

**CITY OF THE DALLES PLANNING COMMISSION**

**THURSDAY, August 1, 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 June 20, 1996
- V. **PUBLIC HEARING - QUASI-JUDICIAL**

**SITE PLAN REVIEW 226-96** of Columbia Cascade Housing Corp. for a new 25 unit apartment complex with a community building. Property is located (a vacant lot) on the south side of West 10th between Blakely and Perkins, described as 2N-13-33CC, tax lot 3501, zoned "R-3" Multiple Family Residential.

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

**RESOLUTION 353-96** denying Variance No. 92-96 of The Dalles Area Habitat For Humanity requesting to vary the minimum lot width and lot size to allow a lot to be partitioned into two lots; and to vary the minimum side-yard setbacks to allow a duplex to be built with a common wall and separate ownerships.

**RESOLUTION 354-96** approving Site Plan Review 226-96 of Columbia Cascade Housing Corp. for a new 25 unit apartment complex with a community building.

**VII. PUBLIC HEARING - QUASI-JUDICIAL**

**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. ORDINANCE WORK SESSION**

- Citizen Involvement
- Priority Issues and Items

**IX. CHANGE DATE OF MEETING** - Due to a conference during the week of September 5, 1996, we would like to change the date of the Planning Commission meeting to August 29, 1996.

**X. ADJOURNMENT**