

**WASCO COUNTY PLANNING COMMISSION**

**September 6, 2011**

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

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**I. CALL TO ORDER**

**II. ROLL CALL**

**COMMISSIONERS PRESENT**

Don Hoffman  
Vicki Ashley  
Ron Archer  
Jill Amery  
Russ Hargrave  
Chip Wood

**COMMISSIONERS ABSENT**

Mike Omeg  
Chip Wood (Arrived late)

**STAFF PRESENT**

John Roberts, Planning Director  
Jeanette Montour, Senior Planner  
Brenda Jenkins, Planning Coordinator

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

None

**IV. APPROVAL OF PAST MINUTES-**

August 2, 2011

Commissioner Amery stated that there was an error in the vote listing of the draft minutes. The vote showed Commissioner Hargrave voting yes, when in fact he was absent.

Commissioner Amery moved to adopt the minutes with the correction to the vote listing as indicated. Commissioner Archer seconded.

Chair Hoffman called for discussion

None.

Chair Hoffman called for the vote

The motion was unanimously approved 4 to 0, 2 absent (Commissioner Omeg and Wood) 1 abstain (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 – abstain  
Commissioner Wood – absent  
Commissioner Omeg – absent  
Commissioner Archer – yes  
Commissioner Amery – yes

**V. QUASIJUDICIAL HEARING: File #PLAQJR-11-08-0002. Request by Joe and Tammie Eckert to place an in-ground pool, two accessory structures, and a 429 sq. ft. PV array on their property zoned F-3 (80), Small Woodland Forest Zone, in a location that will encroach setback requirements in that zone, 200 feet from all property lines. The eastern most edge of the proposed development area (approximately 4500 sq. ft.) is**

located approximately 20 feet from the adjacent eastern property line. The subject property is located at 2042 Rattler Ridge Rd. approximately 5 miles southwest of Mosier, Oregon. Review Authority: Chapter 2, Section 2.060.B.13 of the Wasco County Land Use and Development Ordinance (LUDO).

Chair Hoffman opened the hearing as follows:

The Rules of Evidence are as follows:

- a. No person shall present irrelevant, immaterial, or unduly repetitious testimony or evidence.
- b. Evidence received shall be of a quality that reasonable persons rely upon in the conduct of their daily affairs.
- c. Testimony and evidence must be directed toward the subject hearing.
- d. Any party of record may request that the record remain open for at least seven (7) days prior to the conclusion of the initial evidentiary hearing.

Disclosure of Interest of Ex Parte Contact:

- a. Does any Planning Commission member wish to disqualify themselves for any personal or financial interest in this matter?  
None.
- b. Does any member of the audience wish to challenge the right of any Planning Commission to hear this matter?  
None.
- c. Is there any member of the audience who wishes to question the jurisdiction of this body to act on behalf of Wasco County in this matter?  
None.

Chair Hoffman called for the staff report.

Jeanette Montour, Wasco County Senior Planner

Ms. Montour presented the staff report to the Commission.

Chair Hoffman called for questions from the Commission.

None.

Chair Hoffman called for testimony from the applicant.

Jim Schlemmer, Applicant/Contractor

Mr. Schlemmer stated that the subject location is not in the line of site to any neighbors or key viewing areas. Chair Hoffman asked if the outbuilding that requires the 20' setback would be made infeasible if it had a 25' setback. Mr. Schlemmer stated that it would not be infeasible, but that the location was proposed to increase the fire break, to give as much fire break as possible. He stated that the more the structure pushes to the west, it also becomes more into the line of sight.

Chair Hoffman called for additional testimony in support of the request.

Bob Ullrich, Neighboring Property Owner

Mr. Ullrich had questions about the proposal and the process. Chair Hoffman explained that the hearing was not the forum for his questions and he explained the process to Mr. Ullrich.

Chair Hoffman called for additional testimony in support of the request.

None.

Chair Hoffman called for testimony in opposition of the request.

None.

Chair Hoffman closed the hearing for deliberation.

Commissioner Hargrave stated that he agreed with the staff recommendation, with the exception that he liked Chair Hoffman's suggestion of the 25' setback to keep it consistent with residential zone uses.

Commissioner Archer stated that he agreed with the staff recommendation.

Commissioner Amery stated that she had no comment

Vice Chair Ashley stated that she agreed with the staff recommendation, but that she felt that if a 20' setback gave a better fire break then the Commission should approve a 20' setback.

Commissioner Wood stated that he agreed with Commissioner Hargrave.

Consensus was reach to modify conditions to no less than 25'

Vice Chair Ashley moved to approve the recommendation of the staff with the modified condition of approval that setback be no less than 25'

Commissioner Hargrave seconded.

Chair Hoffman called for discussion

None.

Chair Hoffman called for the vote

The motion was unanimously approved 6 to 0, 1 absent (Commissioner Omeg). 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 – yes

Commissioner Wood – absent

Commissioner Omeg – absent

Commissioner Archer – yes

Commissioner Amery – yes

VI. FUTURE AGENDA ITEMS:

October 4, 2011

1:00 Meeting with FEMA at the planning office

3:00 Revisiting the rules and regulations of the Planning Commission

5:00 Joint meeting with The Dalles Planning Commission

VII. OTHER DISCUSSION ITEMS / PLANNING DIRECTOR COMMENTS:

- Potential closing of post offices in Shaniko and Antelope.
- September 27<sup>th</sup> Focus Group; Focused on “Development Review Improvement Processes” and the networking for participation in the focus group.
- October 4<sup>th</sup> FEMA Floodplain Training; County Planning Dept. (1:00 – 2:00).
- Renewable Energy / Wind Energy Ordinance; upcoming hearing and Health Impact Assessment
- Priority to development strategic plan for planning department.
- New hours of operation starting October 1<sup>st</sup>.

VIII. ADJOURNMENT

Adjourned at 4:00 pm

Respectfully submitted,

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Donald Hoffman, Chair  
Wasco County Planning Commission

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John Roberts, Planning Director  
Wasco County Planning & Development