PRESIDING: Dale Madden

Commission Present: Dale Madden, Susan Wright, Ralph Wimmer, Virginia Fuller

Commission Absent: Suze Riley

Staff Present: City Recorder/ZOA DeOra Patton, Planner Nick Kraemer, Mayor Frank Kay

Visitors Present: Lindley Bynum, Michael & Lisa Peters, Rob Miles, Jim Wicks, John Berg

CALL TO ORDER / ROLL CALL / PLEDGE OF ALLEGIANCE. The meeting was called to order by Chairman Madden at 6:00 p.m. Roll Call of Planning Commission was conducted by Recorder Patton. Chairman Madden led the Commissioners in the Pledge of Allegiance.

CONSENT AGENDA: APPROVAL OF MINUTES OF APRIL 21, 2016. It was moved by Commissioner Wimmer, seconded by Commissioner Wright, and passed unanimously; the Commission approves consent agenda as presented.

PUBLIC HEARING TO RECEIVE PUBLIC TESTIMONY AND CONSIDER REQUEST BY MICHAEL & LISA PETERS FOR A VARIANCE TO THE REAR YARD SETBACK REQUIREMENT TO ALLOW THE NEW CONSTRUCTION OF A SINGLE-FAMILY DWELLING TO BE PARTIALLY BUILT UP TO THE PROPERTY LINE AT 502 GRAY EAGLE ROAD. For the record, notice of this hearing was published in The Dalles Chronicle, posted locally, and mailed to surrounding property owners within 100 feet. The application was available for public inspection at city hall.

Planner Kraemer announced the purpose, this hearing to be a quasi-judicial public hearing, and rules of procedure. He read the applicable criteria and cited the ORS Statute rules pertaining to testimony and evidence, the raising of issues, continuances, and failure to raise an issue precluding appeal to the City Council or Land Use Board of Appeals.

CALL FOR ABSTENTIONS: Chairman Madden disclosed he viewed the property with the applicants, and has no bias.

OBJECTIONS TO JURISDICTION: No audience member objected to the Commission or any of its members to hear the matter.

OPEN HEARING: Chairman Madden opened the hearing at 6:11 p.m.

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STAFF REPORT: Planner Kramer reviewed his written staff report. The applicant is requesting a reduction of the rear yard setback from 10 feet to 0 feet for a new single family dwelling. He acknowledged having no recommendation for approval or denial; however, if Planning Commission decides to approve the application, he has recommended conditions based on the written findings of fact.

PROPONENTS: Applicant Michael Peters reviewed the photos & drawings filed with his application, addressing extraordinary circumstances, the building area encroachment would only be 114 square feet and 19 foot clearance to the eaves. He recognized the house drawing is preliminary. He acknowledged he does not have any issues with Planner Kraemer's proposed conditions.

OPPONENTS: none

AGENCIES: Recorder Patton reported Michael Duncan of ODOT submitted having no comment on this application. Maupin Public Works Operations Manager Ramirez affirmed having completed a site visit with the applicant's engineer and the concerns regarding access, excavation, stormwater management and the adjacent ditch are addressed in the conditions of approval.

CLOSE OF HEARING: There being no other testimony, Chairman Madden closed the public portion of the hearing at 6:52 p.m.

DELIBERATION/DECISION: Based on discussion, it was moved by Commissioner Wright, seconded by Commissioner Fuller, and passed unanimously; the Commission approves this Variance as presented and shown in the site plan subject to Conditions of Approval outlined in the Staff Report with modification to #1.

PUBLIC HEARING TO RECEIVE PUBLIC TESTIMONY AND CONSIDER REQUEST BY JIM WICKS TO ESTABLISH AND OPERATE A RAFTING BUSINESS, FORWARD PADDLE RAFTING COMPANY, ON PROPERTY LOCATED AT 409 BAKEOVEN COUNTY ROAD, AND REQUEST FOR A VARIANCE TO THE SIDE YARD SETBACK REQUIREMENT TO ALLOW A ROOF TO BE BUILT OVER THE EXISTING MOBILE HOME LESS THAN 2 FEET FROM THE PROPERTY LINE AT 405 BAKEOVEN COUNTY ROAD. For the record, notice of this hearing was published in The Dalles Chronicle, posted locally, and mailed to surrounding property owners within 100 feet. The application was available for public inspection at city hall.

Planner Kraemer announced the purpose, these two hearings to be a quasi-judicial public hearings, and rules of procedure. He read the applicable criteria and cited the ORS Statute rules pertaining to testimony and evidence, the raising of issues, continuances, and failure to raise an issue precluding appeal to the City Council or Land Use Board of Appeals.

CALL FOR ABSTENTIONS: Chairman Madden disclosed he viewed the property and has no bias.

OBJECTIONS TO JURISDICTION: No audience member objected to the Commission or any of its members to hear the matter.

OPEN HEARING: Chairman Madden opened the hearing on the **Site Plan** Review.

STAFF REPORT: Planner Kramer reviewed his written staff report. He recommends approval with conditions based on the written findings of fact.

PROPONENTS: Applicant Jim Wicks submitted the main building will be converted to an office, it will not be used for residential living. He will have about 7 guides and 1 or 2 office people. He has space to the rear of the building where he can park raft trailers, and he might install role up doors on the outbuilding for storage of rafts.

OPPONENTS: none

AGENCIES: Recorder Patton reported Michael Duncan of ODOT submitted having no comment on this application.

CLOSE OF HEARING: There being no other testimony, Chairman Madden closed the public portion of the hearing at 7:17 p.m.

DELIBERATION/DECISION: Based on discussion, it was moved by Commissioner Wimmer, seconded by Commissioner Wright, and passed unanimously; the Commission approves this Site Plan to operate a rafting business as presented subject to Conditions of Approval outlined in the Staff Report with modification to #4 to include any improvements made to the existing storage shed.

OPEN HEARING: Chairman Madden opened the hearing on the **Variance Request**.

STAFF REPORT: Planner Kramer reviewed his written staff report. He recommends approval with conditions based on the written findings of fact.

PROPONENTS: Applicant Jim Wicks submitted he is okay with the conditions.

OPPONENTS: none

AGENCIES: Mayor Frank Kay spoke on needs and plans for temporary, seasonal housing.

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CLOSE OF HEARING: There being no other testimony, Chairman Madden closed the public portion of the hearing at 7:30 p.m.

DELIBERATION/DECISION: Based on discussion, it was moved by Commissioner Fuller, seconded by Commissioner Wimmer, and passed unanimously; the Commission approves this Variance as presented subject to Conditions of Approval outlined in the Staff Report.

OPEN AGENDA.

Vacation Rental Work Topic. Commissioner Wright suggested, in preparation to address upcoming discussion on vacation rentals, the Commissioners look at the League of California Cities website.

COMMUNICATIONS. Chairman Madden presented a newspaper article pertaining to the City of The Dalles looking at amendments to the Land Use and Development Ordinance to establish RV Park rules for temporary housing.

NEXT MEETING: June 14, 2016.

ADJOURN: Chairman Madden adjourned the meeting at 7:43 p.m.

Respectfully submitted by
DeOra M Patton
City Recorder

SIGNED _____
Chairman

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