



## CITY of THE DALLES

313 COURT STREET  
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125  
PLANNING DEPARTMENT

### CITY OF THE DALLES PLANNING COMMISSION MINUTES

**Thursday, August 6, 2015**

City Hall Council Chambers

313 Court Street

The Dalles, OR 97058

*Conducted in a handicap accessible room*

6:00 PM

#### **CALL TO ORDER:**

Chair Lavier called the meeting to order at 6:00 PM.

#### **COMMISSION MEMBERS PRESENT:**

Bruce Lavier, Dennis Whitehouse, John Nelson, Sherry DuFault, Chris Zukin

#### **COMMISSION MEMBERS ABSENT:**

Mark Poppoff, Jeff Stiles

#### **STAFF MEMBERS PRESENT:**

Director Richard Gassman, Associate Planner Nick Kraemer, Administrative Secretary Carole Trautman

#### **APPROVAL OF AGENDA:**

It was moved by Whitehouse and seconded by DuFault to approve the agenda as submitted. The motion carried unanimously; Poppoff and Stiles absent.

#### **APPROVAL OF MINUTES:**

It was moved by Nelson and seconded by Whitehouse to approve the July 2, 2015 minutes as submitted. Nelson, Whitehouse and DuFault voted in favor, Lavier and Zukin abstained. The motion carried; Poppoff and Stiles absent.

#### **PUBLIC COMMENT:**

None.

#### **QUASI-JUDICIAL HEARING:**

**Application Number:** CUP 176-15; **Bryan LaRoque, dba Growler Holster/Route 30 Bottles & Brews; Request:** To operate a business to be developed in three phases: 1) a light wood manufacturing area for Growler Holster; 2) a pub/bottle shop, and 3) a nano-brewery. The property is located at 317 East Second Street, The Dalles, Oregon, and is further described as 1N 13E 3 BD t.l. 2500. Property is zoned "CBC" – Central Business Commercial.

Chair Lavier read the public hearing rules and asked if the Commissioners had any ex-parte contact, bias, or conflict of interest that would hinder them from making an impartial decision. None were noted.

Chair Lavier opened the public hearing at 6:06 PM.

Kraemer reviewed the highlights of the staff report.

Following Kraemer's review, Zukin asked why some of the basic land use requirements found in the LUDO (Land Use and Development Ordinance) were basically repeated as conditions of approval. Kraemer indicated that the brewery portion of the business triggered some specific requirements, and the Public Works Department wanted those requirements addressed. He said that by detailing out the conditions of approval to address all three phases of the business development, the applicant could develop all phases by only submitting a building permit; the applicant would not be required to come before the Planning Commission again, Kraemer said.

### **Proponents**

Bryan LaRoque, PO Box 565, The Dalles, Oregon, gave a brief history of his Growler Holster business. He hoped to employ approximately four more employees as the business grew.

Mr. LaRoque explained that the bottle shop/pub would be located in the front of the building and would utilize 13 taps. No domestic beers would be served, only craft beers. He indicated he had a substantial amount of support from the community, his home town.

Whitehouse asked how much square footage would be used for the bar area. Mr. LaRoque stated that the total square footage of the building was 3,100 square feet. Approximately 1,200 square feet was designated for the pub, and the woodshop and brewery would share the remaining portions.

Zukin asked LaRoque if he was agreeable to all of the conditions of approval. LaRoque confirmed he was agreeable to the requirements.

Nelson asked what type of equipment would be used in the wood shop. LaRoque stated there would be a full wood shop—a table saw, chop saw, radial arm saw, a vacuum system, and routers. He said he checked with the adjacent businesses on both sides for noise level, and both neighbors said they could not hear his wood shop equipment during operation.

Nelson asked for the proposed business hours. LaRoque said the wood shop hours would run from 9 AM to approximately 6 PM. The bar hours would be from 2 PM to around 10 PM. LaRoque reiterated that the two businesses would be totally separate from one another in proximity.

Nathan Haward, PO Box 404, The Dalles, Oregon, stated that he, as the property manager, was impressed with the business developer because he had a business plan. He felt the master business plan was well thought out, and the business would have good staying power in the community. Haward fully supported the business venture because he felt the business could turn into a serious business that would help the downtown area.

### **Opponents**

None.

Nelson asked what the due process was if a noise complaint was received on the business. Associate Planner Kraemer advised that it would be treated like any other code enforcement complaint. The City would give the business an opportunity to comply, and if compliance was not reached, it could

eventually end up going through a Planning Commission review for a possible revocation of the Conditional Use Permit and a business closure. The decision would be up to the Planning Commission.

Chair Lavier closed the public hearing at 6:34 PM.

**Deliberation**

It was moved by Zukin and seconded by DuFault to approve CUP #176-15 of Bryan LaRoque, dba Growler Holster/Route 30 Bottles & Brews, including the conditions of approval, based upon the findings of fact in the staff report. The motion carried unanimously; Poppoff and Stiles absent.

**RESOLUTION:**

It was moved by Nelson and seconded by Whitehouse to approve Resolution P.C. #544-15 for CUP #176-15, based on the criteria and findings of fact in staff's report. The motion carried unanimously; Poppoff and Stiles absent.

**STAFF COMMENTS:**

Staff distributed informational brochures on an upcoming Planning Commissioner Training Session to be held on September 24, 2015 in Bend, Oregon. Director Gassman asked the Commissioners to contact staff if they wished to attend.

**COMMISSIONER COMMENTS:**

None.

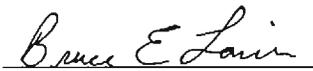
**NEXT MEETING:**

Gassman reported that the August 20, 2015 meeting would be cancelled. No applications were received. The next meeting is scheduled for Thursday, September 3, 2015.

**ADJOURNMENT:**

Chair Lavier adjourned the meeting at 6:40 PM.

Respectfully submitted by Administrative Secretary Carole Trautman.

  
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Bruce Lavier, Chairman