



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

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

MINUTES

CITY OF THE DALLES PLANNING COMMISSION

MEETING HELD VIA ZOOM
THURSDAY, JANUARY 21, 2021
6:00 P.M.

CALL TO ORDER

Vice Chair Poppoff called the meeting to order at 6:02 p.m.

ROLL CALL

Commissioners Present: Karly Aparacio, Brent Bybee, Cody Cornett, Alan Easling, Philip Mascher, and Mark Poppoff; one position vacant

Commissioners Absent:

Staff Present: Community Development Director Alice Cannon, City Attorney Jonathan Kara, Senior Planner Dawn Marie Hert, Assistant Planner Kaitlyn Cook, City Engineer Dale McCabe and Secretary Paula Webb

PLEDGE OF ALLEGIANCE

Chair Bybee led the Pledge of Allegiance.

APPROVAL OF AGENDA

Director Cannon requested the agenda be amended to include the introduction of a new staff member prior to Public Comment.

It was moved by Cornett and seconded by Mascher to approve the agenda as amended. The motion passed 6/0; Aparacio, Bybee, Cornett, Easling, Mascher and Poppoff in favor, none opposed, one position vacant.

ELECTION OF OFFICERS

Director Cannon recommended the persons selected for Chair and Vice Chair have appointments that expire after 2021 in order to complete their term of office. In addition, Cannon said her preference was that the officers be proficient with Zoom to better facilitate the meetings.

Senior Planner Hert introduced new Commissioner Karly Aparacio. Director Cannon welcomed Commissioner Aparacio and asked her to share her background.

Commissioner Aparacio stated she has been a resident of The Dalles for four years. She has spent the past 15 years in education, specifically in higher education; the transition from high school to college has been her focus.

Chair Bybee invited nominations for Chair.

Commissioners Cornett and Mascher nominated Brent Bybee for Chair.

The nomination of Brent Bybee for Chair passed 5/0; Aparicio, Cornett, Easling, Mascher and Poppoff in favor, none opposed, Bybee abstained, one position vacant.

Chair Bybee invited nominations for Vice Chair.

In response to Commissioner's questions, Chair Bybee replied the Vice Chair would lead meetings in the Chair's absence and may be involved in discussions with Staff and active in other initiatives. There is no expectation the Vice Chair would subsequently serve as Chair.

Senior Planner Hert said a number of past Vice Chairs have not automatically become Chair; Commissioner's may ask to be excluded.

Director Cannon stated in the absence of the Chair, the Vice Chair will receive an agenda briefing from Staff prior to the meeting.

Commissioner Mascher asked Commissioner Poppoff if he was willing to continue as Vice Chair. Poppoff suggested someone with internet may be a better choice.

Commissioner Mascher asked if Commissioner Cornett would be interested. Cornett expressed concern that his workload could interfere with his preparation.

Commissioner Cornett said his intent was to nominate Commissioner Mascher.

Commissioner Mascher said he spends one to two months in Sweden each year; the meeting would be held at 3:00 a.m. in Sweden.

Commissioner Cornett committed to one year.

The nomination of Brent Bybee for Chair passed 5/0; Aparicio, Bybee, Easling, Mascher and Poppoff in favor, none opposed, Cornett abstained, one position vacant.

APPROVAL OF MINUTES

It was moved by Cornett and seconded by Mascher to approve the minutes of December 17, 2020 as written. The motion passed 5/0; Aparicio, Cornett, Easling, Mascher and Poppoff in favor, none opposed, Bybee abstained, one position vacant.

Director Cannon introduced new Assistant Planner, Kaitlyn Cook. Cook has a degree from the University of Oregon in Planning, Public Policy and Management, served as a RARE planner in Pendleton, and most recently worked in tourism for Polk County.

Assistant Planner Cook will initially focus on building permits and administrative level staff reviews, as well as customer service. Cook is currently working on research for potential code amendments and will step into code enforcement.

Current staff in the Community Development Department includes Director Alice Cannon, Senior Planner Dawn Marie Hert, Associate Planner Joshua Chandler and Assistant Planner Kaitlyn Cook.

Director Cannon became a permanent employee on December 1, 2020.

PUBLIC COMMENT

Kelly Ferguson, PO Box 2713, Sitka, Alaska 99835.

Ms. Ferguson said she wished to comment on the StarTouch application.

Director Cannon stated the application for CUP 196-20, StarTouch, Inc., was withdrawn. Microwave telecommunication facilities are exempt; the applicant was erroneously sent through the Conditional Use process.

Senior Planner Hert stated none of the equipment proposed by StarTouch was 5G.

Ms. Ferguson requested details on the proposed installation. Senior Planner Hert will provide the information via email.

DISCUSSION ITEM

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

Senior Planner Hert introduced Matt Hastie, Angelo Planning Group (APG). Also in attendance was Brandon Crawford of APG.

Mr. Hastie provided the presentation, Exhibit 1. He began with project updates, briefly reviewed HB 2001 and State requirements, the Code and Comprehensive Plan audit completed in December, and the Online Open House and Survey that will soon launch. Hastie discussed the project timeline and the current status of the project.

Mr. Hastie stated aspects of the Code where amendments are needed for consistency were the focus of this meeting.

Chair Bybee asked what defined middle housing types, and should that be defined in the ordinance as well.

Mr. Hastie replied the State defines it as housing types that include duplexes, triplexes, quadplexes, townhomes and cottage clusters. The City will probably want to define middle housing in the Comprehensive Plan and Code to the extent it is using those terms in policies or code provisions.

Mr. Hastie reviewed areas of non-compliance with OAR 660-046, middle housing for medium and large cities:

- Minimum lot or parcel size
- Density
- Parking
- Clear and objective design standards

Discussion Question: Should the Code define duplexes as attached and detached units or only as attached?

Mr. Hastie noted most cities and developers define a duplex as two units that are attached on a single lot, but a duplex could be defined as either two attached or detached units on the same lot. Defining a duplex also as detached will allow more flexibility.

Mr. Hastie asked if the Code should define duplexes as attached and detached units, or only as attached?

Commissioner Poppoff stated the City should stick with the standard dictionary definition. Having less clarity can make things more confusing.

Commissioner Mascher asked what the experience has been with providing more flexibility.

Senior Planner Hert replied when applications come in and flexibility is provided, applicants don't always take advantage of it. However, given the housing crisis, it could be useful to add expanded flexibility. In low density zones, duplexes are usually on larger lots. Two detached

units can have the appearance of two single family. Hert viewed that as a benefit in low density (RL) and middle density (RM) zones. She felt that additional flexibility would be good.

Direction Cannon suggested there are benefits of multigenerational homes that include family members in accessory dwelling units (ADUs). Added flexibility can allow more cases where family members can live together with a detached unit. However, massing could be an issue for detached units and a single lot could feel crowded.

Mr. Hastie agreed it could feel crowded, but if the units are detached then they'd also likely be smaller units, with smaller, potentially more compatible, massing from that perspective.

Commissioner Mascher noted that the City is rigidly bound by geography, and the city needs to find creative ways to make space to continue to grow within existing city limits. Flexibility would be beneficial to add additional density.

Commissioner Cornett asked how to address the SDCs (system development charges) for adding an additional unit on a lot. If the property owner decided to sell, would they have to partition the lot? Would it be difficult to finance? Cornett is leaning toward retaining the definition as attached but it also may depend on the minimum lot size recommended in the Code.

Senior Planner Hert replied that anytime an additional structure is built, our Code requires each of the new units to have separate lateral connections for water and sewer. If a single family home is converted to a duplex, there are certain allowances for use of existing plumbing if the meter is sized adequately to handle two units. In terms of utilities, it would not matter if the structures were attached or detached. Hert was unable to answer if detached units would present a problem with financing, and requested clarification from Commissioner Cornett.

Commissioner Cornett said some properties consist of two detached living structures, i.e., a main house with a manufactured home and/or smaller houses for family or workers. Now that people are buying it, it becomes a different type of loan inaccessible for financing. If we allow this situation, are we, as a City, creating difficulties when a homeowner tries to sell their house? Could that come back on the City?

Senior Planner Hert replied the Code currently allows detached units in the high density (RH) zone, but they are not called a duplex. The seller would have to meet minimum lot size to partition the property, which could lead to difficulty financing.

Commissioner Easling asked if a separate utility connection is required when an ADU is built. Would it make sense to require separate utility connections for detached duplexes but not for ADUs?

Senior Planner Hert replied that ADUs can use existing utility services. SDCs would still apply for sanitation, storm water, transportation and parks. There would be some savings on water for an ADU if the meter is adequately sized for two units.

Commissioner Easling said we should specify the differences between an ADU and detached duplexes to prevent construction of a duplex that was called an ADU.

Senior Planner Hert stated there is a size limitation on ADUs. Other than meeting the Code for setbacks and maximum lot coverage, there is no size limit on a duplex. A single family home with a detached ADU would require two parking spaces. If a second ADU is built, a parking space is required. There is a savings or benefit for ADUs on utilities.

Commissioner Aparicio asked if this definition would be the same definition regardless of density or zone. Mr. Hastie replied the density is controlled by lot size; the minimum lot size will vary by zone.

Commissioner Aparicio confirmed that lot size may require an attached duplex rather than detached. Mr. Hastie replied lot coverage, setbacks and parking will combine with lot size to limit what can be done.

Chair Bybee stated he is leaning toward more flexibility. Property owners should be aware of their options with detached duplexes before they purchase a property where that is the case. They may choose to rent out the other unit. Bybee said more flexibility will allow more choices for property owners.

Mr. Hastie noted that duplexes most frequently include at least one rental unit but they also can be condominiums so that both units are owner occupied with common ownership of the land. Units could then be sold separately.

Commissioner Mascher asked if that option was given in our Code. Mr. Hastie replied development codes generally don't regulate housing tenure (i.e., ownership vs. rental housing).

Commissioner Mascher asked it was the Planning Commission's role to consider financing ramifications of the City's Code.

Director Cannon suggested that Staff consult with a mortgage banker and report back to the Commission. Chair Bybee said that would be best.

Mr. Hastie suggested more research be done on potential financing challenges associated with detached and that we return to the question of allowing detached duplexes at a later date.

Discussion Question: Do you support the approach to revising minimum lot sizes for single family detached homes and duplexes in these zones and agree with the proposed specific standards?

- *3,000 square feet minimum and 20-foot lot width for RH*
- *4,000 square feet minimum and 20-foot lot width for RM*

Mr. Hastie said his recommended changes were to ensure a duplex is allowed on the same lots where a single family detached home is allowed, but not on very small lots where it may not ultimately make sense or fit.

Chair Bybee recommends highlighting that single family detached lot size is being increased to help make these code updates more palatable for the City Council and the public.

Commissioner Poppoff mentioned that most lots in the developed part of The Dalles are 50 ft. by 100 ft., so a 2,500 sq. ft. minimum would make more sense. Existing 5,000 sq. ft. lots could be split and still provide a buildable size. He is unsure how to fit higher density in the existing lot layout in lower density zones where homes are still affordable. Poppoff said you may want to consider doing away with high density zoning altogether, or limit it to areas that are not already built up.

Mr. Hastie replied those changes would go well beyond the scope of changes necessary to comply with the legislation and the administrative rules. He invited further comment.

Commissioner Cornett said he liked the lot size for the RM and RH zones, but suggested RH be a minimum of 2,500 sq. ft. Cornett noted that lot coverage for RH is 60% which would allow a 1,500 sq. ft. unit on a 2,500 sq. ft. lot. Senior Planner Hert noted coverage includes all hard surfaces; a decrease in lot size may also decrease the building footprint at 60% coverage.

Chair Bybee asked how lot size standards were determined. Mr. Hastie replied they are tied in large part to what is currently allowed. In the RH zone, you currently allow 1,500 sq. ft. per unit regardless of type. In the RM zone, you allow 2,000 sq. ft. per unit. Our thought was to continue to allow that for most housing types, but because you need to apply the same total

minimum lot size for a duplex as for a single family detached home, stick with the per unit lot size for the duplex. Because a single family detached home needs to be the same in total, that would just double it. The proposed sizes would essentially keep the per unit size the same for townhomes and duplexes and increase the minimum size for single family detached.

Director Cannon noted for RH, the 2,500 sq. ft. lot size seems like a good solution that fits in with existing lot patterns, particularly in older parts of the City. The City may not have understood the unintended consequences of such small lots in the RH zone. Cannon thought the 1,500 sq. ft. and 2,000 sq. ft. lots were too small. Mr. Hastie agreed with Director Cannon.

Commissioner Mascher asked for examples of unintended consequences referred to by Director Cannon. Director Cannon referred the question to Senior Planner Hert.

Senior Planner Hert replied no one has taken advantage of the new standards. One subdivision had smaller lots, but was not yet completed. It doesn't seem like people desire such small lots, but the intent is to provide the flexibility. Hert could see potential difficulty with such small lots.

Director Cannon noted small lots change the character of existing neighborhoods; it makes sense to have a size that can be easily accommodated with existing lot patterns. She felt a different standard was necessary for one dwelling per lot and two dwellings per lot.

Mr. Hastie proposed three options based on Commission discussion:

- 1) Go with what has already been proposed: RH – 3,000 sq. ft., RM – 4,000 sq. ft.
- 2) RH – 2,500 sq. ft., RM 4,000 sq. ft.
- 3) 2,500 sq. ft. for both RH and RM

Commission consensus was to proceed with option two.

Discussion questions:

Mr. Hastie stated the City is required to have clear and objective standards for development/design standards for all housing types and cannot impose standards for duplexes that are not already required for single family detached. The City currently requires single family detached and duplexes to have a "front porch" in RL, duplexes to have a "traditional front entry" in RM and RH, and duplexes to have the "appearance of a single house." These terms are not clearly defined.

Should City require these features for all housing types or only row houses (i.e. not apply these standards to SFD and duplexes)?

Should the City remove these design standards entirely or provide definitions that are clear and objective?

Commissioner Mascher noted that defining these standards seems unnecessary; it's difficult to provide hard and fast definitions. He asked if there were other design review steps that allow the style of the structure to deviate from the neighborhood style.

Commissioner Poppoff replied the City used to have compatibility standards, but those were difficult to define and were removed. Mr. Hastie added there are ways to write compatibility standards but it can be challenging. Traditional front entry could be problematic to define, however, a porch could be defined. Could use other standards such as "entry faces the front street or is within a specific distance of it" in lieu of "traditional" front entry. These would have to be applied equally to single family detached and duplexes.

Senior Planner Hert noted there is a list of nine potential options that can be applied to development. The design guidelines are pretty basic and do define a number of similar standards using clear and objective definitions.

Director Cannon stated our choices are to eliminate language that is not clear and objective, or define the language to be clear and objective.

Commissioner Cornett suggested adding "front porch, recessed entry, or flush entry" in the list of entryway design standards, and "appearance of single house" should be compensated with orientation of the front door. Cornett felt the main entry orientation was suitable for the side and front of the duplex, but not the back. Allowing a side entry could provide flexibility given the City's physical constraints. Commissioner Mascher concurred.

Chair Bybee asked if Mr. Hastie had a clear idea of the suggestions. Hastie replied, maintain the requirement for some kind of front porch or entry as a design standard option, side entry is acceptable, rear entry is unacceptable. He stated these changes should be defined in a clear and objective way.

Senior Planner Hert noted the RL zone calls out the width and depth of the front porch; it also requires six of the 10 designs be met. The RM zone has no design requirements unless the structure is multi-family. The RH zone includes covered porch and recessed entry in the list of nine options.

Commissioner Easling said the requirement that duplexes have the "appearance of a single house" was very subjective and open for interpretation, but he would be sad to see it go. In the case of shared driveways, Easling asked if there was an interpretation of "front" for a front porch or door.

Senior Planner Hert replied our Code requires the front door to face the street in all residential zones. There is a provision for curved roads and rear lot development; the front door can be parallel to access road or access drive. Historically, there has been concern when the front door does not face the street.

Commissioner Cornett clarified he felt the front door should face the street on single family dwellings, but should not affect duplexes. Duplexes should be allowed entry on either the front or the side.

Commissioner Aparacio agreed there was inconsistency. Clear and objective requirements would be better.

Mr. Hastie called attention to the parking space requirement. The Code currently requires two spaces per dwelling unit. Hastie suggested removal of "per dwelling unit" and retain a minimum of two spaces. Cities cannot require more than two spaces per duplex (one space per unit).

Chair Bybee asked it would make more to sense to require two spaces per lot rather than one space per unit. Commissioner Poppoff said that would create a problem for triplexes or quadplexes. Hastie clarified only single family dwellings and duplexes were being considered.

Mr. Hastie noted the City must apply the same approval processes and procedures for both single family detached and duplexes.

Online Open House and Survey

Mr. Hastie summarized the online survey which will be launched in January and remain open through the end of February. Senior Planner Hert noted that the City will publicize the survey through a variety of means, including the City website, email announcements, social media and utility bill announcements. Commissioner Poppoff suggested a notice in the newspaper as well.

Chair Bybee commented the website was awesome and the outreach tools were great. He appreciated APG's efforts.

Next Steps

Matt briefly reviewed the following next steps:

- Draft Additional Code Amendments (Batch 2 – in progress) and refine Batch 1 per tonight's feedback
- Planning Commission/Advisory Committee meeting #3 (02/18/21)
- Draft Additional Code Amendments (Batch 3)
- Planning Commission/Advisory Committee meeting #4 (03/18/21)

STAFF COMMENTS / PROJECT UPDATES

None.

COMMISSIONER COMMENTS OR QUESTIONS

Director Cannon requested the Commission consider a start time of 5:30 p.m. rather than 6:00 p.m. Commission consensus agreed to consider this at the next meeting.

ADJOURNMENT

Chair Bybee adjourned the meeting at 8:13 p.m.

Respectfully Submitted
Paula Webb, Secretary
Community Development Department

A handwritten signature in black ink, appearing to read "Brent Bybee", with a long horizontal flourish extending to the right.

Brent Bybee, Chair

The Dalles Middle Housing Code Update

Planning Commission/Advisory Committee

January 21, 2021, 6:00 pm



Agenda



1. Introductions
2. Project Updates
3. Draft Code Amendments and Discussion
4. Online Open House and Survey
5. Next Steps and Adjourn

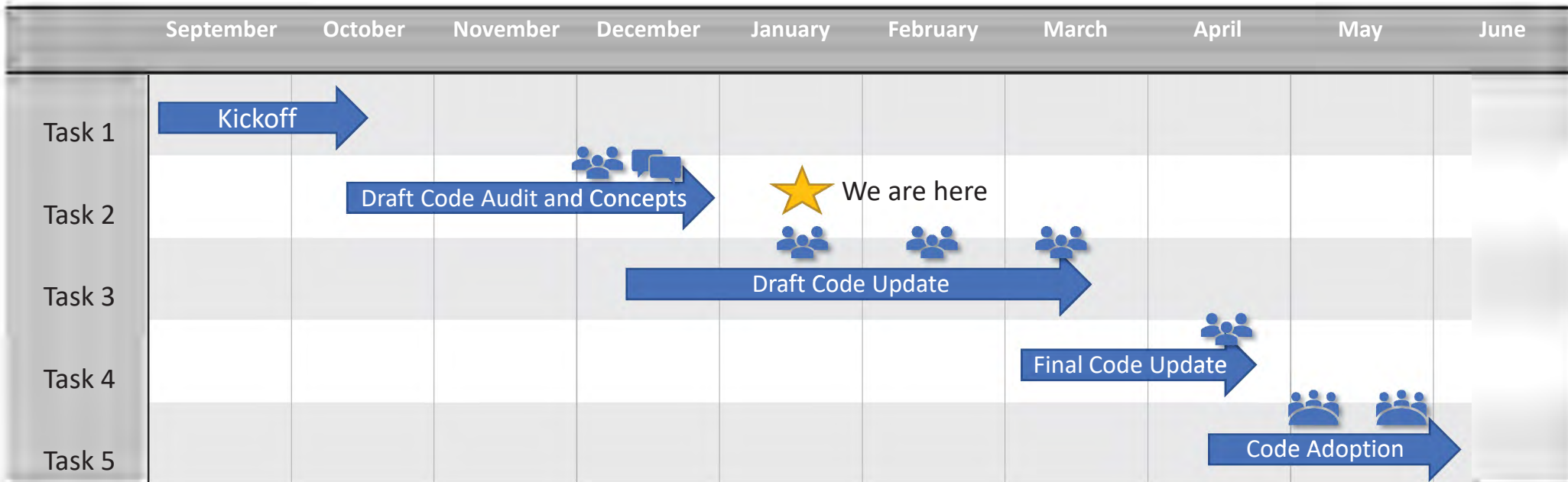
Project Updates



- Duplex Audit completed in December
- Online Open House for the project launched
- Draft of first batch of duplex updates complete
 - Required duplex amendments to meet State minimum compliance standards for HB 2001 (OAR 660-046)
- Draft of second batch of code updates in progress
 - Potential additional middle housing updates (e.g. triplex and quadplex)
 - City's "clean-up" code amendments relating to middle housing

Schedule

-  Advisory Committee Meeting
-  Open House Meeting
-  Public Hearing



Draft Comprehensive Plan Amendments



- Added language promoting duplexes and other middle housing types in housing goals and policies under Comprehensive Plan Goal 10 – Housing
 - Policy 9 – “Provide for the development of a wide range of housing types which may include single-family detached and attached housing, *duplexes and other middle housing types...*”
- Removed housing type target ratio policy and added a policy that acknowledges HB 2001
- Removed measures related to small lot single-family housing and added a measure for duplexes:
 - “*Duplexes are allowed on any lot or parcel that permits single-family dwellings in residential zones*”

Duplex Code Update Summary



- Code update proposes amendments to areas of non-compliance identified in the Code Audit
- Areas of non-compliance with OAR 660-046 (Middle Housing for Medium and Large Cities)
 - Minimum lot or parcel size
 - Density
 - Parking
 - Clear and objective design standards

Code Update Discussion Question



HB 2001 allows cities to define duplexes as two attached units and two detached units on a single parcel, or only as two attached units. The Dalles currently defines duplexes as two attached units on a single parcel.

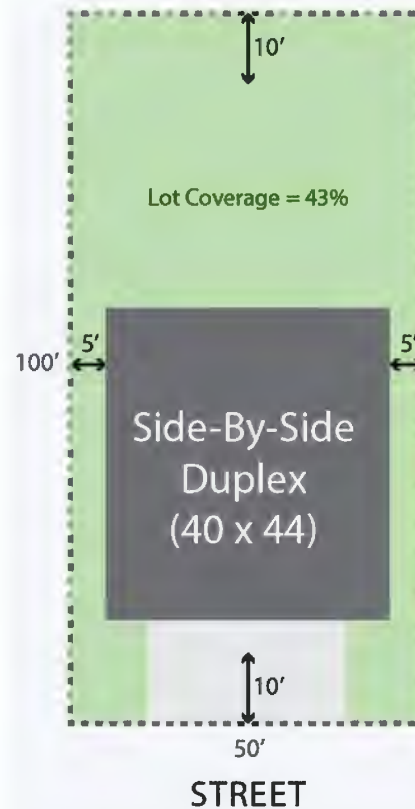
Should the Code define duplexes as attached and detached units or only as attached?

Code Update: Low Density Residential (RL)



- Eliminate “small lot single family”
- Lot size standards in compliance
 - Minimum 5,000 sq. ft. for SFD, minimum 2,500 sq. ft. per unit for duplexes

Duplex on a 5,000 square foot lot (minimum for RL zone)



Code Update: High Density Residential (RH)



- Eliminate “per dwelling unit” standard for minimum lot size
- Increase minimum lot size to 3,000 sq. ft. for SFD, keep the same for SF attached or townhomes
- Eliminate “minimum site area” standard
- Reduce lot width for duplexes

RH High Density Residential	Standard		
	<u>Single-Family Attached, Row Houses, or Townhomes (3 or more units)</u>	One Dwelling Unit per Lot	Two Dwelling Units per Lot
Minimum Lot Area	1,500 sq. ft. per dwelling unit	3,000 1,500 sq. ft. per dwelling unit, not to exceed 25 units per gross acre	3,000 sq. ft. per dwelling unit, not to exceed 25 units per gross acre
Minimum Site Area per Dwelling Unit		3,500 sq. ft. OR 2,000 sq. ft. for small lot and townhouse clusters (3-8 units)	2,000 sq. ft.
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 lots with townhome end-units; and 20 ft. for interior lots	<u>25 ft. for corner lots and and 20 ft. for interior lots</u> 40 ft.

The Dalles Middle Housing Code Update

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Code Update: Medium Density Residential



- Eliminate “per dwelling unit” standard for minimum lot size
- Increase minimum lot size to 4,000 sq. ft. for SFD, keep the same for SF attached or townhomes
- Reduce lot width for duplexes

RM Medium Density Residential	Standard		
	<u>Single-Family Attached, Row Houses, or Townhomes (3 or more units)</u>	One Dwelling Unit per Lot	Two Dwelling Units per Lot
Minimum Lot Area	<u>2,000 sq. ft. per dwelling unit</u>	4,000 2,000 sq. ft. per dwelling unit, not to exceed 25 units per gross acre	3,000 4,000 sq. ft. per dwelling unit, not to exceed 25 units per gross acre
Minimum Site Area per Dwelling Unit		3,500 sq. ft. OR 2,000 sq. ft. for small lot and townhouse clusters (3-8 units)	2,000 sq. ft.
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 lots with townhome end units; and 20 ft. for interior lots	50 ft. 25 ft. for corner lots and <u>20 ft. for interior lots</u>

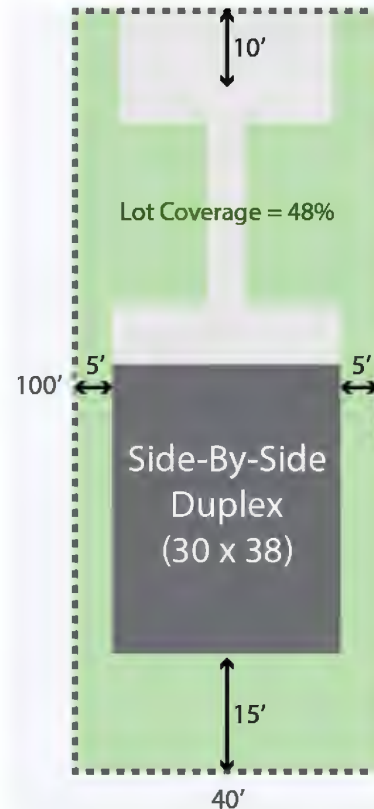
Code Update Discussion Question



Do you support the approach to revising minimum lot sizes for single family detached homes and duplexes in these zones and agree with the proposed specific standards?

- 3,000 square feet minimum and 20-foot lot width for RH
- 4,000 square feet minimum and 20-foot lot width for RM

Duplex on a 4,000 square foot lot (minimum for RM zone)



Code Update: Clear and Objective Standards



- SFD and Duplexes are required to have a “front porch” in RL zone and a “traditional front entry” in RH and RM zones
- Duplexes are required to have the “appearance of a single house”

Discussion Questions:

- ***Should the City require these features for all housing types or only for row houses (i.e., not apply this requirement to duplexes or SFD)?***
- ***Should the City remove these design standards entirely or provide definitions that are clear and objective?***

Code Update - Parking



- Remove “per dwelling unit” standard for minimum spaces and keep at minimum of 2 spaces (cities cannot require more than two spaces per duplex, per minimum compliance standards)

Use Type	Auto Parking	
	Minimum	Maximum
1, and 2, and 3 dwelling units	2 spaces per dwelling unit	None

Code Update – Other



- Approval processes/procedures
 - Landscaping requirements for completion prior to occupancy exempt SFD, and therefore must also exempt duplexes
 - Temporary family hardship provisions permit temporary siting of RVs on SFD, and therefore must also allow temporary siting on duplexes
 - SFD are eligible for Waivers of Remonstrance. Duplexes must also be eligible for these waivers

Online Open House and Survey



Open House

- Launches January 25 – Open until early to Monday, March 1.
- Project overview and background (HB 2001, middle housing, etc.)
- Code audit results and likely updates
- Other middle housing opportunities

Housing Survey Questions

- Opinions/observations relating to middle housing
- Rank housing objective in order of importance (e.g., affordability, supply, variety, aesthetics, etc.)
- Open ended question/comments on the project and housing in The Dalles

Help distribute the Open House and Survey!!!

<https://storymaps.arcgis.com/stories/3cd98f74e78543ff8fd2b62d83b1f370>

Next Steps: Code Update



- **Online Open House and Survey** – close and provide review and summary
- Draft Additional Code Amendments (Batch 2 – in progress)
- **Planning Commission/Advisory Committee meeting #3** (week of 02/18/21)
- Draft Additional Code Amendments (Batch 3)
- **Planning Commission/Advisory Committee meeting #4** (week of 03/18/21)