

AGENDA

PLANNING COMMISSION

May 20, 2021

5:30 p.m.

VIA ZOOM

<https://zoom.us/j/91624294990?pwd=aWdlbU1wWGc4SXBtekhpOWthbU5xQT09>

Meeting ID: **916 2429 4990** Passcode: **128126**

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 – April 22, 2021
6. PUBLIC COMMENT
7. STAFF COMMENTS / PROJECT UPDATES
8. COMMISSIONER COMMENTS / QUESTIONS
9. LEGISLATIVE HEARING

Application Number ZOA 104-21 and CPA 49-21 by City of The Dalles. This application is a request to amend The Dalles Municipal Code, Title 10 Land Use and Development and the Comprehensive Plan. The purpose is to meet minimum compliance standards for duplexes (adopting Oregon House Bill 2001 requirements), Middle Housing Code amendments for triplex, quadplex and townhomes, and Development Code “clean-up” amendments.

10. 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.

11. ADJOURNMENT

CITY OF THE DALLES

"By working together, we will provide services that enhance the vitality of The Dalles."

This meeting conducted via Zoom.

Prepared by/
Paula Webb, Secretary
Community Development Department

MINUTES

PLANNING COMMISSION SPECIAL MEETING

April 22, 2021
5:30 p.m.

VIA ZOOM

PRESIDING: Brent Bybee, Chair

COMMISSIONERS PRESENT: Karly Aparicio, Cody Cornett, Alan Easling, Philip Mascher (arrived at 5:45 p.m.), Linda Miller, Mark Poppoff (arrived at 5:33 p.m.)

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 5:30 p.m.

PLEDGE OF ALLEGIANCE

Chair Bybee led the Pledge of Allegiance.

APPROVAL OF AGENDA

It was moved by Miller and seconded by Cornett to approve the agenda as submitted. The motion carried 5/0; Aparicio, Bybee, Cornett, Easling, Miller voting in favor; none opposed, Mascher and Poppoff absent.

Commissioner Poppoff joined the meeting at 5:33 p.m.

APPROVAL OF MINUTES

It was moved by Poppoff and seconded by Aparicio to approve the minutes as submitted. The motion carried 5/0; Aparicio, Bybee, Easling, Miller and Poppoff voting in favor; none opposed, Cornett abstained, Mascher absent.

PUBLIC COMMENT

None.

STAFF COMMENTS / PROJECT UPDATES

Director Cannon provided the following updates:

- The Urban Renewal Board approved an addendum to the Development and Disposition Agreement (DDA) for the Recreation Building. The portion at 213 E. Second Street, adjacent to the Last Stop Saloon, is on schedule and will be entering development. Work on the two structures adjacent to the Granada Theatre [215 and 219 E. Second Street] is scheduled for completion by November 30.
- Work continues on the First Street Streetscape between Union and Laughlin Streets. The design phase is in process; construction is expected to begin by summer or fall of 2023.
- City Council goal setting established pallet shelters as a high priority. The Council approved construction of pallet shelters on Terminal Way. The Mid-Columbia Community Action Council is now operating the shelters. A grant was secured to keep the shelters open through the summer months. An amendment to the agreement allows for continued operation in the right-of-way.

There is a need in the land use code for this type of housing if it is to occur on private property. Currently, the code does not have a category that recognizes shelter or supportive housing. Two new housing types will potentially be added: shelter housing that occurs in a permanent building, and use that occurs in a temporary building such as a pallet shelter. Staff will bring code amendments forward, likely in June.

If HB 2006 passes in the current legislative session, local governments will be required to accept and allow shelter housing and temporary structures for housing purposes. Director Cannon will return to the Commission with a report on decisions made in legislation.

- Staff continues to work on the Tony's Building to make way for a redevelopment site.
- Staff will report to the Commission with an update on the First Street Streetscape. The design will allow for on-street parking, pedestrian and bicycle use.
- The damaged portions of the Recreation Building have been removed. Staff will provide an update to the Commission after the Urban Renewal Board meets.

COMMISSIONER COMMENTS / QUESTIONS

None.

RESOLUTION

Resolution 596-21: Denial of VAR 129-21, Meyer Sign Company of Oregon

It was moved by Easling and seconded by Mascher to approve Resolution 596-21 for denial of Variance (VAR) 129-21. The motion carried 7/0; Aparicio, Bybee, Cornett, Easling, Mascher, Miller and Poppoff voting in favor; none opposed.

DISCUSSION ITEM

The Dalles Housing Code Update: House Bill 2001 – Middle Housing

Matt Hastie, Angelo Planning Group, summarized the project status and provided a brief overview of topics addressed and agreed upon for duplex amendments, triplex/quadplex amendments and code “clean-up” amendments. Hastie presented and invited discussion on new and unresolved amendments, Exhibit 1.

Duplex Conversions

Hastie stated state minimum compliance standards require medium sized cities to allow existing single-family to duplex conversions (OAR 660-046-0105(1)). He reviewed the proposed conditions and standards for duplex conversions. Hastie then asked the Commission:

1. Are there any other requirements that should apply to single-family to duplex conversions?
2. Should the non-conformance provision also apply to parking for duplexes?

Commissioner Poppoff stated he was not in favor of converting single-family to duplexes. Hastie noted the City is required to allow conversions per state rules. The question for the Commission revolves around specific requirements associated with the conversions.

Chair Bybee requested an example of a non-conforming scenario. Hastie replied the primary concern is with parking non-conformance. Senior Planner Hert added there have been issues when trying to convert to duplexes. The requirement of additional parking basically eliminated the possibility of conversion.

Commissioner Easling stated his preference to keep the proposed non-conforming language. Chair Bybee noted the City is already reducing duplex parking requirements to two spaces.

Chair Bybee requested Commissioners indicate whether the non-conforming language should be kept as is. Commission consensus was to retain the duplex conversion amendment as it is currently written.

Triplex/Quadplex Amendments

Hastie reviewed amendments for triplexes and quadplexes previously agreed upon by the Commission, noting the amendments would result in triplexes and quadplexes being treated similarly to duplexes and single-family homes.

Triplex/Quadplex Parking

Hastie reviewed the proposed minimum off-street parking options for triplexes and quadplexes and provided graphics reflecting the options.

1. One space per unit (three for triplexes and four for quadplexes)
2. Two spaces for the first unit and one for each additional unit (four spaces for triplexes and five spaces for quadplexes)

3. One and one-half spaces per unit (round up to five spaces for triplexes, six spaces for quadplexes)

Hastie reminded the Commission they had been split in previous meetings; some were in favor of Option 1 while others were in favor of Option 3. The Staff and Consultant recommendation resulted in Option 2 – a compromise between Options 1 and 3. Hastie noted developments with four or more parking spaces require “front-in, front-out” parking. The more parking required, the more challenging it is to meet the requirements.

Commissioner Poppoff asked if the Code could be changed to allow back-out parking on alleyways. Director Cannon noted the City already allows maneuvering space in the alley. Senior Planner Hert added maneuvering in the alley is allowed for single-family and duplexes, three or more would not allow maneuvering in the right-of-way.

Commissioner Mascher state he preferred Option 1. It is more development friendly; increasing density is the path to the future. Mascher supports multi-mode transportation, which this option would better enable. He would be happy to compromise on Option 2 if a consensus was not reached.

Commissioner Cornett agreed with Mascher. He was fine with four spaces, but was happy to go with Staff’s recommendation of Option 2 if consensus was not reached.

Commissioner Aparacio agreed with Mascher and Cornett with one caveat being that triplexes and quadplexes have allowances for alley access. The least amount of square footage required for parking would encourage more development. Aparacio stated she would be happy with either Option 1 or Option 2.

Commissioner Easling stated all three options are a huge improvement to the current Code. Many quadplexes are already being built with garages. Easling is in favor of Option 2.

Commissioner Miller stated parking is an issue for her, especially on her street. Miller is in favor of one parking space per unit – Option 1.

Commissioner Poppoff stated his preference was Option 3; other options do not save much land. If he had to choose between Option 1 and Option 2, his preference was Option 2.

Chair Bybee noted these parking scenarios are just options, additional parking could be provided. Bybee preferred Option 1, but would also support Option 2.

Commission majority was in favor of Option 1.

Townhome Parking

Hastie discussed the proposed townhome parking reduction of one space per unit with some additional considerations. He noted that market demand/conditions will still largely dictate the number of parking spaces that are provided, regardless of the minimum parking requirement. He added that a standard construction practice for townhomes is to provide a tuck-under garage with a driveway in front, which is a practice that most home builders will likely continue to use to address market desires. He noted shared parking arrangements for townhomes may be worth

considering, and that requiring a minimum of two spaces will further consume the city's limited land supply and further drive up housing costs.

Commissioner Cornett asked if townhomes have a 15 foot setback. Chair Bybee noted townhomes could provide parking at the rear of the structure. Cornett stated he was in favor of one space per townhome. Senior Planner Hert added the front setback for residential homes is 10 feet; an 18 to 20 foot setback is required to accommodate parking.

Commissioner Miller supported one space per townhome.

Commissioner Poppoff remained in favor of more than one space.

Commissioner Easling asked if there is a limit to the number of townhomes constructed next to each other. Senior Planner Hert replied there was no limit to the number. Hastie noted block size would limit the number.

Commissioner Easling thought more parking was necessary for larger developments, but was conflicted about the number of spaces required. Easling asked if the City could require one per unit with a requirement of additional parking beyond a certain point. He stated that would probably be a shared parking arrangement. Chair Bybee noted if each townhome was on its' own lot for future sale, there would be shared parking in the development versus on street parking.

Associate Planner Chandler noted two sections of the Code refer to townhomes as three to eight units; the Code definition does not mention a specific number. Hastie replied something was missed in the clean-up; Senior Planner Hert agreed.

Commissioners Aparicio and Mascher were in favor of one space per townhome.

Chair Bybee supported one parking space per townhome, noting the option for more than one space remains. The change will not occur drastically, but over time.

Commission consensus was in favor of the parking requirement reduction for townhomes.

Multi-Family Design Standards

Hastie described the proposed design standard of pitched roofs for triplexes and quadplexes from the eave at 25 feet (up to a 35 foot maximum height). He asked the Commission if it should be a design standard requirement or an option.

Commissioner Mascher asked if a 35 foot maximum height would be allowed with a flat roof. Hastie replied that was correct, noting the maximum height had already been reduced from 40 feet to 35 feet. Mascher then asked if a three-story building would necessitate a flat roof. Hastie replied a third story would be possible with dormers.

Commissioner Aparicio asked why the maximum height was being reduced. Hastie replied it would help with massing and compatibility when compared with existing single-family homes.

Commissioner Miller asked how the building height was measured. Hert replied height is measured from the ground within a 5 foot perimeter of the structure.

Commissioner Poppoff stated the floor structure is approximately one foot, sound proofing could add another six inches to a foot. Floor height would probably be 9 feet to 10 feet. Hastie added the building height would accommodate three stories if the maximum building height is 35 feet.

Commissioner Mascher stated the pitched roof appeared more compatible to The Dalles.

Hastie asked the Commission if a pitched roof should be a design standard requirement or an option.

Commission consensus was to retain a pitched roof as an option rather than a requirement.

Clean-Up Amendments

Hastie briefly reviewed proposed amendments to clarify the Code. There were no comments or questions.

Residential in CBC Zone

Senior Planner Hert explained sub-districts in the CBC (Central Business Commercial) zone. The proposed amendment would allow for multi-family dwellings in the CBC zone. Currently, the Code allows dwellings originally built as single-family homes to remain. If there is a modification, the dwelling could remain if the ground floor is a commercial use. Senior Planner Hert and Associate Planner Chandler shared instances in which proposed commercial to residential conversions had to be denied due to the Code not allowing ground-floor residential in CBC districts.

Chair Bybee stated requiring an established residence to convert to commercial use was an overreach.

Associate Planner Chandler defined the two options:

1. Remove the permitted commercial use for everything in the CBC zone.
2. Maintain sub-district two (CBC-2) as a primary commercial use, requiring the downstairs to be a commercial use. Properties outside CBC-2 would allow conversion without the commercial component.

Staff recommended Option 2 to help preserve the commercial character of the downtown core.

Commissioner Aparicio asked if the conversion scenarios presented would benefit from both options or just one of them. Chandler replied they would both benefit. Hert added they would benefit, but primary use in the downtown core would remain commercial.

Commissioner Mascher stated there were many examples in the area of beautiful residential buildings, some of them historic. If it opened to residential, downtown would remain attractive for commercial use. A downtown with a healthy mix of residential and commercial is a good thing. Mascher asked what the concerns were for adding residential to the mix of downtown development.

Director Cannon replied the concern was to honor the tradition of the downtown commercial core. Cannon added Commissioner Mascher's point was compelling; the main intent is to ensure

a walkable downtown. Senior Planner Hert added the historic district still has design guidelines. Allowing additional residential use would not affect the design character of the district.

Director Cannon noted in light of the trend for online shopping, smaller retail spaces may be desirable. She added it may be beneficial to consult real estate professionals on this topic.

Chair Bybee stated his interest in learning from similar sized jurisdictions if they are opening up for residential development or if they are maintaining commercial spaces.

Commissioner Miller stated the retail core used to be Second and Third Streets. There was no retail on the west side.

Commissioner Poppoff had no objection to allowing residential in the downtown core area. Residential development could be converted back to commercial if there was a demand for it.

Commissioner Cornett supported greater flexibility, Option 1.

Commissioner Aparicio preferred Option 1; downtown does not have enough residential. Aparicio was interested methods used by Astoria, they are blending commercial and residential seamlessly.

Commissioner Easling preferred Option 2, noting it preserved the existing downtown while also bringing in more residential.

Chair Bybee stated his preference for Option 1. He asked if the Commission required further information. There was no response.

Assistant Planner Chandler clarified that Option 2 still allowed more residential than what was currently allowed. Option 1 would allow construction of a single-family dwelling downtown. Hert reiterated construction in a historic district must still meet historic guidelines. A residence in the middle of downtown would not meet the criteria. Director Cannon noted residential use would be allowed on the ground floor behind a storefront.

Commissioner Mascher asked if Option 1 would allow the Tony's site to be developed as all residential without any commercial use. Hert replied that was correct. Mascher did not think that would be a blemish on downtown and it would result in more housing in the area.

Commission consensus was to move forward with Option 1.

Next Steps

Hastie briefly covered next steps, noting the Open House and Survey would remain open through May 9. The next step is to draft adoption-ready code updates. The Planning Commission hearing is for May 20, 2021. The City Council hearing is scheduled for June 14 or June 28, 2021.

Director Cannon encouraged the Commission to share the open house and survey in order to obtain public comment.

Rodger Nichols noted historically there have been houses on Second and Third Streets, at that time First Street was the main street. He shared his appreciation for an efficient meeting and everyone's comments.

Chair Bybee asked what type outreach will be used for the upcoming Commission meeting. Director Cannon replied it would be the same process used for the Open House. In addition, a Ballot Measure 56 notification would be mailed to property owners due to the potential change in property values.

ADJOURNMENT

Being no further business, the meeting adjourned at 7:20 p.m.

Submitted by/
Paula Webb, Secretary
Community Development Department

SIGNED: _____

Brent Bybee, Chair

ATTEST: _____

Paula Webb, Secretary
Community Development Department

The Dalles Middle Housing Code Update

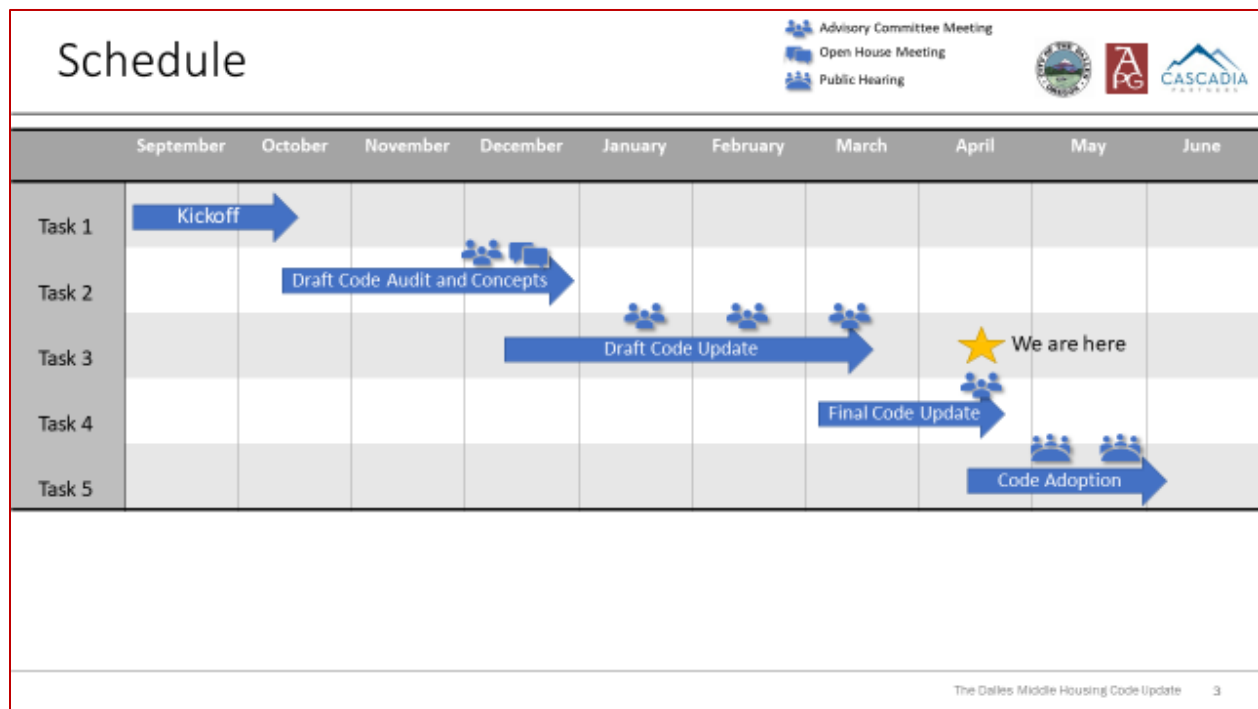
Planning Commission/Advisory Committee
April 22, 2021, 6:00 pm



Agenda



1. Project Update/Status report
2. Duplex amendments review
 - a. New amendment - duplex conversions
3. Tri/quadplex and townhome amendments review
 - a. Tri/quadplex parking (staff and consultant recommendation)
 - b. Townhome parking requirements
 - c. New amendment – Multi-family dwelling design standards
4. Code “Clean-Up” review
 - a. Residential in CBC zone
5. Next Steps



Final Code Update – Duplex Conversions



- State minimum compliance standards require medium cities to allow existing single-family to duplex conversions (OAR 660-046-0105(1))
- New Land Use and Development Article: *10.6.040 – Duplex Conversions*

Conversion of a single-family detached home to a duplex is permitted under the following conditions:

1. In the RL, RH, RM, NC residential zones and the CBC zone.
2. The conversion to a duplex shall not increase non-conformance with current development standards.
3. A conversion to a duplex is exempt from additional design standards.
4. Separate utility connections are provided for the additional unit.
5. A separate entry is provided or available for the additional unit, either on the side or front of the house.

Discussion Questions:

Are there any other requirements that should apply to single-family to duplex conversions?

Should the non-conformance provision also apply to parking for duplexes?

The Dallas Middle Housing Code Update 5

Final Code Update – Triplex and Quadplex Amendments Overview



- Reduce minimum lot size:
 - RH: 1,500 square feet per unit
 - RM: 2,000 square feet per unit
- Reduce minimum parking requirement (standard to be determined)
- Reduce minimum lot width (50 ft), depth (60/65 ft), and max height (35 ft) for RH and RM zones
- Remove 30% open area requirement for quadplexes
- Apply same SFD, duplex, and triplex landscaping standards to quadplexes

The Dallas Middle Housing Code Update 6

Final Code Update – Triplex and Quadplex Parking



Minimum off-street parking reduction options for triplexes and quadplexes:

1. 1 space per unit (3 for triplexes and 4 for quadplexes)
2. 2 spaces for the first unit and 1 for each additional unit (4 spaces for triplexes and 5 spaces for quadplexes)
3. 1.5 spaces per unit (round up to 5 spaces for triplexes, 6 spaces for quadplexes)

Staff/Consultant Recommendation: Option #2

The Dallas Middle Housing Code Update 7

Code Graphics – Option 1

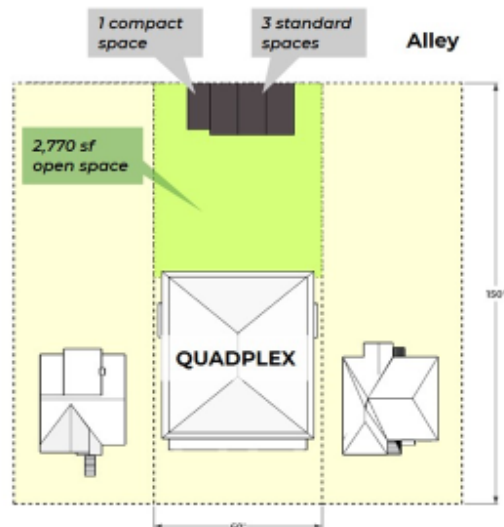


Option 1

1 space per unit

- Current code requires 70% of off-street parking spaces to be standard size
- Standard space = 10' x 18.5'
- Compact space = 8' x 16.5'
- Total parking space = 687 sf

A quadplex would require:
4 parking spaces



The Dallas Middle Housing Code Update 8

Code Graphics – Parking Option 2



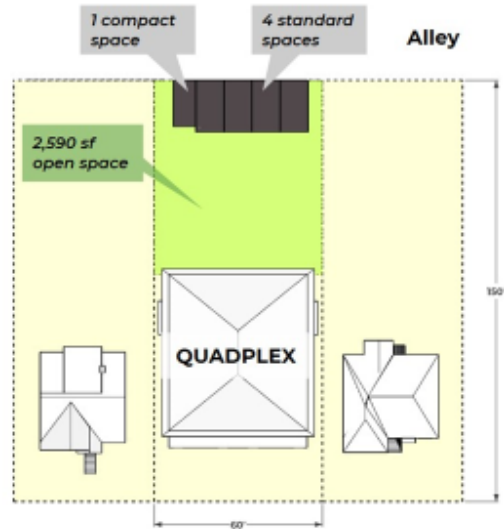
Staff and consultant recommendation

Option 2

2 spaces for first unit and 1 space for each additional unit

- Current code requires 70% of off-street parking spaces to be standard size
- Standard space = 10' x 18.5'
- Compact space = 8' x 16.5'
- Total parking space = 872 sf

A quadplex would require:
5 parking spaces



The Dallas Middle Housing Code Update 9

Code Graphics – Parking Recommendation 3

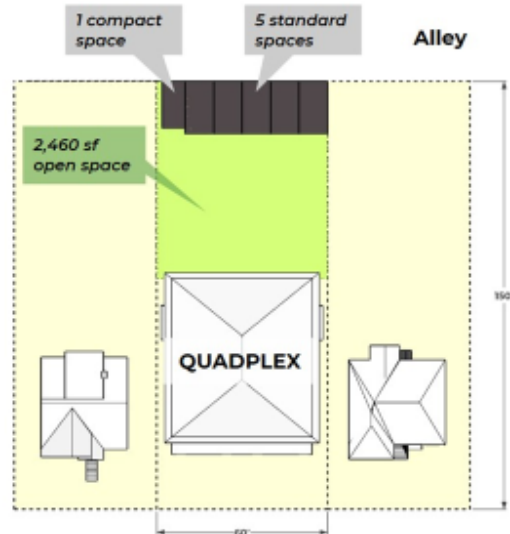


Option 3

1.5 spaces per unit

- Current code requires 70% of off-street parking spaces to be standard size
- Standard space = 10' x 18.5'
- Compact space = 8' x 16.5'
- Total parking space = 1,004 sf

A quadplex would require:
6 parking spaces



The Dallas Middle Housing Code Update 10

Townhome Parking Amendments – What to Consider



Two off-street spaces per unit reduced to one per unit – factors/options to consider:

- Market demand and conditions
- Common construction practices and consumer preferences
- Shared parking arrangements
- Land supply and costs

The Cities Middle Housing Code Update 11

Final Code Update – Multi-Family Design Standards



10.3.030.040(E) Multifamily Dwelling Design Standards

3. Multifamily dwellings (3 or more units) shall:

a. Have variation in roof plane and elevation. This standard is met by providing *one* of the following details:

[...]

v. For three and four dwellings exceeding 25 feet in height, eave or parapet at 25 feet and pitched roof for remainder of height.

Existing Max Height:
Flat Roof (40')



The Cities Middle Housing Code Update 12

Final Code Update – Cleanup Amendments



- Added definitions: *Gross density, Net density, Porch*
- Remove “small lot single-family” from the Code
- Replace “building” with “dwelling” when referring to dwelling structures throughout the Code
- Clarified density range requirements for all residential zones to be consistent with Comprehensive Plan
- Add existing design standards for RH and RL to the RM zone
- Revise accessory dwelling setback standards to allow zero lot line

The Dalles Middle Housing Code Update 13

Final Code Update – Residential in CBC Zone



10.5.050.030(A) - Residential in CBC Zone

Option #1:

19. Residential uses as follows:

- a. All dwellings, as defined by this Title, so long as the ground floor is a permitted commercial use.

Option #2:

19. Residential uses as follows:

- a. All dwellings, as defined by this Title, so long as the ground floor is a permitted commercial use.
Sub-districts 1 and 3:
 1. All existing dwellings built prior to the adoption of this title.
 2. Duplex and single-family attached
 3. Attached town houses (zero lot line, 3 to 8 unit clusters)
 4. Multifamily dwelling
- b. Sub-district 2: All dwellings, as defined by this Title, so long as the ground floor is a permitted commercial use.



Staff & Consultant Recommendation: Option #2

The Dalles Middle Housing Code Update 14

Next Steps



- Online Open House and Survey – Opened April 16, closes May 9

<https://arcg.is/OviTq>

- Adoption-ready code updates
- Planning Commission Hearing – May 20
- City Council Hearing for adoption– June 14 (second hearing June 28, if needed)

Paula Webb

From: Alice Cannon
Sent: Thursday, May 06, 2021 11:24 AM
To: 'Philip Mascher'; Paula Webb
Cc: Alan Easling; Brent Bybee; Cody Cornett; Karly Aparicio; Linda Miller; Art Smith; Ben Beseda; Cynthia Keever; Dan Bubb; Don Morehouse; Ernie Garcia; Gwen Koski; Izetta F. Grossman; Jamie Carrico; Jasmine Holliday; Jay Wood; Jeff Teel; Jim Schwinof; Kara Flath; Melody Smith; Nicole Bailey; ODOT Region 4 Plan Manager; Pat Ashmore; Pat Cimmiyotti; Peter Bradley; row; TD Disposal Service; Tom Peterson; Tonya Brumley; Travis Adams; Wasco County Assessor; Wasco County Planning; Dale McCabe; Dave Anderson; Dawn Hert; Jonathan M Kara; Joshua Chandler; Julie Krueger; Kaitlyn Cook; Richard Mays; Al Wynn; Cole Goodwin; Eric Gleason; KACI FM; KIHRR; KODL; Mark Gibson; Rodger Nichols
Subject: RE: A couple of planning questions

Follow Up Flag: Follow up
Flag Status: Completed

Commissioner Mascher:

Thank you for the questions.

Let's talk about the industrial code ideas sometime this summer – maybe in June or July. Thanks for the intel about Redmond's standards. Tualatin has some good standards too.

Also....We will have a briefing for the entire PC on the First Street project. The Urban Renewal Board will receive the first briefing on May 18th and I will schedule a briefing for the PC --- likely in June. I am reluctant to schedule anything else for the May 20 meeting, besides the Housing Code Amendment public hearing.

Alice

From: Philip Mascher [mailto:philip@mascherrealestate.com]
Sent: Thursday, May 06, 2021 11:12 AM
To: Paula Webb <pwebb@ci.the-dalles.or.us>
Cc: Alan Easling <aeasling@yahoo.com>; Brent Bybee <brentbybee88@gmail.com>; Cody Cornett <codycornett@gmail.com>; Karly Aparicio <kcnaparicio@gmail.com>; Linda Miller <caelmillercc@yahoo.com>; Art Smith <arthurs@co.wasco.or.us>; Ben Beseda <BBeseda@tennesoneng.com>; Cynthia Keever <ckeever@ci.the-dalles.or.us>; Dan Bubb <exec@gorge.net>; Don Morehouse <Donald.MOREHOUSE@odot.state.or.us>; Ernie Garcia <ernie.garcia@charter.com>; Gwen Koski <Gwen.M.Koski@usps.gov>; Izetta F. Grossman <igrossman@ci.the-dalles.or.us>; Jamie Carrico <JCarrico@ci.the-dalles.or.us>; Jasmine Holliday <jasmine.a.holliday@usps.gov>; Jay Wood <jwood@mcfrr.org>; Jeff Teel <Jeff-Teel@nwascopud.org>; Jim Schwinof <jschwinof@ci.the-dalles.or.us>; Kara Flath <flathk@nwasco.k12.or.us>; Melody Smith <msmith@ci.the-dalles.or.us>; Nicole Bailey <nicoleba@ncphd.org>; ODOT Region 4 Plan Manager <ODOTR4PLANMGR@odot.state.or.us>; Pat Ashmore <pashmore@ci.the-dalles.or.us>; Pat Cimmiyotti <Patrick.M.Cimmiyotti@odot.state.or.us>; Peter Bradley <pbradley@ci.the-dalles.or.us>; row <rowapplications@bpa.gov>; TD Disposal Service <anne.loop@wasteconnections.com>; Tom Peterson <tomvpeterson@gmail.com>; Tonya Brumley <tlb@nwnatural.com>; Travis Adams <travis.w.adams@usps.gov>; Wasco County Assessor <assessor@co.wasco.or.us>; Wasco County Planning <wcplanning@co.wasco.or.us>; Alice Cannon

<acannon@ci.the-dalles.or.us>; Dale McCabe <dmccabe@ci.the-dalles.or.us>; Dave Anderson <danderson@ci.the-dalles.or.us>; Dawn Hert <dhert@ci.the-dalles.or.us>; Jonathan M Kara <jkara@campbellphillipsllaw.com>; Joshua Chandler <jchandler@ci.the-dalles.or.us>; Julie Krueger <jkrueger@ci.the-dalles.or.us>; Kaitlyn Cook <kcook@ci.the-dalles.or.us>; Richard Mays <rmays@ci.the-dalles.or.us>; Al Wynn <al_wynn@kodl.com>; Cole Goodwin <cole@columbiacommunityconnection.com>; Eric Gleason <egleasonjcheung@gmail.com>; KACI FM <rhaines@bicoastalmedia.com>; KIHHR <m Bailey@bicoastalmedia.com>; KODL <newsroom@kodl.com>; Mark Gibson <mgibson@thedalleschronicle.com>; Rodger Nichols <footydad55@yahoo.com>

Subject: A couple of planning questions

Tanya Bromley from NW Natural Gas had a great question today at the Chamber's Government Affairs meeting: Do we have any kind of architectural design standards for large commercial or industrial buildings? She was mentioning Redmond as an example of a city that has successfully implemented such standards, and it shows in their larger commercial and industrial developments.

Especially in light of future Google developments I think it could help greatly in making sure that large scale development satisfies a design standard that makes them positive additions to the community.

Also, how was that, was the Planning Commission going to get the plan for 1st Ave redevelopment sent, or are we reviewing that together in the next meeting?

Cheers, flip

Philip Mascher

Licensed Broker in OR & WA | 503.853.4695

Cascade Sotheby's International Realty

[Welcome to my website](#)

On Fri, Apr 30, 2021 at 3:34 PM Paula Webb <pwebb@ci.the-dalles.or.us> wrote:

The regularly scheduled Planning Commission meeting for Thursday, May 6, 2021 has been cancelled.

The next regularly scheduled meeting will be held May 20, 2021.

Paula Webb

Secretary

Community Development Department

City of The Dalles

313 Court Street

The Dalles, Oregon 97058

Office: 541-296-5481 x1125, Cell: 541-993-5055

In an effort to prevent, slow, and stop the spread of COVID-19 to our citizens, our office will be limiting business to phone, email and online service. If you are not sure how to access services online, or you need assistance, please call our office at 541-296-5481 Ext 1125. Please keep in mind that response time may vary depending on staffing. Thank you for your patience during this time.

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CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125
COMMUNITY DEVELOPMENT DEPARTMENT

The Dalles Planning Commission

STAFF REPORT

Zoning Ordinance Amendment #104-21
Comprehensive Plan Amendment #49-21

PROCEDURE TYPE: Legislative

HEARING DATE: May 20, 2021

REQUEST: Comprehensive Plan Amendments, Development Code amendments to meet minimum compliance standards for duplexes (adopting Oregon House Bill 2001 requirements); Middle housing Code amendments for triplex, quadplex and townhomes; and Development Code “clean-up” amendments.

PROPERTIES: All properties within the City of The Dalles Urban Growth Boundary.

APPLICANT: City of The Dalles, Community Development Department

PREPARED BY: Dawn Marie Hert, Senior Planner

BACKGROUND INFORMATION:

The City of The Dalles Municipal Code, Title 10- Land Use and Development, is the City’s regulatory code for all land use located within The Dalles Urban Growth Boundary. Over the past few years, staff has worked with a consultant to identify and prioritize specific areas of the Municipal Code that could be amended to improve housing supply in The Dalles. Two previous phases of code amendments were completed in 2019-2020: Phase I addressed items such as removing the owner occupancy requirements for Accessory Dwelling Units (ADUs) and allowing for larger ADUs, and reductions to the minimum lot and site areas in the High Density Residential (RH) and Medium Density Residential (RM) zones. Phase II included the addition of more clear and objective code language, added requirements for allowing duplexes in all residential zones where single family dwellings are permitted, and created new chapters on affordable housing and cottage clusters, as well as minor modifications to existing definitions.

These proposed amendments included in applications ZOA #104-21 and CPA #49-21 will continue working through the recommendations provided by our consultant, but are primarily intended to implement the rules established by Oregon’s House Bill 2001 (HB 2001, adopted 2019). Other recommended Code amendments will help reduce unnecessary barriers to providing housing – especially middle housing. Middle Housing refers to a range of smaller, attached housing types that accommodate more housing units than traditional single-family homes, but are smaller than traditional apartment complexes. For the purposes of the new State requirements, middle housing is defined as duplexes, triplexes, quadplexes, townhomes, and cottage cluster housing. HB 2001 requires medium and large cities to allow middle housing in all residential areas, with the intent of increasing housing supply and affordability in Oregon. Medium cities (10,000 – 24,999 population), which includes The Dalles, are required to allow duplexes on any lot or parcel that allows single-family homes in residential areas. For the purposes of these new rules, duplexes are defined as two dwelling units located on a single lot or parcel.

The City’s consultant divided the proposed amendments into three “batches” of recommended Code updates throughout the project:

- Batch 1: Address all siting and design standards to meet minimum compliance standards established by HB 2001 and further described in Oregon Administrative Rules (OAR) 660-046.
- Batch 2: Summarize other middle housing standards and additional related clean-up amendments from the City (e.g. lot size and lot width standards for triplexes and quadplexes).
- Batch 3: Identify other possible code updates that could help support or reduce barriers to development of middle housing or other less traditional housing types (e.g., container or tiny homes, or possible changes to townhome standards).

The attached memo, dated April 29, 2021, from the City’s consultant combines all three batches of Code amendments and their revisions based on City staff and Planning Commission feedback.

This group of amendments was presented at four work sessions of the Planning Commission on December 17, 2020, January 21, 2021, February 18, 2021 and March 18, 2021. Comments from the sessions have been reviewed and incorporated in the amendments where appropriate. In addition, two Virtual Open House events were also held during the months of January and April/May.

These applications are considered legislative actions under the provisions of Article 10.3.110 - Ordinance Amendments, Section 10.3.110.020 Review Procedures, Section 10.3.020.060(A)(2) Ordinance Amendments, and Section 10.3.020.060(A)(4) Amendments to the Comprehensive Plan.

NOTIFICATION

Notice of this public hearing was prepared and mailed to all residentially zoned properties located in the Urban Growth Boundary, published in the local newspaper, sent to all local news media and posted on the City’s website and social media accounts.

COMMENTS

One comment was received via email from Richard and Laura Hess, 614 Brentwood Drive, The Dalles, Oregon 97058. The email stated they were not in favor of changes to ‘high density housing’. They commented they had seen urbanization and that The Dalles needing to urbanize instead of remaining rural “is a false narrative”. They suggested a “master plan” for development. They stated that their neighborhood was “forced to accept high density housing in the past” and that their neighborhood is in serious danger with only two roads to use.

REVIEW CRITERIA:

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

I. PROCEDURE:

Chapter 10.3 – Application Review Procedures, Section 10.3.010.040 Applications.

F. Applications for Legislative Actions. A legislative action may be initiated by the Director, the Historic Landmarks Commission, the Planning Commission, the Council, or at the request of an applicant or resident of the City.

FINDING #1: This application is initiated by the Director pursuant to the provisions of Section 10.3.010.040 F.

Article 10.3.020.060 Legislative Actions:

Section A. Decision types.

2. Ordinance Amendments; and

4. Amendments to the Comprehensive Plan:

FINDING #2: This application is for Ordinance Amendments and Amendments to the Comprehensive Plan per Article 10.3.110.

Section B. Public Hearings.

- 1. The Commission shall hold at least one legislative public hearing to review applications for legislative actions and, by duly adopted resolution, make a recommendation to the Council to approve, approve with conditions, or deny the request.*

FINDING #3: The public hearing has been set for Thursday, May 20, 2021.

Notice of Hearing as required by ORS 227.186.

ORS 227.186 requires that all property owners whose property is rezoned must be provided notice at least 20 days, but no more than 40 days, prior to the date of the first hearing. For purposes of this provision, rezone includes any change that limits or prohibits uses previously allowed in a zone.

FINDING #4: Notices were mailed to all residentially zoned properties on April 29, 2021 and April 30, 2021, which is at least 20 days prior to the first public hearing on May 20, 2021.

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 #5: The required notice was sent and accepted by the Department of Land Conservation and Development on April 14, 2021, which is 36 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 #6: 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:

Section 10.3.110.030 Review Criteria

Proposed text amendments shall be consistent with the Comprehensive Plan, and State Laws and Administrative Rules, including the State Transportation Planning Rule OAR 660-012-0060.

Proposed text amendments shall be consistent with the adopted Transportation System Plan and the planned function, capacity, and performance standards of the impacted facility or facilities. 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 #7: The City of The Dalles has broad discretion to adopt zoning textual changes. Each of the proposed amendments is consistent with the Comprehensive Plan, State Laws, and Administrative Rules.

COMPREHENSIVE PLAN

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 #8: 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.

In addition, staff mailed over 6,800 notices for the proposed amendments, to date only 29 have been returned as undeliverable. A project page was created on the City's website detailing the amendment and directing citizens to contact staff for inquiries. As of the

date this report was prepared, staff has responded to 38 phone calls and 18 email inquiries on the proposed code amendments. To increase public input, two Virtual Open Houses provided additional comments and survey results that were also included in the discussion with the Planning Commission and incorporated in the recommendations included in this staff report. Our first Virtual Open House tracked over 800 visits and our second currently has just over 400 visits.

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 #9: These amendments update the existing zoning ordinance, following the directive of the Comprehensive Plan.

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

Policy 1. *Plan for more multi-family and affordable home ownership opportunities, including small lot single family residential, townhomes and manufactured housing development consistent with the City's Housing Needs Analysis.*

FINDING #10: These proposed amendments are consistent with the Comprehensive Plan Policy #1 by increasing the opportunity for duplexes, triplexes, and townhomes. The proposed amendments are intended to reduce barriers and facilitate development of these housing types.

Policy 2. *Plan for the more efficient use of vacant land by encouraging infill development which is sensitive to existing neighborhoods and by encouraging new development which achieves the density allowed by the comprehensive plan.*

FINDING #11: Proposed amendments are consistent with the Comprehensive Plan Policy #2 by expanding the opportunities for ADUs in residential zones, reducing parking requirements, increasing lot sizes for housing types as well as providing clear and objective design criteria for infill development. These proposed changes will allow for infill development to help achieve the density as allowed by the Comprehensive Plan.

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

FINDING #12: These proposed amendments are consistent with the Comprehensive Plan Policy #8 by providing flexibility for a variety of housing types and development scenarios. Proposed amendments include an increase in minimum lot area and minimum site area per dwelling unit, as well as a reduction in minimum parking requirements for residential uses. The proposed changes to the standards will encourage the development of duplexes, triplexes, quadplexes and townhomes.

Policy 9. *Provide for development of a wide range of housing types which may include single-family detached and attached housing, townhouses, apartments and condominiums, and manufactured housing. Housing types shall allow for a variety of price ranges to meet the needs of low, medium, and high income groups.*

FINDING #13: Proposed amendments are consistent with the Comprehensive Plan Policy #9 by increasing the opportunities for development of a wide range of housing types.

***Policy 16.** Development standards in all density areas shall be revised in order to permit more flexibility in site planning and development. New standards shall consider flexibility for lot sizes, setbacks, accessory residential uses on the same lot, parking, alleyways and other development features.*

FINDING #14: Proposed amendments are consistent with the Comprehensive Plan Policy #16 by providing flexibility by modifying lot sizes and parking standards for duplexes, triplexes and townhomes, to allow development on a wider range of lots. The proposed amendments also provide additional flexibility for development of ADUs by allowing reduced setbacks so that existing accessory structures can be modified into dwelling units.

III. DISCUSSION

The attached memorandum entitled ***Middle Housing Code Update Recommendations*** (Exhibit A) details the proposed amendments to the code which includes a variety of changes. All of the proposed amendments are subject to revision or deletion. The Commission will forward a recommendation on the amendments to the City Council. Final decision on all proposed amendments will be made by the City Council.

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 this staff report with any additional changes from the Commission at the May 20, 2021 hearing.

ATTACHMENT

- **Exhibit A** - Middle Housing Code Update Recommendations Memorandum (Angelo Planning Group, dated April 29, 2021).



MEMORANDUM**Middle Housing Code Update Recommendations**
City of The Dalles

DATE April 29, 2021
TO Alice Cannon, Dawn Hert, and Joshua Chandler, City of The Dalles
Scott Edelman, Ethan Stuckmayer, DLCD
FROM Matt Hastie and Brandon Crawford, Angelo Planning Group

The purpose of this memo is to combine and finalize proposed amendments, or updates, to the City of The Dalles Municipal Code, Title 10 -Land Use and Development. The amendments are primarily intended to implement the rules established by Oregon's House Bill 2001 (HB 2001, adopted 2019). Other recommended Code amendments in this project help reduce unnecessary barriers to providing housing, especially other forms of middle housing such as triplexes, quadplexes and townhomes.

HB 2001 requires medium and large cities to allow middle housing in all residential areas, with the intent of increasing housing supply and affordability in Oregon. Medium cities (10,000 – 24,999), which includes The Dalles, are required to allow duplexes on any lot or parcel that allows single-family homes in residential areas. For the purposes of these new rules, duplexes are defined as two dwelling units located on a single lot or parcel.

To make review of the potential amendments more manageable, the updates were divided into three “batches”, or phases, of recommended Code updates throughout this project:

- Batch 1: Address all siting and design standards to meet minimum compliance standards established by HB 2001 and further described in Oregon Administrative Rules (OAR) 660-046.
- Batch 2: Summarize other middle housing standards and additional related clean-up amendments from the City (e.g. lot size and lot width standards for triplexes and quadplexes).
- Batch 3: Identify other possible code updates that could help support or reduce barriers to development of middle housing or other less traditional housing types (e.g., container or tiny homes, or possible changes to townhome standards).

This memo combines all three batches of Code amendments and their revisions based on City staff and Planning Commission feedback. The memo reflects the batches by organizing update sections into the following:

- Comprehensive Plan amendments
- Development Code amendments to meet minimum compliance standards (duplexes)
- Additional middle housing Code amendments (triplex, quadplex, townhomes)
- Code “clean-up” amendments
- Future Code updates

The amendments are presented in strikeout/underline format (~~deleted or moved~~/added). The gray text boxes describe the rationale behind the recommended updates and brief discussion items for the City to consider. Also note that some text has been grayed-out where Code update sections overlap, which is intended to draw attention to the subject of that section. All the proposed amendments have been reviewed with members of the City’s Planning Commission and other advisory committee members through a series of work sessions with that group.

Comprehensive Plan Updates

BACKGROUND

The Comprehensive Plan goals, policies, and measures listed below need to be amended to ensure consistency with the objectives and requirements of HB 2001 and to achieve consistency between the Comprehensive Plan and amended Development Code. The primary reason the following Comprehensive Plan items have proposed amendments is that they do not include references to duplexes and other middle housing types. In addition, nothing in the housing chapter of the Comprehensive Plan explicitly acknowledges that duplexes are allowed on any lot or parcel that permits single-family dwellings in residential zones.

PROPOSED AMENDMENTS

Goal #10 Housing

Housing Goals

- *Encourage affordable homeownership opportunities, including multiple family condominiums, row houses, duplexes and other middle housing types, and ~~small lot~~ single family residential.*

Goal 10 Policies

1. Plan for more multi-family and affordable home ownership opportunities, ~~including small lot single family residential~~, duplexes and other middle housing types, townhomes and manufactured housing development consistent with the City's Housing Needs Analysis.
9. Provide for development of a wide range of housing types which may include single-family detached and attached housing, duplexes and other middle housing types, townhouses, apartments and condominiums, and manufactured housing. Housing types shall allow for a variety of price ranges to meet the needs of low, medium, and high income groups.

10. Target ratios by housing type are:¹

- ~~a. 50% large lot 70% single family or duplex; Page 42~~
- ~~b. 20% small lot single family;~~
- ~~c. 25% multi family including condominiums; and~~
- ~~d. 5% mobile home park dwellings.~~

22. To provide variety and flexibility in site design and densities, residential lands shall be divided into land use planning districts with the following prescribed density ranges for each district: a. Low Density Residential 3-6 units/gross acre Page 43 b. Medium Density Residential 7-17 units/gross acre c. High Density Residential 10-25 units/gross acre. Duplex development is exempt from meeting these density ranges, per Oregon Administrative Rules (OAR 660-046).

24. To ensure duplex development is allowed wherever single-family detached homes are allowed in residential zones, per Oregon Administrative Rules (OAR 660-046). Duplex development shall be subject to development standards and procedures that are no more restrictive than those for single-family development in the same residential zone.

Goal 10 Implementing Measures**Single Family and Duplex Residential Areas**

- ~~• Small lots can accommodate single family development ranging from 3,000 to 5,000 square feet in area. Minimal to "zero" side yard setbacks can be used with a generous setback provided for the other side yard.~~
- ~~• Attached housing in the form of duplexes and triplexes can be added to existing neighborhoods on relatively small lots. Many cities allow such development on large corner lots, while reserving interior lots for more traditional housing.~~
- Duplexes are allowed on any lot or parcel that permits single-family dwellings in residential zones.

Development Code Updates – Minimum Compliance**BACKGROUND**

Development Code amendments described in this section focus on the necessary updates to meet minimum compliance standards associated with HB 2001 and OAR 660-046 to allow duplexes on

¹ Note: We recommend eliminating this policy for two reasons. First, it is not consistent with the mix of housing needs identified in the City's most recent housing needs analysis. Second, the housing market is dynamic and the relative need for different types of housing will change over time. As a result, any policy that cites the need for a specific mix or percentage of different housing types is likely to become outdated relatively quickly and should not be used to guide individual land use decisions (e.g., when they must be shown to be consistent with Comprehensive Plan policies).

any lot or parcel in residential zones where single-family detached homes are permitted. The Code currently does not meet the following minimum compliance standards established by OAR 660-046:

OAR 660-046-0120 – Duplex Siting Standards in Medium Cities

- (1) Minimum Lot or Parcel Size: A Medium City may not require a minimum Lot or Parcel size that is greater than the minimum Lot or Parcel size required for a detached single-family dwelling in the same zone. Additionally, Medium Cities shall allow the development of a Duplex on any property zoned to allow detached single-family dwellings, which was legally created prior to the Medium City's current lot size minimum for detached single-family dwellings in the same zone.*
- (2) Density: If a Medium City applies density maximums in a zone, it may not apply those maximums to the development of Duplexes.*
- (5)(a) Parking: A Medium City may not require more than a total of two off-street parking spaces for a Duplex.*

OAR 660-046-0125 – Duplex Design Standards in Medium Cities

- (1) Medium Cities are not required to apply design standards to new Duplexes. However, if the Medium City chooses to apply design standards to new Duplexes, it may only apply the same clear and objective design standards that the Medium City applies to detached single-family structures in the same zone.*

Most updates apply to siting and design standards. The initial Code Audit conducted for this project found that most other sections of the Code relating to Duplexes are in compliance with HB 2001 and OAR 660-046. Siting and Design requirements can have a significant effect on the form and feasibility of development. These requirements regulate where buildings can be located on a site, lot size requirements, off-street parking, and more. HB 2001 and associated OAR provisions allow cities to have flexibility in siting and design requirements for applicable lands, as long as they are consistent with the minimum siting and design requirements established in the OARs and the standards do not create “unreasonable cost and delay.” Generally, the reasonableness standard is measured by comparing cost and delay of middle housing standards to that of detached single family detached (SFD) housing units. Per OAR 660-046-0125, medium cities that choose to apply design standards to new duplexes may only apply the same clear and objective standards that applies to SFD units in the same zone.

PROPOSED AMENDMENTS

10.2.030 – The Meaning of Specific Words and Terms

Dwelling, Duplex. Two dwelling units located on a single lot or development site, either placed so that some structural parts are in common (attached), or so the units are physically separate structures (detached).

State rules allow cities to define duplexes either as attached or detached dwelling units. The Planning Commission expressed interest in expanding the current duplex definition to include two detached units on a single lot to provide greater flexibility for their development.

10.5.010.060 RL Low Density Residential Development Standards

RL Low Density Residential	Standard
Lot Size	
Single-Family Detached	5,000 sq. ft. minimum
Duplex	2,500 sq. ft. per dwelling unit
Small Lot Single Family	4,000 sq. ft. minimum with density transfer

Per OAR 660-046-0120(1), medium cities cannot require minimum lot sizes for duplexes to be larger than the minimum lot size for a single-family detached dwelling. City staff is proposing to eliminate the “Small Lot” provisions from the Code and doing so will help bring this standard into compliance.

10.5.020.060 RH High Density Residential Development Standards

RH High Density Residential	Standard			
	<u>Single-Family Attached, Row Houses, or Townhomes (3 or more units)</u>	<u>One and Two Dwelling Units per Lot (Single-Family Detached and Duplex)</u>	<u>Three Dwelling Units per Lot</u>	<u>Four or More Dwelling Units per Lot</u>
Minimum Lot Area	<u>1,500 sq. ft. per dwelling unit</u>	1,500 <u>2,500 sq. ft. per dwelling unit, not to exceed 25 units per gross-acre</u>	4,500 <u>1,500 sq. ft. per dwelling unit, not to exceed 25 units per gross-acre</u>	6,000 <u>1,500 sq. ft. per dwelling unit, not to exceed 25 units per gross-acre</u>
Minimum Site Area per Dwelling Unit		3,500 sq. ft. <u>OR 2,000 sq. ft. for small lot and townhouse clusters (3-8 units)</u>	2,000 sq. ft.	1,500 sq. ft.
Minimum Lot Width	<u>25 ft. for corner lots and lots with townhome end-units; and 20 ft. for interior lots</u>	25 ft. for corner lots and 20 ft. for interior lots	60 <u>50 ft.</u>	75 <u>50 ft.</u>
Minimum Lot Depth	60 ft.	60 ft.	85 <u>60 ft.</u>	85 <u>60 ft.</u>
Building Height	35 ft.	35 ft.	40 <u>35 ft.</u>	40 <u>35 ft. for 4-units, 45 ft. for 5+ units.</u>
Building Orientation	The front building line shall be parallel to the street, or private accessway if there is no street frontage to which to orient. Practical adjustments may be made to accommodate street curvature. The front building line shall include the <u>at least one</u> front door.			

10.5.030.060 Medium Density Residential Development Standards

	Standard			
	<u>Single-Family Attached, Row Houses, or Townhomes (3 or more units)</u>	<u>One and Two Dwelling Units per Lot (Single-Family Detached and Duplex)</u>	<u>Three Dwelling Units per Lot</u>	<u>Four or More Dwelling Units per Lot</u>
RM Medium Density Residential				
Minimum Lot Area	<u>2,000 sq. ft. per dwelling unit</u>	2,000 and 5,000 (duplex) 4,000 sq. ft. per dwelling unit, not to exceed 25 units per gross acre	7,500 2,000 sq. ft. per dwelling unit, not to exceed 25 units per gross acre	10,000 2,000 sq. ft. per dwelling unit, not to exceed 25 units per gross acre
Minimum Site Area per Dwelling Unit		3,500 sq. ft. OR 2,000 sq. ft. for small lot and townhouse clusters (3-8 units)	2,000 sq. ft.	2,000 sq. ft.
Minimum Lot Width	<u>25 ft. for corner lots and lots with townhome end-units; and 20 ft. for interior lots</u>	25 ft. for corner lots and 20 ft. for interior lots	7550 ft.	8050 ft.
Minimum Lot Depth	<u>65 ft.</u>	65 ft.	8565 ft.	10065 ft.
Building Height	<u>35 ft.</u>	35 ft.	4035 ft.	4035 ft. for 4 units, 45 ft. for 5 or more units.
Building Orientation	The front building line shall be parallel to the street, or private accessway if there is no street frontage to which to orient. Practical adjustments may be made to accommodate street curvature. The front building line shall include the <u>at least one</u> front door.			

City staff is already proposing to eliminate the “per dwelling unit” piece of the minimum lot area standards, which will help bring the lot size standard for duplexes into compliance. However, one unit (SFD home) or two units (duplex) must have the same minimum lot size. Given the small minimum lot size that is currently in place for SFD, we recommend increasing the lot size for SFD to match the duplex minimum lot size minus

the “per dwelling unit” provision. Duplex development on lot sizes below 1,500 or 2,000 square feet is likely challenging or infeasible when accounting for setback, lot coverage, and parking requirements. This approach ultimately decreases the minimum lot size for duplexes, and it also ensures duplex development is feasible for the same lot size standard used for SFD. In addition, the proposed minimum lot sizes for SFD, although larger, are still relatively small compared to comparable cities and will still promote dense development patterns for RH and RM zones. To some degree, it also may promote development of new plexes in these zones, rather than single-family detached homes, given that they will be less costly to produce, which in turn will be more in keeping with the intent of higher density zones. Existing lots that are smaller than the new minimum lot size will still allow development of duplexes and SFD (CDC 10.3.090.040 Nonconforming Lots of Record), which will also help promote infill development on these lots.

Advisory Committee members and City staff suggest a minimum lot area of 2,500 square feet for SFD and duplexes in the RH zone. They note that many existing lots in older, central neighborhoods are 5,000 square feet and could be relatively easily divided into two 2,500 square foot lots. They would like new lot sizes to remain consistent with existing lot dimensions in those areas.

In addition, the City would like to add a separate category for single-family attached (i.e. row houses or townhomes) of three or more units. This separate single-family attached category will retain the 1,500 and 2,000 square feet minimum lot sizes for the RH and RM zones, respectively. The City is also proposing to restructure the development standard tables for the RH and RM zones to consolidate the one- and two-family dwelling unit standards into one column.

Per OAR 660-046-0120(2), density maximums cannot apply to duplexes. Therefore, the “not to exceed 25/17 units per gross acre” provision for duplexes must be removed for both the RH and RM zones. The City is also proposing to remove the density provision for SFD because it is an unnecessary and potentially confusing standard when combined with the minimum lot size standard. The City is already proposing to eliminate the “minimum site area” provision throughout the Code. Doing so will also help bring lot area standards into compliance with State requirements.

10.3.030.040(E) Application Review Procedures Criteria Design Standards

~~1. Two-family and three-family structures, and attached single-family structures (2 units) shall be designed and constructed to have the appearance of a single house.~~

Per OAR 660-046-125(1), duplex design standards must be “clear and objective.” “The appearance of a single house” is not a clear and objective design requirement.

10.5.020.070 (RH), 10.5.030.070 (RM), 10.5.040.060 (NC) Design Standards

F. All one and two-family (duplex) dwelling units located on a single tax lot shall have at least one a traditional front entry that is parallel to the street on the ground level included in the front building line. Attached duplexes may have a side entry that does not face the street. The front entries of each detached duplex unit must face the street unless one dwelling has more than 50 percent of its street-facing façade separated from the street property line by the other dwelling. The front entry Entries for all one- family and duplex dwellings in the front building line shall be connected by hard surface to the right-of-way. ~~In addition, all one- and two-family dwellings located on a single tax lot shall utilize 6 or more of the 10 design features located in Section 10.5.010.070(A) to provide visual relief along the front of the residence. (Ord. 19-1373)~~

The word “traditional” should be removed for this standard to be clear and objective for both single-family detached and duplexes. Furthermore, at least one side entry should be allowed for attached duplexes (distinct from detached duplexes) to provide greater flexibility regarding building orientations and lot layout. Detached duplexes where one unit is behind the other may also need additional flexibility for entry location.

The final sentence of this provision is already stated in this Code section. This piece should be removed to help minimize redundancy in the Code.

10.5.010.080, 10.5.020.090, 10.5.030.090, 10.5.040.090 Exceptions to Standards

A. Lot Size. In planned developments and subdivision development, the lot size, width, and depth may vary from the standards listed in this Article, provided ~~that the overall project density does not exceed 17 units per gross acre, and~~ the proposed development conforms with this and other City ordinances.

B. Density Calculations. Permitted accessory dwellings and duplexes shall not be counted in density calculations for proposed development.

10.5.010.010 – RL Low Density Residential Purpose

This district implements the RL - Low Density Residential Comprehensive Plan designation, which allows for a range of ~~zero~~ 3 to 6 single-family dwelling units per gross acre. This density does not apply to duplexes.

As mentioned, duplexes must be exempt from density requirements. In addition, as recommended elsewhere in the Code, we recommend removing the maximum density requirements, which are unnecessary due to minimum lot sizes already controlling for residential density. This density exemption provision should be added to each corresponding residential code section and will be included in the adoption amendment package.

10.6.010.030 Landscaping Standards General Provisions

C. Completion Prior To Occupancy. Except for landscaping for single-family homes and duplexes, all required landscaping and related improvements shall be completed, or financially guaranteed per the provisions of Section 10.9.040.060(I): Performance Guarantee prior to occupancy.

10.6.130.010 Temporary Family Hardship

The purpose of this Article is to permit the temporary siting of a manufactured dwelling or recreational vehicle (RV) on a developed single-family or duplex lot when it can be shown that a family member must be near another family member in order to receive adequate care for a physical or mental impairment, infirmity or other disability.

Per OAR 660-046-0115 – Permitted Uses and Approval Process – duplexes must be subject to the same approval processes and procedures as single-family dwellings in the same zone. The landscaping and temporary family hardship provision therefore must apply to duplexes as well as single-family homes to ensure both housing types are treated equally through approval procedures and use exemptions.

Article 6.040 Duplex Conversions

10.6.040.010 Purpose

This article provides standards and criteria for regulating conversions of single-family detached housing into duplexes.

10.6.040.020 Middle Housing Conversion Regulations

Conversion of a single-family detached home to a duplex is permitted under the following conditions:

1. In the RL, RH, RM, NC, and CBC residential zones.
2. The conversion to a duplex shall not increase non-conformance with current development standards.
3. A conversion to a duplex is exempt from additional design standards.
4. Separate utility connections are provided for the additional unit.
5. A separate entry is provided or available for the additional unit, either on the side or front of the house.

This new language is intended to clarify that single-family dwelling *conversions* to duplexes are allowed and are exempt from meeting additional design standards, provided the conversion does not increase non-conformance with the Code. OAR 660-046-0105(1) requires medium cities to allow conversions of duplexes from existing

single-family dwellings. Adding a provision on duplex conversions will help provide certainty and clarity that conversions are allowed in the City.

10.7.060.010 Minimum and Maximum Off-Street Parking Requirements

Use Type	Auto Parking	
	Minimum	Maximum
1, and 2, and 3 dwelling units	2 spaces per dwelling unit	None
3 and 4 dwelling units and single-family attached/townhomes	1 space per dwelling unit	None
45 or more to 12 dwelling units (multifamily)	6 spaces, plus 1.5 spaces per dwelling unit in excess of 35 units.	None

Removing the “per dwelling unit” provision, along with removing 3 dwellings from this group will bring the minimum off street parking standards into compliance with OAR 660-046-0120(5). The City is proposing to restructure the off-street parking table to have three rows; one for 1 and 2 dwelling units, a second for 4 and four units, and the third for 5 or more.

Please note that duplexes will still be allowed to have more than two off-street parking spaces if a developer, builder, or property owner chooses to provide them. However, per the new state rules, the City cannot *require* duplex developments to provide more than two off-street spaces.

10.10.030 Timing of Improvements

A. General. Except sidewalks which are described below in subsection B, all improvements required by the standards in this Chapter shall be installed per the provisions of Section 10.9.040.060(H): Installation of Required Improvements. The construction, installation, placement, or addition of a one or more dwelling units on a lot, including one that replaces another dwelling or structure, shall initiate the requirement of full public improvements, including street, curb, sidewalk, and storm sewer, except when the existing dwelling is destroyed by an act of God and the replacement dwelling has no more than 110% of the total square footage of the original.

E. Waivers of Remonstrance. Developments of other than single-family dwellings or duplexes may be able to use the provisions of Article 6.110: Waiver of Right to Remonstrate, in lieu of immediate installation of public improvements.

Per OAR 660-046-120(7), clear and objective standards exceptions to public works standards to detached single-family dwelling must also be granted to duplexes.

Additional Middle Housing Code Updates

BACKGROUND

The proposed Development Code amendments described here focus on Code items identified in the initial Code Audit that address triplex and quadplex development standards, which go beyond State requirements for Medium Cities.² Furthermore, the tri- and quadplex standards identified in the Audit were informed by previous recommended housing Code amendments from 2018 and 2019 along with additional analysis and discussion undertaken as part of the current planning process. Many of those recommendations pertained to middle housing, and they were either fully adopted or partially updated. Most of the recommendations for triplex and quadplexes were not adopted, while some were partially updated. Those recommendations that are revisited here mainly pertain to tri- and quadplex lot size standards for the City's High Density Residential (RH) and Medium Density Residential (RM) zones.

² Large Cities (25,000+) are required to allow triplexes, quadplexes, townhomes, and cottage cluster development in areas that allow single-family detached homes.

MIDDLE HOUSING AMENDMENTS

10.5.020.060 High Density Residential Development Standards

RH High Density Residential	Standard			
	<u>Single-Family Attached, Row Houses, or Townhomes (3 or more units)</u>	<u>One and Two Dwelling Units per Lot (Single-Family Detached and Duplex)</u>	<u>Three Dwelling Units per Lot</u>	<u>Four or More Dwelling Units per Lot</u>
Minimum Lot Area	<u>1,500 sq. ft. per dwelling unit</u>	<u>1,500 2,500 sq. ft. per dwelling unit, not to exceed 25 units per gross acre</u>	<u>4,500 1,500 sq. ft. per dwelling unit, not to exceed 25 units per gross acre</u>	<u>6,000 1,500 sq. ft. per dwelling unit, not to exceed 25 units per gross acre</u>
Minimum Site Area per Dwelling Unit		<u>3,500 sq. ft. OR 2,000 sq. ft. for small lot and townhouse clusters (3-8 units)</u>	<u>2,000 sq. ft.</u>	<u>1,500 sq. ft.</u>
Minimum Lot Width	<u>25 ft. for corner lots and lots with townhome end-units; and 20 ft. for interior lots</u>	<u>25 ft. for corner lots and 20 ft. for interior lots</u>	<u>60 50 ft.</u>	<u>75 50 ft.</u>
Minimum Lot Depth	<u>60 ft.</u>	<u>60 ft.</u>	<u>85 60 ft.</u>	<u>85 60 ft.</u>
Building Height	<u>35 ft.</u>	<u>35 ft.</u>	<u>40 35 ft.</u>	<u>40 35 ft. for 4-units, 45 ft. for 5+ units.</u>

10.5.030.060 Medium Density Residential Development Standards

	Standard			
	<u>Single-Family Attached, Row Houses, or Townhomes (3 or more units)</u>	<u>One and Two Dwelling Units per Lot (Single-Family Detached and Duplex)</u>	<u>Three Dwelling Units per Lot</u>	<u>Four or More Dwelling Units per Lot</u>
RM Medium Density Residential				
Minimum Lot Area	2,000 sq. ft. per dwelling unit	2,000 and 5,000 (duplex) 4,000 sq. ft. per dwelling unit, not to exceed 25 units per gross acre	7,500 2,000 sq. ft. per dwelling unit, not to exceed 25 units per gross acre	10,000 2,000 sq. ft. per dwelling unit, not to exceed 25 units per gross acre
Minimum Site Area per Dwelling Unit		3,500 sq. ft. OR 2,000 sq. ft. for small lot and townhouse clusters (3-8 units)	2,000 sq. ft.	2,000 sq. ft.
Minimum Lot Width	25 ft. for corner lots and lots with townhome end-units; and 20 ft. for interior lots	25 ft. for corner lots and 20 ft. for interior lots	75 50 ft.	80 50 ft.
Minimum Lot Depth	65 ft.	65 ft.	85 65 ft.	100 65 ft.
Building Height	35 ft.	35 ft.	40 35 ft.	40 35 ft. for 4 units, 45 ft. for 5 or more units.

Most of the proposed code amendments for RH and RM lot size standards which were reviewed and discussed by the City as part of the 2019 Code update project were updated but not fully adopted. The recommendation at that time was to reduce minimum lot size to 1,500 square feet per unit for RH, and 2,000 square feet per unit for RM, regardless of housing type. We recommend using that proposed standard for three units and above for both zones.

Examination of older neighborhoods in The Dalles revealed that many existing lot widths are currently 50 feet. Reducing the minimum required lot width for three units and above would help promote infill and possibly conversions for these housing types in these medium and high density residential areas.

Reducing maximum height from 40 feet to 35 feet for three- and four-unit dwellings will help these larger middle housing types be more compatible with existing residential character in the RH and RM zones. Conversely, increasing height to 45 feet for 5+ units will make larger multi-family developments more financially feasible.

10.3.030.040(E) Multifamily Dwelling Design Standards

3. Multifamily dwellings (3 or more units) shall:

a. Have variation in roof plane and elevation. This standard is met by providing one of the following details:

- i. Eaves on all sides of the building;
- ii. An overhang or projecting roof form, for example, over a front porch;
- iii. An offset along the ridge of the highest roof form that is at least 1 foot in height; or
- iv. At least one secondary roof form in addition to the primary or largest roof elevation, such as a cross-gable, dormer, or similar roof form as shown in Figure 1 below.

v. For three and four dwellings exceeding 25 feet in height, eave or parapet at 25 feet and pitched roof for remainder of height.



In addition to reducing the maximum height for triplexes and quadplexes, encouraging a pitched roof and a max height for an eave that is consistent with max height for single-family and duplex dwellings will help these housing types conform to existing neighborhood character.

10.5.020.080 and 10.5.030.080 Open Area

- A. Open area requirements shall apply to all development with 4 5 or more dwelling units per lot.
- B. A minimum of 30% of the gross lot area shall be developed as permanent open space. The minimum open area shall be landscaped and permanently maintained per the provisions of Article 6.010: Landscaping Standards. Decorative design elements such as fountains, pools, benches, sculptures, planters, and similar elements may be placed within the open area. These provisions shall apply to all new projects and to additions or remodels of existing structures that create new dwelling units. The following apply to the required open area:

Requiring 30% open space for quadplexes may be a barrier to providing this housing type, particularly on smaller lots in the RM and RH zones. We typically do not see that type of standard applied to triplexes and quadplexes.

10.6.010.070 Required Landscaping by Zone

ZONE	SITE REQUIREMENT
RH	
1, 2, or 3, <u>or</u> 4 Family	Site landscaped according to Article 6.010 ³

³ Among other standards and requirements, this provision states a minimum 40% of the required landscape area be planted with live plant material. <http://qcode.us/codes/thedalles/?view=desktop>

<u>45+</u> Family	Equal to 1.5 times the first floor area of all structures minimum
RM	
1, 2, or 3 , <u>or 4</u> Family	Site landscaped according to Article 6.010
<u>45+</u> Family	Equal to first floor area of all structures minimum
NC	
1, 2, or 3 , <u>or 4</u> Family Residential Only	Site landscaped according to Article 6.010
<u>45+</u> Family Residential Only	Equal to the first floor area of all structures minimum

Using the same landscaping standards for quadplexes that are required for other middle housing types (duplex and triplex) will help make quadplexes visually compatible with the surrounding residential area. In addition, requiring 1 or 1.5 times the building footprint for landscaping results in a de facto lot coverage standard of less than 33% (or less than 35% when accounting parking) which would be a very low lot coverage and create a barrier to development of quadplexes.

10.7. 060.010 Minimum and Maximum Off-Street Parking Requirements

Use Type	Auto Parking	
	Minimum	Maximum
1, and 2, and 3 dwelling units	2 spaces per dwelling unit	None
<u>3 and 4 dwelling units and single-family attached/townhomes</u>	<u>1 space per dwelling unit</u>	<u>None</u>
45 or more to 12 <u>dwelling units (multifamily)</u>	6 spaces, plus 1.5 spaces per dwelling unit in excess of <u>35</u> units.	None

The City is required to limit minimum off-street parking to two spaces for duplexes. The City's current parking requirements for tri- and quadplexes substantially exceed duplexes on a per-unit basis, as they effectively require 6 (triplexes) and 7.5 (quadplexes) spaces. In addition, the existing requirement for triplexes and quadplexes is generally more onerous than what is required for larger multi-family development, as the higher parking-to-unit ratio for tris and quads limits flexibility for site design. The current requirement may deter development of triplexes and quadplexes and favor

other housing types. We recommend reducing minimum parking requirements to be more consistent with duplex off-street parking standards. City staff and most of the Planning Commission agree that current parking requirements for triplexes and quadplexes should be reduced.

The City's parking requirements for single-family attached and townhome dwellings also exceeds the new duplex parking requirement, despite being a functionally similar housing type. Therefore, City staff and APG, along with support from the Planning Commission, recommend reducing minimum off-street parking requirements to one space per dwelling unit for townhomes/single-family attached, triplexes, and quadplexes to be consistent with duplex requirements.

The following discussion items helped factor into the parking reduction amendments, particularly for townhomes:

Market Demand and Conditions. Minimum parking requirements do not preclude a developer from providing more parking than the minimum parking requirement. If consumer preference is for housing that has two or more parking spaces per housing unit, then the market typically will respond by providing that extra parking. In other words, a developer is more likely to provide more spaces than the required minimum for housing if they know that space for multiple vehicles is a selling point for that particular housing market (e.g., in a particular region or for a target demographic).

Common Construction Practices and Consumer Preference. The industry standard for townhome development is to provide two spaces per unit – generally a garage with a driveway in front. Given this common practice and consumer preference for this type of townhome design, developers will likely continue to provide two spaces per unit for townhomes in many cases, regardless of whether minimum parking is reduced to one space per unit. This will reduce the potential for spillover on-street parking impacts on local streets.

Shared Parking Arrangements. Planning Commission and Staff also discussed the possibility of finding a middle ground for townhome parking reduction. One option may be to allow shared parking among units, which would likely entail creating space for common ownership and access easements. Similar shared parking arrangements are occasionally applied to the Planned Unit Development (PUD) process. While possible, this approach is likely to be challenging, as it would require more procedural complexity and time, both for the City and developers/property owners.

Land Supply and Costs. The benefit of reducing the parking requirement is that it will provide more site design or development flexibility for property owners and developers, and less parking generally decreases the cost of the unit. That will result in the ability to reduce housing costs for residents. On a larger scale, reducing parking requirements

also will result in greater land supply, which is particularly relevant for The Dalles given the City's limited space to grow.

Code “Clean-Up” Amendments

BACKGROUND

City staff has compiled a list of proposed code “clean-up” amendments throughout the course of 2020. Many of the clean-up amendments are related to middle housing or other housing standards that will help the City meet HB 2001 and associated OAR requirements and will reduce barriers for housing options in general. The project presents an opportunity to include some of the proposed amendments with the middle housing code updates that will be adopted in June 2021. Note that many of the proposed clean-up Code amendments overlap with recommended updates that are addressed in other middle housing sections of this project, such as removing the “per dwelling unit” and “minimum site area” standards in each zone. Those areas of overlap will not be addressed here, as those recommendations are already included in other sections of Batch 1 and 2 Code updates. The remaining Code clean up recommendations presented here are organized by Code section.

CLEAN-UP AMENDMENTS

10.2.030 – The Meaning of Specific Words and Terms

Gross Density. The total number of dwelling units per total area of a lot, parcel, or tract.

Net Density. The total number of dwelling units per developable area of a lot, parcel, or tract (i.e. total area minus roads, easements, etc.)

Porch. A covered shelter projecting from the front entrance of a building with a minimum width of 12 feet and depth of 6 feet.

10.3.080.020(B) – Application Review Procedure – Prohibited Adjustments

6. To allow an increase or decrease in density above or below the allowed density of the applicable zone.

These prohibited adjustment review revisions will help ensure densities follow Comprehensive Plan and/or Code provisions for density and will also help prevent density changes from being eligible for a variance.

10.5.010.010 – RL Low Density Residential Purpose

This district implements the RL - Low Density Residential Comprehensive Plan designation, which allows for a range of ~~zero~~ 3 to 6 single-family dwelling units per gross acre. This density does not apply to duplexes.

10.5.010.060 – RL Low Density Residential Development Standards

*Compliance with this standard is measured by determining the net buildable square footage on a proposed development site (exclusive of areas to be dedicated for public rights-of-way, constrained by slopes of 25% or greater, public utility easements, wetlands, riparian corridors and floodplain), then dividing by minimum density square footage standard, and rounding down.

10.5.010.070 RL Low Density Residential Design Standards

C. ~~Duplexes, Small lot single family, and Attached row houses~~ Single-family attached and townhomes shall have front porches with a depth of at least 6 feet and a width of at least 12 feet, or the garage shall occupy no more than 50% of the width of the front (street-facing) dwelling façade.

10.5.020.010 – RH High Density Residential Purpose

This district implements the RH - High Density Residential Comprehensive Plan designation, which allows for a range of ~~7~~ 10 to 25 single-family and multifamily dwelling units per gross acre. This density does not apply to duplexes. The RH district is intended to provide areas where ~~small lot~~ single-family detached dwellings, single-family attached dwellings, duplexes, town houses, condominiums, and multifamily developments may be constructed under various ownership patterns.

Staff identified a discrepancy for the stated density ranges between the Code and Comprehensive Plan, noting that the Comprehensive Plan identifies RL as “3-6 units/gross acre” and RH as “10-25 units/gross acre.” These ranges must be consistent between the Comprehensive Plan and Development Code. In addition, staff is recommending removing all instances of “small lot single family” from the Code and Comprehensive Plan. The proposed addition of the language “*This density does not apply to duplexes*” was addressed in an earlier section.

Staff also recommends including “public easements” to the list of exclusions in calculations for required densities. This recommendation applies to all residential zones.

10.5.020.020 and 10.5.030.020 Permitted Uses

2. Residential building types:

- a. Single-family detached subject to ministerial review (Article 3.020).
- b. Single-family detached (zero lot line) subject to ministerial review (Article 3.020).

c. Duplex and single-family attached (zero lot line, 2 units) subject to ministerial review (Article 3.020).

d. ~~Small lot single-family detached dwellings (3 to 8 unit clusters) and attached town houses (zero lot line, 3 to 8 unit clusters)~~ Single-family attached (townhouses) subject to site plan review.

e. Multifamily dwelling subject to site plan review (Article 3.030).

f. Cottage cluster dwelling subject to site plan review (Article 3.030).

10.5.020.060 and 10.5.030.060 – RH and RM Residential Development Standards

[Side Yard (interior)] 5 ft., except 8 ft. where dwelling has zero setback on opposite side, including end unit of townhouse ~~building-dwelling units~~; and 10 ft. separation between buildings.

10.5.020.070 and 10.5.030.070 – RH and RM Residential Design Standards

F. ~~{In addition, all one- and two-family dwellings located on a single tax lot shall utilize 6 or more of the 10 design features located in Section 10.5.010.070(A) to provide visual relief along the front of the residence. (Ord. 19-1373)}~~

Staff recommends making corresponding amendments between the RH and RM zone, such as changing townhomes to “single family attached”, and the site plan review requirement for multi-family, cottage cluster, and single-family attached.

Every instance in the RH and RM development and design standards sections of the Code should replace “building” with “dwelling unit” when referring to any type of dwelling.

The sentence removed from subsection 5.020.060(F) is already stated in subsection 5.020.060(A).

10.5.030.060 – RM Medium Density Development Standards

Rear Yard	§ <u>10</u> ft.
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10.5.030.070 – RM Medium Density Design Standards

A. Single-Family and Two-Dwelling Development. All one- and two-dwelling units located on a single tax lot shall utilize 6 or more of the following design features to provide visual relief along the front of the residence(s):

1. Attached garage or carport (1 per dwelling).
2. Roof pitch greater than 3/12 (a nominal slope of 3 feet in height for every 12 feet in width).

3. Commercially available siding.
4. Covered front porch entries.
5. Recessed front entries.
6. Eaves, minimum 12" projection.
7. Bay or bow windows.
8. Exterior window sills.
9. Gables in addition to the primary roof pitch.
10. Other features subject to the approval of the Director.

10.5.020.070 and 10.5.030.070, and 10.5.040.070 Design Standards

A. All Residential Development. All one- and two-family dwelling units located on a single tax lot shall utilize 6 or more of the following design features to provide visual relief along the front of the residence(s):

4. Covered front porch entries with a depth of at least 6 feet and a width of at least 12 feet.

E. Multiple Buildings and Detached Dwellings (3+) on One Lot—Separation Between Buildings, Three or more Detached Dwellings per lot, Parking Areas, Walks, and Drives. To provide privacy, light, air, and access to the dwellings within the development, the following minimum standards shall apply:

Staff recommends adding the design feature list from RH (5.020.070(A)) to the RM Design Standards. The last sentence of .070(F) for each residential zone should be removed to avoid redundant provisions in each section.

Advisory Committee members and City staff expressed interest in only applying the front porch as one of the six required design feature options for RL and RH and elaborating on the dimensions for a front porch. In addition, the Advisory Committee suggested removing the term “traditional” for the front entry requirement and replacing it with an entry that is parallel to the street. This also will help ensure that code language is clear and objective.

Staff recommends applying the “multiple buildings on one lot” provision to three or more detached dwellings on a single lot. Given the recommendation to distinguish “buildings” from “dwellings” throughout the Code, it is necessary to clarify that this particular provision applies to multiple dwellings (3+) as well.

10.5.010.080, 10.5.020.090, 10.5.030.090, 10.5.040.090, 10.5.050.090 Exceptions to Standards

3. Garage and Carport Setbacks on Alleys. Rear yard setbacks for garage/carports and accessory dwelling units on alleys may be waived per the following:

Staff recommend an amendment in the ADU Standards section (10.6.030.050) that would allow a rear setback reduction to zero if the property abuts an alley or if it is less than 20 feet in height. This would help enable garage or other accessory building conversions to an ADU.

10.5.050.030(A) - Residential in CBC Zone

19. Residential uses as follows:

a. ~~All dwellings, as defined by this Title, so long as the ground floor is a permitted commercial use.~~ Sub-districts 1 and 3:

1. All existing dwellings built prior to the adoption of this title.
2. Duplex and single-family attached
3. Attached town houses (zero lot line, 3 to 8 unit clusters)
4. Multifamily dwelling

b. Sub-district 2: All dwellings, as defined by this Title, so long as the ground floor is a permitted commercial use.

Staff notes that this language effectively prohibits duplex development unless there is a commercial use on the ground floor. Planning Commission also expressed interest in allowing more residential uses in downtown districts (CBC zone) generally, noting a desire for greater flexibility for property owners and increasing opportunities to create a more mixed-use, walkable environment by expanding the range of development opportunities in the area. The proposed amendments will have that effect in Sub-districts 1 and 3. At some point in the future through a broader community discussion, the City also may consider allowing for residential-only uses in Sub-district 2.

10.6.030.050 Accessory Dwelling Development Standards

E. Rear Setbacks. The minimum rear setback for an ADU may be reduced to 50 feet (zero lot line) if the structure is less than ~~15~~ 20 feet in height or the rear lot line abuts an alley.

10.6.120.040 Manufactured Homes

~~(F) Garages and Carports. In the RL—Low Density Residential and RH—High/Medium Density Residential zone districts a garage shall be required when more than 50% of the houses on the subject block (both~~

~~sides of the street) have existing garages, and a carport required when more than 50% of the houses on the subject block (both sides of the street) have existing carports. Garages and carports shall be constructed of materials similar to the manufactured home.~~

City staff would like consistent reductions for setbacks for all detached accessory development to help provide flexibility for future conversions of detached accessory garages to ADU's. In many cases, garages are built to the rear property line where the property is served by an alley and a number of homeowners have expressed interest in converting these structures into ADUs. We recommend allowing for a 0' rear setback in these situations (or exempting those structures from the existing rear setback requirement). It also may be appropriate to increase allowable heights to 20' in these circumstances.

City staff noted that the garages and carports are not required for other housing types and therefore should not be required for manufactured homes of a certain size. In addition, they note the requirement does not exist for the RM zone, which is the primary zone intended to accommodate manufactured homes.

11.12.050(A) Procedures

3. Completed applications shall contain a signed application form together with photographs, drawings, literature excerpts or any other type of documentation in support of the request for addition/deletion of the landmark or alteration to a designated landmark. ~~No application fee will be charged for either application.~~

Staff noted that \$85 is now required for these application fees.

Future Amendments

Planning Commission members expressed interest in the City allowing container homes and tiny homes. Public support for this housing type has also been growing, as indicated by public input from the Online Open House and Survey. Tiny homes may already be allowed on any residential lot subject to design and building code requirements, whereas container homes are currently prohibited in residential zones (TDMC 10.6.160.010). **At present, the Planning Commission has recommended not pursuing Code updates for these housing types.** However, given the growing popularity and affordability for container homes and tiny homes in The Dalles, the City may want to explore Code revisions in the future that allow and/or support container homes and tiny homes. Such a process would likely entail further public outreach to gather feedback on potential design and development standards/requirements that are specific to tiny homes and container homes. In

further evaluating these types of homes, the City likely will want to consider the following factors and issues:

- **Consistency with building code requirements.** This will be an essential requirement as it is for all housing. Several companies currently pre-fabricate container homes consistent with state building code requirements. Individual homes converted by an owner or contractor from a container may be more challenging or costly to convert on-site and will require local building code inspections.
- **Consistency with City design standards.** The City will need to decide if the same standards that currently apply to single-family detached homes, duplexes, triplexes and quadplexes also should apply to container homes. Some of the standards in the City's current menu of applicable standards could be particularly challenging or costly to apply to container homes, reducing the benefit of allowing these homes as a more affordable form of housing.
- **Consistency with existing architectural character.** Many container homes have a more "modern" or "edgy" look than many older existing homes in The Dalles. Having a variety of architectural design styles is not necessarily a bad thing but likely will be a topic of community discussion and concern.
- **Use of containers for non-residential or accessory structures.** The City will want to determine whether containers should only be allowed as residences or whether they also could be used as accessory structures in residential or other areas. Proliferation of such structures could be a cause for community concern.

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Paula Webb

From: Dawn Hert
Sent: Tuesday, May 11, 2021 2:11 PM
To: Paula Webb
Subject: FW: Proposed Land Use Regulation

Party of Record for Thursday's PC mailout.

Thanks,
Dawn

From: richandlaurahess@charter.net [mailto:richandlaurahess@charter.net]
Sent: Friday, May 7, 2021 1:40 PM
To: Dawn Hert <dhert@ci.the-dalles.or.us>
Subject: Proposed Land Use Regulation

Community Development Dept

May 7, 2021

The Dalles, Or

RE: Planning Commission/City Council LAND USE REGULATION PROPOSAL

We are NOT in favor of the changes to the "high density housing" rules the city/county are proposing.

We have lived in rural The Dalles for over 40 years and have enjoyed the fact that we are in a "rural" setting. To state that both Hood River and The Dalles need to urbanize instead of remaining rural is a false narrative.

Guess what? Not everyone gets to live where they would like to live.

We have seen the "urbanization" with the 33 houses being built near W 23rd St & Radio Way, The Dalles.

To put high density housing in a single home neighborhood is not practical when looking at the infrastructure required. A "Master Plan" for development in The Dalles would be helpful.

Our neighborhood was forced to accept high density housing in the past when Flagstone was built and later the Veteran's Home. The neighborhood went to the council to let them know we were not interested in retail in our neighborhood. We stated we were willing to drive to downtown for retail. We still will. We are currently in serious danger if a fire forces us to evacuate as there are only 2 roads to use and possibly none if a fire blocks them. Imagine what will happen if Flagstone needs to evacuate. That's what will happen with "high density" urbanization.

We hope the city & county will reconsider whatever plans you are thinking about and think of the existing residents and their wishes.

Have you thought more strongly about expanding the Urban Growth Boundary. How about challenging the URB even being legal?

Have you thought of putting your higher density housing closer to retail and away from the residential single family home areas? A master plan would help. The land west of the new U-haul business would be quite suitable for multiple housing.

Thank you for your consideration of our opinion and hoping you listen.

Richard and Laura Hess

614 Brentwood Dr, The Dalles OR



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125
COMMUNITY DEVELOPMENT DEPARTMENT

RESOLUTION NO. PC 597-21

A RESOLUTION OF THE PLANNING COMMISSION
RECOMMENDING CITY COUNCIL APPROVAL OF VARIOUS
AMENDMENTS TO THE CITY OF THE DALLES MUNICIPAL
CODE, TITLE 10 - LAND USE AND DEVELOPMENT AND
COMPREHENSIVE PLAN.

WHEREAS, an application was submitted for Zoning Ordinance Amendment 104-21 and Comprehensive Plan Amendment 49-21 proposing various amendments to the City of The Dalles Municipal Code, Title 10 Land Use and Development; and

WHEREAS, the City Planning Commission conducted a public hearing on May 20, 2021 to take public testimony on the proposed Zoning Ordinance Amendment 100-19 and Comprehensive Plan Amendment 45-19; and

WHEREAS, the Planning Commission has considered the public testimony and reviewed the proposed amendments set forth in Zoning Ordinance Amendment 104-21 and Comprehensive Plan Amendment 49-21, and based upon the proposed findings of fact and conclusions of law in the staff report and testimony presented during the hearing, the Planning Commission voted to recommend the amendments be forwarded to the City Council for their review and adoption;

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION AS FOLLOWS:

Section 1. The Planning Commission recommends that the proposed Zoning Ordinance Amendment 104-21 and Comprehensive Plan Amendment 49-21 be approved and forwarded to the City Council for its review and adoption.

Section 2. This Resolution shall be effective upon its passage and approval. The Secretary of the Commission shall (a) certify to the adoption of the Resolution; (b) transmit a copy of the Resolution to the Applicant.

APPROVED AND ADOPTED THIS 20TH DAY OF MAY, 2021.

Brent Bybee, Chair
Planning Commission

I, Alice Cannon, Community Development Director for the City of The Dalles, hereby certify that the foregoing Resolution was adopted at a regular meeting of the Planning Commission, held on the 20th day of May, 2021.

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

ATTEST: _____

Alice Cannon
Director, Community Development Department
City of The Dalles