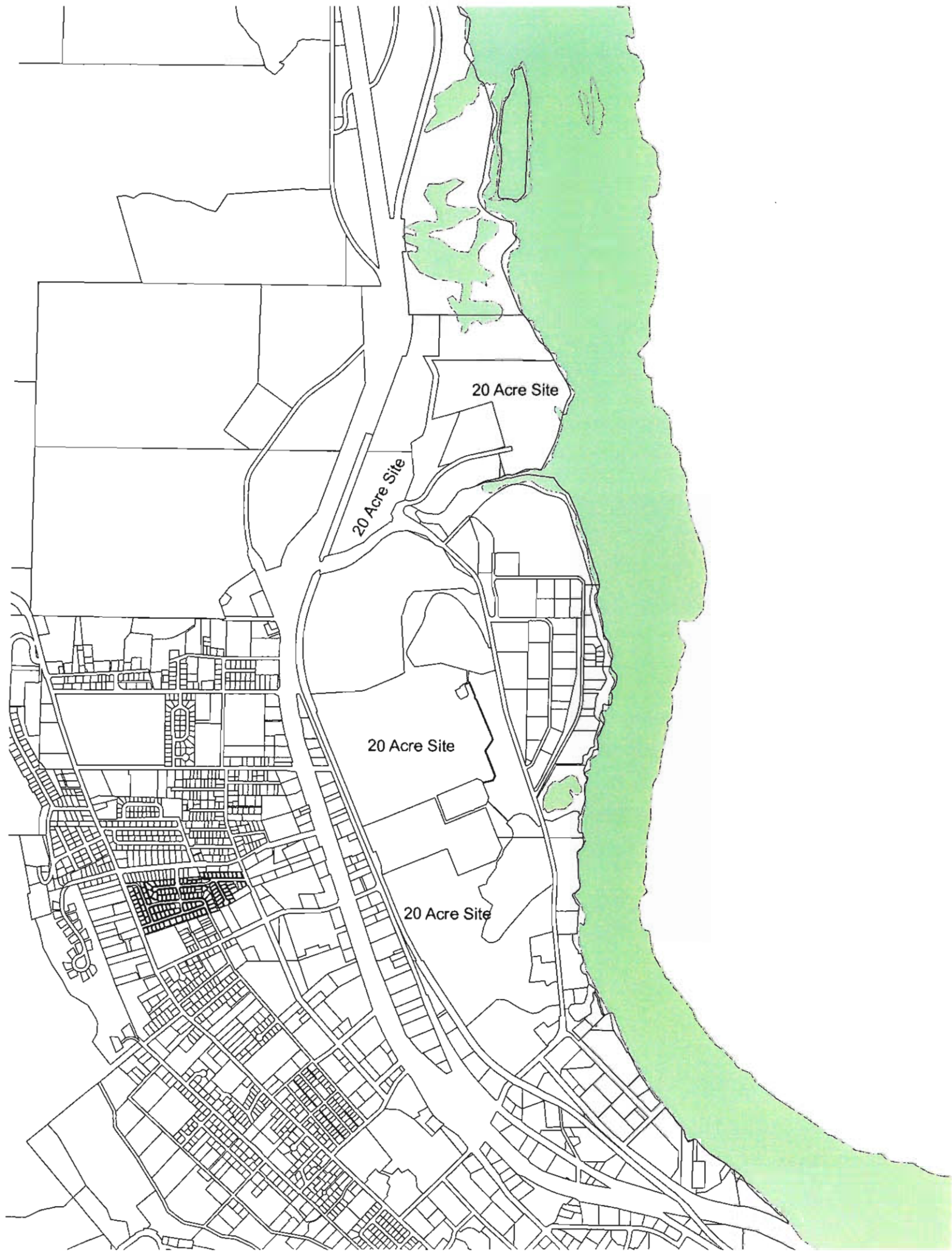
Submitted by  
Brenda Green, Administrative Secretary

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Bruce Lavier, Planning Commission Chair

DRAFT





20 Acre Site

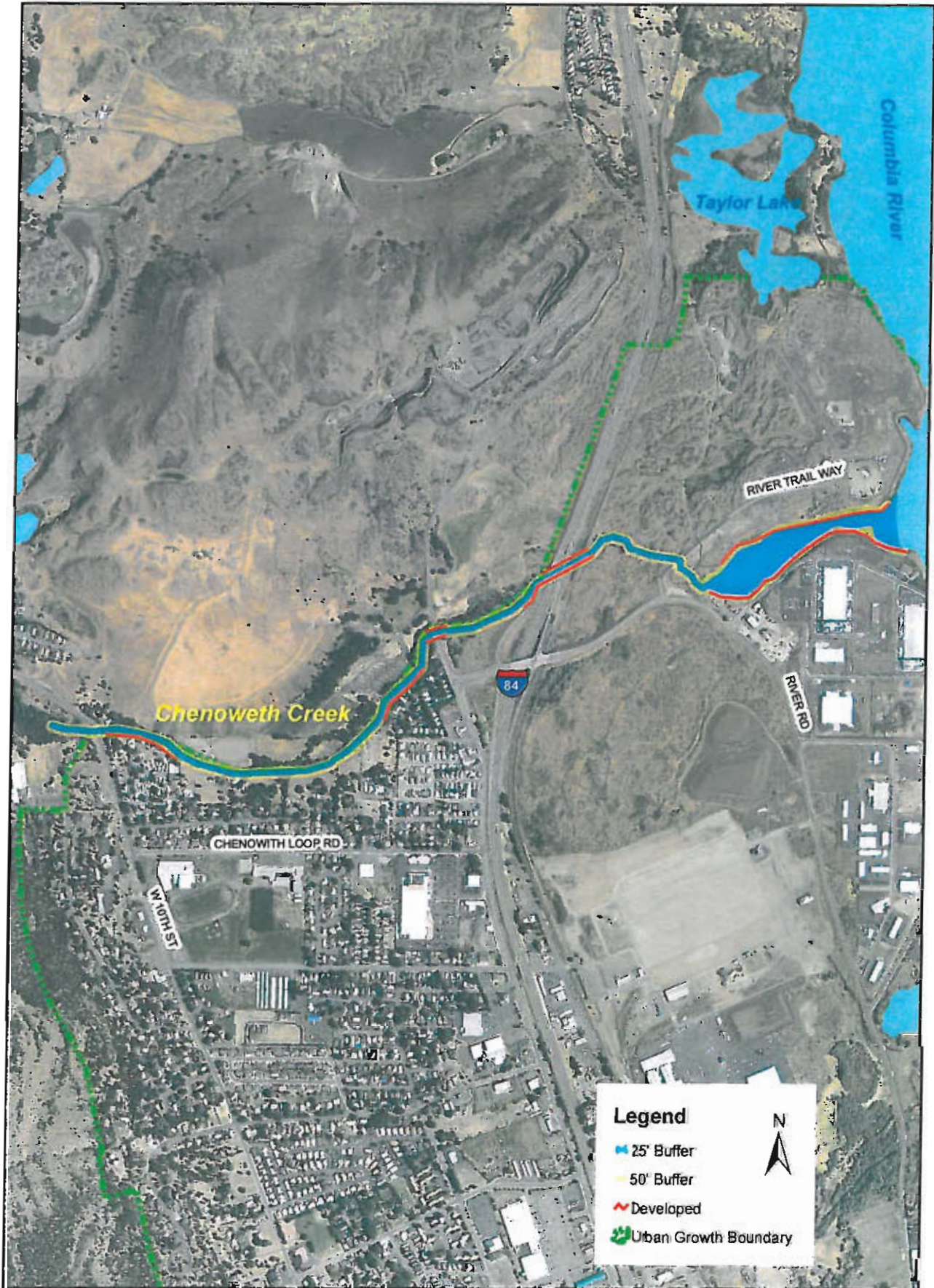
20 Acre Site

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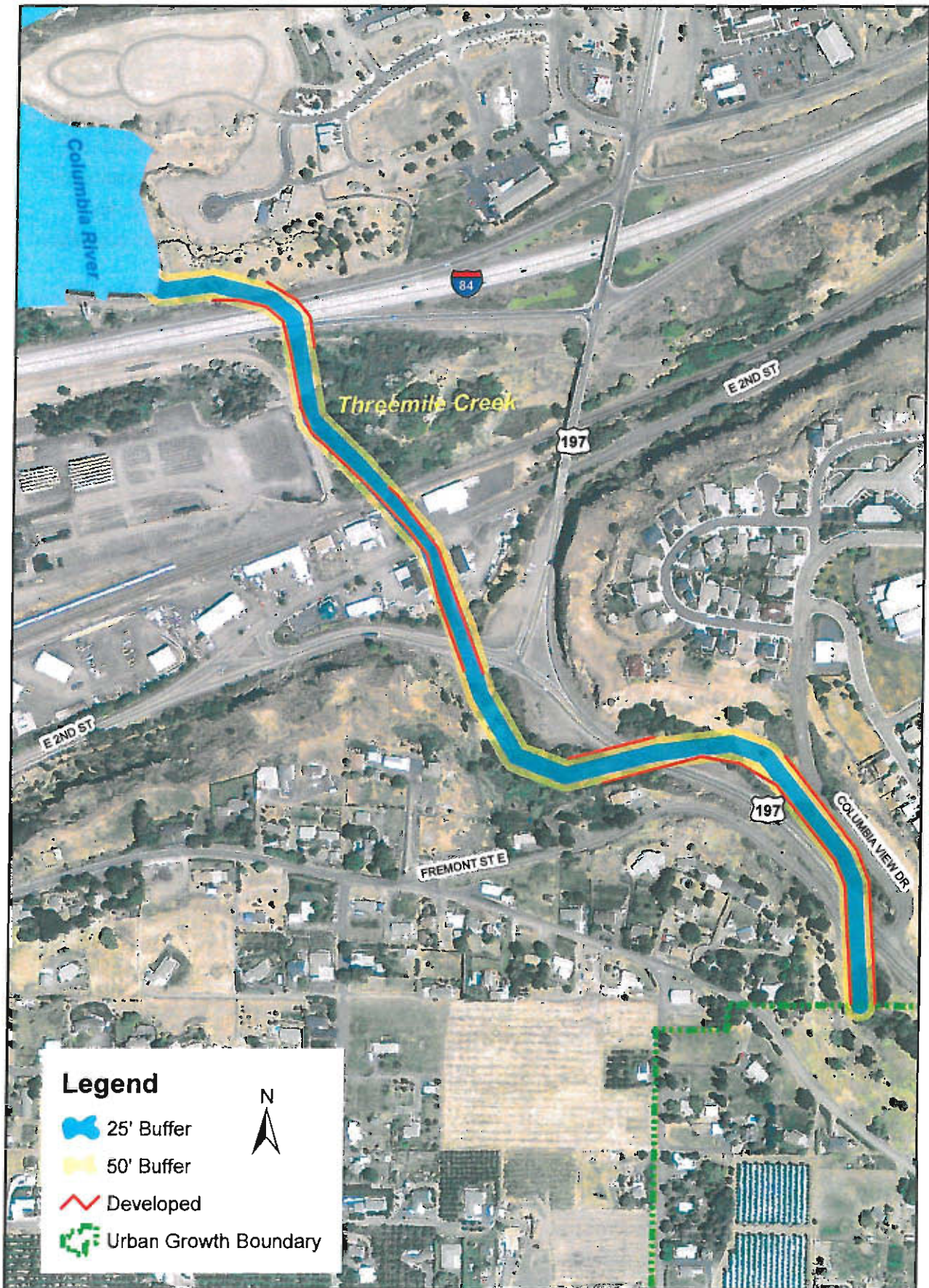
Dixie

# Chenoweth Creek



0 500 1,000 2,000 Feet

# Threemile Creek



Integrated Management Practices (IMPs) are recommended in lieu of centralized stormwater ponds. These IMPs include the use of small-scale distributed runoff management features, together with minimization of impervious cover, and strategic placement of buildings, pavement and landscaping.

#### **Preserve natural vegetative cover**

Natural vegetation increases infiltration and helps to maintain predevelopment hydrology on a site, thereby reducing the reliance on large-scale stormwater ponds. Where it can be done without disturbance to trees, locate stormwater infiltration systems on hydrologic soil groups (HSG) A and B soils.

#### **Minimize overall impervious cover**

Paved roadways, sidewalks, driveways and parking areas are the primary sources of impervious surface area. Impervious areas alter runoff and recharge values and site hydrology. On the other hand, maintaining pervious surfaces encourages surface water infiltration and groundwater recharge. There are several methods that can be used to reduce the total runoff volume from impervious surfaces. These include:

- Substitute pervious surfaces for impervious wherever possible.
- Utilize the minimum required width for streets and roads.
- Where appropriate, avoid the use of curb and gutter. Utilize vegetated open swales, preferably “engineered swales” with a permeable soil base.
- Minimize excess parking space construction, utilize pervious pavers in low-use areas
- Minimize cul-de-sac diameters, use doughnut cul-de-sacs, or use alternative turnarounds.
- Minimize compaction of the landscape. In areas where soils will become compacted due to construction equipment, specify that the soils will be “disked” prior to seeding, and amended with loam or sand to increase absorption capacity.

#### **“Disconnect” impervious areas**

“Disconnecting” streets and parking areas from closed culverts allows drainage to be absorbed by nearby pervious surface areas. This occurs, for example, when downspouts drain to the yard, not the driveway. Disconnecting decreases the runoff volume and increases the time of concentration for reasons discussed below. Disconnected parking lots, for example, can provide sheet flow into bioretention areas or engineered infiltration swales.

#### **Increase the travel time of water off of the site (Time of Concentration)**

Replicating the pre-development Time of Concentration is a key aspect in maintaining predevelopment flow regime, and minimizing downstream impacts.

- Flatten grades for stormwater conveyance to the minimum sufficient to allow drainage.
- Increase the travel time in vegetated swales by using more circuitous flow routes, rougher vegetation in swales, and check dams.
- Utilize “engineered” swales in lieu of pipes or hardened channels.

#### **Restore all cleared and graded areas**

Re-vegetating graded areas, planting, or preserving existing vegetation can reduce hydrologic impacts by creating added surface roughness as well as providing for additional volume storage.

**Provide sheet flow into natural open space**

Wherever stream corridors and wetlands are preserved, ensure that they are made hydrologically functional by making them receiving areas for sheet flow, not concentrated flow. Use level spreaders to help spread water into the preserved areas. Ensure that flow volumes do not cause channelized flow and erosion in receiving areas.

**Protect wetlands and stream corridors**

Protecting significant wetlands and stream corridors is an essential management tool. Where wetlands and stream corridors are identified, they should be removed from the Buildable Lands Inventory.

## REFERENCES

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