

# CITY OF THE DALLES PLANNING COMMISSION MINUTES

**Thursday, April 15, 2010**

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 6:31 pm.

## **BOARD**

**MEMBERS PRESENT:** Bruce Lavier  
Ron Ahlberg  
Mark Poppoff  
Benjamin Hoey  
Ted Bryant  
John Nelson

## **BOARD**

**MEMBERS ABSENT:** Chris Zukin

**STAFF PRESENT:** Senior Planner Richard Gassman  
Administrative Secretary Brenda Green

Chair Lavier welcomed John Nelson as the new Planning Commissioner.

## **APPROVAL OF AGENDA:**

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

## **APPROVAL OF MINUTES:**

It was moved by Ahlberg and seconded by Poppoff to approve the minutes of October 1, 2009 as submitted. The motion carried unanimously; Zukin absent.

It was moved by Bryant and seconded by Hoey to approve the minutes of December 17, 2009 as submitted. The motion carried unanimously; Zukin absent.

It was moved by Bryant and seconded by Hoey to approve the minutes of January 7, 2010 as submitted. The motion carried with Ahlberg, Poppoff, Hoey, Bryant and Nelson voting in favor, Lavier abstained, Zukin absent.

**PUBLIC COMMENT:** none

**DISCUSSION ITEM:** Senior Planner Gassman explained that staff was seeking the Planning Commission's decision on whether a proposed building layout meets "building orientation"

requirements of the code. Gassman explained the history of the code and the details of the drawings currently being presented. He stated that staff was also looking for general information about how to interpret the code for future applications.

Commissioner Bryant discussed a manufactured home near 14<sup>th</sup> and Trevitt at which the front door faces 14<sup>th</sup>, although it is not fronting Trevitt and the address is 14<sup>th</sup> Street. Senior Planner Gassman explained the way the code used to read.

Commissioner Ahlberg cited examples of manufactured home parks in which all the front doors face the neighboring house, and stated that he strongly disliked that type of a set up. He pointed out that homeowners tend to orient their landscaping around the front door, rather than the street side of a house. Ahlberg felt that if the home in question could be turned on the property so that the front door faces the front, than it should be turned. If he can't be turned he felt the property owner should purchase a different home.

Commissioner Bryant disagreed sharing his opinion that the proposal was a friendly set up and that the picture looked like it could be the front of the house.

Commissioner Poppoff wondered about the possibility of moving the front door to the family room in place of the windows.

Chair Lavier suggested that the Commission tackle the issue by defining the functionality of the front door, suggesting that a condition would be that the main entry should be easy to identify.

Commissioner Nelson felt that it would be even more important to define where the front door opens into, for example that it can not enter into a bedroom.

There was a general discussion in regards to if an applicant will need to meet all of the items being discussed or only a few. A decision was not reached.

Senior Planner Gassman asked the Commissioners if they had an opinion about parking. There was a general discussion about parking options being in front of or beside homes. A consensus was not reached nor did the Commissioners express a need for parking location to be part of the decision regarding building orientation.

Senior Planner Gassman summarized the Commissioners interpretation of "building orientation" to be;

- 1) The front door must be located on the side of the building facing the street.
- 2) The front door must enter into a common living area, for example a family room, living room, or hallway; not a bedroom, bathroom, kitchen or storage area.
- 3) It needs to be easy to identify the front entrance from the street.
- 4) There needs to be windows on the side of the building facing the street.
- 5) There can not be another door that can be identified as the front door.

Senior Planner Gassman explained that the interpretation just agreed upon would be written up and brought back to the Commissioners to be approved. Once approved, it would be added to the list of items to be considered during the next round of LUDO modifications.

Commissioner Nelson shared his opinion that manufactured homes put into a lot with an end facing the street did not look good, and did not provide a welcoming neighborhood feel.

### **COMMISSIONER COMMENTS**

Chair Lavier asked about the newest changes to the LUDO. Senior Planner Gassman responded that the changes went into effect today and that the Commission would be receiving their hard copies at the next meeting.

Senior Planner Gassman informed the Commission that the City Council had deleted the section regarding wind energy and explained their reasoning. Gassman shared that currently if a person applies for a wind energy device they will just need to meet the provisions set out for constructing an accessory structure.

Commissioner Ahlberg asked about a noise ordinance in regards to wind energy. Senior Planner Gassman explained that there are general noise provisions that might come into affect.

Commissioner Poppoff expressed his opinion that there may be issues with noise complaints as well as the fact that there are not any air rights; neighbors are allowed to plant trees and build structures that may later have an affect on their wind device. There was a general discussion about not having any view, air or sun sheds.

Commissioner Hoey shared that he was concerned with the visual pollution from wind turbines going up in the residential areas, and pointed out that the current approval process is an over the counter approval for an accessory structure. He felt that there will be unhappy residents and that the complaints will be brought back to the Planning Department and then ultimately the Planning Commission and City Council.

Chair Lavier asked if staff had had time to review the script for the quasi-judicial hearings. Senior Planner Gassman replied that City Attorney Parker had reviewed the script, but that he would need to follow up on it from there.

Commissioner Ahlberg asked for an update on Walmart. Senior Planner Gassman explained that they are waiting for approval from the Corp of Engineers in regards to the wetland mitigation.

Commissioner Bryant asked about the transportation issue surrounding the Walmart property. Senior Planner Gassman replied that City Council is still working with the Interchange Area Management Plan.

Commissioner Nelson commented that one issue that Walmart had been challenged on was putting surface water into Chenoweth Creek. Senior Planner Gassman explained that the issue would be taken care of as part of the wetland mitigation.

Commissioner Nelson asked about the Street Tree Advisory Committee and expressed his interest in helping with it. Senior Planner Gassman reported that there were only three committee members so far. Gassman will put out another advertisement for committee members.

### **STAFF COMMENTS**

Senior Planner Gassman gave an update on the parking issues on Vey Way. He described the complaint that had been received from the Traffic Safety Committee, and then explained his research into the matter. Gassman stated that for both properties in question the property owners had provided more parking spaces than had been required through the ordinance. Gassman recommended that the

Planning Commissioners review the code language and consider changing the requirements from number of units to number of bedrooms. He also suggested the possibility of adding parking requirements for staff and visitors. In regards to the actual parking on Vey Way, Gassman reported that it is allowed there. He suggested that if the parking is causing problems, “no parking” signs could be installed, but that issue needed to be taken to the Traffic Safety Committee, which has already discussed the issue, and to Public Works.

Commissioner Nelson reported that he had spent some time observing the traffic flow on Vey Way and watched a garbage truck successfully navigate the street with cars parked on both sides. Considering that the garbage truck did not need to cross the yellow line, he did not see a need for preventing parking on one side of the street.

Commissioner Ahlberg asked about parking requirements for Adult Foster homes. Senior Planner Gassman reported that a home that has five or fewer residents is considered a residence and is only required to follow code for a residential home.

Senior Planner Gassman and the Planning Commissioners discussed the recent action by City Council regarding Sky’s Fix-it Shop.

Commissioner Poppoff inquired about the industrial zoning around the Walmart property being changed to Commercial. Senior Planner Gassman explained that The City was, and still is, short on commercially zoned land.

Commissioner Poppoff asked what had happened with the old Shop ‘n Kart building. Senior Planner Gassman replied that the Planning Department had not heard a final resolution yet.

**NEXT MEETING:** The next scheduled meeting is May 6, 2010.

**ADJOURNMENT:** The Planning Commission meeting was adjourned at 8:12 p.m.

Submitted by  
Brenda Green, Administrative Secretary

  
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Bruce Lavier, Planning Commission Chair