



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125
PLANNING DEPARTMENT

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, MAY 17, 2018

6:00 P.M.

CALL TO ORDER

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

ROLL CALL

Commissioners Present: Sherry DuFault, Bruce Lavier, John Nelson, Mark Poppoff, Jeff Stiles and Steve Ross

Commissioners Absent:

Staff Present: Director Steve Harris, Senior Planner Dawn Hert, and City Engineer Dale McCabe

Public in Attendance: Five

APPROVAL OF AGENDA

Item VII.B. was removed from the agenda. Commissioner DuFault moved to approve the agenda as amended. Commissioner Ross seconded the motion; the motion passed unanimously.

APPROVAL OF MINUTES

Commissioner Stiles requested a correction to the May 3, 2018 minutes. Stiles stated the minutes should reflect that the Commission was divided until the addition of Condition of Approval Number 6.

Commissioner DuFault moved to postpone approval of the May 3, 2018 minutes. Commissioner Stiles seconded the motion; the motion passed unanimously.

PUBLIC COMMENT

None.

PRESENTATION

Status Report: Dry Hollow Elementary School Implementation of Student Drop-Off/ Pick-Up Plan (CUP No. 173-14) – District 21 Representatives

Randy Anderson, Chief Financial Officer, North Wasco County School District 21, 3632 W. 10th Street, The Dalles

Anderson reported significant progress. The District was informed that the proposed plan was an acceptable use of Enterprise Zone funding. Also, improvements made on E 19th Street are eligible for matching funds from Safe Routes to School.

Anderson distributed a drawing of planned improvements, Exhibit 1. The plan will be implemented as a pop-up trial period. Cones (set up by Blue Zones) and paint will be laid out on Saturday, June 2, 2018. Citizens can practice the new drive through plans on June 3, and the trial period will begin on June 4, 2018. After the trial period, an evaluation and decision will be made as to whether to proceed or revise the current plan.

The plan includes a new parking lot and round-about below the ball park, as well as marked out changes to 19th Street.

Proposed plans include:

Parking lot below the ball park with back-in and pull-out parking spaces

Roundabout for parents to drop-off and pick-up students

Removal of planter strips to gain space for a snorkel lane

Addition of a traffic circle at E. 19th and Lewis Streets (temporary paint, no raised median)

Buses will use top parking area, right turn only when exiting school grounds

Crosswalk mid-block on E. 19th Street

Jonathan Blum, 403 E 8th Street, The Dalles, asked if parking on the south side of E. 19th Street would be eliminated. McCabe said it would not be eliminated.

DISCUSSION

Proposed LUDO Amendments – Housing Strategies Report Implementation

Jamin Kimmel and Matt Hastie, Angelo Planning Group, presented Draft 3 of proposed LUDO Amendments, Exhibit 2.

Topics included:

Accessory Dwelling Units (ADU)

- Allow two ADUs per lot; second ADU would follow Administrative Action process
- Removal of owner/occupancy requirement
- Privacy standards: window placement, screening or fencing
- Increase in allowable size of ADU

Duplexes, Triplexes and Townhomes

- Reduction in lot size requirements to meet housing density goals
- Allow multi-family structures on smaller lots
- Landscaping standards: apply the current standard for single-family homes and duplexes to triplexes

STAFF COMMENTS

Director Harris stated two Commission decisions made at the May 3, 2018 meeting were appealed: MIP 349-18 with ADJ 18-036, and ADJ 18-037. Public Hearings will be scheduled for City Council.

Interviews were held for the Associate Planner position.

The proposed budget included funding for a Planning Tech position.

The Planning Department will have abbreviated office hours until fully staffed.

COMMISSIONER COMMENTS OR QUESTIONS

None.

ADJOURNMENT

Chair Lavier adjourned the meeting at 8:09 p.m.

Respectfully Submitted
Paula Webb, Planning Secretary

A handwritten signature in cursive script, reading "Bruce E. Lavier", is positioned above a horizontal line.

Bruce Lavier, Chair

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Housing Needs Analysis Code Amendments (Draft 3)

Planning Commission Work Session
May 17, 2018



LAND USE PLANNING
TRANSPORTATION PLANNING
PROJECT MANAGEMENT



Overview of Proposed Code Amendments

1. **Accessory Dwelling Units:** compliance with SB 1051, LUDO Strategy #6 in HNA.
2. **Duplexes, Triplexes, and Townhomes:** component of LUDO Strategy #3 in HNA.
3. **Residential Care Facilities:** compliance with state and federal fair housing laws, LUDO Strategy #1 in HNA.
4. **Neighborhood Compatibility Standards:** LUDO Strategy #2 in HNA)
5. **Expedited Permitting for Affordable Housing:** compliance with SB 1051, Non-Regulatory Strategy #3 in HNA

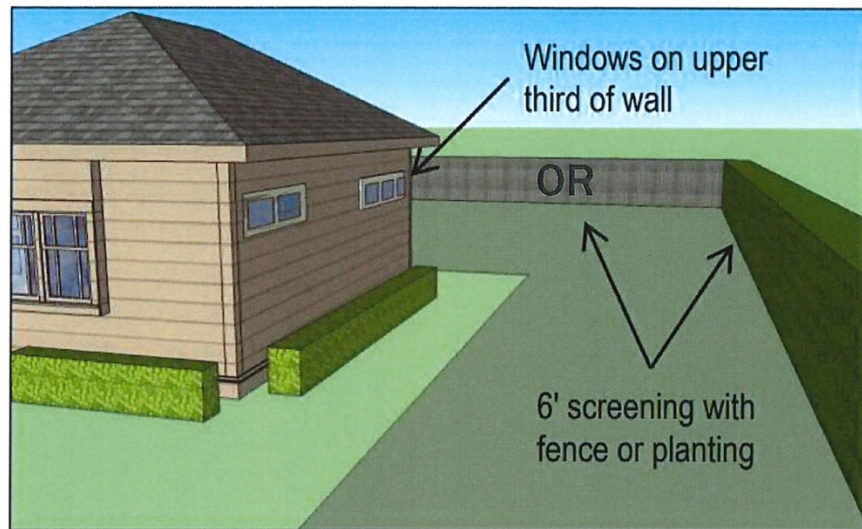
ADUs: Allowance for Two Per Lot

- Second ADU permitted on one lot in zones that allow multi-family development (RM, RH, NC, and CBC).
- One of the ADUs on site must be internal/attached.
- Second ADU must be reviewed as an **Administrative Action**.
 - Notice to property owners within 100 feet and 14 day comment period.
 - Option to elevate to Quasi-Judicial Action.
 - May be appealed to the Planning Commission.

ADUs: Owner Occupancy Requirement

- Proposed amendment would remove this requirement.
- Disadvantages of the requirement:
 - Difficult to enforce;
 - May complicate financing for prospective buyers or existing owners that want to build an ADU;
 - Inconsistent with other regulations (duplexes).

ADUs: Privacy Standard



ADUs: Maximum Size

- Current: Lesser of 600 square feet or 60% of house
- Proposed: Lesser of 800 square feet or 75% of house
- Goal: Expand appeal of ADUs by allowing them to meet similar size needs as apartments:
 - Median size of new apartment unit (nationally): 1,031 square feet¹
 - Only 31% of new apartments are below 1,000 square feet¹

¹ Source: US Census Bureau, Annual 2016 Characteristics of New Housing

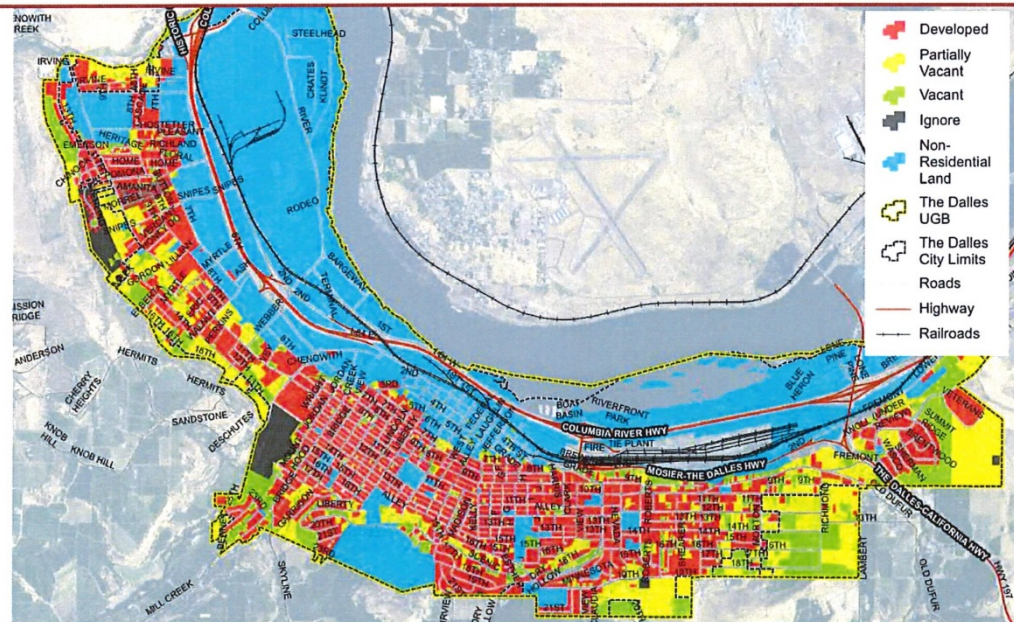
ADUs: Maximum Size



APG Housing Needs Analysis Code Amendments (Draft 1)

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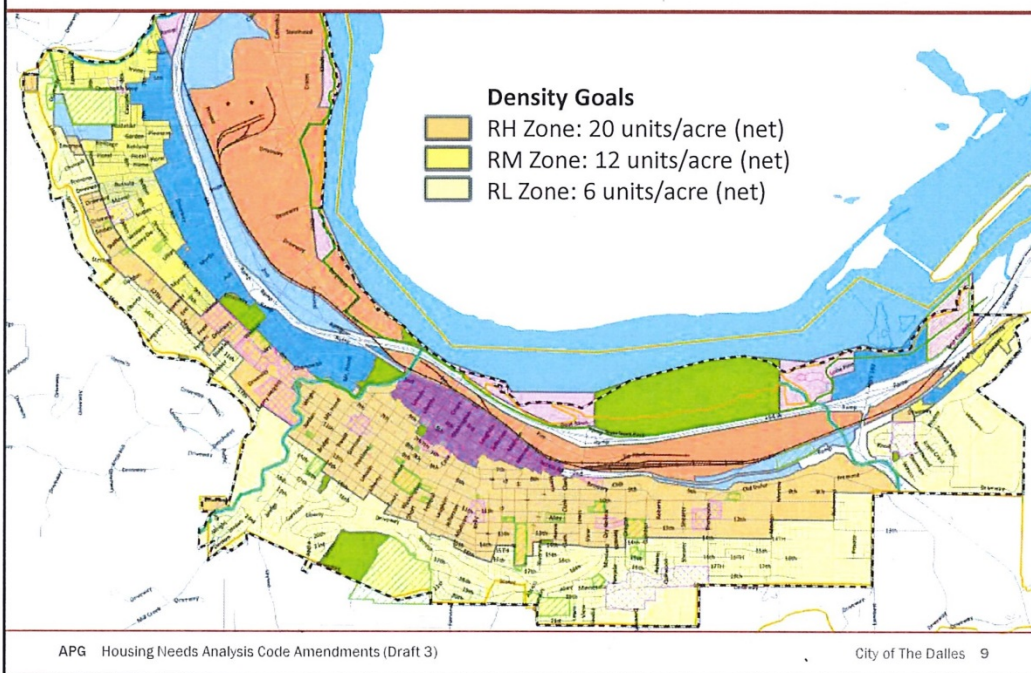
Duplexes, Triplexes, and Townhomes: Background



APG Housing Needs Analysis Code Amendments (Draft 3)

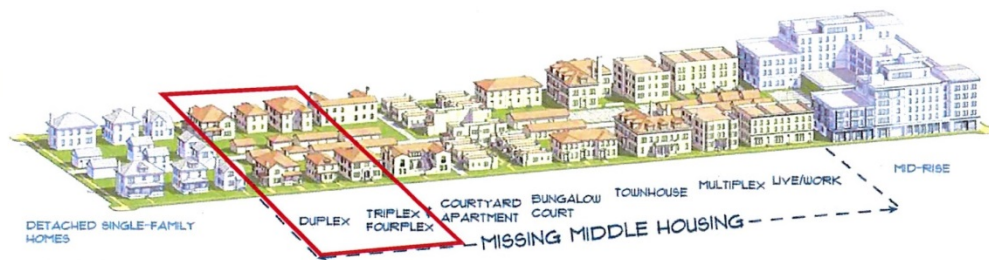
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Duplexes, Triplexes, and Townhomes: Background



Duplexes, Triplexes, and Townhomes: Lot Sizes

- Goal: Encourage development of duplexes, triplexes, and townhomes to help meet citywide housing density goals.
- Issue: Current lot size requirements are a barrier to reaching density goals:
 - Effectively require development of larger units
 - May require acquisition of multiple lots



Duplexes, Triplexes, and Townhomes: Lot Sizes

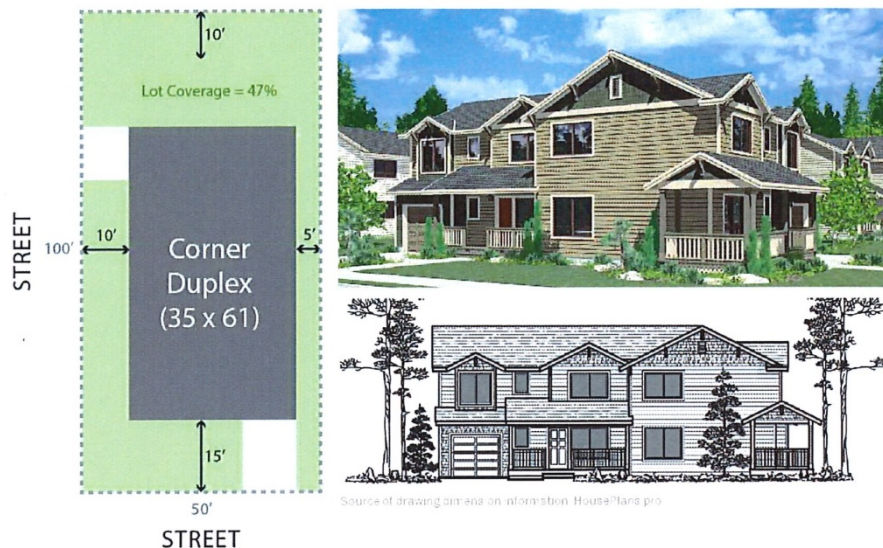
Zone	Townhomes		Duplexes		Triplexes	
	Current	Proposed	Current	Proposed	Current	Proposed
RL	N/A	N/A	4,500 sf per unit (corner lots only)	2,500 sf per unit (corner lots only)	N/A	N/A
RM	3,500 sf	No change	6,000 sf	5,000 sf	8,000 sf	7,500 sf
RH	2,800 sf	2,500 sf	5,000 sf	4,000 sf	8,000 sf	6,000 sf

Duplexes, Triplexes, and Townhomes: Lot Sizes

Zone	Townhomes		Duplexes		Triplexes	
	Current	Proposed	Current	Proposed	Current	Proposed
RL	N/A	N/A	4,500 sf per unit (corner lots only)	2,500 sf per unit (corner lots only)	N/A	N/A
RM	3,500 sf	No change	6,000 sf	5,000 sf	8,000 sf	7,500 sf
RH	2,800 sf	2,500 sf	5,000 sf	4,000 sf	8,000 sf	6,000 sf

Examples: Duplexes on Smaller Lots

RL Zone: Corner Duplex, 5,000 sf lot

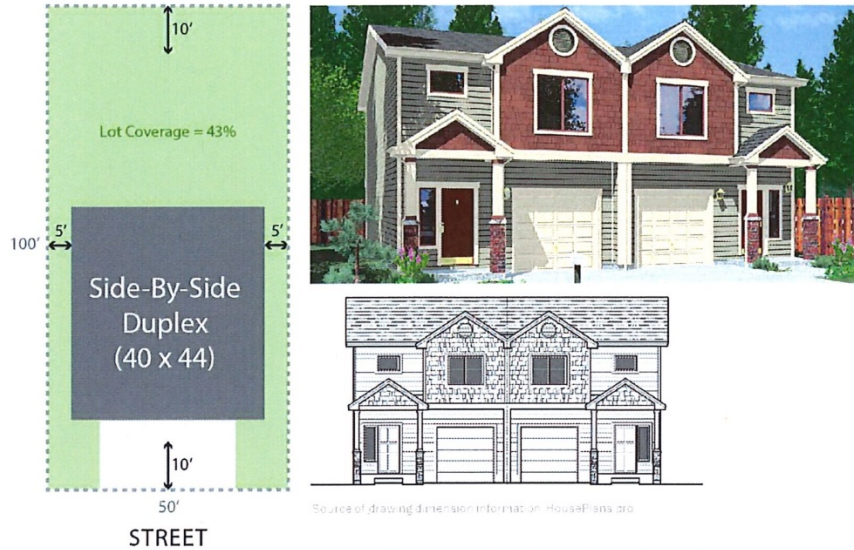


Duplexes, Triplexes, and Townhomes: Lot Sizes

Zone	Townhomes		Duplexes		Triplexes	
	Current	Proposed	Current	Proposed	Current	Proposed
RL	N/A	N/A	4,500 sf per unit (corner lots only)	2,500 sf per unit (corner lots only)	N/A	N/A
RM	3,500 sf	No change	6,000 sf	5,000 sf	8,000 sf	7,500 sf
RH	2,800 sf	2,500 sf	5,000 sf	4,000 sf	8,000 sf	6,000 sf

Examples: Duplexes on Smaller Lots

RM Zone: Side-by-Side Duplex, 5,000 sf lot

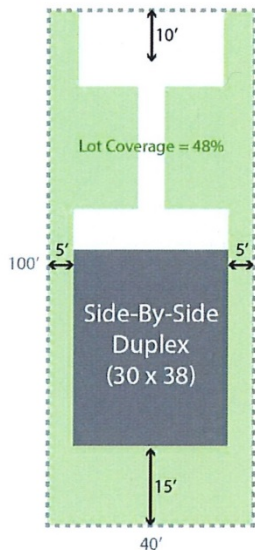


Duplexes, Triplexes, and Townhomes: Lot Sizes

Zone	Townhomes		Duplexes		Triplexes	
	Current	Proposed	Current	Proposed	Current	Proposed
RL	N/A	N/A	4,500 sf per unit (corner lots only)	2,500 sf per unit (corner lots only)	N/A	N/A
RM	3,500 sf	No change	6,000 sf	5,000 sf	8,000 sf	7,500 sf
RH	2,800 sf	2,500 sf	5,000 sf	4,000 sf	8,000 sf	6,000 sf

Examples: Duplexes on Smaller Lots

RH Zone: Side-by-Side Duplex, 4,000 sf lot



Source of drawing dimension information: HousePlans.pro

Duplexes, Triplexes, and Townhomes: Lot Sizes

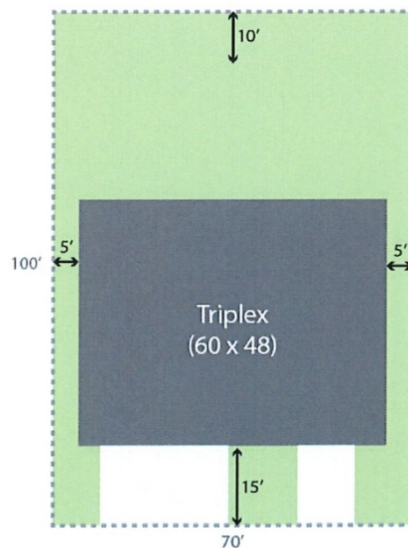
Zone	Townhomes		Duplexes		Triplexes	
	Current	Proposed	Current	Proposed	Current	Proposed
RL	N/A	N/A	4,500 sf per unit (corner lots only)	2,500 sf per unit (corner lots only)	N/A	N/A
RM	3,500 sf	No change	6,000 sf	5,000 sf	8,000 sf	7,500 sf
RH	2,800 sf	2,500 sf	5,000 sf	4,000 sf	8,000 sf	6,000 sf

Triplexes: Landscaping Standard

- Background: Minimum landscape area standard apply to developments of over 3 units per lot (triplexes +).
 - RH Zone: 1.5 times the first floor area
 - RM Zone: 1 times the first floor area
- Issue: The standard may prevent development of triplexes on smaller lots.
- Proposal: Apply the same landscape standard that applies to single-family homes and duplexes to triplexes.
 - Landscape all undeveloped areas of front yard

Triplexes: Landscaping Standard

RH Zone: Triplex, 7,000 sf lot



Lot size:	7,000 sf
Building footprint:	2,880 sf
Driveways:	558 sf
Remaining area for landscape:	3,562 sf

Current landscape standard:	4,320 sf
(1.5x first floor footprint)	

Source of drawing dimension information: HousePlans.org