

WASCO COUNTY PLANNING COMMISSION

February 5, 2013

**Hearing begins at 3:00 p.m.
Columbia Gorge Discovery Center
Lower Level Classroom
5000 Discovery Drive
The Dalles, OR 97058**

CALL TO ORDER

I. ROLL CALL

WASCO COUNTY PLANNING COMMISSIONERS PRESENT

Don Hoffman
Vicki Ashley
Chip Wood
Kenneth McBain
Jill Amery
Mike Omeg
Andrew Myer, Alternate #1
Taner Elliot, Alternate #2

WASCO COUNTY PLANNING COMMISSIONERS ABSENT

Russ Hargrave

LEGAL COUNSEL FOR WASCO COUNTY

Isa Taylor

WASCO COUNTY PLANNING DEPARTMENT STAFF PRESENT

John Roberts, Planning Director
Brenda Jenkins, Planning Coordinator
Joey Shearer, Senior Planner

- II. PUBLIC COMMENT:** Maximum 15 minutes, *limited to items not being heard or discussed elsewhere on the agenda.*

None

III. APPROVAL OF PAST MINUTES:

January 8, 2013

Vice Chair Ashley moved to approve the minutes as submitted.

Commissioner McBain seconded

Chair Hoffman called for discussion

None.

Chair Hoffman called for the vote

The motion was unanimously approved 6 to 0, 1 absent (Commissioner Hargrave)

A listing of the vote, as required by Oregon Revised Statutes 192.650.c., is as follows:

Chair Hoffman – yes
Vice-Chair Ashley – yes
Commissioner Hargrave – absent
Commissioner Wood - yes
Commissioner Omeg – yes
Commissioner McBain – yes
Commissioner Amery – yes

IV. OATH OF OFFICE FOR NEW COMMISSIONERS

Chair Hoffman issued the Oath of Office to new Alternate Commissioners Andrew Myer and Taner Elliot

V. QUASIJUDICIAL HEARING

File PLAQJR-12-08-0001 (previously named: PLACUP-10-11-0023_PLASTS-10-11-0026_PLAQJR-10-11-0006).

The request by owner, Gabriel Watson, is for an administrative (quasi-judicial) review of the following:

- 1) 40' x 28' x 24' (1,120 square foot), non-farm dwelling
- 2) 18' x 12' x 12' (216 square foot) shed
- 3) 7' x 7' sealed vault toilet
- 4) Variance to property line setbacks. Requested setbacks are as follows:
 - 25' from front and rear property line
 - 25' from side property lines
 - 25' from Deschutes River
- 5) Floodplain Development Review of requested structures located within the FEMA delineated floodplain
- 6) Modification to Wasco County Fire Safety Standards Review

Chair Hoffman opened the hearing as follows: We will now commence the public hearing on agenda item PLAQJR-12-08-0001, a review by the Planning Commission for: a non-farm dwelling, shed, sealed vault toilet, variance to property line setbacks, floodplain development review and modification to fire safety standards in the Exclusive Farm Use zone. The property is described as 7S 14E 8 D, tax lot 300.

The criteria for approval of a land use decision are contained in the Wasco County Land Use and Development Ordinance (“LUDO”) as amended. The specific criteria applicable to this request are contained in Chapter 3 (Exclusive Farm Use Zone Section 3.210, Flood Hazard Overlay Section 3.740 and Natural Areas Overlay Section 3.910), Chapter 5 (Conditional Use Review), Chapter 6 (Variances) and Chapter 10 (Fire Safety Standards). The proposed development must comply with applicable provisions contained in the Wasco County Comprehensive Plan. Generally, unless otherwise noted, if a request is found to be consistent with the LUDO it is considered consistent with the Comprehensive Plan.

Today’s hearing will be modified from what was originally scheduled. The applicant and certain opponents want time to try to settle their differences outside of the land use hearing process. The applicant requested in writing that this hearing be continued to a date certain, March 5, 2013 and that the record remain open during that time. Staff discussed this continuance proposal with legal counsel, and they together agree that the

continuance is in the county's best interests. However, public testimony is important. Therefore, this hearing will follow a modified format to allow public testimony, but not include a staff report or presentation by the applicant.

Disclosure of Interest of Ex Parte Contact or Potential Conflicts: None

Planning Commissioner Disclosure of December 10th, 2012 Site Visit

Chair Hoffman asked that for record, Planning Commissioners who attended the December 10th, 2012 site visit to the subject property state their name: **Vice Chair Ashley** stated that she attended the site visit, no exparte contact. **Commissioner Wood** stated that he attended the site visit, no exparte contact. **Commissioner McBain** stated that he attended the site visit, no exparte contact. **Chair Hoffman** stated for the record that 3 commissioners attended the site visit, 3 commissioners do not constitute a quorum.

Director John Roberts entered new information into the record (see record for details).

Chair Hoffman called for any testimony on the agenda item.
None.

Chair Hoffman called for a motion to continue the hearing to a date and time certain. **Vice Chair Ashley** moved to continue the hearing to a date and time certain, said date and time being March 5, 2013, at 3:00, at Columbia Gorge Discovery Center, Lower Level Classroom, 5000 Discovery Drive, The Dalles, OR 97058
Commissioner McBain Seconded

Chair Hoffman called for discussion
None.
Chair Hoffman called for the vote

The motion was unanimously approved 7 to 0, A listing of the vote, as required by Oregon Revised Statutes 192.650.c., is as follows:

Chair Hoffman – yes
Vice-Chair Ashley – yes
Commissioner Wood - yes
Commissioner Omeg – yes
Commissioner McBain – yes
Commissioner Amery – yes
Commissioner Myers - yes

Chair Hoffman stated for the record that since no testimony had been taken today, Commissioner Hargrave would be eligible to sit on the hearing of March 5, 2013.

Adjourned at 3:16

Respectfully submitted,

Donald Hoffman, Chair
Wasco County Planning Commission

John Roberts, Planning Director
Wasco County Planning Department