



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, APRIL 19, 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

Commissioners Absent: Steve Ross

Staff Present: Senior Planner Dawn Hert, City Attorney Gene Parker and Planner
Garrett McAllister

Public in Attendance: One

APPROVAL OF AGENDA

Chair Lavier corrected the agenda with the removal of Election of Officers. Commissioner DuFault moved to approve the agenda as corrected. Commissioner Nelson seconded the motion; the motion passed unanimously.

APPROVAL OF MINUTES

Commissioner Nelson moved to approve the minutes of March 15, 2018; Commissioner Stiles seconded the motion. The motion passed unanimously.

PUBLIC COMMENTS

None.

RESOLUTIONS

Resolution 572-18 – Approving Adjustment 18-033, Roy W. Haskins, for a 50% reduction of garage/carport entrance setback

Commissioner Nelson moved to approve Resolution 572-18 based on findings of fact and conditions of approval. Commissioner Stiles seconded the motion; the motion passed unanimously.

Resolution 573-18 – Approving Adjustment 18-034, Michael Gibney, for a 73% hard surface lot coverage allowance

Commissioner Nelson moved to approve Resolution 573-18 based on findings of fact and conditions of approval. Commissioner Poppoff seconded the motion; the motion passed unanimously.

DISCUSSION

Proposed LUDO Amendments – Housing Strategies Report Implementation (Draft 2)

Jamin Kimmell, Angelo Planning Group, presented Draft 2 of proposed LUDO Amendments initially reviewed at the March 15, 2018 Planning Commission meeting, Exhibit 1. The proposed amendments would eliminate ambiguity by providing clear and objective standards in conformance with State law.

Discussion topics included:

Accessory Dwelling Units (ADU)

- Number of ADUs allowed on a parcel
- Owner occupancy requirement
- Conditional Use Permit: is that the appropriate tool for permitting a second ADU?
- On street and off street parking
- Privacy
- Potential for overloading existing infrastructure
- No change in zoning or Comprehensive Plan densities
- Increased allowable size of an ADU

Jonathan Blum, 403 E. 8th Street, The Dalles

Blum stated under the current requirements he was unable to obtain financing to build an ADU at his residence. Blum said removing the owner occupancy requirement would encourage development by homeowners.

Kimmell stated the recommendation was to remove the owner occupancy requirement because it was hard to enforce, complicated financing and was inconsistent with requirements imposed on duplexes. Also, if the owner occupancy requirement was removed, properties with an ADU would appraise at a higher value.

Commission consensus was to increase the allowable ADU size to 800 square feet.

Neighborhood Compatibility Standards

The current standard stated: “Trim shall be used around the windows, doors, frieze, and corners of buildings.”

Commission consensus was to require a minimum trim width of 3-1/2 inches.

Duplexes, Triplexes and Townhomes

A change in minimum lot sizes was suggested.

STAFF COMMENTS

The next regularly scheduled meeting is May 3, 2018. Two applications are on the agenda.


COMMISSIONER COMMENTS OR QUESTIONS

None.

ADJOURNMENT

Chair Lavier adjourned the meeting at 8:10 p.m.

Respectfully Submitted
Paula Webb, Planning Secretary



Bruce Lavier, Chair

Housing Needs Analysis Code Amendments (Draft 2)

Planning Commission Work Session
April 19, 2018

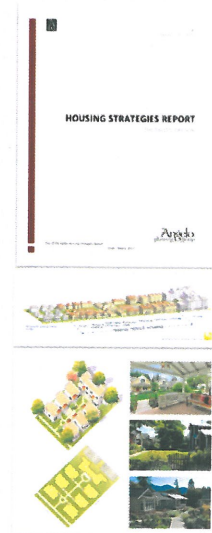


LAND USE PLANNING
TRANSPORTATION PLANNING
PROJECT MANAGEMENT



Project Background

- Implementation of Housing Needs Analysis (HNA)
- Ensure compliance with Senate Bill 1051
- HNA identified 11 code amendment strategies (see *Housing Strategies Report*)
- Five strategies selected for implementation with this project

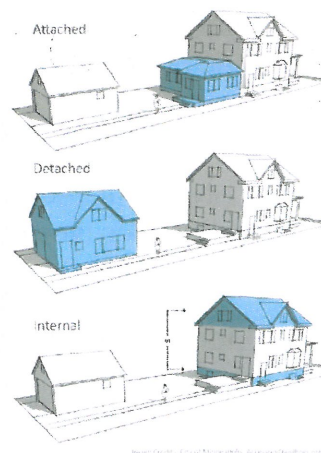


Overview of Proposed Code Amendments

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

Accessory Dwelling Units

- Purpose: encourage development of ADUs to meet a needed housing type
- Update purpose, applicability, location, size, parking, setback, compatibility
- Comparison to DLCD Model Code (released March 12)
- Key Discussion Items:
 - Number of ADUs Permitted
 - Owner Occupancy Requirement
 - Maximum Size
 - Off-Street Parking Requirements



Duplexes, Triplexes, and Townhomes

- Purpose: where currently permitted, encourage development of these needed housing types on a wider range of lots.
- Reduction in minimum lot sizes
- Exempt triplexes from multi-family landscape standards:
 - Minimum open area (30%)
 - Minimum landscape area (1.5 times floor area)
- Key Discussion Item: Off-Street Parking



Neighborhood Compatibility Standards

- ORS 197.307 requires that cities apply “clear and objective standards” to needed housing types.
- Proposed amendments preserve the intent of the standard, but revise to ensure it is clear and can be administered objectively:
 - Façade Articulation
 - Trim and Details
 - Duplexes, Triplexes, and Townhomes (2 units) must “have appearance of a single house”
 - Townhomes (3-8 units): “may be required to combine roof lines and front porches”

Questions?

Residential Care Homes and Facilities

- ORS 197.665 and 197.667:
 - Residential Care Home (5 or fewer individuals) must be permitted in any residential or commercial zone where single-family dwellings are permitted
 - Residential Care Facilities (5-16 individuals) must be permitted in any zone where multi-family dwellings are permitted.
- LUDO: Residential Care Homes as a permitted accessory use in every zone where single-family dwellings are a permitted use.
- Classification as accessory use could be interpreted as a more restrictive than requirements of single-family dwellings

Expedited Permitting for Affordable Housing

- SB 1051: cities must complete land use decisions for qualifying affordable housing developments within **100 days** after the application is deemed complete (current standard is 120 days)
- Qualifying developments:
 - A multifamily building containing five or more units;
 - At least 50 percent of the units must be affordable to households with an income at or below 60 percent of Median Family Income; and
 - The units must be affordable for at least 60 years.
- Existing time limits defined in LUDO are in compliance

Expedited Permitting for Affordable Housing

- Purpose:
 - Facilitate affordable housing development by reducing costs of permitting delays.
 - Ensure compliance with 100-day limit defined by SB 1051
- Existing expedited permitting program in place for developments in the Enterprise Zone
- Implemented by ordinance:
 - Qualifying developments (defined by ORS 197.311) processed ahead of all other applications
 - Planning Director to act as “Permit Coordinator”