

**CITY OF THE DALLES PLANNING COMMISSION**

**THURSDAY, August 15, 1996 - 6:30 PM**

**City Hall Council Chambers**  
**313 Court Street**

Conducted in a handicap accessible meeting room

**\*\*\*\*\*AGENDA\*\*\*\*\***

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. PUBLIC COMMENT** on items not appearing on the agenda.
- IV. MINUTES** of August 1~~4~~, 1996
- V. PUBLIC HEARING - QUASI-JUDICIAL**

**VARIANCE 93-96** of Debra Gayer to allow for two lots with frontage on East 15th Street that has lot depth less than 100 square feet and two lots with frontage on East 16th Street that has lot depth less than 100 square feet. The proposed four lots will meet the minimum lot size of 5,000 square feet. This variance request pertains to lot dimension requirements that lots shall have a minimum width of 50 feet and each lot shall have minimum depth of 100 feet. Property is located at 2525 East 16th Street, described as 1N-13-11AA, tax lot 900, zoned "R-1" Single Family Residential

**VI. RESOLUTION SUBJECT TO PLANNING COMMISSION APPROVAL**

**RESOLUTION 356-96** approving Variance 93-96 of Debra Gayer, property located at 2525 East 16th Street.

**VII. PUBLIC HEARING - LEGISLATIVE (CONTINUED FROM AUGUST 1, 1996)**

**Duplex Division Amendment to Zoning Ordinance** - The proposed Duplex Division Amendment would allow for the legal division of a newly constructed duplex into two separate tax lots with an attached single family dwelling on each lot. Duplex division is proposed as a conditional use in the R-2 and R-3 (Multiple Family Residential) zone districts providing all zoning and other ordinance requirements and all applicable federal and state building code requirements are met.

**VIII. WORK SESSION**

LUDO Public Involvement Program  
LUDO Work Program

**IX. ADJOURNMENT**