

**CITY OF CASCADE LOCKS
PLANNING COMMISSION
AGENDA**

Thursday, May 8, 2014 at 7:00 PM
City Hall

- I. Call Meeting to Order.
- II. Approval of March 13, 2014 Minutes.
- III. New Business:
 - a. DLCD Representative – Scott Edelman
- IV. Adjournment.

The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired, or for other accommodations for person with disabilities, should be made at least 48 hours in advance of the meeting by contacting the City of Cascade Locks office at 541-374-8484.

I. Call Meeting to Order. Planning Commission Chair Larry Cramblett called the meeting to order at 7:05 PM. PCM's present were Todd Mohr, Virginia Fitzpatrick, Jason Sergeant, Gyda Haight (joined the meeting at 7:10), and Larry Cramblett. Also present were City Administrator Gordon Zimmerman and City Recorder Kathy Woosley.

II. Approval of Minutes:

a. February 13, 2014. **Motion:** PCM Sergeant moved, seconded by PCM Fitzpatrick, to approve the February 13, 2014 minutes. The motion was passed unanimously. PCM Fitzpatrick questioned content of the minutes. CA Zimmerman explained that minutes are to record who is present, date and time, and action taken. He said anything else included in the minutes are for the convenience of committee members to help them remember what went on.

III. Work Session for Review and Discussion:

a. Community Development Code. PCC Cramblett stated he thought it would be good for the Planning Commission to review the CDC and Comp Plan. He said he met with Planning Consultant Stan Foster and CA Zimmerman to discuss his concerns with the CDC and Comp Plan.

CA Zimmerman explained why cities have a community development plan and comprehensive plan and the roles that the State of Oregon and City of Cascade Locks have in implementing those. He said the State's philosophy is that the population is growing so property needs to be developed more densely. He said the State of Oregon has labeled that as Smart Growth.

CA Zimmerman stated that one of PCC Cramblett's concerns was the amendment to the CDC allowing zero lot line development. PCC Cramblett questioned whether the process was done appropriately. CR Woosley stated the process was done correctly. CA Zimmerman continued stating that the State of Oregon will not allow a decrease in the zone. PCC Cramblett stated that the high density zones were created with the thought and preparation of a casino. CA Zimmerman said the question could be asked of DLCD to review the projected population growth and ask if the density could be amended.

PCM Mohr said this is a rural city and most people that live here want to keep it that way. He said he was opposed to Planned Unit Developments until he saw some that were done well. He said the Harmony Heaven Planned Unit Development doesn't fit in Cascade Locks. He said we need to find a balance. He said part will depend on how the town grows. He said he would like to be involved in the change. PCM Mohr said he would be interested in how to change the density if at all possible.

CA Zimmerman explained that the State will look at total square footage and may swap acre for acre. He said the City doesn't really have that flexibility as we are limited in

land. CA Zimmerman said there isn't anything wrong with asking the question. PCM Haight said Cascade Locks is a unique city.

PCM Sergeant said there are two sides. He said additional population will be added with industrial growth and downtown business. He said the citizens will have to be asked what they want. He said there is going to be a need for more housing and where is the housing appropriate. He said the question is what would be the smartest way for our town to grow.

The Planning Commission discussed available shovel ready lots. They also commented that people would be commuting here as well as living here with industrial development.

PCC Cramblett said he would like to work on a proposal to review density and invite the DLCD Representative to a Planning Commission meeting. CA Zimmerman said there is a legitimate reason to review the density and reason to ask DLCD to respond to the question. PCM Mohr said changes need to be determined and have a good reason for those changes. PCM Sergeant said with more business downtown there may be more people and it seems like the high density should be closer to the downtown.

CA Zimmerman explained Administrative Review as outlined in the CDC. He said these decisions are made by the City Administrator that are an outright permitted use with nothing to question. He explained that the boundaries are set clearly. He said that 70% of the decisions are land use based with the Planning Commission making those decisions.

PCM Fitzpatrick asked about the Architectural Review Committee and when they would be used. CA Zimmerman explained that development in the downtown zone would require a review by the ARC. He said their recommendations would come to the Planning Commission with Site Plan Review.

CA Zimmerman asked the Planning Commission if they are interested in reviewing marijuana dispensaries and where that would fit into the CDC. He said the Senate just passed a moratorium on medical marijuana dispensaries until May 2015. Some of the suggestions were to limit the distance of a dispensary from the school and any other dispensary, allow as a conditional use with a minimum of conditions, or requiring a business license. CA Zimmerman said the City does not currently require business licenses and some issues with that is the City can't charge a fee nor is there staff available to manage that. He said he would work with Planning Consultant Foster to come up with language regarding medical marijuana dispensaries.

CA Zimmerman said the Port has asked what the City's position would be on setting up a vendor park on the property west of the old fire hall. CA Zimmerman stated that CR Woosley and Planning Consultant Foster don't think the CDC supports that. He said his contention is there is no development, no infrastructure, but would have required parking, restrictions put in place for cleanliness, etc. He said the vendors would have to adhere to the street vendor ordinance that was put into place last fall, which requires

registering with the City (at no cost), approval from the property owner, signage requirements, etc. He asked how the Planning Commission wanted to handle this.

PCC Cramblett stated if the property owners don't allow the vendors to park on their property the vendors could get together and spend their money on a proposal for a vendor park. PCM Mohr stated if the Port wants to do this they would need to put in the infrastructure. CR Woosley stated that, for instance, how is it fair that the Brigham family was made to construct a building. She said they could have set up a trailer to sell fish. She said that she wants to be able to point to the CDC and explain what allows vendors to be in the Downtown Zone. PCM Sergeant asked for differences with street vendors during festivals. CA Zimmerman explained those are temporary and for special events. He said he is talking about street vendors that are here during the summer months.

CA Zimmerman explained that if the Charburger doesn't allow the vendors on their property and the Port isn't allowed to park them on their property then the street vendors will go to the commercial property on WaNaPa Street (Don Hensgen property) that was used last year. He said ODOT is proposing a new sidewalk development on the south side of WaNaPa Street from the Bridge of the Gods entrance to Wasco Street that will make it more difficult to manage street vendors on private property in that area. He said the City is going to have a real problem with street vendors this year.

PCM Sergeant asked if a street vendor could be allowed with shorter time frames. CA Zimmerman said PC Foster suggested a vendor court for a temporary time frame this season to see how it works and if this attracts people to town then it may mean that a vendor court is viable and worth spending money on. PCM Mohr said someone has spent \$200,000 to build a building and they won't be able to compete with vendors.

PCM Sergeant asked what the difference was in telling the Port they couldn't allow vendors on their property but private owners could. He asked why the same standards don't apply. CA Zimmerman explained that he understood the vendors in the Charburger parking lot have been allowed for several years now as they were Native Americans selling their fish. PCM Mohr said there are restroom facilities at the Charburger so the vendors can wash their hands at least. CR Woosley stated that the commercial zone has design standards also. She said her issue in dealing with citizens is that the CDC does not address vendors. PCM Sergeant said that every property owner should be held to the same standard.

CA Zimmerman said if the City isn't going to allow the Port to house vendors on their property because there isn't development and not fair to the people that have developed then the Port Commission and Charburger will have to decide what they are going to do. He said he would have to fight the battles with the street vendors on private property.

PCM Fitzpatrick said she thought the Port was going to construct an open air type market place. CA Zimmerman said that was a concept but wanted to test the market to

see if viable. PCM Sergeant said that could be a possible condition to allow as long as a building is built the next year. PCM Mohr said the Port is busy getting the industrial park ready for development. PCM Sergeant said the Port should have the same rights as any other property owner. PCM Mohr said if the Port wants to house vendors that is their right but needs to put in the infrastructure. CR Woosley said if a vendor court is allowed in the Downtown Zone to house the vendors she would like to be able to answer any complaints and be able to verify in the CDC that vendors are allowed to be on property on WaNaPa Street. She said she thinks that the City needs to be prepared to answer the question and she said she can't answer the question. CA Zimmerman said if it isn't allowed on Port property then it wouldn't be allowed on Charburger property. CR Woosley said that is correct. She said the next step would be to amend the CDC to allow vendors, determine in what zones and determine conditions. CR Woosley said the street vendor ordinance has nothing to do with land use.

CA Zimmerman explained how the street vendor ordinance will affect vendors and the City's enforcement process.

Consensus of the Planning Commission was to not allow the vendor court concept on the Port's property on WaNaPa Street. They agreed the vendors in the Charburger parking lot is sketchy but because of past practice will allow.

PCC Cramblett said the next meeting will include discussion with the DLCD Representative, medical marijuana dispensaries, and possible code amendment to allow vendors in the Commercial and Downtown Zones.

PCC Cramblett said he would like to meet with PCM Sergeant and CA Zimmerman to discuss temporary uses.

PCC Cramblett said the next meeting would be April 10th.

b. Comprehensive Plan. None.

IV. Adjournment. PCC Cramblett adjourned the meeting at 8:40 PM.

Prepared by
Kathy Woosley, City Recorder

APPROVED:

Larry Cramblett, Planning Commission Chair