

CITY OF THE DALLES PLANNING COMMISSION MINUTES

Thursday, April 15, 2010
City Hall Council Chambers
313 Court Streets
The Dalles, OR 97058
Conducted in a handicap accessible room

CALL TO ORDER:

Chair Lavier called the meeting to order at 6:31 pm.

BOARD

MEMBERS PRESENT: Bruce Lavier
Ron Ahlberg
Mark Poppoff
Benjamin Hoey
Ted Bryant
John Nelson

BOARD

MEMBERS ABSENT: Chris Zukin

STAFF PRESENT: Senior Planner Richard Gassman
Administrative Secretary Brenda Green

Chair Lavier welcomed John Nelson as the new Planning Commissioner.

APPROVAL OF AGENDA:

It was moved by Bryant and seconded by Ahlberg to approve the agenda as submitted. The motion carried unanimously; Zukin absent.

APPROVAL OF MINUTES:

It was moved by Ahlberg and seconded by Poppoff to approve the minutes of October 1, 2009 as submitted. The motion carried unanimously; Zukin absent.

It was moved by Bryant and seconded by Hoey to approve the minutes of December 17, 2009 as submitted. The motion carried unanimously; Zukin absent.

It was moved by Bryant and seconded by Hoey to approve the minutes of January 7, 2010 as submitted. The motion carried with Ahlberg, Poppoff, Hoey, Bryant and Nelson voting in favor, Lavier abstained, Zukin absent.

PUBLIC COMMENT: none

DISCUSSION ITEM: Senior Planner Gassman explained that staff was seeking the Planning Commission's decision on whether a proposed building layout meets "building orientation"

requirements of the code. Gassman explained the history of the code and the details of the drawings currently being presented. He stated that staff was also looking for general information about how to interpret the code for future applications.

Commissioner Bryant discussed a manufactured home near 14th and Trevitt at which the front door faces 14th, although it is not fronting Trevitt and the address is 14th Street. Senior Planner Gassman explained the way the code used to read.

Commissioner Ahlberg cited examples of manufactured home parks in which all the front doors face the neighboring house, and stated that he strongly disliked that type of a set up. He pointed out that homeowners tend to orient their landscaping around the front door, rather than the street side of a house. Ahlberg felt that if the home in question could be turned on the property so that the front door faces the front, than it should be turned. If he can't be turned he felt the property owner should purchase a different home.

Commissioner Bryant disagreed sharing his opinion that the proposal was a friendly set up and that the picture looked like it could be the front of the house.

Commissioner Poppoff wondered about the possibility of moving the front door to the family room in place of the windows.

Chair Lavier suggested that the Commission tackle the issue by defining the functionality of the front door, suggesting that a condition would be that the main entry should be easy to identify.

Commissioner Nelson felt that it would be even more important to define where the front door opens into, for example that it can not enter into a bedroom.

There was a general discussion in regards to if an applicant will need to meet all of the items being discussed or only a few. A decision was not reached.

Senior Planner Gassman asked the Commissioners if they had an opinion about parking. There was a general discussion about parking options being in front of or beside homes. A consensus was not reached nor did the Commissioners express a need for parking location to be part of the decision regarding building orientation.

Senior Planner Gassman summarized the Commissioners interpretation of "building orientation" to be;

- 1) The front door must be located on the side of the building facing the street.
- 2) The front door must enter into a common living area, for example a family room, living room, or hallway; not a bedroom, bathroom, kitchen or storage area.
- 3) It needs to be easy to identify the front entrance from the street.
- 4) There needs to be windows on the side of the building facing the street.
- 5) There can not be another door that can be identified as the front door.

Senior Planner Gassman explained that the interpretation just agreed upon would be written up and brought back to the Commissioners to be approved. Once approved, it would be added to the list of items to be considered during the next round of LUDO modifications.

Commissioner Nelson shared his opinion that manufactured homes put into a lot with an end facing the street did not look good, and did not provide a welcoming neighborhood feel.

COMMISSIONER COMMENTS

Chair Lavier asked about the newest changes to the LUDO. Senior Planner Gassman responded that the changes went into effect today and that the Commission would be receiving their hard copies at the next meeting.

Senior Planner Gassman informed the Commission that the City Council had deleted the section regarding wind energy and explained their reasoning. Gassman shared that currently if a person applies for a wind energy device they will just need to meet the provisions set out for constructing an accessory structure.

Commissioner Ahlberg asked about a noise ordinance in regards to wind energy. Senior Planner Gassman explained that there are general noise provisions that might come into affect.

Commissioner Poppoff expressed his opinion that there may be issues with noise complaints as well as the fact that there are not any air rights; neighbors are allowed to plant trees and build structures that may later have an affect on their wind device. There was a general discussion about not having any view, air or sun sheds.

Commissioner Hoey shared that he was concerned with the visual pollution from wind turbines going up in the residential areas, and pointed out that the current approval process is an over the counter approval for an accessory structure. He felt that there will be unhappy residents and that the complaints will be brought back to the Planning Department and then ultimately the Planning Commission and City Council.

Chair Lavier asked if staff had had time to review the script for the quasi-judicial hearings. Senior Planner Gassman replied that City Attorney Parker had reviewed the script, but that he would need to follow up on it from there.

Commissioner Ahlberg asked for an update on Walmart. Senior Planner Gassman explained that they are waiting for approval from the Corp of Engineers in regards to the wetland mitigation.

Commissioner Bryant asked about the transportation issue surrounding the Walmart property. Senior Planner Gassman replied that City Council is still working with the Interchange Area Management Plan.

Commissioner Nelson commented that one issue that Walmart had been challenged on was putting surface water into Chenoweth Creek. Senior Planner Gassman explained that the issue would be taken care of as part of the wetland mitigation.

Commissioner Nelson asked about the Street Tree Advisory Committee and expressed his interest in helping with it. Senior Planner Gassman reported that there were only three committee members so far. Gassman will put out another advertisement for committee members.

STAFF COMMENTS

Senior Planner Gassman gave an update on the parking issues on Vey Way. He described the complaint that had been received from the Traffic Safety Committee, and then explained his research into the matter. Gassman stated that for both properties in question the property owners had provided more parking spaces than had been required through the ordinance. Gassman recommended that the

Planning Commissioners review the code language and consider changing the requirements from number of units to number of bedrooms. He also suggested the possibility of adding parking requirements for staff and visitors. In regards to the actual parking on Vey Way, Gassman reported that it is allowed there. He suggested that if the parking is causing problems, "no parking" signs could be installed, but that issue needed to be taken to the Traffic Safety Committee, which has already discussed the issue, and to Public Works.

Commissioner Nelson reported that he had spent some time observing the traffic flow on Vey Way and watched a garbage truck successfully navigate the street with cars parked on both sides. Considering that the garbage truck did not need to cross the yellow line, he did not see a need for preventing parking on one side of the street.

Commissioner Ahlberg asked about parking requirements for Adult Foster homes. Senior Planner Gassman reported that a home that has five or fewer residents is considered a residence and is only required to follow code for a residential home.

Senior Planner Gassman and the Planning Commissioners discussed the recent action by City Council regarding Sky's Fix-it Shop.

Commissioner Poppoff inquired about the industrial zoning around the Walmart property being changed to Commercial. Senior Planner Gassman explained that The City was, and still is, short on commercially zoned land.

Commissioner Poppoff asked what had happened with the old Shop 'n Kart building. Senior Planner Gassman replied that the Planning Department had not heard a final resolution yet.

NEXT MEETING: The next scheduled meeting is May 6, 2010.

ADJOURNMENT: The Planning Commission meeting was adjourned at 8:12 p.m.

Submitted by
Brenda Green, Administrative Secretary



Bruce Lavier, Planning Commission Chair

Richard Gassman

From: Richard Gassman
Sent: Thursday, April 15, 2010 12:46 PM
To: Richard Gassman
Subject: FW: Parking at 1291 West 10th, Mill Creek Point

At a previous PC meeting, Randy Cole from the Traffic Safety Committee raised an issue with the amount of on street parking on Vey Way. There are two larger developments on the east side of Vey Way. One is the Mill Creek Point assisted living center and the other is the Casa Loma apartments.

Mill Creek Point assisted living center is on the corner of 10th and Vey Way. For the original building, the parking ratio was based on one space for each 4 beds, which is the category for "residential facilities or homes" in the LUDO, 7.060. Once the code minimum is met, we are not able to require more parking, unless it is a conditional use permit. Mill Creek is not. They did meet the minimum.

Mill Creek was recently expanded. Based on an email from Craig Smith, owner, the expansion added a total of 53 beds, 20 one bedroom units and 6 two bedroom units in the assisted living category and 7 one bedroom and 7 two bedroom units in the independent facility. 53 beds would require an additional 14 parking spaces. The new site plan shows a total of 21 added spaces. Original facility has 52 units. Added 40, making a total of 92 units, with total supplied parking spaces of 53 spaces. See SPR 364-07 for expansion. Both the original and expansion met code requirements for parking.

The other large residential development on the corner of W 8th and Vey Way is the property called Casa Loma, owned by Columbia Cascade Housing, Inc. Casa Loma obtained site plan review approval, 277-01, to build 25 units of "low income farm worker housing", consisting of 2, 3 and 4 bedroom units. The Code at that time required 1 parking space for each unit. Total of 25 required, plans showed 37 parking places and 37 were built.

Some observations from my research.

1. For apartments, our code is based on the number of units. A four bedroom unit would not require any more parking than a one bedroom unit. We might want to review our code language and consider changing the requirements from number of units to number of bedrooms. We require 2 off street parking spaces for a single family residence and most of those are not 4 bedroom homes. For apartments perhaps we should require one space per apartment, plus one additional space for every two bedrooms over the first two. That way a 3 or 4 bedroom apartment would require 2 spaces rather than one.
2. For the assisted living development, our code is based on number of beds. This arguably makes sense for assisted living residences. However, the Mill Creek expansion also provided 14 units in what was called "independent living". Perhaps for that category we should require one parking space per unit, since the name implies a residency more like a regular apartment.
3. For assisted living developments we could also add some parking spaces for staff, and maybe visitors. Neither of those categories add required parking spaces.
4. Finally, in my visits I did notice parking on Vey Way, but - it is allowed there. If the on street parking is causing a problem, we need to put up some no parking signs. It is difficult on one hand to allow the on street parking and on the other hand say it is causing a problem. This sort of issue should be taken to Traffic Safety Committee, which apparently already heard it.




CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125
FAX: (541) 298-5490
Community Development Dept.

Memorandum

To: Planning Commission
From: Dick Gassman, Senior Planner 
Date: April 15, 2010
Re: Building Orientation

The LUDO has a building orientation requirement in the residential zones. The language is:

The front building line shall be parallel to the street or private accessway. Orientation on private accessway is allowed only if there is no street frontage. Practical adjustments may be made to accommodate street curvature. The front building line shall include the front door.

The City Council has been insistent that all new dwellings comply with this language.

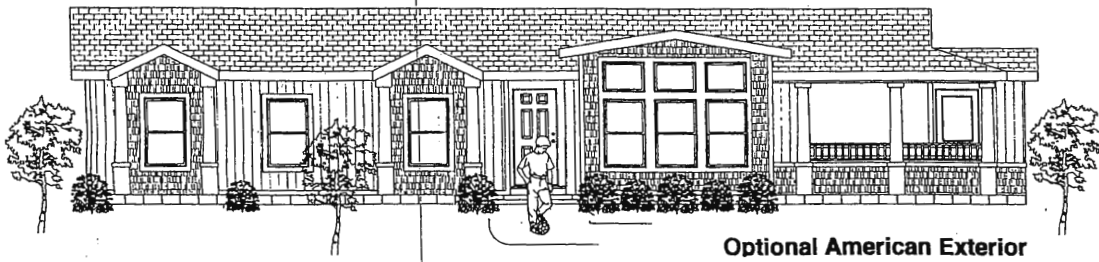
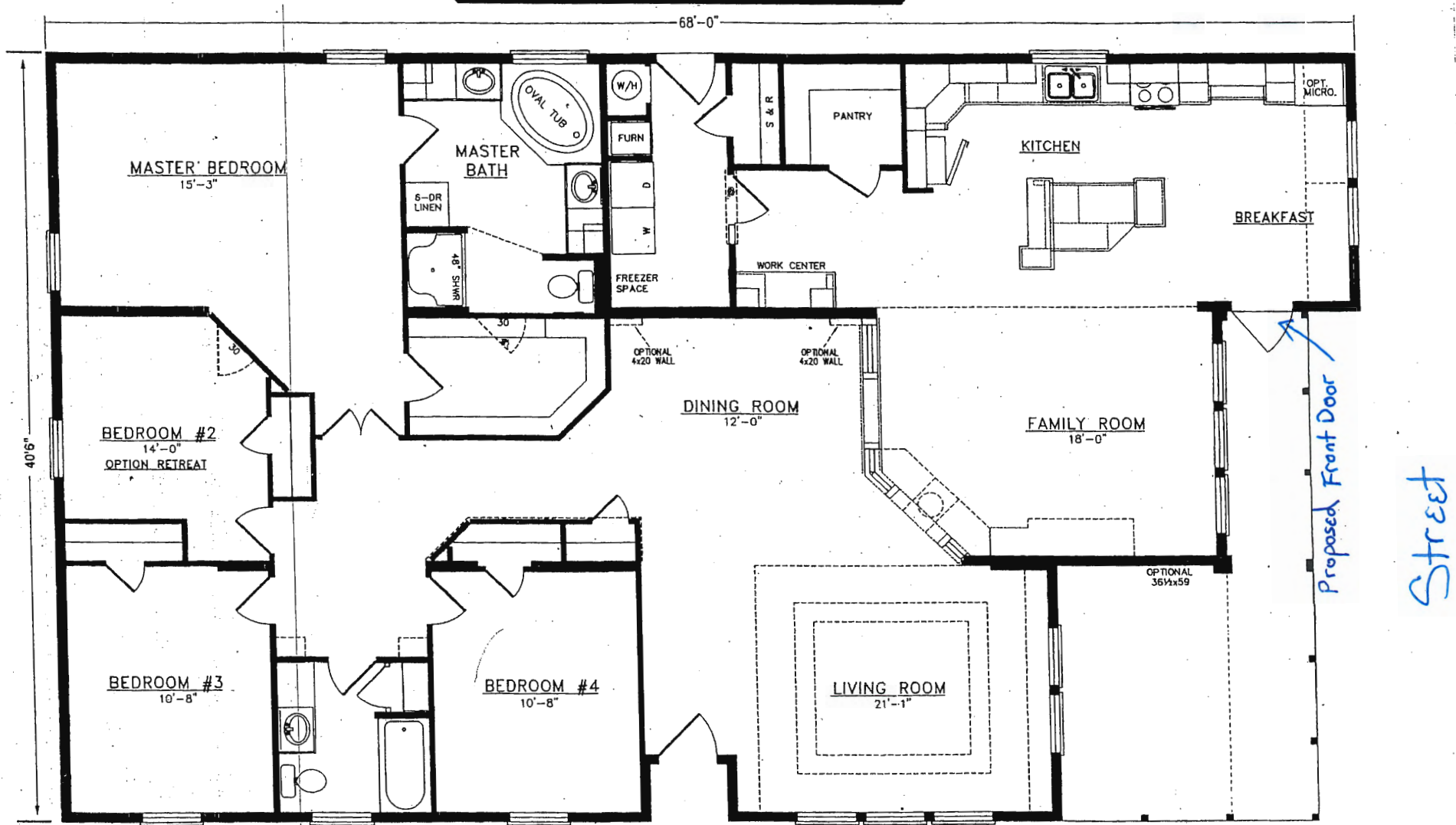
A property owner recently brought in the attached plans, asking if this arrangement met the code requirements. Rather than try to make a determination at staff level, we decided to ask the Commission for guidance.

The picture on the first page shows what would probably be considered the front of the home. However the side that would face the street is to the right on this page. That side would also have a door with a porch. Views of that side are shown on pages two and three. The door would be to the right of the stairs shown on page two.

The proposed location of this home is a flat lot. No street curvature is present. It is possible that more than one building orientation would satisfy the code requirement. Staff is asking the Commission to determine if the right hand building frontage on page one of the plans satisfies the code language.

Palm Harbor Homes

"The very best home for your money"



Optional American Exterior



MODEL 5V465A4

APPROXIMATELY 2,428 SQ. FT.

Bill Woodie

541-340-9074

2500 J W 13th

757 Richmond Ct



FACTORY DIRECT VALUE GUIDE

Home Description: Palm Harbor
 Overall Size: 40' 6" X 65' (2428 sq ft)
 Serial Number: PH209821

Model #: N5V465A4
 Model: MT. SHASTA
 Bedroom: 4 Bath: 2

Suggested Retail Price

\$ 133,234

-Features and Specifications-

-Exterior-

25 Year Gable End Siding
 25 Year One-Coat Siding & Shutters
 30 Year Gutter Guards & Exit Eaves

Dormer with Vinyl Siding

-Interior-

T&G Hardwood Flooring
 Round Dining Table & Living Area
 Ceiling Drywall & Systems
 Bath & Kitchen Remodeling Assigned Area
 Upstairs Staircase with About Lvs

All Bedrooms And Bath

Ceramic Tile Flooring Kitchen, Utility

Silent Door Closer

Tile Backsplash in Kitchen & Bath

Tile Counter in Kitchen & Bath

Utility Room with Storage

Perimeter Trim

Low VOC Paint in Living & Dining

Satin Silver Light Package

Silver Paint & Downspout

-Kitchen-

Deep
 Cast Light Sinks
 Single Top with Glass Panel
 14.4 CFM Range Hood with Recirculation
 20" Free Standing Range
 30" Refrigerator
 Drawer on cabinet for broom attachment

-Utility-

Washer hook-up & Drainage
 Prep for Electric dryer
 200 Amp electrical service
 Forced Air Electric Furnace

-Insulation-

R23-R19-R11

-Baths-

6' x 9' Bath
 One Piece Tub Shower
 Clear Safety Glass Shower Doors
 Moen Faucets
 Elongated Toilets
 Churn & Levy Sinks

-General Construction-

30 LB. Roof Load/Extended Eaves
 2" X 8" Floor Joists 16" On Center
 2" X 6" Exterior Walls 16" On Center
 6" Front & Rear Door
 High Profile Door Case Molding
 10" x 20" Mounted Door Stop
 Central Ceilings Throughout
 40 Gallon Electric Water Heater
 PEX Plumbing
 Single Reed OSB Floor Decking
 5 Year Extended Service Plan

Factory Direct Discount

\$ (15,328)

Factory Direct Discounted Base Price

\$ 117,906

-Factory "Wholesale" Options Included in Display Model-

Water Treatment System	1,490
Stainless Steel Sink	570
Front Porch	104
Stainless Steel Dishwasher	201
9' Extra Exterior 2" RCH & Height Porch	230
Add 36" x 59" window - PalmRM sidewall	375
Coffered Tower Dormer - 3 window LRM	2,903
Energy Star Certification *	1,835
5.5 lb carpet pad	259
Lino - MBTH	144
Lino - GBTH	115
Roller And Covers T.O	225
Hardwood Cabinets	1,955
Satin Silver Light Package	201
Front Porch	684

The Basics	633
Full Appliance Package	1,702
Garbage Disposal	104
S/L Faucets & Sprays	58
32" Lazy Susan in Bath Cab	115
Wire for Fan - LRM	63
Wire for Fan - FRM	63
Extra Exterior Recept	46
Heat Pump Ready Conduit	52
Tile Edge on Shower - MBTH	178
Tile Tub Pedestal - MBTH	230
Accent Tile on Tub Pedestal	115
Tile On Shower - GBTH	98
Roller On Shower - GBTH	110
Roller On Shower - MBTH	150

Displayed Options

\$ 15,208.00

Model Home Displayed

\$ 133,114

