

AGENDA

PLANNING COMMISSION

June 17, 2021

5:30 p.m.

VIA ZOOM

<https://zoom.us/j/93099375260?pwd=SUUwRjEzNzZQakRwZlhxdjgrZktUUT09>

Meeting ID: **930 9937 5260** Passcode: **090556**

Dial by your location: 1-669-900-6833 or 1-253-215-8782

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES – May 20, 2021
6. PUBLIC COMMENT
7. STAFF COMMENTS / PROJECT UPDATES
8. COMMISSIONER COMMENTS / QUESTIONS
9. LEGISLATIVE PUBLIC HEARING
Zoning Ordinance Amendment 103-21 and Comprehensive Plan Amendment 48-21, Umair Sheikh Consideration of a request to change the Comprehensive Plan land use designation and zoning from Medium Density Residential to General Commercial on property located immediately east of 3550 E. Second Street.
10. DISCUSSION ITEM
11. ADJOURNMENT

This meeting conducted via Zoom.

Prepared by/
Paula Webb, Secretary
Community Development Department

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MINUTES

PLANNING COMMISSION MEETING

May 20, 2021
5:30 p.m.

VIA ZOOM

PRESIDING: Brent Bybee, Chair

COMMISSIONERS PRESENT: Karly Aparicio (arrived 5:34 p.m.), Cody Cornett, Alan Easling, Philip Mascher, Linda Miller, Mark Poppoff

COMMISSIONERS ABSENT:

STAFF PRESENT: Director Alice Cannon, City Attorney Jonathan Kara, Senior Planner Dawn Marie Hert, Associate Planner Joshua Chandler, Secretary Paula Webb

CALL TO ORDER

The meeting was called to order by Chair Bybee at 5:32 p.m.

PLEDGE OF ALLEGIANCE

Chair Bybee led the Pledge of Allegiance.

APPROVAL OF AGENDA

It was moved by Cornett and seconded by Mascher to approve the agenda as submitted. The motion carried 7/0; Aparacio, Bybee, Cornett, Easling, Mascher, Miller and Poppoff voting in favor; none opposed.

APPROVAL OF MINUTES

It was moved by Miller and seconded by Cornett to approve the minutes of April 22, 2021 as presented. The motion carried 7/0; Aparacio, Bybee, Cornett, Easling, Mascher, Miller and Poppoff voting in favor; none opposed.

PUBLIC COMMENT

None.

STAFF COMMENTS / PROJECT UPDATES

Director Cannon stated:

- An update of the First Street Streetscape Project will be scheduled for June or July.
- Industrial code amendments will be scheduled for an open discussion.
- A legislative update will be provided, particularly on areas of housing, after the legislative session ends.
- Additional code amendments for transitional housing is tentatively scheduled for June.

COMMISSIONER COMMENTS / QUESTIONS

Commissioner Aparicio noted the Open House Survey [provided by Angelo Planning Group] included questions on container housing and tiny homes. Aparicio asked when that topic would return to a Planning Commission agenda. She also asked if survey information provided by the Consultants would remain available after the end of the grant.

Director Cannon replied access would remain available as well as a summary of feedback received from the community. Regarding code amendments, Cannon suggested a work session to determine priorities and future amendments, tentatively scheduled for June, July or September. Cannon noted “sooner is better.”

Commissioner Mascher requested the status of tiny homes. Cannon replied that topic was temporarily tabled; both container homes and tiny homes will be covered at a future date.

Senior Planner Hert added container homes are not currently allowed. Containers are prohibited in any zone other than Industrial or Light Industrial and are typically used as an accessory structure. The City follows Oregon State Building Codes regarding tiny homes. The Code requires minimum sizes that would not be typical of a tiny home, which usually is less than 400 square feet.

LEGISLATIVE PUBLIC HEARING

Application Number ZOA 104-21 and CPA 49-21 by City of The Dalles

Chair Bybee read the rules of a public hearing. He then asked if any Commissioner had ex parte contact, conflict of interest or bias, which would prevent an impartial decision. There was none.

Jozette Schultens, 2637 E. 10th Street, The Dalles

Schultens asked how many people on the Commission were realtors.

Chair Bybee replied Commissioners Mascher and Cornett are realtors.

Chair Bybee opened the public hearing at 5:52 p.m.

Senior Planner Hert presented the staff report.

Consultants Matt Hastie and Brandon Crawford, Angelo Planning Group, presented a review of the proposed amendments, Exhibit 1.

Chair Bybee read three additional comments received prior to the public hearing:

- Mary Hanlon, Hanlon Development, 315 E. 10th Street, The Dalles, Exhibit 2
- Mr. and Mrs. Jack Harmon, E. 11th Street, The Dalles, Exhibit 3

Senior Planner Hert noted the parcel owned by the Harmon's will accommodate a single family dwelling while meeting minimum density requirements.

- Angie Brewer, Wasco County Planning Director, 2705 E. Second Street, The Dalles, Exhibit 4

Chair Bybee invited public comment.

Nate Stice, 1010 G Street, The Dalles

Stice underlined the need for housing for the health and prosperity of every part of our community. He stated we have an extreme housing crisis. As of April, Stice found a one bedroom rental in The Dalles posted at over \$1,500.00. In the first quarter of 2021, the median sale price for a home in Wasco County was \$322,500.00, up from \$250,000.00 in the first quarter of 2020 – a 29% increase. Stice stated without affordable housing stock, the City will experience greater numbers of houselessness. Stice thanked everyone for a very reasonable update to the Code that addresses an important part of the housing stock. This is a good compromise headed in the right direction.

Mario Heredia, 1014 W. 14th Street, The Dalles

Heredia attended on behalf of Columbia Cascade Housing Corporation. He stated, "We believe that all Oregonians obviously need a safe, stable and affordable place to call home." We do not have enough affordable and available homes for people across a range of incomes. Heredia stated there is a mismatch between housing types and incomes earned. Increasing supply has a long-term positive impact on housing instability, particularly if homes are for moderate incomes.

Michelle Anslinger, 2012 E. 14th Street, The Dalles

Anslinger asked how many respondents to the surveys were homeowners in The Dalles. Crawford replied although the question was included in the survey, there were no responses.

Anslinger shared her concern that reduced lot size requirements would negatively affect the rural character of The Dalles. Additional concerns include insufficient infrastructure and lack of parking. She asked if there was a plan to ensure homes are affordable.

Hastie replied there are no proposals to regulate sale prices of duplexes, triplexes or quadplexes. On average, the cost of building and selling or renting these types of housing are lower than the cost of a single family home. Increasing the overall supply tends to reduce housing costs across the community. The intent of the legislation and these requirements is to provide additional options. The increase in these forms of housing is not expected to result in a drastic change. Hastie noted there was strong support for these housing options in the previous survey.

Maria Pena, 1600 W. 10th Street, The Dalles

Pena echoed Anslinger's concerns. Pena is concerned people from outside The Dalles will take the available housing that is unaffordable to current residents.

Jozette Schultens, 2637 E. 10th Street, The Dalles

Schultens expressed concern that these regulations would devalue property and reduce privacy. She asked if Hanlon Development and Columbia Cascade Housing were vested in The Dalles. She also asked if the regulations were allowing us to do this [expand housing options], or mandating us to do this.

Director Cannon replied state law requires jurisdictions provide notice, but they do not actually know whether it will affect property values. Cannon noted the city is mandated to allow duplexes on lots that allow single-family homes, and the City is increasing lot sizes for single family dwellings to better accommodate duplexes.

Commissioner Mascher added the Urban Growth Boundary (UGB) presents a unique situation. The City cannot grow outward; the only option is to increase density within the City limits. In terms of parking, The Dalles is a very car focused community. Decreasing required parking will facilitate a friendlier approach to alternative transportation modes.

Mary Hanlon, Hanlon Development, 315 E. 10th Street, The Dalles

In response to Ms. Schultens' inquiry, Hanlon replied she has lived in The Dalles for five years. Hanlon has been working on affordable housing, elderly housing and market rehousing since the late 1980s. Because the cost of construction is so high, she has been unable to build housing in The Dalles suitable for working families. Although it can be unattractive when a neighborhood becomes dense, the amendments considered tonight allow construction of an additional dwelling on an existing lot.

Mario Heredia, 1014 W. 14th Street, The Dalles

In response to Ms. Schultens' inquiry, Heredia added that Columbia Cascade Housing provides assistance throughout the Gorge including:

- Foreclosure prevention
- \$800,000 in assistance to the local community to stay in their homes, and
- Home repair program to assist with repairs related to health and safety.

Mary Beth Richman, 3265 Sandlin Road, The Dalles

Richman requested clarification of a requirement to build a duplex or triplex. She stated in the Medium Density (RM) or High Density (RH) residential zone, on a parcel of a certain size you would be required to build a duplex or triplex.

Senior Planner Hert replied the amendments before the Commission tonight do not include a density requirement. The Code has included a density requirement since 2011. If you are in an RM or RH zone with a lot over 8,000 square feet, our Code currently requires two dwelling units be built to meet the density requirement. Increasing density is not one of the amendments proposed tonight.

Chair Bybee closed the public hearing at 7:29 p.m.

Commissioner Aparicio thanked everyone for their testimony. She thanked the staff and consultants for their efforts. She stated the character of the community is important, but she wants people to be able to live here. This process is not ideal, but is the best we can do within the limited domain the Code can enforce.

Commissioner Miller commented affordable housing is a misnomer. She did not feel affordable housing was available for service or blue collar workers. The housing market today is eliminating many homeowners. Construction costs are rising. Miller concurred with the proposed amendments.

Commissioner Easling stated he was in favor of most of the amendments. He felt more parking was required, but recognized that the proposed requirements are the minimum. Developers can still provide more parking than the minimum.

Chair Bybee stated he was in favor of options. He noted these are minimums and do not require implementation. This will be a slow, gradual change.

Chair Poppoff stated he was not excited about some of the provisions, but said this was the best we can do under the circumstances. Increasing density will not help much with affordable housing.

It was moved by Mascher and seconded by Poppoff to approve the amendments as stated. Commissioner Miller read the staff recommendation: "Staff recommends the Planning Commission move to recommend to the City Council the approval of Zoning Ordinance Amendment #104-21 and Comprehensive Plan Amendment #49-21, adopting the Code amendments attached herein and adopting findings included in the amended staff report." The motion carried 7/0; Aparicio, Bybee, Cornett, Easling, Mascher, Miller and Poppoff voting in favor; none opposed.

RESOLUTION

Resolution PC 597-21: A resolution of the Planning Commission recommending City Council approval of various amendments to The Dalles Municipal Code, Title 10 Land Use and Development and the Comprehensive Plan.

It was moved by Bybee and seconded by Mascher to approve Resolution PC 597-21 as stated on the agenda. The motion carried 7/0; Aparicio, Bybee, Cornett, Easling, Mascher, Miller and Poppoff voting in favor; none opposed.

ADJOURNMENT

Being no further business, the meeting adjourned at 7:43 p.m.

Submitted by/
Paula Webb, Secretary
Community Development Department

SIGNED:

Brent Bybee, Chair

ATTEST:

Paula Webb, Secretary
Community Development Department

DRAFT

The Dalles Middle Housing Code Update

Planning Commission Hearing
May 20, 2021, 5:30 pm



Presentation Summary



1. HB 2001 and Project Background/Recap
2. Duplex Code Updates (Minimum Compliance Standards)
3. Other Middle Housing Code Updates
4. Code Clean-Up Amendments
5. Open House/Survey Results
6. Next Steps and Adjourn

House Bill 2001 (HB 2001) Background



- Passed during the Oregon 2019 State Legislative Session
- Expands housing options in Oregon cities by permitting middle housing in most residential areas
- Medium-sized cities (10,000 – 24,499) required to allow duplexes on any lot or parcel that allows detached single-family dwellings
- Large cities (25,000+) and Portland Metro cities (1,000+) have same duplex requirement as medium-sized cities AND required to allow triplexes, quadplexes, and cottage cluster housing in areas zoned for single-family

The Dalles Middle Housing Code Update 3

Project Overview



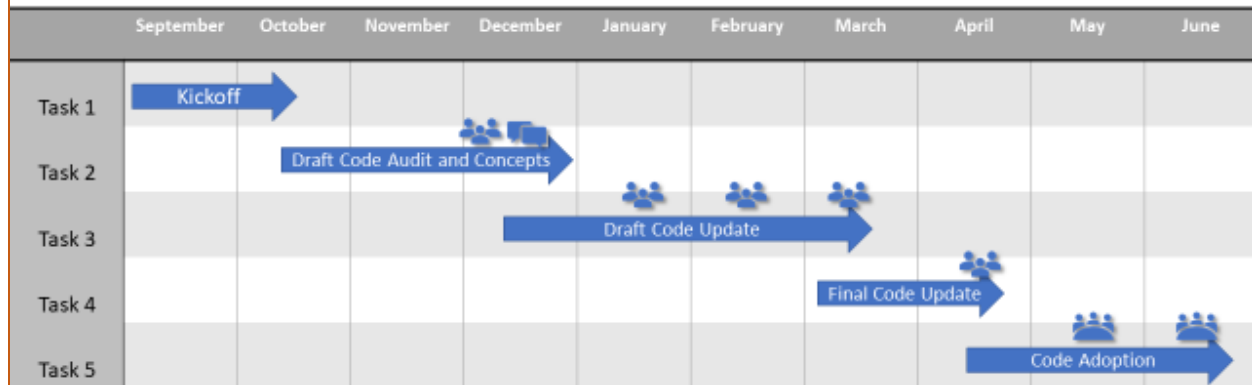
- City of The Dalles received grant funding from the Department of Land Conservation and Development (DLCD) for technical assistance
- Consulting team includes Angelo Planning Group (APG) and Cascadia Partners
- Project must be complete by June 15, 2021
- Code amendments must be adopted by June 30, 2021



The Dalles Middle Housing Code Update 4

Schedule

-  Advisory Committee Meeting
-  Open House Meeting
-  Public Hearing



The Dales Middle Housing Code Update

5

Recommended Comprehensive Plan Amendments



- Add language promoting duplexes and middle housing in Comprehensive Plan Goal 10 – Housing
 - Add a policy that acknowledges HB 2001
 - Remove measures related to small lot single-family housing and add a measure for duplexes



The Dales Middle Housing Code Update

6

Duplex Amendments – Minimum Compliance



Lot Size Changes

- **Requirement:** Minimum lot size for duplexes can be no larger than the minimum lot size for single-family detached
- **Recommendation:** Remove small lot single-family from Code and update minimum lot size requirements for duplexes and single-family detached in the following zones:
 - High Density Residential (RH): 2,500 square feet
 - Medium Density Residential (RM): 4,000 square feet

Parking

- **Requirement:** Minimum off-street parking must not exceed 2 spaces for duplexes
- **Recommendation:** Reduce duplex minimum parking requirement to 1 space per unit (2 spaces total)



The Dalles Middle Housing Code Update 7

Duplex Amendments – Minimum Compliance



Equal treatment as single-family detached and clear and objective standards

- **Requirement:** Cities cannot apply design/development standards to duplexes that do not apply to single-family detached, and standards must be clear and objective
- **Recommendations:** Update the following:
 - Allow temporary family hardship provision for duplexes
 - Remove subjective design requirements (e.g. duplexes must have ~~appearance of single house~~ a traditional front entry)
 - Allow current *waiver of remonstrance* and *landscaping prior to occupancy* exemptions/provisions that apply to single-family detached to also apply to duplexes

Duplexes exempt from maximum density requirements

- **Recommendation:** Exempt duplexes from all maximum density requirements in The Dalles

Allow duplex conversions

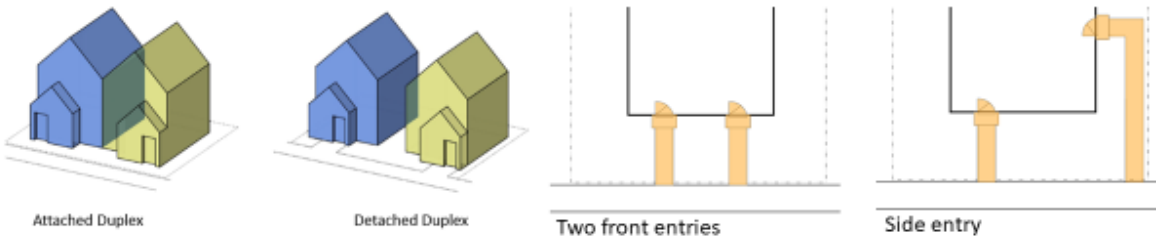
- **Recommendation:** Create new code section that establishes new requirements and standards for conversions of single-family detached housing to duplexes

The Dalles Middle Housing Code Update 8

Duplex Amendments – Other Updates



- **Allow detached duplexes.** Revise current duplex definition to include two *detached* dwellings
- **Allow side entries.** Revise current design standards to allow for one side entry (i.e. does not face street) for duplexes



The Dalles Middle Housing Code Update 9

Other Middle Housing Updates: Triplex/Quadplex



Update Lot Size/Dimension Standards

- High Density Residential (RH)
 - Minimum lot size: 1,500 square feet per dwelling unit
 - Minimum lot width: 50 ft
 - Minimum lot depth: 60 ft
 - Building height: 35 ft, 45 ft for 5+ units
- Medium Density Residential (RM)
 - Minimum lot size: 2,000 square feet per dwelling unit
 - Minimum lot width, depth, and maximum height: Same as RH



The Dalles Middle Housing Code Update 10

Other Middle Housing Updates: Triplex/Quadplex and Townhomes

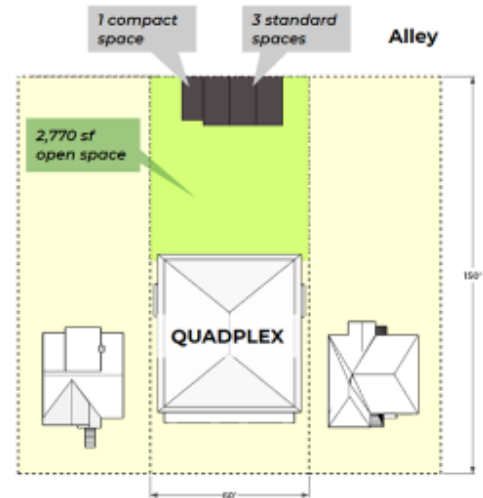


Reduce Minimum Off-Street Parking Requirements

- 1 space per unit
 - Townhome: 1 space
 - Triplex: 3 spaces
 - Quadplex: 4 spaces

Revise Open Area and Landscaping Requirements

- Revise existing multifamily open area requirements (30% open space) to 5+ units (exempts quadplexes)
- Apply existing landscaping standards for single-family, duplex, and triplexes to quadplexes



The Dalles Middle Housing Code Update 11

Code Clean-Up Amendments



- Add new definitions: Gross density, net density, porch
- Update residential density ranges to be consistent with Comprehensive Plan
- Residential review types
 - Single-family, duplex, and townhomes subject to ministerial review
 - Multi-family subject to site plan review
- Replace buildings with dwelling units whenever referring to housing structure
- Add design feature list used for RL and RH zones to RM (Medium Density Residential) zone
- Exempt detached duplexes from "Multiple Buildings on One Lot" design standards



Triplex in The Dalles

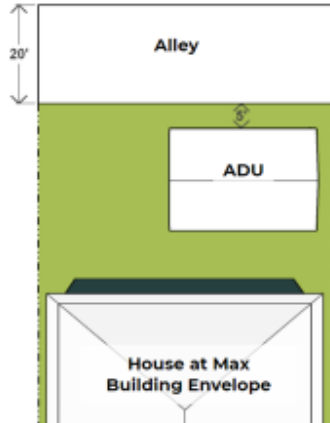
The Dalles Middle Housing Code Update 12

Code Clean-Up Amendments

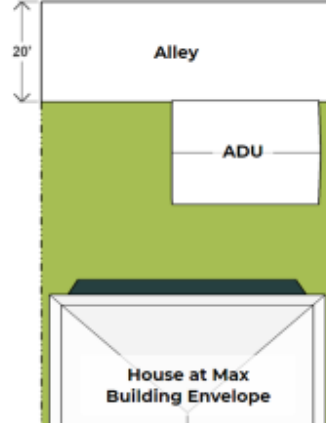


- Allow setback exemption for ADUs on alleys (zero lot line setback)

Current Standard: 5' from rear lot line



Proposed: 0' rear setback for alley



The Dalles Middle Housing Code Update 13

Code Clean-Up Amendments



- Allow greater flexibility for residential in the CBC Zone
 - Sub-districts 1 and 3:
 - All dwellings allowed
 - Sub-district 2:
 - All dwellings allowed so long as ground floor is commercial



The Dalles Middle Housing Code Update 14

Open House II & Survey Results



- Open April 21 – Current (survey closed May 19)
- 462 visits

Survey Results

- Allow Detached Duplexes
 - 39 responses
 - ~82% agree or strongly agree
- Proposed duplex and SFD lot size updates
 - 33 responses
 - ~54% agree or strongly agree
- Proposed triplex/quadplex lot size updates
 - 32 responses
 - ~73% agree or strongly agree
- Explore allowing tiny/container homes
 - 39 responses
 - ~66% support or strongly support

Open House II & Survey Results



Survey Results

- Reduce off-street parking requirements for triplex/quadplexes
 - 37 responses
 - ~61% agree or strongly agree
 - Option 3 ranked first: 1.5 spaces per unit (5 for triplex, 6 for quadplex) – Score: 2.19
 - Option 1 ranked second: 1 space per unit (3 for triplex, 4 for quadplex) – Score: 2.11
 - Option 2 ranked last: 2 spaces for first unit, 1 space for additional (4 for triplex, 5 for quadplex) – Score: 1.70
- Reduce off-street parking requirements for townhomes to one space per unit
 - 30 responses
 - ~47% agree
 - ~43% disagree
 - ~10% neutral

Next Steps



- Close Survey and summarize results
- Finalize proposed amendments
- First City Council hearing: June 14th
- Second City Council hearing: June 28th (if needed)



PLANNING DEPARTMENT

2705 East Second Street • The Dalles, OR 97058
p: [541] 506-2560 • f: [541] 506-2561 • www.co.wasco.or.us

Pioneering pathways to prosperity.

May 19, 2021

Dawn Hert, Senior Planner
City of The Dalles Community Development Department
313 Court Street
The Dalles, OR 97058
(Sent by email to dhert@ci.the-dalles.or.us)

Subject: Amendment to the City of The Dalles Comprehensive Plan and Municipal Code

Dear The Dalles Planning Commission/City Council;

The Wasco County Planning Department has received notice related to proposed updates to The City of The Dalles Municipal Code and Comprehensive Plan that impact properties within the urban growth area (ZOA 104-21 and CPA 49-21). Per our Joint Management Agreement, the Wasco County Planning Department has reviewed the proposed amendments and is submitting the following comments to the record.

Wasco County Planning is in support of these amendments, as they make The Dalles Municipal Code and Comprehensive Plan consistent with changes to state law resulting from 2019 House Bill 2001. Considering our unique constraints and the recently adopted National Scenic Area urban area boundary expansion caps, Wasco County Planning encourages The City to continue pursuing density infill as a viable strategy for growth.

Sincerely,

Angie Brewer, AICP
Wasco County Planning Director

Cc: Alice Cannon, City of The Dalles Community Development Director
Tyler Stone, Wasco County Administrative Officer

Paula Webb

From: Dawn Hert
Sent: Friday, May 14, 2021 12:01 PM
To: Paula Webb
Subject: FW: Amending house code

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

[Comment for PC meeting.](#)

From: Jack Harmon [mailto:juharmon80@gmail.com]
Sent: Friday, May 14, 2021 11:50 AM
To: Dawn Hert <dhert@ci.the-dalles.or.us>
Cc: Dawn Hert <dhert@ci.the-dalles.or.us>
Subject: Fwd: Amending house code

----- Forwarded message -----

From: juharmon80@gmail.com
Date: Sun May 09 18:49:51 PDT 2021
Subject: Amending house code

To: Dawn Hert

I received the flyer in regards to the hearings of an adoption of an ordinance amending its housing code.

My husband and I live on E. 11th Street, along with seven other single family homes. East 11th Street is a dead end Street that is entered off Morton.

My concern is with the lot we own next to our home if we should decide to sell to our son for a future residence. This is an 80 ft lot with all the utilities we paid to serve this property some 25 years ago at the same time we did for our home. This lot is not large enough for multiple dwelling, nor does it fit in with the other single family homes on this street.

I need to clearly understand that any adoption of the housing code will not effect my lot, other than for a single family dwelling.

Thank you,

Mr and Mrs Jack Harmon

Sent from my iPad

May 20, 2021

The Dalles has a severe housing crisis.

If thoughtfully planned, growth in available housing provides an opportunity for a community to create a healthy, thriving environment that reflects its values and sustains its citizens.

Addressing growth by ignoring existing conditions or blocking initiatives that support thoughtful growth can lead to a patchwork of substandard housing and poor-quality commercial properties. This acts to perpetuate a cycle of limited investment in the town's infrastructure. Alternatively, it may by necessity push a community toward investors without local ties who change the character of the town.

Communities that constructively embrace the element of desirability and growth as and when it occurs (as it has in The Dalles) can lead the effort to reinforce that which gives the town its defining characteristics. This permits the local community to influence and control the character of that growth and the overall health of the community.

Providing an adequate supply of quality housing is critical to the health of a small community. It is the cornerstone to stability. The availability of housing allows schools and employers to attract and retain families and employees. Good jobs increase wages and support the tax base of the community. This creates opportunities for young people to find employment in their hometown and remain close to family members. All of these factors working together create the foundation for the social and economic well-being of the community.

In addition to larger apartment projects, a well-conceived plan permitting an increase in housing inventory creates an opportunity for homeowners to add a small number of units to their property. This addresses the housing crisis on a one-to-one basis. Families can increase their household income by adding a unit, renters can have more personal relationships with their landlords, and the increased supply of housing creates a vibrant community. Adding middle-income housing frees up units for all income levels.

Supporting and encouraging more housing in The Dalles is good for all concerned. The local tax base increases with the new growth which supports the financing of additional housing. An increase in housing supply is essential at this time. To remain viable, the town should create incentives rather than barriers to the development of new units for the residents of The Dalles.

Mary Hanlon
Hanlon Development

City of The Dalles Planning Commission

STAFF REPORT

Zoning Ordinance Map Amendment #103-21
Comprehensive Plan Map Amendment #48-21

PROCEDURE TYPE: Legislative

HEARING DATE: June 14, 2021

REQUEST: Zone Change Request from RM – Residential Medium Density to CG – General Commercial, and Comprehensive Plan Land Use Designation Amendment from RM – Residential Medium Density to CG – General Commercial.

PROPERTIES: Vacant parcel described as 1N 13E 1 AA tax lot 100, adjacent to 3550 E 2nd Street.

APPLICANT: Umair Sheikh

PREPARED BY: Dawn Marie Hert, Senior Planner

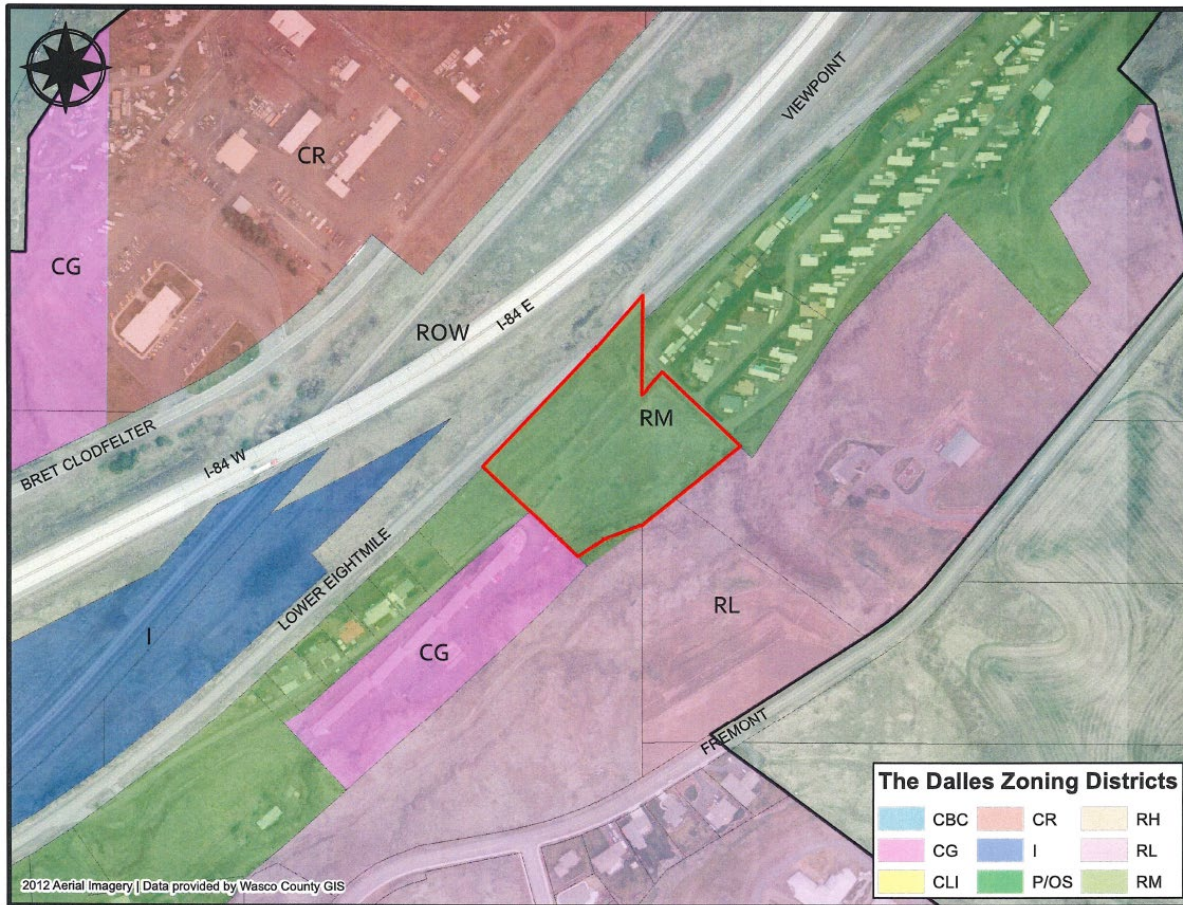
BACKGROUND INFORMATION:

The applicant, Umair Sheikh, has filed a zone map change and comprehensive plan map amendment request for a parcel of vacant land located adjacent to his family's Celilo Inn Motel that is located at 3550 East 2nd Street. The subject site is currently vacant and is approximately 4.23 acres in size.

After this past year of interrupted commerce resulting from the COVID-19 pandemic, the applicant stated that their business needed to diversify and be creative in what services they offer. They believe that this adjacent parcel is an ideal location to host weddings and special events that will compliment and benefit their existing motel business.

Review of previous zoning and comprehensive maps showed that the subject property was previously zoned Commercial. From 1965 to 1994, the Comprehensive zoning designation was Commercial. In 1994 the Comprehensive Plan went through an extensive update resulting the subject property to be rezoned to Residential Manufactured Home (RMH). In 1998 the zoning map was amended and the zone changed to match that of the Comprehensive plan. The RMH zone was later renamed Residential Medium Density (RM).

Adjacent land uses are Residential Medium Density which includes a Manufactured Dwelling Park to the east and Residential Low Density to the south. Commercial Recreational, Commercial General and Industrial zones are to the west and north of the subject property. (See current zoning map below.)



NOTIFICATION

A 35-day notice was provided to Oregon Department of Land Conservation and Development as well as a public hearing notice was mailed to property owners within 300 feet, City Departments, franchise utilities, Oregon Department of Transportation, Mid-Columbia Fire & Rescue, Wasco County Health Department, and Building Codes.

COMMENTS

As of the writing of the agenda report no comments have been received on the applications. Public comments received after publication of the agenda report will be entered into the administrative record at the Planning Commission hearing.

I. PROCEDURE:

CITY OF THE DALLES MUNICIPAL CODE – TITLE 10 - LAND USE AND DEVELOPMENT

Chapter 10.3 – Application Review Procedures, Section 10.3.010.040 Applications.

E. Applications for Planning Actions. A planning action may be initiated by the Director, the Commission, the Council, or at the request of the applicant. Two copies of a complete application shall be submitted to the Department in order to initiate a planning action.

1. Complete applications shall include:

a. The name and address of the applicant(s) and recorded land owner(s).

- b. *The County Assessor's property description—Township, range, section, and tax lot(s).*
 - c. *All of the information required by this Title for the specific action requested.*
 - d. *An application form completely filled out and signed by one or more of the property owners for which the action is being requested.*
2. *The Director shall review each application for completeness, notify the applicant of exactly what information is missing within 30 days of receipt of application, and allow the applicant to submit the missing information. The application shall be considered complete for processing when the Director receives the missing information. If the applicant refuses to submit the missing information, the application shall be deemed complete on the 31st day after the application was first received, in accordance with ORS 227.178 (2), "Final action on certain applications required within 120 days."*
- FINDING #1:** This application was initiated by the applicant and was deemed complete on May 13, 2021. The public hearing for the Planning Commission is scheduled for June 17, 2021 followed by the public hearing before the City Council on July 12, 2021. The 120 days from the application being deemed complete is September 10, 2021.

Article 10.3.020.050 Quasi-Judicial Actions

Section A. Decision types.

7. Zone Changes

FINDING #2: This application is for Zone Change per Article 10.3.100.

Section B. Staff Report. *The Director shall prepare and sign a staff report for each quasi-judicial action which identifies the criteria and standards applying to the application and summarizes the basic findings of fact. The staff report may also include a recommendation for approval, approval with conditions, or denial.*

FINDING #3: This document shall serve as the staff report.

Section C. Public Hearings.

- I. *Commission or Council meeting within 45 days from the date the application is deemed complete...*

FINDING #4: The public hearing has been set for Thursday, June 17, 2021, which is 35 days from the date the application was deemed completed.

Section D. Notice of Hearing. *At least 10 days before a scheduled quasi-judicial public hearing...*

FINDING #5: The public hearing has been set for Thursday, June 17, 2021. A notice was sent to the local newspaper and published on June 2, 2021. Notices were also mailed to property owners within 300 feet and agencies of the subject property on June 5, 2021. Criterion met.

Notice of Amendments as required by the State of Oregon, Department of Land Conservation and Development.

The Department of Land Conservation and Development requires a 35 day advance notice of any proposed amendments.

FINDING #6: The required notice was sent and accepted by the Department of Land

Conservation and Development on May 13, 2021, which is 35 days prior to the first public hearing.

Section 10.3.020.070(A) (3) Staff Report.

A staff report shall be presented which identifies the criteria and standards applying to the application and summarizes the basic findings of fact. The staff report may also include a recommendation for approval, approval with conditions, or denial.

FINDING #7: The staff report has identified the criteria and standards as they relate to this application and has summarized the basic findings of fact. The staff report includes a recommendation for approval.

II. REVIEW:

**CITY OF THE DALLES MUNICIPAL CODE – TITLE 10 - LAND USE
AND DEVELOPMENT**

Section 10.3.100.020 Review Procedures

- A. Applications. Applications for zone changes shall be made in accordance with the provisions of Article 3.010: Application Procedures.*
- B. Review. Requests for zone changes shall be processed as either quasi-judicial or legislative actions, and approved or denied by the Council.*
 - 1. Quasi-Judicial Zone Changes. The Council shall approve or deny quasi-judicial zone change applications, per the provisions of Section 10.3.020.050: Quasi-Judicial Actions, with the following addition:*

Applications for quasi-judicial zone changes shall be reviewed by the Commission, per the legislative hearing procedure of Section 10.3.020.070(B): Legislative Hearing Procedure. The Commission shall make a recommendation to approve or deny the zone change, and this recommendation will be made a part of the staff report prepared for the Council's quasi-judicial hearing of the application.
- C. Adoption by Ordinance. Approved zone changes shall be adopted by ordinance per the provisions of Chapter VIII, Ordinances, of the City Charter.*
- D. Zoning Map Amendment. Approved zone changes shall automatically amend the official zoning map in order to reflect the change(s).*
- E. Comprehensive Plan Map Amendments. Approved Comprehensive Plan map amendments shall automatically effect zone changes and zoning map amendments.*

FINDING #8: The application is being reviewed as a Quasi-Judicial zone change and will be required to follow the legislative hearing procedures. The Planning Commission will review the application and make a recommendation to the City Council. The hearing before the City Council is scheduled for July 12, 2021, a staff report will be prepared that reflects the recommendation of the Planning Commission.

Section 10.3.100.030 Review Criteria

A zone change shall be granted if the following criteria are met:

- A. Conformance. The proposed zone change conforms to the Comprehensive Plan, including the Transportation System Plan, and all other provisions of this Title.*

FINDING #9: The proposed zone change, together with the proposed comprehensive plan map amendment, will conform to the TSP and other provisions

of the Land Use and Development Ordinance. In addition, see Finding #23 and #24 below detailing conformance with the State transportation rule.

B. Suitability. The site is adequate in size and shape for uses normally allowed by the proposed zone.

FINDING #10: Article 5.060 of the Municipal Code establishes the development standards for uses in the Commercial General zone. The minimum parcel size is 10,000 square feet, the property's 4.23 acres satisfies this requirement. Overall development of this parcel will be governed by the Commercial General Zone (CG) and the Comprehensive Plan Commercial designation.

C. Streets and Traffic. The site is, or will be, adequately served by streets for the type and volume of traffic generated by uses that may be permitted in the new zone, and the planned function, capacity, and performance standards as adopted in the Transportation System Plan. Requirements of the State Transportation Planning Rule shall apply to those land use actions that significantly affect the transportation system, as defined by OAR 660-012-0060.

FINDING #11: The subject property is located on East Second Street and is accessed via an existing easement provided by a parcel to the west of the existing motel. This easement provided access to six single family homes as well as the existing motel. There is a substantial elevation change from East 2nd Street to the motel and upper portion of the subject parcel. There are no known plans for additional access points along East 2nd Street.

The adopted Transportation System Plan (TSP) designates East 2nd Street as a "Proposed Minor Collector". The function of collector streets, per the TSP, "is equally divided between mobility and access. Collector streets connect local neighborhoods or district traffic to the arterial network." East 2nd Street has the capacity to accommodate anticipated increase in traffic attributed to the future buildout of the subject property, whether it be as Residential Medium Density or developed for the motel's use as Commercial General. In addition, see Finding #23 and #24 below detailing conformance with the State transportation rule.

D. Adverse Effect. The proposed zone change shall have minimal adverse effect on existing and future surrounding development.

FINDING #12: Staff believes that this parcel is better suited to Commercial than Residential due to its location being adjacent to a major highway (I-84), the railroad, industrial uses to the north, an existing motel to the west and a steep hillside behind the property. These types of surrounding uses create incompatibilities with the property being used for living arrangements due to noise, traffic, light pollution, and barriers to biking and pedestrian trips from the property to shopping and other tasks. Commercial uses on the property would be more appropriate for the site.

Future development of the property will be guided by the development standards. Adherence to these standards will act to minimize potential adverse impacts on

adjacent land uses. It is staff's opinion that the request as submitted satisfies the criteria established in Section 3.100.030 of The Dalles Municipal Code, Title 10 – Land Use and Development

THE DALLES COMPREHENSIVE PLAN

In addition to the zone change application, the applicant has requested an amendment to the property's Comprehensive Plan land use designation. The current land use designation is Medium Density Residential (RM), which is the corresponding land use designation to the RM Residential Medium Density zoning. The requested amendment to Commercial is consistent with the requested Commercial General Zoning.

Goal #1. Citizen Involvement. *To develop a citizen involvement program that ensures the opportunity for citizens to be involved in all phases of the planning process.*

Policy 3. *The land-use planning process and policy framework shall include opportunity for citizen input as a part of the basis for all decisions and actions related to the use of land.*

FINDING #13: This proposal is consistent with goals and policies of the Comprehensive Plan. A notice of public hearing has been published and the public has an opportunity to provide testimony on the proposed changes to the Commission. The Commission can make alterations to the proposed amendments based on testimony at this hearing. There will be another public hearing before the City Council; that body will also have the opportunity to consider testimony from citizens and make changes.

Goal #2. Land Use Planning. *To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions.*

Policy 6. *Implement this Plan through appropriate ordinances and action. Implementing measures shall be developed to allow administrative review and approval authority.*

FINDING #14: These proposed zoning map amendments update the existing zoning maps, following the directive of the Comprehensive Plan.

Goal #10. Housing. *To provide for the housing needs of citizens of the state.*

Policy 6. *Encourage energy conservation by increasing residential densities in mixed use centers, along major linear streets that may one day serve as future transit corridors, and near commercial and employment centers.*

FINDING #15: Goal 10 requires the City to maintain and plan for an adequate supply of land to accommodate at least 20 years of future growth, providing flexibility in housing location, type, and density to ensure the availability and prices of housing units are commensurate with the needs and financial capabilities of Oregon households. Comprehensive plans are required to include an analysis of local housing needs by type and affordability, an assessment of housing development potential, and an inventory of residential land; contain policies for residential development and supportive services based on that analysis that increase the likelihood that needed housing types will be developed; and provide for an adequate supply of a variety of housing types consistent with identified policies and meeting minimum density and housing mix requirements.

The City previously prepared but has not yet adopted an updated Housing Needs Analysis (HNA). The City plans to, adopt the HNA by reference in the Comprehensive

Plan Amendment in the near future. That analysis provides information about the factors that could affect housing development, including demographics, affordability trends, workforce housing availability, market health, and regulatory structure. The HNA includes the City's buildable lands inventory (BLI) for housing within the UGB. The BLI is required by Goal 10 to ensure that current use designations provide an adequate short- and long-term land supply for housing development for meeting existing needs and those of projected growth. It analyzes existing development patterns and intensity, land and development values, existing land use designations and zoning, and building constraints to determine where there is vacant land and/or land that is likely to be redeveloped, and compares the existing supply of land to emerging trends and indicators for future estimates of demand.

The 2017 HNA also found that there is enough land zoned for needed housing types in the City; however, land zoned for these housing types must be developed at a higher density than in the past.

Rezoning this 4.23 acre parcel back to its pre 1994 designation will provide flexibility and the opportunity to have the parcel developed as mixed use for both commercial and residential uses.

Policy 8. *Flexibility in implementing ordinances is needed to accommodate infill and to foster a variety of development scenarios and housing options.*

FINDING #16: The proposed map amendments are consistent with the Comprehensive Plan Policy #8 by providing flexibility for a variety of housing options and development scenarios. The proposed zone change will allow for an opportunity to develop the site as mixed use and open up a variety of development scenarios and possible housing options.

Policy 12. *High density residential areas shall be located near commercial and employment areas, along major streets, and where streets and other public facilities have adequate capacity.*

FINDING #17: The proposed map amendments are consistent with the Comprehensive Plan Policy #12 by expanding the existing Commercial General zone that is located adjacent to Medium Density zoned properties. This proposed zone change will allow for infill development and a possibility of new commercial uses, employment opportunities and services associated with commercial uses that will be located next to the existing residentially zoned property and uses.

Implementing Measures. Mixed Use Residential Measures. *Mixed-Use (Commercial and Residential) developments can take many forms, including retail space on the ground floor with office space above, rental apartments above ground floor retail space, and structures combining offices and hotels or hotels and private residential units.*

FINDING #18: The proposed map amendments are consistent with the Comprehensive Plan Implementing Measures by providing an opportunity for the parcel to be developed as mixed use. The implementing measures specifically calls out the mixed use of hotels and private residential uses, while this is not part of the current property owners plan, this zone change will afford the opportunity for future development of this property as mixed-use.

Goal #9. Economic Development. *To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.*

Industrial and Commercial Land Use Needs. *In order to capitalize on long-range economic and employment shifts, The Dalles will need to add to its existing supply of land for commercial uses within the UGB. Similar conversions of Port industrial lands along the riverfront can produce a mixed use area to accommodate a slightly different market, including freeway commercial and recreational users. Smaller gains are provided through the use of Neighborhood Centers to allow residential and neighborhood commercial uses to develop near focal intersections in town. Finally, The Dalles has voiced a desire to accommodate reasonable home business opportunities that can provide an affordable start-up location for emerging businesses.*

FINDING #19: The proposed zone change will add to the existing commercial land supply and allow for an existing motel business to expand onto an adjacent parcel.

Economic Opportunities Analysis. *In 2006, the City of The Dalles contracted with Winterbrook Planning and ECONorthwest, a land use economics consulting firm, to prepare an updated Economic Opportunities Analysis (EOA) consistent with the requirements of statewide planning Goal 9 and the Goal 9 administrative rule (OAR 660-009 as revised in December 2005).*

The 2011 EOA identified potential growth industries for The Dalles as follows:

- **Retail and Services.** *The State's forecast for nonfarm employment forecast for 2004 to 2014 projects that more than half of employment growth in Region 9, which includes Wasco County, will be in Retail and Services. As a regional center for retail and services, The Dalles may attract the following industries:*
 - *The Dalles may be attractive to big-box and mid-sized retail. The Dalles may have growth in small and specialty retail shops and offices for business, professional, and health care services as population increases.*
 - *The Dalles' setting within the Columbia River Gorge, access to a variety of outdoor recreation, and the growing presence of viniculture make The Dalles attractive to tourists. Industries that serve tourists, such as food services and accommodations, are likely to grow if tourism increases.*
 - *The Dalles' may be attractive for firms engaged in professional, scientific and technical services, such as software design, engineering, and research.*

FINDING #20: The proposed comprehensive map amendment follows the directive of the Comprehensive Plan by providing an opportunity to expand an existing tourist-oriented business onto an adjacent vacant parcel of land.

Goal #9 Policies

10. *Encourage tourism-related services as an element in the diversification of the community's economy.*
14. *Encourage the start-up and growth of small to medium sized businesses providing family wage jobs. Develop reasonable standards to allow home business start-ups.*

FINDING #21: The proposed map amendment follows established Goal #9 policies of the Comprehensive Plan by providing an opportunity to expand tourism-related lodging as well as allowing for the growth an existing small/medium sized business.

STATE-WIDE PLANNING GOALS

In conformity with all applicable State statutes;

FINDING #22: Staff has examined the record in this matter and finds the applicant has met the criteria. The proposed zone change/plan amendment is governed by ORS 197.610, Local Government Notice of Amendment or New Regulation; ORS 197.250, Compliance with Goals Required, and ORS 197.763, Conduct of Local Quasi-Judicial Land Use Hearings; Notice Requirements. The applicable City of The Dalles Municipal Code standards, were developed in compliance with the applicable State statutes and implement their requirements. Notice of the proposed amendment has been provided to DLCD as required by ORS 197.610. Notice and availability of the staff report and the conduct of the Planning Commission's hearing will be consistent with ORS 197.763.

In conformity with the State-wide planning goals whenever they are determined to be applicable;

FINDING #23: Staff has examined the record in this matter and finds the applicant has met the criteria. Statewide Planning Goals 1, 2, 10 and 12 apply to this application and are satisfied as discussed individually below.

Statewide Goal #1 - Citizen Involvement. The City's land use process provides for public notice of proposed zone changes and plan amendments and opportunities for citizen involvement that meet the State's Goal #1 criteria. This application is consistent with those land use processes. The City provided mailed notice to surrounding property owners located within 300 feet of the parcel and published notice of the public hearing in the local newspaper. All interested or affected parties are afforded the opportunity to appear in person (via Zoom) or in writing before the Planning Commission and the City Council.

Statewide Goal 2- Land Use Planning. The City's existing land use planning process and policy framework has been applied in this application. At least two public hearings will be held on this application. The City will provide information about the plan amendment/zone change to the public and has addressed the applicable criteria. Any changes to the Comprehensive Plan and Zone Map will occur only after the Planning Commission makes a recommendation to the City Council and the Council enacts the change by ordinance. The City Council will adopt findings that explain the Council's decision and the facts that the Council relied on in making that decision.

Statewide Goal 10 - Housing. Goal 10 requires local jurisdictions to provide sufficient lands to accommodate a variety of housing types. The City's buildable lands inventory, a component of the City's Comprehensive Plan, provides an accounting of the need and supply of housing. The 2017 Residential Land Needs Assessment Buildable Lands Inventory shows an oversupply of residential buildable lands within the urban growth boundary. According to the inventory, there is a need of 232.5 net acres of land for multi-family and single-family attached housing through 2036, but a supply of 480 acres of

lands allowed for residential uses. Consequently, while the proposed zone change/plan amendment will reduce the supply of Residential Medium Density designated land, there will still remain an excess of supply over need. It should also be noted that the zone change can still allow for mixed-use. (See figure 6.5 table below)

The following table shows the same comparison, converting the forecasted residential need and capacity by acres, rather than units. There is a projected need for 232.5 acres of new residential development, but a buildable capacity of 480 acres.

FIGURE 6.5: COMPARISON OF FORECASTED FUTURE LAND NEED (2036) WITH AVAILABLE CAPACITY

<u>LAND INVENTORY VS. LAND NEED</u>	<u>Unit Type</u>			<u>TOTAL</u>
	Single Family Detached	Medium- Density Attached*	Multi- Family	
Buildable Land Inventory (Acres):	304.4	49.4	126.3	480.0
Estimated Land Need (Acres):	185.3	35.7	11.4	232.5
Land Surplus (Inventory - Need:)	119.1	13.7	114.8	247.6

Sources: City of The Dalles BLI, Johnson Economics

Statewide Goal 12- Transportation Goal 12 is implemented by OAR 660-12-0060, which is commonly referred to as the Transportation Planning Rule (TPR). The TPR provides:

Oregon Administrative Rule - OAR 660-12-0060

(1) Where an amendment to a functional plan, an acknowledged comprehensive plan, or a land use regulation would significantly affect an existing or planned transportation facility, the local government shall put in place measures as provided in section (2) of this rule to assure that allowed land uses are consistent with the identified function, capacity, and performance standards (e.g. level of service, volume to capacity ratio, etc.) of the facility. A plan or land use regulation amendment significantly affects a transportation facility if it would:

- (a) Change the functional classification of an existing or planned transportation facility (exclusive of correction of map errors in an adopted plan);*
- (b) Change standards implementing a functional classification system; or*
- (c) As measured at the end of the planning period identified in the adopted transportation system plan:*

- (A) Allow land uses or levels of development that would result in types or levels of travel or access that are inconsistent with the functional classification of an existing or planned transportation facility;*
- (B) Reduce the performance of an existing or planned transportation facility below the minimum acceptable performance standard identified in the TSP or comprehensive plan; or*
- (C) Worsen the performance of an existing or planned transportation facility that is otherwise projected to perform below the minimum*

acceptable performance standard identified in the TSP or comprehensive plan.

(4): Determinations under sections (1)–(3) of this rule shall be coordinated with affected transportation facility and service providers and other affected local governments.

(a) In determining whether an amendment has a significant effect on an existing or planned transportation facility under subsection (1)(c) of this rule, local governments shall rely on existing transportation facilities and services and on the planned transportation facilities, improvements and services set forth in subsections (b) and (c) below.

(b) Outside of interstate interchange areas, the following are considered planned facilities, improvements and services:

(A) Transportation facilities, improvements or services that are funded for construction or implementation in the Statewide Transportation Improvement Program or a locally or regionally adopted transportation improvement program or capital improvement plan or program of a transportation service provider.

(B) Transportation facilities, improvements or services that are authorized in a local transportation system plan and for which a funding plan or mechanism is in place or approved. These include, but are not limited to, transportation facilities, improvements or services for which: transportation systems development charge revenues are being collected; a local improvement district or reimbursement district has been established or will be established prior to development; a development agreement has been adopted; or conditions of approval to fund the improvement have been adopted.

(C) Transportation facilities, improvements or services in a metropolitan planning organization (MPO) area that are part of the area's federally approved, financially constrained regional transportation system plan.

(D) Improvements to state highways that are included as planned improvements in a regional or local transportation system plan or comprehensive plan when ODOT provides a written statement that the improvements are reasonably likely to be provided by the end of the planning period.

(E) Improvements to regional and local roads, streets or other transportation facilities or services that are included as planned improvements in a regional or local transportation system plan or comprehensive plan when the local government(s) or transportation service provider(s) responsible for the facility, improvement or service provides a written statement that the facility, improvement or service is reasonably likely to be provided by the end of the planning period.

(c) Within interstate interchange areas, the improvements included in (b) (A)–(C) are considered planned facilities, improvements and services, except where:

(A) ODOT provides a written statement that the proposed funding and timing of mitigation measures are sufficient to avoid a significant adverse impact on the Interstate Highway system, then local governments may also

rely on the improvements identified in paragraphs (b)(D) and (E) of this section; or

(B) There is an adopted interchange area management plan, then local governments may also rely on the improvements identified in that plan and which are also identified in paragraphs (b) (D) and (E) of this section.

FINDING #24: Staff has examined the record in this matter and finds the application meets the criteria. The subject property is not located within an interstate interchange area and staff determined that the proposed zone change did not have a significant effect on the existing or planned transportation facility. It was determined that a traffic analysis was not necessary with this request.

City Engineering provided trip generation data from the Institute of Transportation Engineer's manual (ITE) comparing both Residential single family and multifamily uses with trip generations for motels. Based upon the ITE, trip generation for single family and multi-family apartments range from 2.55 to 3.31 daily (weekday) trips per person. Based on an average household size of 2.53 people, this provides a range of 6.45 to 8.37 daily trips per residence. Hotels/motels, which can include supporting facilities such as restaurants, cocktail lounges, meeting and banquet rooms are calculated at 8.92 daily (weekday) trips per occupied room. Staff determined that the rezone of this property to Commercial to allow for an expansion of the existing motel would slightly increase the trip generation for the property.

Although the proposal could slightly increase the daily trips, staff believes that all intersections in the proximity would continue to operate acceptably over the planning horizon contemplated by the City's Transportation System Plan (adopted in 2017 with a 20 year life) which is a component of the Comprehensive Plan, based on City performance standards established in The Dalles Municipal Code, Title 10 – Land Use and Development.

III. RECOMMENDATION:

Staff recommends the Planning Commission move to recommend to the City Council the approval of Zoning Ordinance Map Amendment ZOA#103-21 and Comprehensive Plan Map Amendment CPA#48-21, adopting the proposed zoning map and comprehensive map amendments and adopting findings included in this staff report.

**COMPREHENSIVE PLAN AMENDMENT &
ZONING ORDINANCE AMENDMENT/ZONE CHANGE APPLICATION**

CITY OF THE DALLES

Community Development Department

313 Court Street
The Dalles, OR 97058
(541) 296-5481, ext. 1125
www.ci.the-dalles.or.us



CPA 48-21 / ZOA 103-21

Date Filed _____

File# _____

Date Deemed Complete 5/13/2021

Hearing Date 6/17/2021

Approval Date _____

Permit Log # _____

Other Cross Reference# _____

XBP 96298376, \$507.50

APPLICANT

Name Umar Sheikh

Address 3550 E. 2nd St.
The Dalles, OR 97058

Telephone # (503) 477-0190

E-mail Address umsheikh@gorgehotels.com

*If applicant is not the legal owner, attach either [1] owner consent letter, or; [2] copy of earnest money agreement, or; [3] copy of lease agreement.

LEGAL OWNER (If Different than Applicant)

Name Zaryab Sheikh

Address 3550 E. 2nd St.
The Dalles, OR 97058

Telephone # (503) 577 8891

PROPERTY INFORMATION

Address(es): N/A

Map and Tax Lot(s): 1N 13E 1AA 100

Size of Development Site(s): 4.23 acres

Current Zone District/Overlay & Comprehensive Plan Designation: medium density residential

Proposed Zone District/Overlay & Comprehensive Plan Designation: commercial

REQUEST

☐ Comp Plan Text Change ☐ Comp Plan Map Change ☐ Zoning Text Change ☒ Zoning Map Change

Brief Explanation: See attached narrative

JUSTIFICATION OF REQUEST

1. Explain the justification for the proposed Comprehensive Plan Amendment/Zone Change.

See Attached Narrative

2. Describe how the proposed amendment is compatible with or will further the goals established by the Community for the subject area. *The goals are listed in the Comprehensive Plan.*

See Attached

3. Describe how the proposed Comprehensive Plan Amendment/Zone Change will further the interests of public health, safety, and general welfare.

See Attached

4. Describe the effect the proposed amendment would have on surrounding properties.

See Attached

PLANS SUBMITTED:

☒ At least 4 copies of concept plan/map.



Signature of Applicant

03/18/2021

Date



Signature of Planner

5/13/2021

Date Deemed Complete

Map and Tax Lots:
1N 13E 1 AA 100

Size of development site: 4.23 acres

Brief Explanation:

We are requesting a zone change for this property from residential to commercial. We believe it is an ideal location to host weddings and special events. This land is adjacent to the Celilo Inn, a boutique hotel which over the past 11 years has become a destination hotel in the Columbia River Gorge. The zone change will allow Celilo Inn to utilize the property for commercial activity which will benefit the hotel, the city of The Dalles and the surrounding businesses.

Explain the justification for the proposed Comprehensive Plan Amendment/Zone Change:

Celilo Inn needs this property zoned commercial in order to host weddings and special events. After this past year of interrupted commerce resulting from the COVID-19 pandemic, our business needs to diversify and be creative in what we offer in services.

The events hosted at this property will bring additional room nights to Celilo Inn as well as to other hotels in the area, and will result in increased occupancy tax revenue for the city of The Dalles. The events hosted at this property will also bring exposure to the city of The Dalles and utilize the numerous small businesses in the surrounding areas such as restaurants, caterers, wineries, landscapers, florists, wedding planners and more. Additionally, Celilo Inn will be adding jobs in order to operate, maintain and grow this venue.

This zone change will enable our business to host weddings and special events as well as introduce many to the amenities The Dalles has to offer. Celilo Inn has an excellent reputation and currently holds a 4.5 star rating as viewed on *Trip Advisor* and can be viewed at the following link:

(https://www.tripadvisor.com/Hotel_Review-g52093-d1486234-Reviews-Celilo_Inn-The_Dalles_Oregon.html)

This property improvement will assist in offering an additional consideration for event planners in Portland/Vancouver and the greater NW region to see The Dalles as a destination for their special events.

Describe how the proposed amendment is compatible with or will further the goals established by the community for the subject area:

According to The Dalles comprehensive plan under Industrial and Commercial Land Use Needs, it states, *"In order to capitalize on long-range economic and employment shifts, The Dalles will need to add to its existing supply of land for commercial uses within the UGB"*. This land that

we present to you today is within the UGB and mirrors the intent of the comprehensive plan with this proposal.

This proposal will be serving the tourism sector of The Dalles and will boost the economy in many areas of interest:

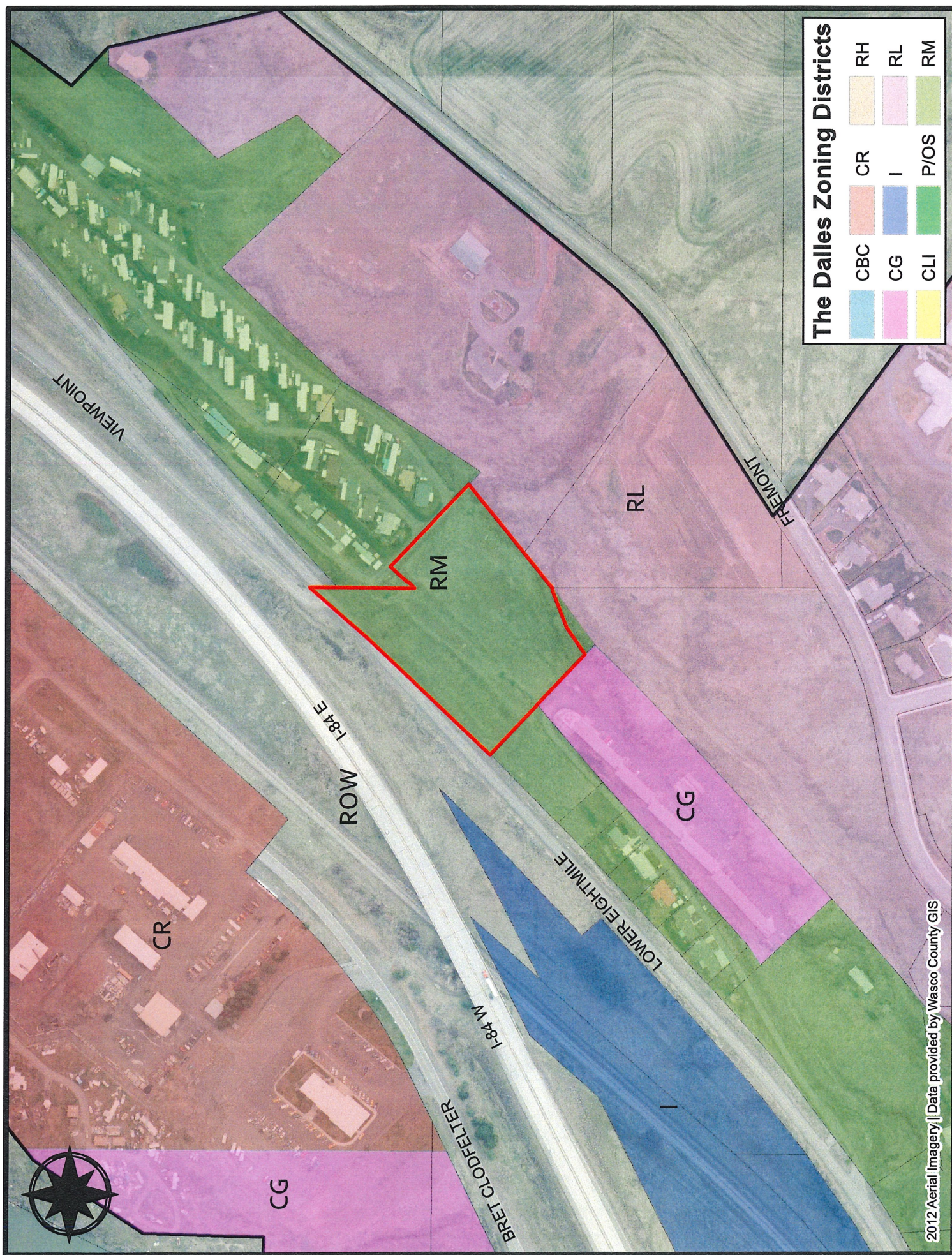
- *increased tourism
- *increased hotel city tax collection
- *increased property value
- *increased City/County tax base
- *adding employment opportunities

Describe how the proposed Comprehensive plan Amendment/Zone Change will further the interest of Public health, safety and general welfare:

The need for outdoor spaces has increased with the health challenges of 2019-2021. Our proposed use for this land will serve and fulfill the increased demand to gather and celebrate in an open forum and venue.

Describe the effect the proposed amendment would have on surrounding properties:

There will be a minimal impact on the surrounding properties. Weddings are usually held on weekends, and are a seasonal industry especially for outdoor venues like ours. We will also be following all of the cities noise ordinances, so sound disturbances will not be an issue. The way we will design the venue will also be in a way that buffers the venue from our neighbors to ensure they are not disturbed with any event taking place on the property.



The Dalles Zoning Districts

CBC	CR	RH
CG	I	RL
CLI	P/OS	RM

2012 Aerial Imagery | Data provided by Wasco County GIS