



WASCO COUNTY PLANNING COMMISSION  
Meeting Minutes for December 6, 2011 Meeting  
Meeting begins at 1:00 p.m.  
Hearing begins at 3:00 p.m.  
Columbia Gorge Discovery Center  
Lower Level Classroom  
5000 Discovery Drive  
The Dalles, OR 97058

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WORKING DRAFT

I. EXECUTIVE SESSION:

Interviews of applicants for recommendation on the appointment of Wasco County Planning Commissioners for Position 2 (currently held by Russell Hargrave) and Position 5 (currently held by Ron Archer)

CALL TO ORDER

II. ROLL CALL

WASCO COUNTY PLANNING COMMISSIONERS PRESENT

Don Hoffman  
Vicki Ashley  
Jill Amery  
Russ Hargrave (arrived at 2:30 for Interview for PC vacancy)  
Chip Wood

WASCO COUNTY PLANNING COMMISSIONERS ABSENT

Ron Archer (Excused Leave of Absence until April)  
Mike Omeg

WASCO COUNTY STAFF PRESENT

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

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

None

IV. APPROVAL OF PAST MINUTES:

November 1, 2011

Vice Chair Ashley moved to approve the minutes as submitted.

Commissioner Amery Seconded

Chair Hoffman called for discussion

None.

Chair Hoffman called for the vote

The motion was unanimously approved 5 to 0, 2 absent (Commissioners Omeg and Archer) 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 – absent  
Commissioner Archer – absent  
Commissioner Amery – yes

- V. QUASIJUDICIAL HEARING (Continuation): File PLAAPL-11-09-0001 of PLACUP-10-08-0018. Appeal by owners Tom Delzell and Julia Rouzie of the Planning Director's decision to deny a request for a Conditional Use Permit and a Subject to Standards Review for the conversion of an existing unlawfully placed 2-story dwelling (384 square foot footprint, with approximately 367 square feet of attached deck) into a hunting cabin/lodge, and approval of a 14' x 8' x 8' tall wood storage building; and a Modification of Fire Safety Standards. The subject property is located on an access road located approximately 1.4 mile west of Ketchum Road, approximately 2.3 miles south of Vensel Rd./Chenowith Creek Rd./Ketchum Rd., approximately 8 miles southwest of The Dalles, Oregon

Dawn Baird, Wasco County Associate Planner, explained to the Commission that there had been no new information submitted by the applicant. She also explained that there had been a site visit to the property by herself and two Commissioners (Commissioners Omeg and Amery). She also stated that Commissioner Hargrave had been provided with directions to the property to allow him to do a site visit as well.

Commissioner Amery stated that at the last hearing the Commission asked if there was a site within the 300'. She then explained that they had looked at the site during the site visit, but asked if staff had evaluated the location. Planner Baird stated that Staff had not done an evaluation.

Chair Hoffman called for new testimony from the Applicant.

Tom Delzell, Property Owner/Applicant

Mr. Delzell stated that he had purchase orders for water tanks which would allow him to meet the requirements for 4000 gallon in water tanks. He also stated that the pit toilet assessment and the wood stove would both be done as conditions of approval. He further stated that he needed more information on the condition regarding the site water before he can address this condition, however he said that water would be brought into the site. Mr. Delzell further addressed additional conditions as follows:

Outdoor lighting – no power on the property therefore there will be no lighting unless solar is allowed., if allowed they will hood and shield the lighting

Re-siting using the old road grade – he spoke with ODFW, they want the cabin within 300 of the gate, Mr. Delzell stated that there was no good location in this area. Relocating the cabin is not viable, he feels it will damage the cabin to move it. He further stated that there is a possible location in the nw corner but would require the removal of approx 2 dozen trees.

Chair Hoffman called for additional testimony.  
None.

Chair Hoffman closed the hearing for deliberation.

The Commission reached consensus that no new information was brought in that would change the main issues.

Commissioner Wood moved to uphold the Director's decision and deny the request  
Vice Chair Ashley seconded

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

The motion was unanimously approved 5 to 0, 2 absent (Commissioners Omeg and Archer) 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 – absent  
Commissioner Archer – absent  
Commissioner Amery – yes

VI. QUASIJUDICIAL HEARING: File PLASAR-11-10-0014 Request by owners Karen Easton and David Kuehn for a scenic area review permit to construct a 2,400 sq. ft. dwelling with a 576 sq. ft. attached garage located on Lot 8 of the Rowena Dell subdivision. The property is within the R-R (5) zone of the Special Management area, National Scenic Area. The subject property is located along Canyon Way West, approximately 5.8 miles east of the city of Mosier, Oregon. Review Authority: Chapter 2, Section 2.060.B.14

Chair Hoffman opened the hearing as follows:

The Rules of Evidence are as follows:

1. No person shall present irrelevant, immaterial, or unduly repetitious testimony or evidence.
2. Evidence received shall be of a quality that reasonable persons rely upon in the conduct of their daily affairs.
3. Testimony and evidence must be directed toward the subject hearing.
4. 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:

Does any Planning Commission member wish to disqualify themselves for any personal or financial interest in this matter?

None.

Does any member of the audience wish to challenge the right of any Planning Commission to hear this matter?

None.

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.

John Roberts, Wasco County Planning Director

Mr. Roberts presented the request and criteria as listed in the staff report.

Jeanette Montour, Wasco County Senior Planner

Ms. Montour presented the staff report.

Chair Hoffman called for new testimony from the Applicant.

Karen Easton and Dave King, Property Owners/Applicants

Ms. Easton stated that they had tried several options to get the issue before the Commission resolved, to date it had been a 3 year process. Mr. King stated that he was not sure what was considered development. He stated that there is electrical and water on the property, he was confused why this is not considered development. Chair Hoffman explained that Development is a term defined by the Oregon Revised Statutes, by this definition, utilities do not constitute development.

Chair Hoffman called for additional testimony.  
None.

Chair Hoffman closed the hearing for deliberation.

Commissioner Wood moved to deny the request  
Vice Chair Ashley seconded

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

The motion was unanimously approved 5 to 0, 2 absent (Commissioners Omeg and Archer) 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 – absent  
Commissioner Archer – absent  
Commissioner Amery – yes

VII. RECOMMENDATION TO BOARD OF COMMISSIONERS:

Commissioner Position #2:

Vice Chair Ashley moved to recommend the reappointment of Russ Hargrave for Postion #2 of the Wasco County Planning Commission  
Commissioner Wood seconded

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

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

Commissioner Position #5:

**Commissioner Wood moved to recommend the appointment of Kenneth McBain with Ron Archer as the second choice if Kenneth is not appointed.**

**Vice Chair Ashley** seconded

Chair Hoffman called for discussion

It was discussed that the recommendation was due to the fact that Ron Archer had become a part time resident and is unavailable approximately 5 months out of the year.

Chair Hoffman called for the vote

The motion was unanimously approved 5 to 0, 2 absent (Commissioners Omeg and Archer) 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 – absent

Commissioner Archer – absent

Commissioner Amery – yes

The Commission stated that they would like a resolution to thank Ron Archer for his service to the Wasco County Planning Commission. They further asked to be notified of the Board of Commissioner's decision on the appointment.

**Commissioner Hargrave moved to direct Planning Staff to prepare an appropriate appreciation resolution from the Commission.**

**Vice Chair Ashley** seconded

Chair Hoffman called for discussion

None.

Chair Hoffman called for the vote

The motion was unanimously approved 5 to 0, 2 absent (Commissioners Omeg and Archer) 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 – absent

Commissioner Archer – absent

Commissioner Amery – yes

VIII. FUTURE AGENDA ITEMS:

- Discussion of Wasco County Planning Commission bylaws

IX. TRAINING OPPORTUNITIES:

- N/A

X. OTHER BUSINESS:

- N/A

XI. ADJOURNMENT  
Adjourned at 4:25

Respectfully submitted,

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Donald Hoffman, Chair  
Wasco County Planning Commission

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John Roberts, Planning Director  
Wasco County Planning Department