

WASCO COUNTY PLANNING COMMISSION

October 4, 2011

Meeting begins at 3:00p.m.

Columbia Gorge Discovery Center

Lower Level Classroom

5000 Discovery Drive

The Dalles, OR 97058

I. CALL TO ORDER

II. ROLL CALL

WASCO COUNTY PLANNING COMMISSIONERS PRESENT

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

CITY OF THE DALLES PLANNING COMMISSIONERS PRESENT

Dennis Whitehouse
Bruce Lavier
Chris Zukin
John Nelson
Mark Poppoff
Nan Wimmers

WASCO COUNTY PLANNING COMMISSIONERS ABSENT

CITY OF THE DALLES PLANNING COMMISSIONERS ABSENT

WASCO COUNTY STAFF PRESENT

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

CITY OF THE DALLES STAFF PRESENT

Dan Durow, Community Development Director
Dick Gassman, Senior Planner
Dawn Hert, Associate Planner
Gene Parker, The Dalles City Attorney

OTHER

Jon Jennings, Department of Land Conservation and Development
Karen Swirsky, Department of Land Conservation and Development
Greg Winterowd, Winterbrook Planning
Scott Hege, Wasco County Board of Commissioners
Tyler Stone, Wasco County Administrative Officer

III. **PUBLIC COMMENT:** Maximum 15 minutes, limited to items not being heard or discussed elsewhere on the agenda.
None

IV. **APPROVAL OF PAST MINUTES**
September 6, 2011
Moved to later in the agenda

V. **JOINT LEGISLATIVE WORK SESSION:**
Joint work session between the Wasco county Planning Commission and City of The Dalles Planning Commission. The purpose of the work session will be to discuss expansion of the Urban Growth Boundary in proximity to the city of The Dalles. More specifically, over view and discuss the following:

- The cooperative process needed to change an Urban Growth Boundary among cities, counties and, where applicable, regional governments.
- The pertinent studies conducted demonstrating the need to expand the existing Urban Growth Boundary to accommodate future land needs, urban population, housing, employment opportunities, livability or uses such as public facilities, streets and roads, schools, parks, or open space.
- How expansion of the Urban Growth Boundary would enable future rezoning of property from National Scenic Area to county zoning until annexed into the city.
- The process and respective authority to apply to the gorge commission to make revision in the boundary of an urban area within the county's jurisdiction.
- The need to amend the Wasco County Comprehensive Plan as part of the proposed amendment to the Urban Growth Boundary.
- Anticipated timeline and process to submit an application to amend the Urban Growth Boundary in proximity to The City of The Dalles.
- Other pertinent issues and relevant information (e.g. history of the National Scenic Area prioritized work program priorities, other jurisdictional interests, federal and state rules, processes, etc.)

Chair Hoffman opened the work session and introduced both Wasco County Commissioners and City of The Dalles Commissioners. He then turned the work session over to Dan Durow, The Dalles Planning Director.

City of the Dalles presented the information to the Commissions. Presenters included:
Dan Durow, City of The Dalles Planning Director
Dick Gassman, Senior Planner
Greg Winterowd, Winterbrook Planning

Information on the studies conducted, Comprehensive Plan and Land Use Development Ordinance amendments as well as background on the process and necessity of the Urban Growth Boundary expansion was presented and discussed.

DLCD representatives presented information to the commissions. Presenters included:
Karen Swirsky, Department of Land Conservation and Development
Jon Jennings, Department of Land Conservation and Development

Information on the State's perspective and requirements related to the UGB process were discussed.

Chair Hoffman called for public comment on the information presented.

Steve Kelsey, Property Owner

Mr. Kelsey questioned the expansion, asking if the City could still say they do not want to expand. Mr. Jennings replied that the cities growth needs are predicted by the cities growth forecast. Based on the forecast study conducted by the City, they would be required to expand.

Mr. Kelsey stated that he felt the City and County need to consider the increased cost of the expansion due to the lack of infrastructure in the proposed areas. He also stated that we needed to consider the impact of having a population of an additional 5 to 10 thousand, he questioned if it would be a good thing.

Chair Hoffman closed the work session.

VI. APPROVAL OF PAST MINUTES

September 6, 2011

Vice Chair Ashley moved to adopt the minutes as submitted.
Commissioner Archer 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 Hargrave – yes
Commissioner Wood – yes
Commissioner Omeg – yes
Commissioner Archer – yes
Commissioner Amery – yes

***THE FOLLOWING AGENDA ITEMS WERE RESCHEDULED TO THE NEXT MEETING DATE
(November 1, 2011)***

VII. FUTURE AGENDA ITEMS:

- November 1, 2011 – Delzell Appeal of the Director's Denial for a hunting cabin/lodge, and tool shed for a re-forestation operation
- Discussion of Wasco County Planning Commission Bylaws

VIII. TRAINING OPPORTUNITIES:

- Recent OPI, FEMA, and DLCD trainings

IX. OTHER BUSINESS:

- September 27 Focus Group
- Development Review Improvement Process – Task Force
- Changed hours of operation
- Friday, October 7th Open House
- New Planning Department Newsletter

X. ADJOURNMENT

Adjourned at 7:42 p.m.

Respectfully submitted,

Donald Hoffman, Chair
Wasco County Planning Commission

John Roberts, Planning Director
Wasco County Planning Department