

**AGENDA**

**PLANNING COMMISSION SPECIAL MEETING**

April 22, 2021

5:30 p.m.

**VIA ZOOM**

<https://zoom.us/j/95472039507?pwd=ODc1bVcwak1pUytVbmN1ZVJWVUVNQTO9>

Meeting ID: **954 7203 9507** Passcode: **460664**

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 –March 18, 2021
6. PUBLIC COMMENT
7. STAFF COMMENTS / PROJECT UPDATES
8. COMMISSIONER COMMENTS / QUESTIONS
9. RESOLUTION  
Resolution 596-21: Denial of VAR 129-21, Meyer Sign Company of Oregon
10. DISCUSSION ITEM  
The Dalles Housing Code Update: House Bill 2001 – Middle Housing  
Final Code Updates Discussion
11. ADJOURNMENT

---

This meeting conducted via Zoom.

Prepared by/  
Paula Webb, Secretary  
Community Development Department

*(This page intentionally left blank.)*

**MINUTES**

**PLANNING COMMISSION MEETING**

March 18, 2021  
5:30 p.m.

**VIA ZOOM**

**PRESIDING:** Brent Bybee, Chair

**COMMISSIONERS PRESENT:** Karly Aparicio, Alan Easling, Philip Mascher, Linda Miller, Mark Poppoff

**COMMISSIONERS ABSENT:** Cody Cornett

**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 5:33 p.m.

**PLEDGE OF ALLEGIANCE**

Chair Bybee led the Pledge of Allegiance.

**APPROVAL OF AGENDA**

It was moved by Miller and seconded by Bybee to approve the agenda as submitted. The motion carried 6 to 0; Aparicio, Bybee, Easling, Mascher, Miller and Poppoff voting in favor, Cornett absent, none opposed.

**APPROVAL OF MINUTES**

It was moved by Easling and seconded by Aparicio to approve the minutes of February 18, 2021 as submitted. The motion carried 6 to 0; Aparicio, Bybee, Easling, Mascher, Miller and Poppoff voting in favor, Cornett absent, none opposed.

**PUBLIC COMMENT**

Danielle Minton, MPM Hotels, 2750 SW Lars Terrace, Beaverton, OR 97003

Ms. Minton stated she was in attendance for the public hearing. Chair Bybee stated she could comment during the hearing.

### **STAFF COMMENTS / PROJECT UPDATES**

Director Cannon stated the decision was received for the Legacy subdivision appeal [SUB 74-19, APL 031-20] submitted to the Land Use Board of Appeals (LUBA). The decision was reversed by LUBA. The right to appeal to the Court of Appeals was not exercised. The decision is now final. The subdivision was approved with the conditions of approval submitted by the Planning Commission to the City Council. Director Cannon requested Commission or citizen questions be directed to the Community Development Department staff. Director Cannon noted she had never seen a decision reversed by LUBA. Typically, LUBA directs the decision back to the deciding body for correction.

At the direction of City Council, staff will bring forward transitional housing code amendment options for consideration by the Planning Commission. There currently is no allowance of any kind to address or allow transitional housing.

### **COMMISSIONER COMMENTS / QUESTIONS**

Commissioner Poppoff requested an update on the Recreation building. Director Cannon replied engineering has been completed and revised plans have been submitted.

Commissioner Mascher requested an update on the Tony's building. Director Cannon replied the Urban Renewal Agency Board directed staff to prepare documents for demolition to make way for a shovel-ready development site for mixed use and additional housing. Costs for the demolition, estimated between \$200,000 and \$250,000, will be covered by Urban Renewal.

### **QUASI-JUDICIAL PUBLIC HEARING**

**VAR 129-21:** Meyer Sign Company of Oregon, 3123 Bret Clodfelter Way, 1N 13E 1 AB 400

**REQUEST:** Consideration of a variance to install an additional sign on an existing freestanding sign, resulting in a total sign area exceeding the maximum allowed size on the subject property.

Chair Bybee read the rules of a public hearing. He then asked if any Commissioner had ex parte contact, conflict of interest or bias which would prevent an impartial decision. Hearing none, Chair Bybee opened the public hearing at 5:59 p.m.

Associate Planner Chandler provided the staff report, Exhibit 1.

Director Cannon noted the applicant should have the opportunity to comment following presentation of the staff report.

Commissioner Miller asked if Chevron commented on the application. Chandler replied the sign is for a new product in the Chevron convenience store.

Commissioner Poppoff asked if strong winds would affect the sign. Chandler replied that question would be addressed by Wasco County Building Codes.

Chair Bybee invited testimony from proponents and opponents. There was none.

Chair Bybee closed the public hearing at 6:19 p.m.

Commissioner Mascher stated it was clear the application did not meet the criteria.

Commissioner Aparacio thanked staff for a thorough, detailed review. If this variance was approved, additional requests similar in nature could be expected.

It was moved by Mascher and seconded by Easling for denial of Variance 129-21, a request to install an additional sign on an existing freestanding sign, resulting in the total sign area exceeding the maximum allowed size of the subject property. The motion carried 6 to 0; Aparicio, Bybee, Easling, Mascher, Miller and Poppoff voting in favor, Cornett absent, none opposed.

### **RESOLUTION**

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

Due to an error, the resolution was postponed to a future meeting.

### **DISCUSSION ITEM**

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

Senior Planner Hert directed attention to the Angelo Planning Group's memorandum dated March 11, 2021 detailing Batch 3 recommendations. Batch 2 will be summarized followed by work on Batch 3 consisting of code recommendations that assist in additional housing options, removal of existing barriers and consideration of less traditional housing types. Hert noted comments submitted by Charlie Foote and Ed Devlaeminck were received March 18, 2021. Those comments will be distributed to the Planning Commission and are included here in Exhibit 2.

Matt Hastie, Angelo Planning Group (APG), said tonight's focus would cover Batch 3 of the proposed code amendments, Exhibit 3. APG's next step is to return with a combined set of revised code amendments with combined feedback from the Planning Commission. After further review, the amendments will go through the adoption process with the Planning Commission and City Council. The goal is to complete the process by the end of May.

Hastie provided a brief update on the Online Open House/Survey results. Hastie noted survey responses were largely supportive of more housing, particularly middle housing, multi-family housing/apartments and affordable housing. The highest ranked housing objectives included homeownership opportunities and affordable housing.

### **Batch 1 and 2 Update Revisions**

Hastie briefly discussed analysis of impacts of increasing minimum lot size for single-family detached in the High Density Residential (RH) and Medium Density Residential (RM) zones,

noting that existing lots that are below the proposed minimum lot size increase represent a relatively small portion of all lots (1% for RH, 12% for RM) in both zones and that most of them are already developed or undevelopable.

Nate Stice asked about underdeveloped lots that could potentially be subdivided. Stice sees several "double yards" throughout town and wonders if those could be partitioned and accommodate small lot sizes (i.e., 1,500 or 2,000 sq. ft.). The lot size analysis did not take into account potential subdivisions of larger lots into those smaller lots. Stice suggested it is not capturing the full net impact of the policy change of lot size increases.

Hastie replied they did not look at those numbers. In this case, a property owner could not partition an existing lot to less than minimum lot size and develop a single family detached (SFD) dwelling or duplex (i.e., for newly created lots).

Chair Bybee clarified in the RH zone, a 2,500 sq. ft. lot would be required for two homes on the same parcel; 4,000 sq. ft. would be required for two homes in the RM zone. Hastie agreed. Above that, any additional housing units in the RH zone would be at 1,500 sq. ft. per unit, in the RM zone 2,000 sq. ft. per unit.

Senior Planner Hert noted non-conforming lots of record would allow development of SFD or duplexes (i.e., existing lots that are below minimum lot size, created before code changes).

Director Cannon stated it is still staff's recommendation that the RH minimum lot size be changed to 2,500 sq. ft., and RM minimum lot size to 4,000 sq. ft.

Commissioner Mascher asked whether the main reason to increase minimum lot size is to comply with duplexes being allowed on existing lots. Hastie replied that was correct.

Director Cannon explained staff's rationale for the recommendation. In October 2019, staff recommended and the Planning Commission and City Council approved, lowering minimum lot size in the RH zone to 1,500 sq. ft. and 2,000 sq. ft. in the RM zone. With new laws in effect due to HB 2001, the City is now in the position of saying an applicant must fit a duplex on a 1,500 sq. ft. lot. Although possible, the duplex size and parking would be difficult. Larger lot sizes would be more accommodating while remaining in the character of The Dalles.

Mascher noted one of the objectives was to increase density to allow more growth within the Urban Growth Boundary (UGB). If the minimum lot size is increased, is the Commission undoing what was intended while not fulfilling the ultimate objective of increasing urban density within the UGB? Commissioner Poppoff stated even with the increased lot size, theoretically, the population of The Dalles could be doubled or tripled.

Hastie replied the decreased minimum lot size for other housing types, i.e. triplexes and quadplexes, will help offset the increase in lot size for SFD for RM and RH zones; the proposed minimum lot size change is still small for SFD.

Commission consensus was in favor of staff's recommendation for lot size changes.

Associate Planner Chandler recommended revising "attached two-family dwellings" to "attached duplexes" to have consistent terminology in Design Standards, subsection F.

Code Update Batch 3 – Container and Tiny Homes

Hastie discussed the possibility of defining intermodal container homes and tiny homes separately from single-family detached dwellings, and permitting these housing types outright in all residential zones. Senior Planner Hert stated container homes are currently prohibited in residential zones. Hastie asked whether the City should have separate definitions for these housing types and if there are building code or design issues with these housing types.

Hert noted that manufactured homes often require upgrades to meet the minimum six design standards. These requirements could increase costs to homeowners and developers.

Chair Bybee asked what design standard challenges a container home could face. Chandler replied high end models could probably meet design standards. High end models are in the \$150,000 to \$200,000 price range, not including land. Standard models, less than \$150,000 in cost, would probably have difficulty meeting minimum design standards. Hert added that bay/bow windows, window sills, roof pitches, and siding material are design features that container homes usually do not meet or face difficulty meeting. Hert reiterated adding these features could add considerable costs.

Commissioner Poppoff added that there would be building code upgrades required for a container home. Container homes are not an economy housing solution comparable to a modular or mobile homes.

Chair Bybee asked if staff was referring to a pre-fab designer that creates the homes. Chandler replied there are nice models available. However, many are missing exterior window sills, bay or bow windows, commercially available siding and roof pitch.

Commissioner Easling thought container homes could look poorly in design standards were not kept. Chair Bybee felt they should be allowed if they met design standards.

Commissioner Aparacio asked if it was intentional that container homes were not allowed by the code, or if it was a new style of housing the Code had not met. Hert replied it was a mix of both. The City received complaints from property owners when containers began popping up, typically without any aesthetic improvements. In response, the City prohibited containers in residential areas. The Code was later expanded to allow containers in General Commercial and Industrial zones.

Director Cannon cautioned containers could show up in neighborhoods as accessory storage units. Without design standards, containers can be unsightly. In Cannon's opinion, containers as

housing add an edgier character to the City. The Commission should consider the desired character of the City when allowing different housing types. Cannon noted the Commission could direct staff to revisit this topic in more detail at a later date.

Commission consensus was to revisit container homes at a later date. Chair Bybee noted different design standards may be applied. Commissioner Poppoff leaned toward retaining the existing standards. Commissioner Aparacio anticipated significant input from the community may require additional time for discussion. Commissioner Mascher thought container housing should be allowed, but implementation should be thoughtfully considered.

Hastie stated container homes would be removed from this update. He noted the next online outreach opportunity could gauge community interest in container homes. Also, the final report could provide additional information about this topic to inform future community discussions and potential code update processes.

#### Code Update Batch 3 – Lot Size Changes

Hastie discussed recommended code updates to reduce minimum lot width to 50 feet for triplexes and above in RH and RM zones, and reducing maximum height to 35 feet for triplexes and quadplexes. He described how Cascadia Partners noticed many existing lots were 50 feet wide; a larger width requirement may preclude redevelopment of triplexes and quadplexes in existing neighborhoods. In addition, a lower maximum height and pitched roofs will help these housing types be more compatible with neighboring single-family and duplex housing. Hert noted the City allows flat roofs in residential zones. Hastie suggested to help control massing, the City may want to consider requiring pitched roofs for housing exceeding 25 feet in height.

Commissioner Poppoff commented that reduced height for triplexes and quadplexes makes sense when building in a developed area.

Commissioner Easling asked if the fire department had or would have any input on the height change. Commissioner Poppoff noted that their largest ladder truck has a 100 foot reach. Hert noted the fire department has specific fire/life/safety requirements in terms of water, whether it be a sprinkler or fire suppression system for multi-family construction. Chandler added the main requirement is fire department apparatus needs to be within 150 feet of all sides of the building.

Commission consensus supported a reduced maximum height and reduced lot width.

#### Code Update Batch 3 – Parking for row houses/townhomes

Hastie described the code update recommendation to reduce minimum parking requirements to one space per unit for single-family attached or townhomes.

Commissioner Poppoff thought the City should keep the requirement at two spaces per dwelling unit. Commissioner Miller agreed.



Commissioner Mascher thought it made sense to treat duplex and townhome parking consistently, one space per unit. Commissioner Aparacio thought it was problematic to require two different parking standards for functionally similar housing types.

Chair Bybee stated he would support a middle ground between existing requirements and the recommended update in order to allow more land area for development.

Mr. Stice noted more parking equals less housing, but agreed parking would be a big issue.

Commissioner Easling did not agree with the state mandate. He noted row houses or townhomes removed available on-street parking by providing additional driveways for off-street parking.

Stice stated market demand will determine parking provision for developments. Landowners and developers have the option to provide more parking beyond the minimum requirement.

Hastie noted the diversity of opinion would likely lead to further conversation regarding parking.

#### Code Graphics – Parking Recommendations

Hastie reviewed the code graphics for three parking reduction options for triplexes and quadplexes presented during Batch 2 Code Updates:

- Recommendation 1: One space per unit. A quadplex would require four parking spaces.
- Recommendation 2: Two spaces for first unit and one space for each additional unit. A quadplex would require five parking spaces.
- Recommendation 3: One and one-half spaces per unit. A quadplex would require six parking spaces.

Chair Bybee asked if there were setback standards for parking. Hert replied there are screening requirements for multi-family housing and parking located directly off the right-of-way.

Commissioner Aparacio preferred recommendation one or two; recommendation three would limit the ability to develop a fourplex.

Commissioner Mascher preferred recommendation one; the requirement should be one space per unit regardless of housing type.

Senior Planner Hert noted three or more units require a site plan review. Any parking lot over four spaces would require “forward in, forward out” movement, even onto an alley, and must meet minimum setback widths as well as minimum setbacks from the side property line.

Director Cannon stated the additional layer of complexity required additional analysis of this issue to make an informed recommendation.

Commissioner Miller did not support parking reductions.

Code Update Batch 3 - Landscaping Requirements

Mr. Hastie reviewed the recommendation to apply the same landscaping standards for quadplexes that are required for one to three units. The multi-family standard might be excessive for quadplexes and may make them difficult to develop.

Commission consensus was in support of this recommendation.

Next Steps

Matt briefly described the next steps, noting the next meeting on final/combined code updates will be held April 22, 2021, prior to the adoption process initiated in May.

Chair Bybee invited public comment. There was none.

**ADJOURNMENT**

Being no further business, the meeting adjourned at 8:17 p.m.

---

Submitted by/  
Paula Webb, Secretary  
Community Development Department

SIGNED:

---

Brent Bybee, Chair

ATTEST:

---

Paula Webb, Secretary  
Community Development Department



# City of The Dalles Planning Commission

THURSDAY, MARCH 18, 2021 | 5:30 PM

## Variance Application No. 129-21

**Applicant:** Meyer Sign Co. of Oregon

**Address:** 3213 Bret Clodfelter Way

**Assessor's Map and Tax Lot:** 1N 13E 1 AB 400

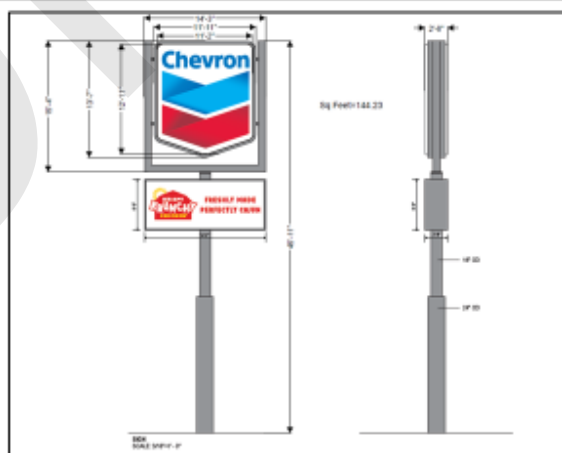
**Zoning District:** General Commercial "CG" and Highway District (per Chapter 10.13)

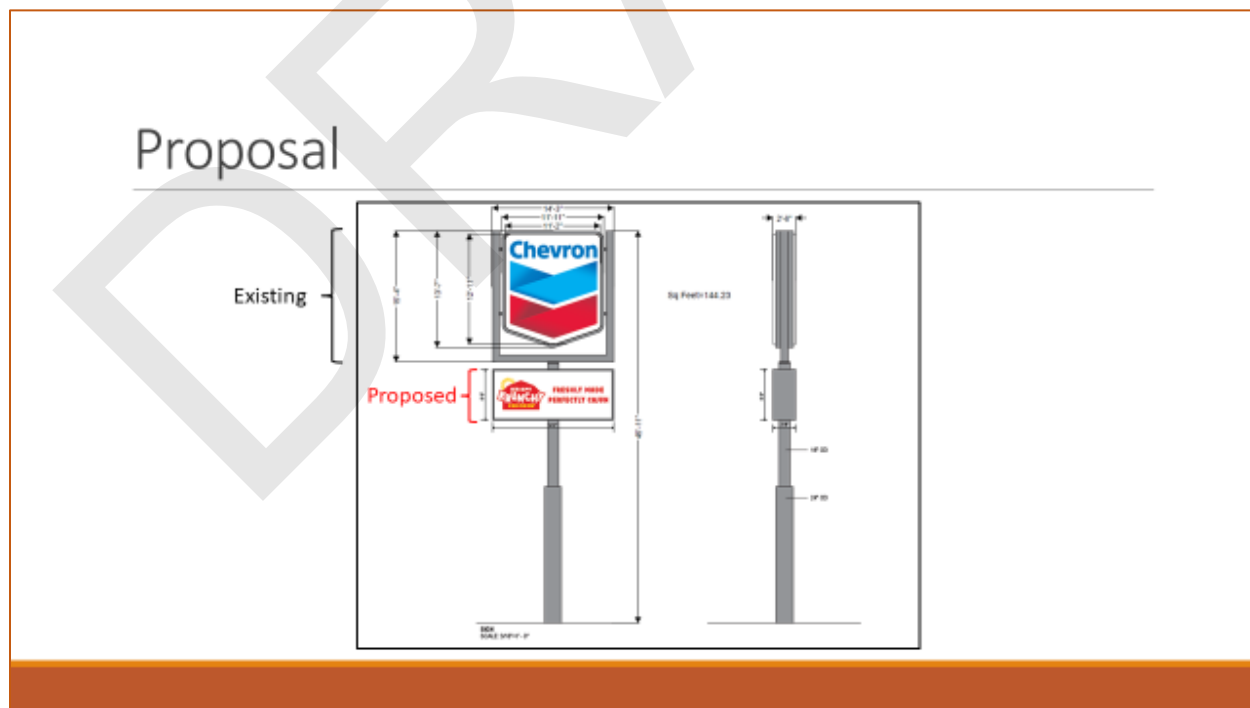
**Proposal:** *Consideration of a variance application to install an additional sign on an existing freestanding sign, resulting in a total sign area exceeding the maximum allowed size on the subject property.*

## Subject Property

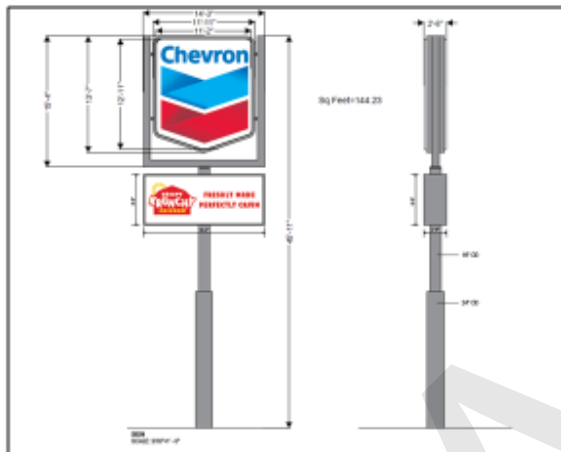


## Proposal





## Proposal



- Existing Sign Area: 145 SF
- *Proposed Sign Area: 86 SF*
- *Overall Sign Area (proposed): **231 SF***
- Maximum Sign Allowance: 160 SF  
(per 10.13.040.080)

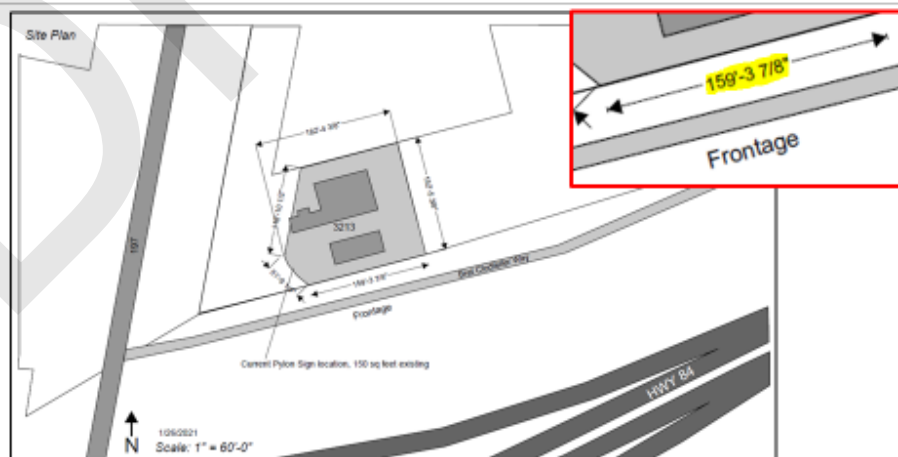
## Highway District Criteria (10.13.040.080)

1. The same principal signs as allowed in the Central Business Zone, Section 10.13.040.050, except that a freestanding sign may have a maximum area of 250 square feet, given 1 square foot of sign area per linear foot of major street frontage.
2. A secondary sign if the building is set back at least 50 feet from the property line, a maximum of 50 square feet of sign area with a maximum height of 20 feet above grade.

## Highway District Criteria (10.13.040.080)

1. The same principal signs as allowed in the Central Business Zone, Section 10.13.040.050, except that a freestanding sign may have a maximum area of 250 square feet, given **1 square foot of sign area per linear foot of major street frontage.**
2. A secondary sign if the building is set back at least 50 feet from the property line, a maximum of 50 square feet of sign area with a maximum height of 20 feet above grade.

## Street Frontage



## Highway District (10.13.040.080)



## Variance Review Criteria (10.070.030)

A variance to the requirements of this Title shall be granted only in the event that each of the following circumstances is found to exist:

- A. The proposed variance will not be contrary to the purposes of this Title, policies of the Comprehensive Plan, or any other applicable policies and standards adopted by the City.
- B. Exceptional or extraordinary circumstances apply to the subject property, which do not apply generally to other property in the same zone or vicinity. Such circumstances are a result of lot size or shape, topography, or circumstances over which the applicant has no control.
- C. The variance is necessary for the preservation of a property right of the applicant which is substantially the same as owners of other property in the same zone or vicinity.
- D. The conditions or circumstances justifying the variance have not been willfully or purposely self-imposed, and do not result from a violation of this Title since its effective date.
- E. The proposed variance will not substantially reduce the amount of privacy enjoyed by users of neighboring land uses if the variance were not allowed.
- F. The proposed variance is the minimum variance which would alleviate the difficulty.



## Variance Review Criteria (10.070.030)

A variance to the requirements of this Title shall be granted only in the event that each of the following circumstances is found to exist:

- A. The proposed variance will not be contrary to the purposes of this Title, policies of the Comprehensive Plan, or any other applicable policies and standards adopted by the City. **Criterion met.**
- B. Exceptional or extraordinary circumstances apply to the subject property, which do not apply generally to other property in the same zone or vicinity. Such circumstances are a result of lot size or shape, topography, or circumstances over which the applicant has no control. **Criterion not met.**
- C. The variance is necessary for the preservation of a property right of the applicant which is substantially the same as owners of other property in the same zone or vicinity. **Criterion not met.**
- D. The conditions or circumstances justifying the variance have not been willfully or purposely self-imposed, and do not result from a violation of this Title since its effective date. **Criterion not met.**
- E. The proposed variance will not substantially reduce the amount of privacy enjoyed by users of neighboring land uses if the variance were not allowed. **Criterion met.**
- F. The proposed variance is the minimum variance which would alleviate the difficulty. **Criterion not met.**

## Commission Alternatives

1. **Staff recommendation:** *Denial of Variance 129-21*, a request to install an additional sign on an existing freestanding sign, resulting in the total sign area exceeding the maximum allowed size of the subject property.
2. *Approval of Variance 129-21*, a request to install an additional sign on an existing freestanding sign, resulting in the total sign area of 231 square feet, where a maximum of 160 square feet is permitted, and direct Staff to prepare a Resolution of Approval with findings supporting the variance as determined by the Planning Commission.

---

## Ideas to Promote Multifamily Development

- Waive SDCs on 4th unit to help offset fire suppression requirement which is required for 4 or more units. This could encourage a developer to build 4 units instead of 3.
- Delayed payment of SDCs. Due on sale or within a certain amount of time if property is retained. Set up payment plan or due date.
- Discounts given for SDCs when 2 or more units are developed.
- I agree that Parks & Rec needed to increase their SDC and I think the Parks Director and board do a phenomenal job but I believe this SDC is too high to promote needed development. I also believe Parks should give a discount for multifamily if there are 2 or more units instead of the current 5 or more units. I also believe they should discount the SDC for an ADU.
- Not require ADA parking requirement when existing structures may be converted to multifamily structures where an ADA unit may not be reasonably feasible.
- Offer incentives to developers who opt to do multifamily: SDC credits, sidewalk credits, etc.
- Waive requirement of professional interior plans for an existing dwelling to be converted to multifamily if a standard can be met.
- Parking requirement be 1/1 or base parking requirement off of size of dwelling or amount of bedrooms.
- Lot dimensions for multifamily be decreased or a variance be granted if other requirements can be met (setbacks, parking, etc). It looks like this is being considered and I fully support this.
- Not require owners/developers to bare the burden of upgrading city infrastructure to develop a property.

## Container Homes

I recommend shipping container homes be allowable within the city if the required design features are met and approved by City Planning. Container homes are being build and installed in neighboring communities and are just as aesthetically pleasing as a stick-built home. I also believe container homes can be built in a quicker time frame and can be more cost effective than a stick-built home. I believe if shipping container homes were approved that it could help with the needed development of cottage clusters and needed infill.

Thank you.

Charlie Foote  
Ed Devlaeminck  
PO BOX 1371  
The Dalles, OR. 97058

# The Dalles Middle Housing Code Update

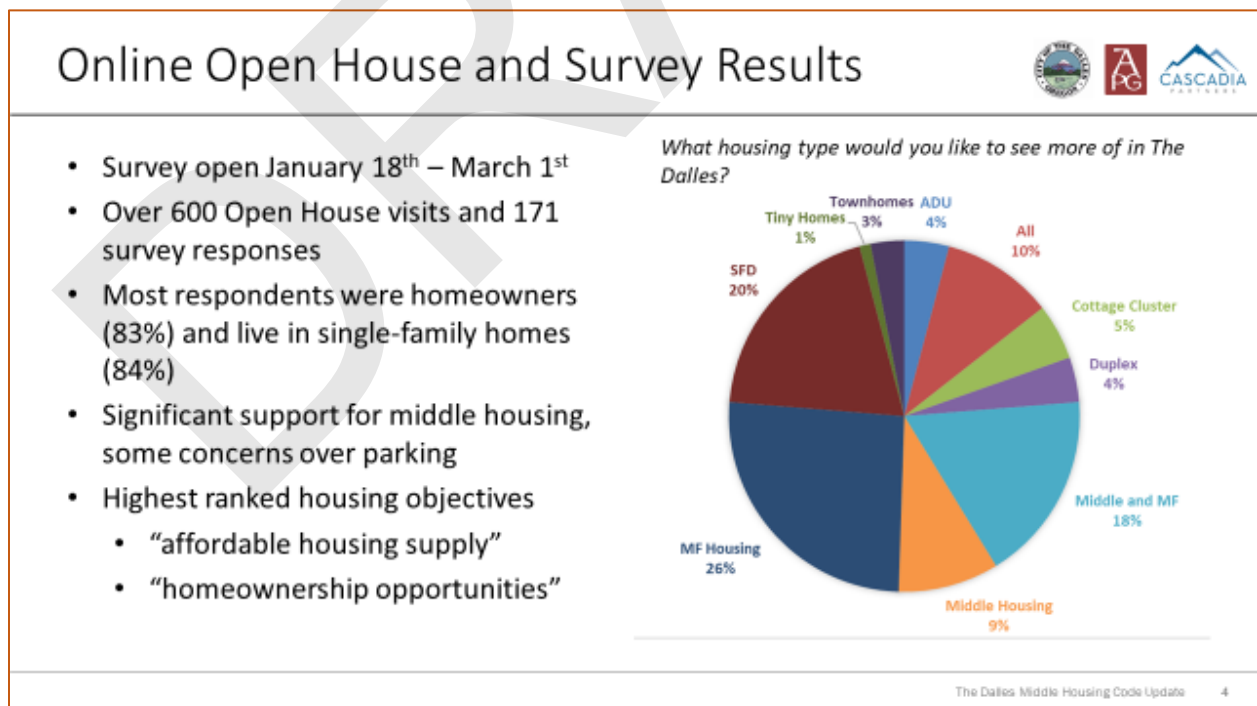
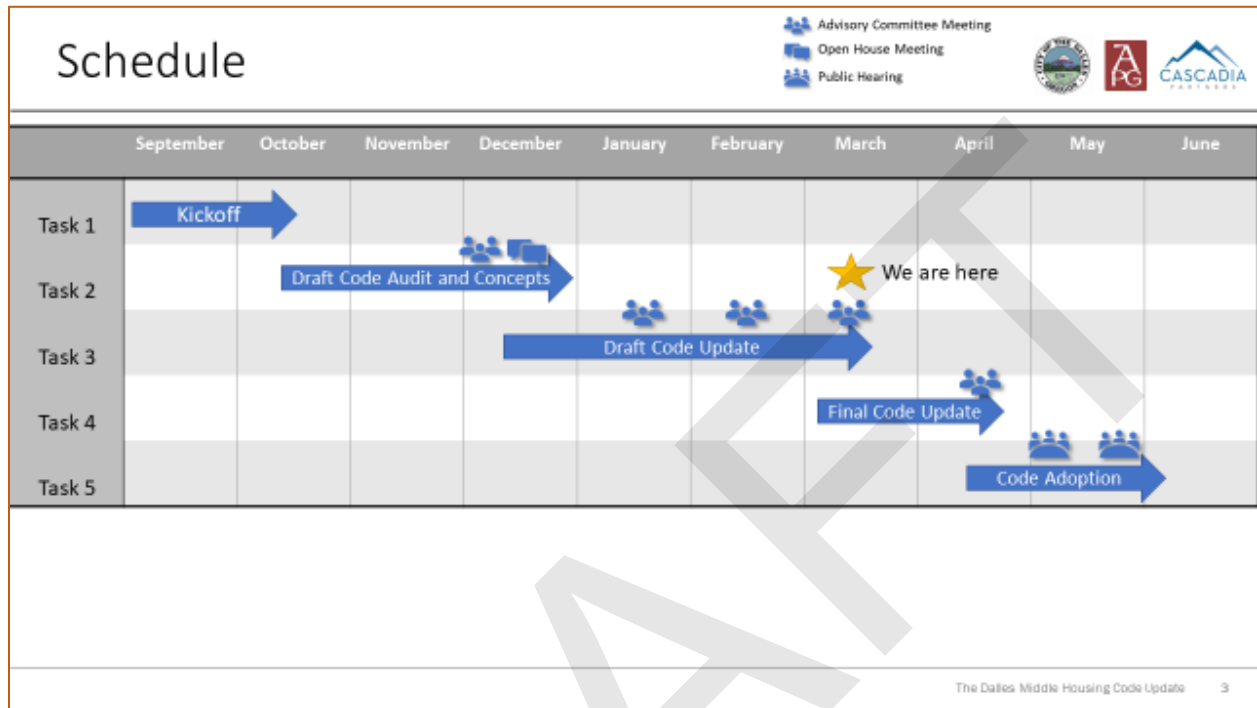
Planning Commission/Advisory Committee  
March 18, 2021, 6:00 pm



## Agenda



1. Project Update/Status report
  - a) Timeline/schedule
  - b) Online Open House/Survey results
2. Status of revisions to Batch 1 and 2 amendments
3. Draft Batch 3 amendments
4. Additional code graphics
  - a) Building height
  - b) Parking
5. Next Steps



## Batch 1 and 2 Update Revisions



- Lot size increase for single-family detached in RH and RM impact evaluation
  - RH: 1,500 sqft to 2,500 sqft – 32 parcels in that range
  - RM: 2,000 sqft to 4,000 sqft – 93 parcels in that range
- Exceptions to Standards (all residential zones)
  - A. Lot Size. In planned developments and subdivision development... [p]rovided ~~that the overall project density does not exceed 17 units per gross acre...~~
  - B. Density Calculations. Permitted accessory dwellings and duplexes shall not be counted in density calculations for proposed development.

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

The Dales Middle Housing Code Update 5

## Batch 1 and 2 Update Revisions



### ***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).




### ***Design Standards***

E. Multiple Buildings on One Lot—Separation Between Buildings, Parking Areas, Walks, and Drives. Except for detached duplexes and ADUs, the following standards are required to provide privacy, light, air, and access to the dwellings within the development, the following minimum standards shall apply:

F. All one and two-family 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 two-family dwellings may have a side entry that does not face the street. A detached duplex must have both front entries face the street unless one dwelling has more than 50 percent of its street-facing facade separated from the street property line by the other dwelling. The front entry Entries for all one- and two-family dwellings in the front building line shall be connected by hard surface to the right-of-way.

The Dales Middle Housing Code Update 6

## Code Update Batch 3 – Container and Tiny Homes

---

***The Meaning of Specific Words and Terms***

**Dwelling, Container Home.** A prefabricated dwelling unit made of intermodal containers.

**Dwelling, Tiny Home.** Single-family residences up to 400 square feet built to the Oregon Small Home Specialty Code (SHSC).

***Permitted Uses (all residential zones)***

d. Tiny home




e. Container home

***Discussion Questions: Should the City define and regulate these housing types separately from single-family detached dwellings?***

***Are there possible building code or design issues with these housing types? Other unintended consequences?***

The Dallas Middle Housing Code Update
7

## Code Update Batch 3 – Lot Size Changes

---

- Reduce min. lot width to 50 ft for triplex and above
- Reduce max. height to 35 ft. for tri- and quad-plex, increase to 45 ft. for 5+ units




***10.5.020.060 (RH) & 10.5.030.060 (RM) Development Standards***

	Standard	
RH and RM Residential	Three Dwelling Units per Lot	Four or More Dwelling Units per Lot
Minimum Lot Width	60-50 ft.	75-50 ft.
Building Height	40-35 ft.	40-35 ft. for 4-units, 45 ft. for 5+ 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 at least one front door.	

***Discussion Question: Are the proposed width and height changes appropriate for the RH and RM zones?***

The Dallas Middle Housing Code Update
8

## Code Update Batch 3 – Townhome Parking




*10.7.060.010 Minimum and Maximum Off-Street Parking Requirements*

Use Type	Auto Parking	
	Minimum	Maximum
RESIDENTIAL 1, and 2, and 3 dwelling units	2 spaces per dwelling unit, 1 space per dwelling unit for single-family attached (townhomes)	None

**Discussion Question: Should off-street parking be reduced to one space per unit for single-family attached (townhomes)?**

The Dales Middle Housing Code Update 9

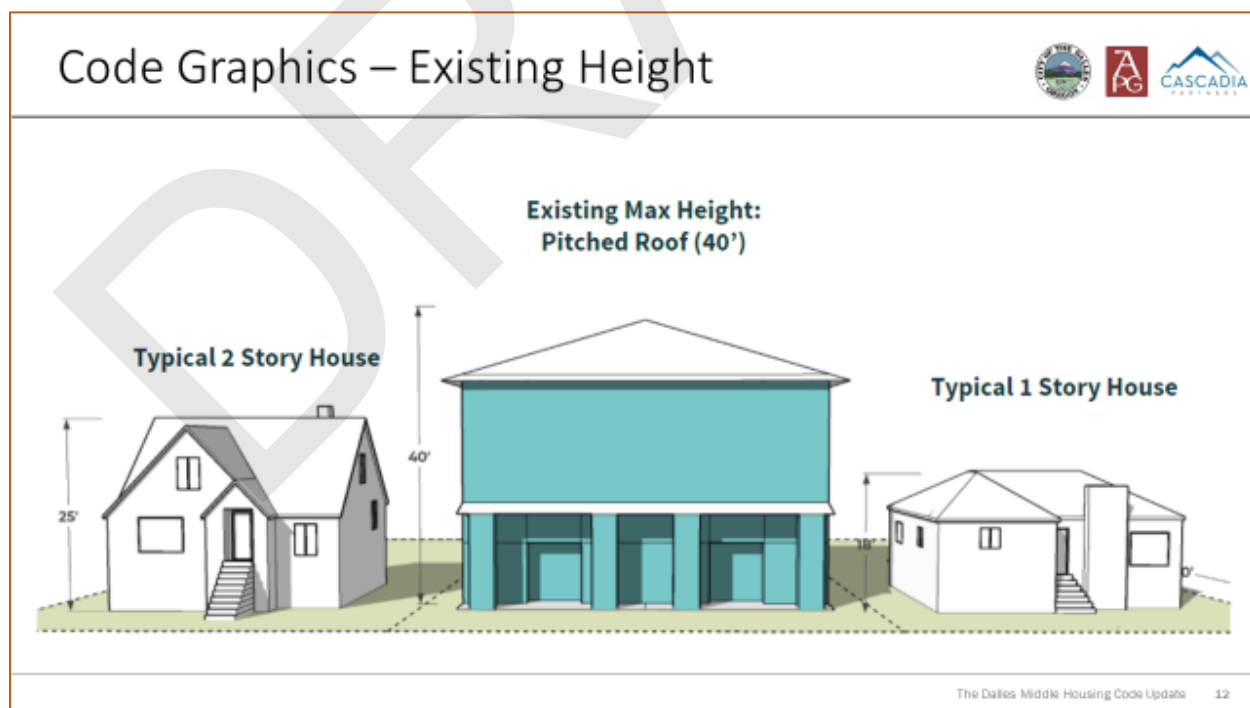
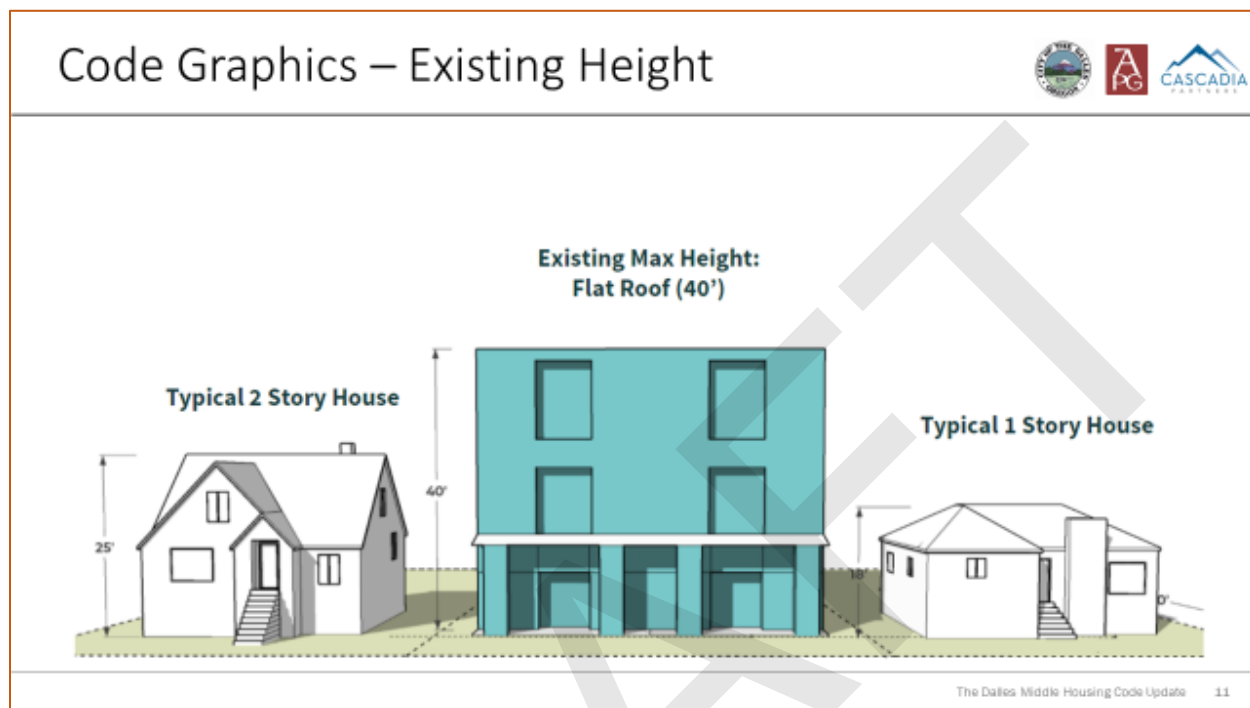
## Code Update Batch 3 – Landscaping Requirements

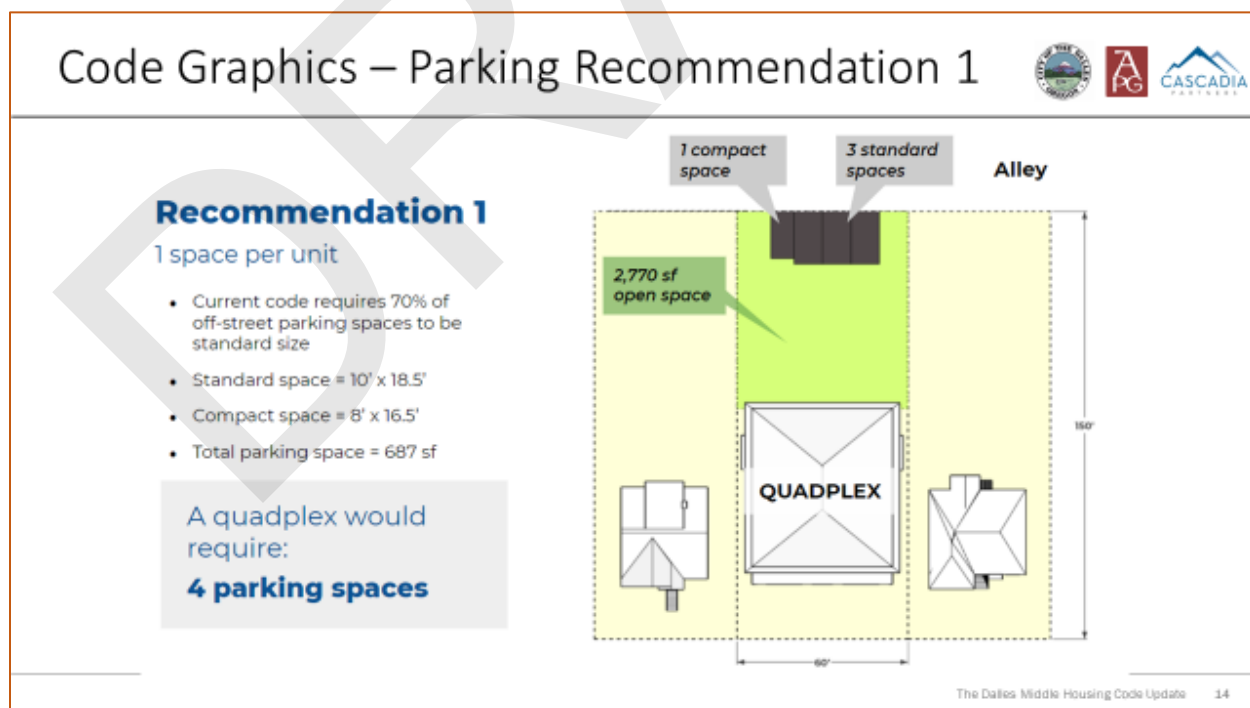
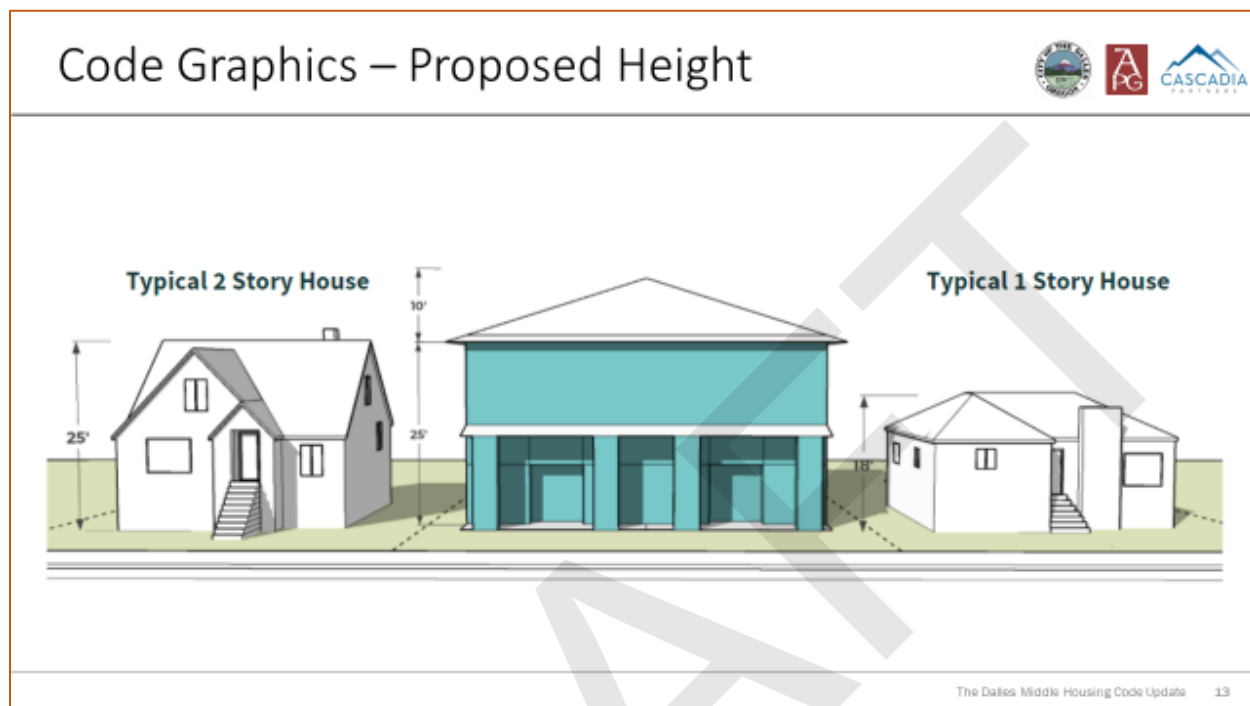
*10.6.010.070 Required Landscaping by Zone*

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

The Dales Middle Housing Code Update 10







## Code Graphics – Parking Recommendation 2



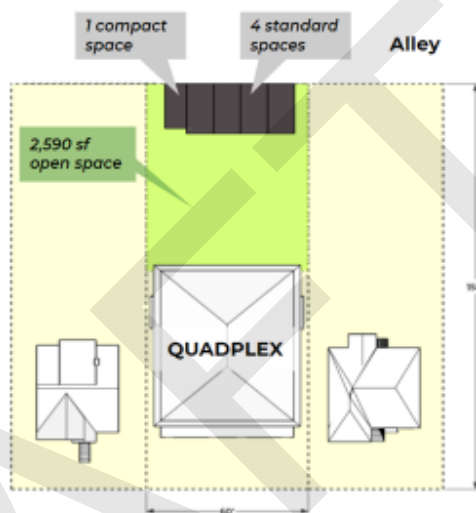
### Recommendation 2

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 DATES Middle Housing Code Update 15

## Code Graphics – Parking Recommendation 3



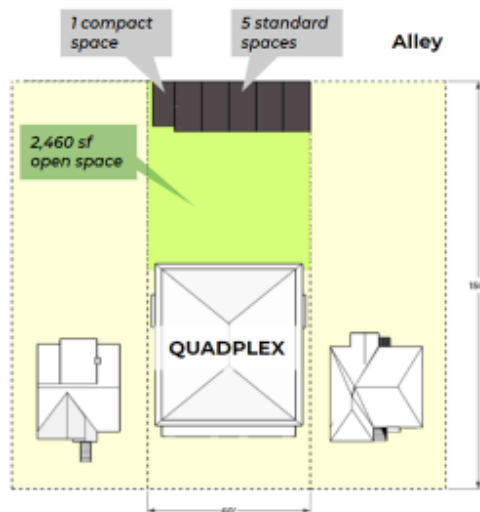
### Recommendation 3

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 DATES Middle Housing Code Update 16

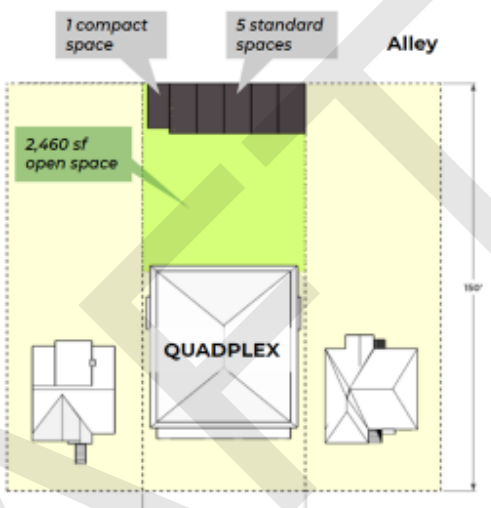
## Code Graphics – Parking Recommendation 3

**Recommendation 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**

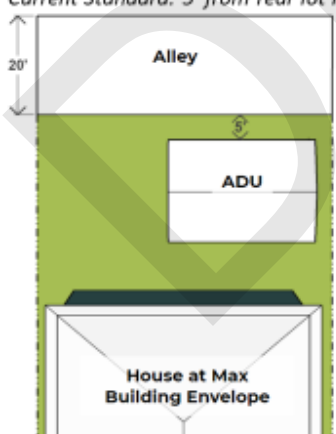


The Dalles Middle Housing Code Update 17

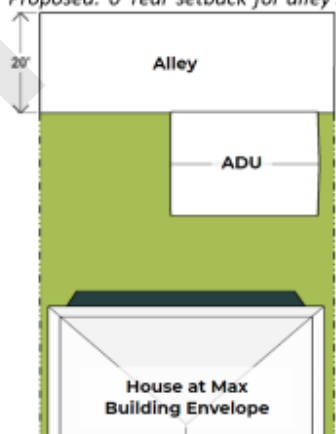
## Code Graphics – ADU Setback

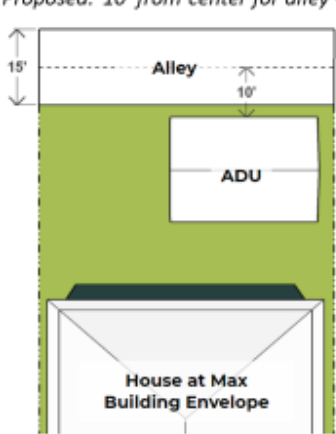
*Current Standard: 5' from rear lot line*



*Proposed: 0' rear setback for alley >20'*



*Proposed: 10' from center for alley <20'*



The Dalles Middle Housing Code Update 18

## Code Graphics – Duplex Entries

*Both entries face street*

*Allow side entry*

The Dalles Middle Housing Code Update 19

## Next Steps

- **Revise Batch 3 Code updates and graphics**
- **Draft combined Code updates (Batches 1-3)**
- **Planning Commission/Advisory Committee meeting #5 (04/22)**
- **Code Adoption Process (May)**

The Dalles Middle Housing Code Update 20



## **CITY of THE DALLES**

313 COURT STREET  
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125  
PLANNING DEPARTMENT

### **RESOLUTION NO. PC 596-21**

Denial of Variance Application **VAR 129-21, Meyer Sign Company of Oregon**, to install an additional sign on an existing freestanding sign, resulting in the total sign area exceeding the maximum allowed size of the subject property. Property is located at 3213 Bret Clodfelter Way, The Dalles, Oregon and is further described as 1N 13E 1 AB tax lot 400. Property is zoned CG – General Commercial District.

#### **I. RECITALS:**

- A. The Planning Commission of the City of The Dalles has on March 18, 2021 conducted a public hearing to consider the above request. A staff report was presented, stating the findings of fact, conclusions of law, and a staff recommendation.
- B. Staff's report of Variance 129-21 and the minutes of the March 18, 2021 Planning Commission meeting, upon approval, provide the basis for this resolution and are incorporated herein by reference.

#### **II. RESOLUTION:**

Now, therefore, be it FOUND, DETERMINED, and RESOLVED by the Planning Commission of the City of The Dalles as follows:

- A. In all respects as set forth in Recitals, Part "I" of this resolution.  
Variance 129-21 is hereby denied.

#### **III. APPEALS, COMPLIANCE, AND PENALTIES:**

- A. Any party of record may appeal a decision of the Planning Commission to the City Council for review. Appeals must be made according to Section 3.020.080 of the Land Use and Development Ordinance, and must be filed with the City Clerk within ten (10) days of the date of mailing of this resolution.
- B. Failure to exercise this approval within the time limits set either by resolution or by ordinance will invalidate this permit.
- C. All conditions of approval must be met within the time limits set by this resolution or by ordinance. Failure to meet any condition will prompt enforcement proceedings that can result in: 1) permit revocation; 2) fines of up to \$500.00 per day for the violation period; 3) a civil proceeding seeking injunctive relief.

The Secretary of the Commission shall (a) certify to the adoption of the Resolution; (b) transmit a copy of the Resolution along with a stamped approved/denied site plan or plat to the applicant.

APPROVED AND ADOPTED THIS 18<sup>TH</sup> DAY OF MARCH, 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 the regular meeting of the City Planning Commission, held on the 18<sup>th</sup> day of March, 2021.

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

ATTEST: \_\_\_\_\_  
Alice Cannon  
Community Development Director  
City of The Dalles



## CITY of THE DALLES

313 COURT STREET  
THE DALLES, OREGON 97058

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

### MEMORANDUM

**To:** City of The Dalles Planning Commission

**Meeting Date:** April 22, 2021

**Re:** The Dalles Housing Code Update;  
House Bill 2001 - Middle Housing

**Prepared by:** Dawn Marie Hert, Senior Planner

The City's consultant prepared the attached Memorandum dated April 15, 2021 detailing the fourth set of draft amendments to The Dalles Municipal Code, Title 10 – Land Use and Development and The Dalles Comprehensive Plan.

Staff will briefly summarize the updated second batch of amendments and complete the review of the third batch of amendments tonight. We plan to complete the following tasks: identify code amendments and recommendations to assist the City in providing more housing options, reduce barriers to development, and consider less traditional housing types.

Staff and the consultant team will present the third batch of draft amendments to the Commission. Discussion is expected to last one to two hours. Items for the meeting are expected to include:

- Project update/status report (10-15 minutes)
- Status of Revisions to Batch 1 and 2 Amendments (10 minutes)
- Draft Batch 3 Amendments Discussion (60-90 minutes)
- Additional Code Graphics (10-15 minutes)
- Next Steps (5 minutes)

#### **Attachment:**

Attachment A: Memorandum and Batch 3 Middle Housing Code Updates

*(This page intentionally left blank.)*





---

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

DATE April 15, 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 middle 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), 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, they 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.

## 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:<sup>1</sup>

- 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

---

<sup>1</sup> 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*

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

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>	<del>1,500 2,500 sq. ft. per dwelling unit, not to exceed 25 units per gross-acre</del>	<del>4,500 1,500 sq. ft. per dwelling unit, not to exceed 25 units per gross-acre</del>	<del>6,000 1,500 sq. ft. per dwelling unit, not to exceed 25 units per gross-acre</del>
Minimum Site Area per Dwelling Unit		<del>3,500 sq. ft. OR 2,000 sq. ft. for small lot and townhouse clusters (3-8 units)</del>	<del>2,000 sq. ft.</del>	<del>1,500 sq. ft.</del>
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	<del>60 50 ft.</del>	<del>75 50 ft.</del>
Minimum Lot Depth	60 ft.	60 ft.	<del>85 60 ft.</del>	<del>85 60 ft.</del>
Building Height	35 ft.	35 ft.	<del>40 35 ft.</del>	<del>40 35 ft. for 4-units, 45 ft. for 5+ units.</del>
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>	<del>2,000 and 5,000 (duplex) 4,000 sq. ft. per dwelling unit, not to exceed 25 units per gross acre</del>	<del>7,500 2,000 sq. ft. per dwelling unit, not to exceed 25 units per gross acre</del>	<del>10,000 2,000 sq. ft. per dwelling unit, not to exceed 25 units per gross acre</del>
Minimum Site Area per Dwelling Unit		<del>3,500 sq. ft. OR 2,000 sq. ft. for small lot and townhouse clusters (3-8 units)</del>	<del>2,000 sq. ft.</del>	<del>2,000 sq. ft.</del>
Minimum Lot Width	<u>25 ft. for corner lots and lots with townhome end-units; and 20 ft. for interior lots</u>	<del>25 ft. for corner lots and 20 ft. for interior lots</del>	<del>75 50 ft.</del>	<del>80 50 ft.</del>
Minimum Lot Depth	<u>65 ft.</u>	<del>65 ft.</del>	<del>85 65 ft.</del>	<del>100 65 ft.</del>
Building Height	<u>35 ft.</u>	<del>35 ft.</del>	<del>40 35 ft.</del>	<del>40-35 ft. for 4 units, 45 ft. for 5 or more units.</del>
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.

*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.

The City may want to consider adding a provision that clarifies 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
RESIDENTIAL		
1, <del>and 2,</del> <del>and 3</del> dwelling units	2 spaces <del>per dwelling unit</del>	None
<u>3 and 4 dwelling units</u>	<u>2 spaces for the first unit, 1 for each additional unit</u>	<u>None</u>
<del>45 or more to 12 dwelling units (multifamily)</del>	6 spaces, plus 1.5 spaces per dwelling unit in excess of <del>35</del> 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 will 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.<sup>2</sup> 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.

---

<sup>2</sup> 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*

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

Most of the 2019 Code update recommendations for RH and RM lot size standards were updated but not fully adopted. The recommendation 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 plexes.

**10.6.010.070 Required Landscaping by Zone**

ZONE	SITE REQUIREMENT
<b>RH</b> 1, 2, <del>or 3</del> , <u>or 4</u> Family <u>4</u> 5+ Family	Site landscaped according to Article 6.010 <sup>3</sup> Equal to 1.5 times the first floor area of all structures minimum
<b>RM</b> 1, 2, <del>or 3</del> , <u>or 4</u> Family <u>4</u> 5+ Family	Site landscaped according to Article 6.010 Equal to first floor area of all structures minimum
<b>NC</b> 1, 2, <del>or 3</del> , <u>or 4</u> Family Residential Only <u>4</u> 5+ Family Residential Only	Site landscaped according to Article 6.010 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.

<sup>3</sup> 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>



*10.7. 060.010 Minimum and Maximum Off-Street Parking Requirements*

Use Type	Auto Parking	
	Minimum	Maximum
<del>1, and 2, and 3 dwelling units</del>	<del>2 spaces per dwelling unit</del>	None
<u>3 and 4 dwelling units</u>	<u>2 spaces for the first unit, 1 for each additional unit</u>	None
<del>45 or more to 12 dwelling units (multifamily)</del>	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 following parking reduction options were offered:

- 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)**

The Planning Commission is divided among the three parking reduction options, with roughly half advocating for option #1, and the other half preferring option #3. Some commissioners acknowledged option #2 as an adequate middle-ground alternative. Other advisory committee members generally recommended option #1. **Staff and APG recommend option #2.** This option represents a compromise between options #1 and #3 and has many of the advantages of option #1. Option #3 also may be more challenging due to landscaping/screening and circulation design review requirements, while Option #1 might contribute to an under-supply of off-street parking where triplexes and quadplexes are developed.

Planning Commission was also split on a proposed parking amendment for single-family attached housing (townhomes) to reduce the require minimum to one space per unit. Several commissioners favored the proposed amendment, noting that townhome parking standards should be consistent duplex parking (i.e., one space per unit), as townhomes and duplexes are comparable housing types. Other commissioners, however, prefer to keep the existing requirement, as they raised concerns over a general lack of off-street parking in the City. The following should be considered for townhome parking amendments:

**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 Design 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.

#### 10.5.020.010 – 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. 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~~ dwellings; 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.
-----------	-----------------

#### *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.

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.

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.

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

##### 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 notes that this language effectively prohibits duplex development unless there is a commercial use on the ground floor. **Staff and APG recommend Option #2.**

*10.6.030.050 Accessory Dwelling Development Standards*

E. Rear Setbacks. The minimum rear setback for an ADU may be reduced to 5 0 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.