



**MINUTES**  
**CITY OF THE DALLES PLANNING COMMISSION**

CITY HALL COUNCIL CHAMBERS

313 COURT SREET

THE DALLES, OREGON 97058

CONDUCTED IN A MEETING ROOM IN COMPLIANCE WITH ADA STANDARDS

**THURSDAY, APRIL 6, 2017**

**5:30 P.M.**

**I. CALL TO ORDER**

Chair Lavier called the meeting to order at 5:33 p.m.

**II. ROLL CALL**

In Attendance

Commission Chair: Bruce Lavier

Commissioners: Sherry DuFault, John Nelson, Steve Ross, Jeff Stiles, Chris Zukin (arrived at 5:50 p.m.)

Absent: Mark Poppoff

Staff: City Attorney Gene Parker, Planning Director Steve Harris, Associate Planner Nick Kraemer

**III. APPROVAL OF AGENDA**

Commissioner DuFault moved to approve the agenda with the correction of the next meeting date, May 4, 2017. Commissioner Nelson seconded the motion; the motion passed unanimously.

**IV. APPROVAL OF MINUTES**

Commissioner Nelson expressed concern with the original March 16th minutes as written. It was determined that the Staff Report referenced Alternatives 1, 2 and 3, while the Resolution referenced Options 1, 2 and 3. Alternative 2 of the Staff Report contained the same language referred to as Option 3 of the Resolution. The revised minutes resolved that confusion.

Commissioner DuFault moved to approve the amended minutes of the March 16th meeting. Commissioner Stiles seconded the motion; the motion passed unanimously.

**V. PUBLIC COMMENT**

There were no public comments.

**VI. PUBLIC HEARING**

**A. CONDITIONAL USE PERMIT 185-17 – Mid-Columbia Fire and Rescue**

Site and construct a new fire station tower at the existing fire station.

Chair Lavier read the rules of the Public Hearing and inquired if any Commissioners had ex parte contact, conversation or bias that would prevent an impartial decision; hearing none, Lavier opened the public hearing at 5:41 p.m.

Associate Planner Nick Kraemer presented the Staff Report.

Chair Lavier invited questions from staff; there were none. Lavier then invited comments from the public.

**Fire Chief Bob Palmer**  
**Mid-Columbia Fire and Rescue**  
**1400 W. 8<sup>th</sup> Street**  
**The Dalles, Oregon 97058**

**Home Address: 1902 W. 13<sup>th</sup> Street**  
**The Dalles, Oregon 97058**

Chief Palmer spoke in favor of the Conditional Use Permit. Palmer stated that as the community has grown, the need for training has also grown. The tower facility would allow for residential training as well as upper level training. A burn room is located on the second floor to allow live fire exercises. The tower facility will allow training to advance hose lines, simulate fire attack on upper level floors, ventilation work, methodical search patterns for search and rescue, technical high angle rescue, confined space rescue and fire simulation. Training opportunities will also be available to law enforcement and other agencies.

Chair Lavier inquired about Life Flight landings. The plan allows room for Life Flight to land at Mid-Columbia Fire and Rescue, although currently Life Flight typically lands in preplanned zones.

Chief Palmer thanked the Planning Commission and Planning Department for their consideration and assistance.

There were no further comments from proponents or opponents.

Chair Lavier closed the Public Hearing at 6:01 p.m.

Commissioner Nelson made a motion to approve Conditional Use Permit 185-17 with all staff recommendations and in accordance with the finding of facts, also to include the waiver for landscape design. Commissioner DuFault seconded the motion; the motion passed unanimously.

## **VII. ACTION ITEM**

### **A. HOUSING AND RESIDENTIAL LAND STUDIES – Discussion and action on Buildable Lands Inventory, Housing and Residential Land Needs Assessment and Housing Strategies Report**

Director Harris reviewed City Council's request that the Technical Advisory Committee (TAC) reconvene and look at proposed implementation items and rank them by priority. Harris stated the purpose of this Commission was to review the materials, ask questions of staff or consultants, then forward any comments to City Council.

Although this presentation was not a Public Hearing, Commission consensus was to allow public comment.

Consultants Brendan Buckley, Johnson Economics, and Matt Hastie, Angelo Planning Group, provided a presentation on the Buildable Lands Inventory, Housing and Residential Land Needs Assessment (Oregon Statewide Planning Goal 10) and Housing Strategies Report.. Information provided was included in the April 6, 2017 Agenda Packet.

Commissioner Zukin asked if retrofitting existing buildings (unused upper floors above retail spaces) was covered in the studies. Hastie stated vacant or partially vacant sites were included; vacant portions of buildings were not included. Zukin stated some obstacles are cost and existing building codes; modifications could make retrofitting a viable option. Senior Planner Hert stated the Vertical Housing District provides assistance with taxes.

Commissioner DuFault requested clarification on co-housing. Hastie replied co-housing, in form, can be a mix of cottage cluster housing and other things like duplexes. It can be similar to a planned community with multiple types of dwellings sharing common spaces.

Commissioner Nelson asked if development of housing across multiple parcels had been explored and potentially using that basis as leverage to interest developers. Hastie replied sharing of parcels had not been investigated. Cottage Cluster housing would be a possibility but would require code changes. Cottage Cluster housing uses an approach similar to condominiums -- the individual owns the structure and the land is owned in common. For this type of housing, some additional provisions were identified for the zoning code.

Hastie noted many items were identified for possible zoning code amendments. These items do in some cases require additional provisions but they are not imposing limitations, they provide the ability to do things in the future that we are unable to do now.

Hastie stated inclusionary zoning allows the City to require for every housing development a certain percentage or number of those units be affordable to people in specific income ranges. The legislature recently passed a law allowing this, but only for housing developments of 20 units or more. In addition, the City would have to allow for an alternative such as a fee in lieu of affordable housing units. From an administrative perspective, this process is quite difficult for smaller communities. The Advisory Committee did not see much promise in this alternative.

Commissioner Stiles asked how much autonomy each City has in developing lands as they see fit. Hastie replied the City has a fair bit of autonomy in terms of zoning and planning for future development. Every City is required to meet the statewide Goal 10 which says cities will provide opportunities to meet the needs of people with a full range of housing needs. Cities are expected to zone their land in urban areas at urban densities. Prior to application to expand an urban growth boundary, cities are required to look at how they use their land. Every City needs to determine how to use their land most efficiently and determine strategies to accomplish that efficiency.

**Karen Polehn (and service dog Steve)**  
**2135 Dry Hollow Road**  
**The Dalles, Oregon 97058**

Ms. Polehn stated one goal of this plan could be to promote healthy environments in residential areas and places for people to engage in healthy activities.

**Jim Wilcox**  
**416 W. 7<sup>th</sup> Street**  
**The Dalles, Oregon 97058**

Mr. Wilcox has lived in the community since 1980 and has had a real estate license since 1988. Mr. Wilcox joined the Housing Task Force in 1992.

Mr. Wilcox shared several comments for the Commission to consider when making a decision:

- In none of this process do you hear of “market driven”
- Wilcox challenges the buildable inventory, specifically large lot in-fill
- Wilcox has a problem with the TAC, most members were “paid to be there”
- You are ignoring what people want and need
- Infrastructure is the biggest hold up to development. We do not have the necessary infrastructure, so development uses wells and septic systems that take up more land
- Wilcox is a housing advocate yet he no longer advocates for low income housing. Low income is all heavily subsidized.
- Average home sale is \$200,000. An income of \$54,000 is necessary to qualify for that home loan; the average income in Wasco County is \$48,000

Mr. Wilcox distributed market information on housing sales In The Dalles, Exhibit 1. Wilcox stated we should look forward, not focus on the past. People new to our area want an urban setting. He further stated we do not have upper or middle level housing and need to provide more attractive housing opportunities for middle and upper income. The housing information provided in Exhibit 1 is updated weekly and available to the public.

**Scott McKeown**  
**1019 B Pomona Street West**  
**The Dalles, Oregon 97058**

**8700 SW 26<sup>th</sup> Avenue, Suite S**  
**Portland, Oregon 97219**

Mr. McKeown proposed that in addition to housing quantity, housing quality should be considered. Perhaps a density bonus for quality of design should be available to developer builders: better landscaping, hardy plank rather than 111 siding, architectural design and architectural details, longer economic life that will look good years down the road – not just the right number of houses, but housing our community can be proud of.

The Commission asked for guidance regarding the next step of the process. Director Harris replied that if the Commission considers the reports adequate and meet the intent, the Commission should acknowledge and forward their recommendations to the City Council. Harris further stated that the City Council must take action by the end of May, the deadline imposed to meet the grant obligations.

Commissioner Ross inquired about page 32 of the Housing Needs Analysis. Ross questioned the need for 510 rental units at \$600 or less in the next 19 years. Consultant Buckley replied that this analysis identifies needed housing types. Although there is a great need for housing at the lowest income level, the State does not require the City to

make this housing available. This process allows the Commission to look at policies or strategies for options that might help. Currently, 40% of the population are renters, more than half pay over 30% of their income for housing.

Commissioner Nelson stated the importance of a strategy for creating orderly development in terms of infrastructure so that in the future we have policy which directs the City to make an effort to develop infrastructure to increase density. We also have to build public acceptance of living in a higher density environment. Nelson also felt it necessary to have a strategy to address the quality of development as an incentive, use higher quality materials and pay attention to open spaces included in development. Should we try to increase our boundaries, we have to make a case that we have a strategy to do our best living in the boundary we now have.

Consultant Buckley replied that if we envision a time in the future when the community is out of buildable land and we approach the State for expansion, the State will require a plan to use land efficiently.

Commissioner Nelson asked for specific recommendations in terms of development on the Eastern end.

Consultant Hastie replied there were a number of ideas added based in part on discussions with the Technical Advisory Committee:

- 1) Potentially limit or restrict development using wells or septic systems in areas not serviced by infrastructure
- 2) Maintain and apply densities consistent with the Comprehensive Plan and LUDO
- 3) Establish or implement plans to provide service to areas lacking infrastructure
- 4) Partner with property owners and developers to fund infrastructure improvements in a way that makes urban levels of development in those areas feasible

Commissioner Zukin stated the real work is on specific LUDO changes and Comprehensive Plan changes. The Commission has the ability to structure changes with the most or least flexibility. The City will comply with the State, but do it in a way appropriate for our community.

Commissioner Nelson acknowledged the amount of work in the report. Nelson further stated his willingness to accept and forward the report to City Council.

Senior Planner Hert stated this is a process that should be revisited more often. Currently, the Planning Department receives numerous applications for single family development on one or one and one-half acre parcels. Hert said there is nothing in the code to restrict this development. Tools such as those suggested could lead to a more efficient use of land.

Senior Planner Hert also stated there were three to four individuals on the Technical Advisory Committee from the general population. She further acknowledged the large amount of time, both from Staff and the community, invested in this project.

Commissioner Zukin suggested that if the studies are forwarded to the City Council, specific requests be included. Look at infrastructure, require that design and other incentives be studied.

Commissioner Zukin motioned to forward the Buildable Lands Inventory, Housing and Residential Land Needs Assessment and Housing Strategies Report to City Council with the following recommendations:

- 1) Look immediately at infrastructure extension on the East side of the City
- 2) As this plan is implemented in the LUDO and the Comprehensive Plan, design and design density incentives be included
- 3) High quality rental property could be built in downtown upper stories with incentives for private construction, along with relaxation of building codes and possibly some zoning and planning changes

Commissioner Ross seconded the motion. The motion passed 5-1; Stiles opposed.

## **VIII. RESOLUTIONS**

- A. Approving Conditional Use Permit 185-17 – Mid-Columbia Fire and Rescue Site and construct a new fire station tower at the existing fire station.

Commissioner DuFault motioned to approve PC Resolution 563-17 for Mid-Columbia Fire and Rescue along with recommendations of Staff. Commissioner Stiles seconded the motion; the motion passed unanimously.

## **IX. STAFF COMMENTS**

Director Harris stated the next Planning Commission meeting was scheduled for April 20. Currently, there were no items scheduled for this meeting. Commission consensus was to cancel the April 20, 2017 meeting. The next scheduled meeting is May 4, 2017.

Director Harris stated there were three City Council meetings scheduled for April:

- April 10<sup>th</sup> City Council meeting will include a hearing on the Transportation System Plan which involves amendments to the LUDO and Comprehensive Plan.
- The Buildable Lands Inventory, Housing and Residential Land Needs Assessment and Housing Strategies Report will go to City Council for the April 17<sup>th</sup> meeting.
- The April 24<sup>th</sup> meeting will include a Public Hearing with proposed amendments to the Marijuana Ordinance. Also at that meeting will be a presentation by Bridges to Change, a non-profit from the Portland area working as a recovery home for individuals who have been incarcerated or are in recovery from substance abuse. Bridges to Change was encouraged to attend, based in part on considerable community concern.

Commissioner Nelson stated one community concern was the proximity to the high school. Nelson asked if anything in LUDO would prohibit that location. City Attorney Parker stated it was allowable.

Director Harris stated this is a new program that falls under Community Based Structured Housing. No license is required from the State, yet they are required to have a permit.

Commissioner Stiles stated the placement was poor planning on a route used heavily by high school students. Harris stated those concerns were shared with both the County and Bridges of Change.

Commissioner Ross inquired if the residence would host sex offenders. Harris replied according to the County, no sex offenders or arsonists would be housed there.

Senior Planner Hert expressed her thanks to Commissioner Zukin for time generously volunteered to our community, both on City Council and the Planning Commission.


**X. COMMISSIONER COMMENTS OR QUESTIONS**

None.

**XI. ADJOURNMENT**

Chair Lavier adjourned the meeting at 8:15 p.m.

Respectfully submitted by Planning Secretary Paula Webb

  
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Bruce Lavier, Chair

## TOTAL CLOSINGS IN RMLS AREA 351 (97058 ZIP)

## Average Total Market Time

MONTH	2009	2010	2011	2012	2013	2014	2015	2016	2017	2013	2014	2015	2016	2017
JANUARY	4	6	9	10	8	4	14	21	16		116	103	174	36
FEBRUARY	5	10	4	7	9	14	19	17	18		257	207	96	52
MARCH	8	15	12	15	24	19	24	18			147	173	104	
APRIL	13	17	12	9	12	13	20	30			544	171	128	
MAY	19	17	20	15	22	22	15	29			109	124	114	
JUNE	20	17	13	16	19	19	27	21			133	102	105	
JULY	22	13	13	14	27	22	26	30			146	78	133	
AUGUST	12	10	18	17	21	19	33	42			114	121	75	
SEPTEMBER	16	11	14	6	11	22	27	18			141	128	107	
OCTOBER	28	10	12	21	22	22	23	31		205	185	75	111	
NOVEMBER	14	13	11	15	14	20	22	26		158	120	158	151	
DECEMBER	8	10	8	13	25	19	19	26		170	185	74	154	
TOTAL	169	149	146	158	214	215	269	309	34					

## 12 MONTH ROLLING AVERAGE SALE PRICE TO PREVIOUS YEAR

## AVERAGE SALE PRICE (MONTH)

MONTH	MARKET DIRECTION %					2015	2016	2017	2016	2017
	2010	2011	2012	2013	2014					
January	-4.5	-13.3	2.8	3.2	-1.4	1.6	11.1	8.6		175200
February	-3.0	-13.4	2.5	3.9	3	0	9.8	9.5		193800
March	-6.0	-9.5	-0.8	6.3	-1.1	2.6	6.3			
April	-5.4	-8.5	4.7	-5.8	4.5	4.8	5.4			
May	-6.3	-6.7	2.9	-4.5	5.1	2.7	7.5		182300	
June	-9.8	-3.2	1.8	-4.2	6.4	2.3	8.1		219800	
July	-4.2	-7.2	3.8	-4.5	7.9	1.3	10.8		228700	
August	-7.5	-2.9	1.5	-3.5	5.8	5.7	8.2		209400	
September	-11.5	1.8	0.4	-3.3	5.8	6.2	8.7		209200	
October	-11.3	2.5	-0.2	2.5	-0.6	7.4	10.5		192200	
November	-15.1	6.4	-1.4	2.6	0	6.9	11.1		195900	
December	-13.5	5.4	1.8	-2.5	2.1	9.8	10		225400	
	-8.18	-4.05	1.65	-0.82	3.13	4.28	8.96			

Month \$193800

YTD \$185000

MED \$172900

Inventory 2.30 Months  
42 Listings

<b>DATE</b>	<b>0-149.9 LISTINGS</b>	<b>PENDING</b>	<b>150-249.9 LISTINGS</b>	<b>PENDING</b>	<b>250-349.9 LISTINGS</b>	<b>PENDING</b>	<b>350-000 LISTINGS</b>	<b>PENDING</b>	<b>Total</b>
10/31/2016	9	11	21	28	9	11	15	4	54
11/7/2016	10	10	24	23	7	12	11	3	52
11/14/2016	8	11	22	24	8	11	10	4	48
11/21/2016	8	12	19	24	9	8	11	4	47
11/28/2016	7	12	19	27	8	9	11	5	45
12/5/2016	8	8	14	27	9	8	11	5	42
12/19/2016	6	6	14	24	11	7	11	4	42
12/26/2016	8	6	13	23	10	8	11	3	42
1/2/2017	8	6	14	20	10	6	9	2	41
1/9/2017	8	8	14	18	10	7	9	2	41
1/16/2014	6	9	12	19	11	6	9	2	38
1/23/2017	5	12	10	19	12	7	10	2	37
1/30/2017	8	10	9	20	12	6	10	2	39
2/6/2017	8	8	12	14	11	9	10	3	41
2/13/2017	6	10	9	7	10	9	10	3	35
2/20/2017	3	9	10	13	9	9	12	3	34
2/27/2017	3	9	13	14	9	8	12	3	37
3/6/2017	3	7	15	17	8	11	13	2	39
3/13/2017	5	7	10	22	10	9	13	3	38
3/20/2017	5	10	12	20	10	11	13	3	40
3/27/2017	4	10	13	22	9	14	12	4	38
4/3/2017	1	13	12	26	9	14	12	5	34
4/10/2017									