

## CITY OF THE DALLES PLANNING COMMISSION MINUTES

**Thursday, September 15, 2016**

City Hall Council Chambers

313 Court Street

The Dalles, OR 97058

*Conducted in a handicap accessible room*

6:00 PM

### **CALL TO ORDER:**

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

### **COMMISSION MEMBERS PRESENT:**

Bruce Lavier, Mark Poppoff, Jeff Stiles, Sherry DuFault, John Nelson

### **COMMISSION MEMBERS ABSENT:**

Chris Zukin

### **STAFF MEMBERS PRESENT:**

Senior Planner Dawn Marie Hert, Planning Secretary Baltazar Gamez

### **APPROVAL OF AGENDA:**

The Commission voted unanimously to approve the agenda as submitted. Zukin absent.

### **APPROVAL OF MINUTES:**

It was moved by DuFault and seconded by Stiles to approve the May 25, 2016 minutes as submitted. The motion carried unanimously. Zukin absent.

Nelson had one correction to the August 4, 2016 minutes. It was moved by DuFault and seconded by Stiles to approve the August 4, 2016 minutes as amended. The motion carried unanimously. Zukin absent.

It was moved by DuFault and seconded by Stiles to approve the August 18, 2016 minutes as submitted. The motion carried unanimously. Zukin absent.

### **PUBLIC COMMENTS:**

There were no public comments.

### **QUASI-JUDICIAL HEARING**

**Application Number: CUP 181-16 by Northern Wasco County PUD:** This application is to site and

construct a new electrical power substation. The properties are located at 4260 and 4280 River Trail Way and are further described as 2N 13E 21C t.l. 2800 & 300. Properties are zoned "I"- Industrial District.

Chair Lavier read the rules for a public hearing and asked the Commissioners if they had any ex-parte contact, bias or conflict of interest that would hinder them from making an impartial decision on the application. Lavier indicated he had worked for the BPA and worked on the Chenoweth substation with the applicant in the past but that it would not hinder him from making an impartial decision.

Senior Planner Hert presented the highlights of the staff report. She highlighted the conditions of approval recommended by staff and indicated that approval of the Conditional Use permit would also count as approval for the Site Plan Review. She also indicated that the parking lot associated with the project would be done in partnership with the Port.

The Commission had a general discussion regarding the landscaping associated with the substation and the parking lot. The overall concern was the integrity of the sloped areas going down to the River Trail. The Commission indicated that they would like to see some sort of erosion-control.

### **PROPONENTS**

Kurt Conger, 2345 River Road, The Dalles, told the Commission about the scope of the project and detailed the partnership with the Port on this project. He indicated the embankment would be hydroseeded and that the addition of a retaining wall could be an option looked at.

Paul Titus, 409 Summer Ridge, The Dalles, told the Commission that the PUD would be paying for the parking lot but that the lot itself would be on Port property. He also spoke about the property line adjustment that would be submitted at a later date as part of this project.

The Commission had further discussion with the applicant and Senior Planner Hert regarding specific details such as storm drain for the substation and the parking lot. The applicant indicated that it was also in their best interest that the issue of erosion control be addressed.

### **OPONENTS**

None

### **DELIBERATION**

The Commission had a brief discussion to add a condition of approval to address the issue of erosion control. Senior Planner Hert read an updated condition for the Commission to consider. There was a general consensus to accept the amended condition.

It was moved by Nelson and seconded by Poppoff to approve application CUP 181-16 with the amended conditions of approval. The motion carried unanimously. Zukin absent.

### **RESOLUTION**

It was moved by Nelson and seconded by Poppoff to approve Resolution 555-16 for CUP 181-16 with the amended conditions of approval. The motion carried unanimously. Zukin absent.

**STAFF COMMENTS**

Hert gave the Commission an update of currently approved projects and what applications would be presented at the next Planning Commission Meeting. There was also a brief discussion regarding the currently adopted recreational marijuana ordinance.

The Commission had a brief discussion regarding the election of a Vice Chair and there was a general consensus to wait until the following meeting to vote.

**NEXT MEETING**

October 6, 2016

**COMMISSIONER COMMENTS/QUESTIONS**

Poppoff stated he was concerned about the amount of property in the Port area being purchased. His concern is that the properties would sit idle and no development would occur in the near future. The Commission then had a general discussion regarding the ability to develop those properties.

Nelson asked about the status of the clean-up at A&P Recycling. He was told by staff that the owner had presented a plan to the Planning Department but that no action had been taken to implement that plan.

**ADJOURNMENT**

Chair Lavier adjourned the meeting at 7:30 PM.

Respectfully submitted by Planning Secretary Baltazar Gamez.



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Bruce Lavier, Chairman

