



## **CITY of THE DALLES**

313 COURT STREET  
THE DALLES, OREGON 97058

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

# **MINUTES**

## **CITY OF THE DALLES PLANNING COMMISSION**

MEETING HELD VIA ZOOM  
**THURSDAY, FEBRUARY 18, 2021**  
**6:00 P.M.**

#### **CALL TO ORDER**

Chair Bybee called the meeting to order at 6:01 p.m.

#### **ROLL CALL**

Commissioners Present: Karly Aparacio, Brent Bybee, Cody Cornett, Alan Easling, Philip Mascher, Linda Miller and Mark Poppoff

Commissioners Absent:

Staff Present: Community Development Director Alice Cannon, City Attorney Jonathan Kara, Senior Planner Dawn Marie Hert, Associate Planner Joshua Chandler 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 discussion for a new meeting time. The suggested time (5:30 p.m.) would match the City Council and Urban Renewal meeting times. Cannon also suggested the introduction of new Planning Commissioner Linda Miller.

It was moved by Cornett and seconded by Bybee to add the time change discussion to the agenda. The motion passed 7/0; Aparicio, Bybee, Cornett, Easling, Mascher, Miller and Poppoff in favor, none opposed.

Chair Bybee moved the agenda item directly after the introduction of new Planning Commissioner, Linda Miller.

Director Cannon introduced Linda Miller. Miller stated she had worked for three different development companies; two large companies in the San Francisco area, and one extremely large company in the San Diego area. For 15 years, she worked as a loan officer in real estate lending. She has an extensive background in real estate.

#### **APPROVAL OF MINUTES**

It was moved by Easling and seconded by Cornett to approve the minutes of January 21, 2021 as written. The motion passed 7/0; Aparicio, Bybee, Cornett, Easling, Mascher, Miller and Poppoff in favor, none opposed.

## **PUBLIC COMMENT**

### Don Warren, 214 E. Fifth Street, The Dalles

Mr. Warren thanked the Commission for their volunteerism on the City's behalf.

Warren suggested additional public engagement for the Housing Code Update moving into March and April. Senior Planner Hert replied the news release and survey link was posted on the City of The Dalles website and social media accounts. The notice was also emailed to an extensive list of citizens and agencies.

Chair Bybee thanked Mr. Warren for his kind words toward staff.

## **DISCUSSION ITEM**

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

Director Cannon introduced Matt Hastie and Brandon Crawford of Angelo Planning Group (APG).

Mr. Hastie opened the presentation with a brief agenda, recent progress on the project, where we are in the schedule and what to expect next, Batch 1 code revisions, online open house updates, code graphics produced by Cascadia Partners and an overview of Batch 2 code updates. Exhibit 1.

### Discussion Question: Should the City define duplexes as both attached and detached, or just detached?

At the January 21 meeting, the Commission expressed concern with possible financing difficulties associated with the definition of duplexes as two detached units on a single lot. Senior Planner Hert contacted Mike Kilkenny, Senior Mortgage Advisor, Platinum Mortgage Group, for his input. Mr. Kilkenny replied:

“Yes, a duplex would be considered a duplex with either attached or detached on the same lot. The biggest issue I see would be from the appraisal standpoint, are their enough duplex, triplex and fourplex properties that have sold in the last year to be used as comparables for the appraisal? Haven't run into this issue with duplexes as it appears they are more prevalent in the market but I think it could be an issue with triplex and fourplex units.”

Commissioner Mascher shared a built-in problem with appraisals, they look only at the past. They may be flawed because appraisal comparables cannot keep up with current activity. Mascher asked if a duplex can be two detached units on a single lot, then is the detached duplex a way to circumvent City code and place two residences on a lot that allows only one. Hastie replied a major point of HB 2001 and the new administrative rules is that duplexes must be allowed on any lot that is zoned for a single family detached home.

Mascher then asked whether SDCs, development standards or processes would be different between attached or detached. Senior Planner Hert replied, in terms of System Development Charges (SDC) and utility lines, they would be treated the same. Separate lines are required for each portion of the duplex regardless of whether or not they are attached.

Commissioner Miller asked if duplexes with a shared floor (stacked duplexes) were considered. Hastie replied two units separated by a floor would also be considered a duplex. Hert noted any new construction requires separate laterals and SDCs for each unit, whether attached or detached.

Commissioner Easling asked how many parking spaces are required, i.e., two for a single family dwelling (SFD), and two for a detached duplex (one per unit). Hastie replied per the updated state requirement, no more than one off-street space per unit may be required. Developers retain the choice to provide more parking spaces.

Chair Bybee noted not every property will contain a duplex; the City will probably experience a gradual shift toward duplexes. Bybee did not see a lot of effect on parking. Hastie said the overall percentage of duplexes is pretty low.

Commissioner Easling stated, as a builder, there is economy in building attached duplexes. Commissioner Poppoff replied, in his experience, it was more expensive to build an attached duplex.

Commissioner Poppoff supported a definition of attached or detached units; let the builder decide.

Commissioner Easling supported the current definition stating detached duplexes might add confusion. Commissioner Miller added most people think of duplexes as attached.

Commissioner Poppoff thought there may be confusion in distinguishing between a detached duplex and a SFD with an accessory dwelling unit (ADU). Senior Planner Hert noted the conversion of a SFD to a duplex has the option of using existing utility lines and water meter (if appropriately sized). This is an existing option for SFDs with ADUs.

Mr. Hastie explained early DLCD conversations included discussion on duplex definitions. They decided confusion early in the process was acceptable and worthwhile to provide extra flexibility and fewer barriers to housing types. The applicant can decide how they want to define development (ADU or detached duplex). It is the City's responsibility to determine if the applicant meets the code definition for an ADU versus a duplex.

Commissioner Cornett said if a detached duplex is the same as an attached duplex, there is no reason the City should not recognize the same. He added only one or two appraisals are necessary for a specific housing type until that type becomes standardized and predictable for the community.

Chair Bybee supported letting the developer choose what to do. Commissioner Aparicio said in order to allow flexibility, we should include the option for attached or detached.

*Sarah Mall, 1226 E. 12<sup>th</sup> Street, The Dalles*

Ms. Mall agreed it should be the choice of the developer.

*Nate Stice, Technical Advisory Committee*

Mr. Stice wanted to revisit the minimum lot size changes proposed thus far, i.e., the decrease in minimum lot size for high density and increase in minimum lot size for low density. Stice has seen SFD and duplexes in the community on lots smaller than what is currently allowed and proposed. He wondered if an analysis on increasing minimum lot size for SFDs would affect previous Housing Needs Analysis (HNA) results. Is there a way to run the policy implications in terms of Buildable Lands Inventory findings? He questioned how many extra units could be added (or lost) from changing these lot sizes.

Hastie replied APG would have to run numbers on how many properties are smaller than minimum lot sizes proposed for each zone, and examine whether those properties could accommodate a duplex. This would allow a better evaluation of the impact of allowing duplexes on smaller lots. Hastie added it could be challenge to fit a duplex on a small lot when considering all the dimensional standards, but it's not impossible, especially if it's a stacked duplex. Hastie agreed to take a look at the data.

Mary Hanlon, 315 E 10<sup>th</sup> Street, The Dalles

Mary Hanlon asked what feedback is being requested. She said a lot of this conversation seemed to involve details that make it harder to incentivize development in The Dalles. With the housing crisis, there should be efforts to create incentives and simplify, while encouraging the addition of housing units. Hastie replied the question was whether to define duplexes as both attached and detached, or just detached? Additional questions will follow.

**Code Batch 2 Recommendations**

Mr. Hastie summarized proposed amendments for triplex and quadplex development standards in the high density (RH) and medium density (RM) zones, primarily noting the recommendation to clarify in the code that it should be 1,500 sq. ft. per unit in RH for triplex and above, and 2,000 sq. ft. per unit in RM for triplex and above. He also shared the triplex and quadplex graphics provided by Cascadia Partners illustrating the way these housing types would fit on a standard, existing residential lot in the City.

**Discussion Question: Are the proposed minimum lot area standards for triplex, quadplex, and larger appropriate for the RM and RH zones?**

Ms. Mall stated affordable housing is most important. Commissioner Mascher agreed more flexibility is preferred. Mascher added there is space within the city limits to increase development; these changes are pointing in a good direction in creating greater density to allow more people to live within the city limits.

Mr. Warren agreed with Mall and Mascher. Increased housing options will make the community more affordable and livable.

Commissioner Poppoff said increased density would not necessarily increase affordability; developers tend to produce high-end development for new construction. The City needs to do more to increase density if the City is serious about increasing affordable housing supply. He would like to see more emphasis on individually owned property, rather than just rentals.

Hastie replied that increasing density and housing options by themselves won't automatically result in more production of housing affordable to people with low incomes. However, he noted it can help increase the supply and variety of housing that will eventually become affordable over the long term and also will provide more options in terms of different types of housing to meet different households' specific needs in the short term. These rules also apply to conversions of duplexes, not just new construction. The cost of conversion can be much lower than the cost of new construction and could increase the supply of relatively affordable housing.

Ms. Hanlon said there is not a lot development currently. Hanlon has explored the possibility of developing market rate or affordable housing, and found the gap is massive between construction costs and rentals rates that can be supported here. She encouraged anything that could be done to increase incentives.

Senior Planner Hert added recent infill development plans had been modified due to improvement requirements. Multi-family dwellings require more improvements to infrastructure.

Mr. Hastie agreed changing density or lot size would not automatically produce affordability in the short term. What it will do is potentially increase the housing supply that can become affordable over the long term. This discussion includes conversion of existing homes, not just new construction. This is not the only thing that can, or should, address affordability issues. Many things would need to be done at the federal or local level to address affordability issues and/or produce units at a cost affordable for lower income levels. This is one set of strategies to provide flexibility and increased options for housing.

Commissioner Cornett asked whether the three to four unit threshold specifically is the challenge to developers. Associate Planner Chandler replied it comes down to improvement requirements associated with three-plus units. The city is restricted from requiring improvements on SFD and duplexes; developers may opt to settle for fewer units to avoid required improvements.

Director Cannon questioned if the lack of required improvements was a good long term approach for SFDs and duplexes. There are many gaps in sidewalks, curbs, gutters and other infrastructure due to improvements not required for SFDs or duplexes.

Commissioner Aparicio stated this is the step we need to take to lessen the bottleneck for development. Flexibility is the best option.

## **Parking**

Mr. Hastie briefly described the City's current parking requirements for triplexes and quadplexes and offered three options for updates. Current parking requirements penalize triplex and quadplex development compared to other multi-family developments.

*Discussion Question: Which of the following off-street parking requirements would work best for triplexes and quadplexes?*

1. 1 space per unit (i.e., 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)

Commissioner Miller stated dwellings need more than one or two parking spaces for a unit. Commissioner Poppoff agreed and said parking is barely adequate now.

Commissioner Cornett preferred option three for fourplexes and fewer.

Commissioner Aparicio also preferred option three so that smaller units are not being penalized.

Commissioner Easling mentioned he had to scale back the units for a housing development due to the excessive parking requirement. He is in favor of some parking reduction, and noted that option three might be a good compromise for those who do not want to see parking requirements reduced.

Commissioner Mascher would like to discourage dependency on cars and encourage multi-modal transportation development, noting that more parking ultimately makes other forms of transportation less convenient or effective. Mascher was squarely in favor of option one.

Chair Bybee agreed with Mascher and preferred option one. Moving forward, homes will still be required to provide parking.

Mr. Stice also preferred option one. He mentioned there is literature and research that suggests off-street parking requirements reduce unit production. Keep in mind this is a minimum requirement. If market demand remains for housing with parking, then parking will continue to be provided.

Mr. Warren stated it was difficult for people to accept the loss of parking. A reasonable consideration for parking is a great idea.

Ms. Hanlon noted that increased parking requirements will decrease the number of units built. Hastie asked if Hanlon was in favor of a reduced number of required spaces per unit. She replied she would rather see more housing and less parking.

Commissioner Easling echoed the sentiment that all three options are better than what we have now. Option three seems like a middle of the road option.

Commissioner Poppoff said an individual parking space is usually only 180 sq. ft.; a reduction in parking will not open up much usable space. Chair Bybee noted 180 sq. ft. could take away a bedroom. Hastie added that parking requirements can add up cumulatively, particularly on smaller lots. Hanlon noted it was more complicated than just the individual parking space(s). Access and the turn into the space must be considered.

### **Code Clean Up**

Matt discussed the code "clean up" amendments that City staff proposed, noting that many are intended to make the code more readable and consistent among sections.

New Code terms and definitions include:

- Developable Area: "The net buildable area of a lot or parcel, measured by net buildable square footage on a proposed development site, then dividing by minimum density square footage standard."
- 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."
- Porch: "A covered shelter projecting from the front entrance of a building with a minimum width of 12 feet and depth of 6 feet."

Removed terms include:

- "small lot single family"
- Replace "buildings" with "dwelling units" when referring to dwellings

Residential density suggestions:

- Change density range to 3-6 units/gross acre for RL and 10-25 units/gross acre for RH, consistent with Comp Plan
- Add "public utility easements" to list of excluded areas from density calculations.

Hastie clarified the porch for a duplex or single family detached unit must face the street. The second entry of a duplex could face the side.

Mr. Hastie said changes to residential review type and procedures were proposed to add consistency to the code. The same approval type must be applied to a duplex as a single family detached dwelling. The site plan review process will be applied to multi-family and cottage cluster applications. Also included was the prohibition of an increase or decrease in density as criteria for a variance.

Associate Planner Chandler clarified the rear-yard minimum setback increase to 10 feet in RM zone is a formatting correction for development applications.

City Attorney Kara asked why "traditional" was not removed from the "traditional front entry" provision for duplexes, which was deemed subjective language. Hastie replied it was an error and will be removed.

Chair Bybee invited comment or questions.

Commissioners Cornett and Poppoff had no comment. Commissioner Aparicio appreciated the clear language with less room for interpretation. Commissioner Easling and Mascher had nothing to add.

Commissioner Miller said if she was a developer coming in, she would be completely confused. Hastie replied this material was out of context. A builder or developer would look at the code as a whole.

Chair Bybee suggested Commissioner Miller contact staff with any questions. Director Cannon said she would follow-up with Commissioner Miller.

Mr. Warren said a draft copy available for review would be convenient. Hastie replied the material was included in the agenda packet.

Ms. Hanlon noted many lots can be rocky or contain difficult topography; the City may want to consider development/design flexibility in those cases.

Mr. Hastie referred to proposed changes to accessory dwelling standards. A reduced setback was suggested, particularly for properties served by alley. Senior Planner Hert clarified the need for consistency in the code for all accessory structures. Accessory structures should have the same setback requirements, regardless of the use.

Associate Planner Chandler discussed how the CBC (Central Business Commercial zone) amendment would allow duplexes to be converted more easily in that zone. City staff is proposing two options.

Option 1: a. ~~All dwellings, as defined by this Title, so long as the ground floor is a permitted commercial use.~~

Option 2: 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.

Chandler stated the CBC zone is the downtown core area where the majority of our historic building inventory is located. Many of the buildings are quite large. These structures cannot be converted to a duplex unless there is a commercial element downstairs. However, the structures can be converted to a triplex. Once bumped up to a triplex, additional requirements are imposed. This amendment would allow duplexes to be converted more easily.

Chandler shared his preference for option two. Sub-district 2 is the commercial, more historic area of town. This option would allow fringe areas in the CBC zone to include all residential units. The downtown core, our commercial base, would require residential use on the upper floors.

Chair Bybee responded to the lot line reduction for ADUs, cautioning that a property owner may get an inaccurate lot line estimate and a structure could accidentally encroach on the right-of-way (ROW). Bybee thought the setback should be reduced, but not to zero.

Senior Planner Hert noted accessory structures are already allowed to open up into alley ROW, and that they just want to allow it for ADUs in addition to other accessory structures. Director Cannon added this more readily allows conversion of garages to ADUs, flexibility we would like to allow. Commissioner Mascher added he would default to a zero line setback if it is preventing an ADU conversions.

Mr. Hastie stated his appreciation for the Commission's comments. He noted the Online Open House and Survey will remain open a while longer. Batch 2 Code updates and graphics will be revised. Batch 3 Code amendments will be drafted and presented at the March 18, 2021 meeting.

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

Director Cannon noted City Council and Urban Renewal both meet at 5:30 p.m. She asked the Commission for their preferred start time. Commission consensus was to begin the meetings at 5:30 p.m.

The vote to change the meeting time to 5:30 p.m. passed 7/0; Aparicio, Bybee, Cornett, Easling, Mascher, Miller and Poppoff in favor, none opposed.

Director Cannon thanked the Commission for their endurance at recent meetings.

There are no agenda items for the next meeting; the March 4, 2021 meeting will be cancelled. Draft Code Updates will continue at the March 18, 2021 meeting.

Director Cannon stated her intent was to bring City Council along with this discussion; abbreviated batches will go forward to City Council. Planning Commission recommendations will be presented to City Council prior to the request for comments. This agenda item is scheduled for the March 22, 2021 City Council meeting.

Director Cannon welcomed participation from the Planning Commission at the City Council meeting. She suggested the Chair and Vice Chair.

Commission consensus was to send Chair Bybee and Vice Chair Cornett.

### **COMMISSIONER COMMENTS OR QUESTIONS**

None

### **ADJOURNMENT**

Chair Bybee adjourned the meeting at 8:39 p.m.

Respectfully Submitted  
Paula Webb, Secretary  
Community Development Department

A handwritten signature in black ink, appearing to read "Brent Bybee", written over a horizontal line.

Brent Bybee, Chair



# The Dalles Middle Housing Code Update

Planning Commission/Advisory Committee

February 18, 2021, 6:00 pm



# Agenda

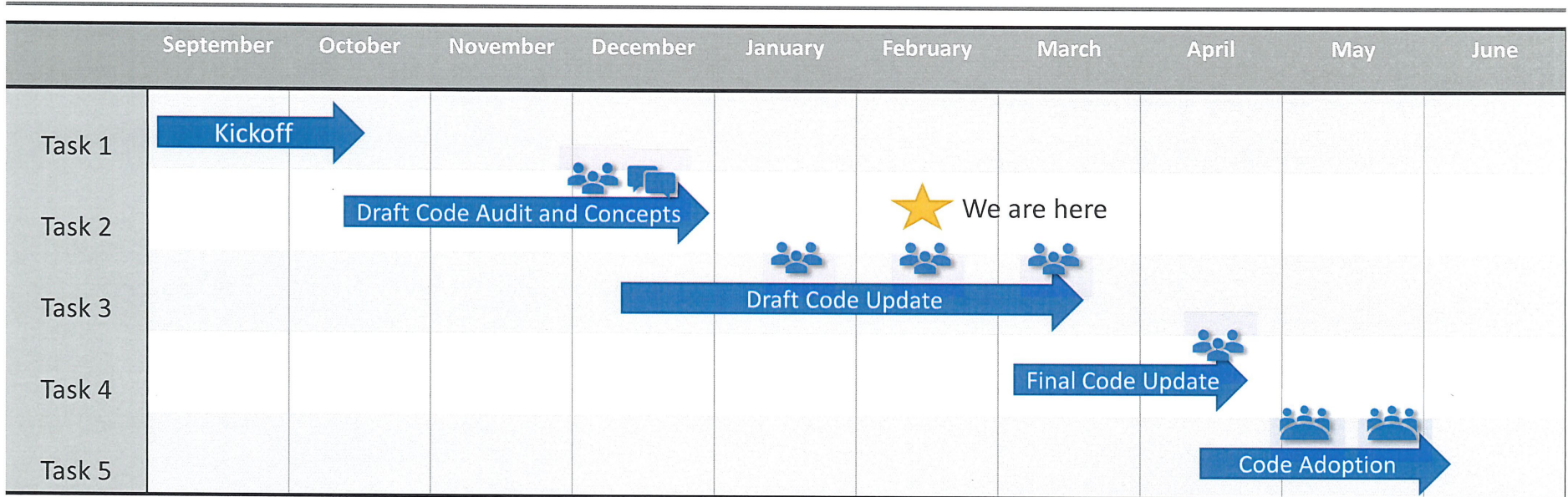
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1. Introductions
2. Project Updates
3. Draft Batch 2 Code Amendments and Discussion
  - a. Additional middle housing code updates (triplex and quadplex)
  - b. Draft code graphics
  - c. Code clean-up amendments
4. Next Steps

# Schedule

-  Advisory Committee Meeting
-  Open House Meeting
-  Public Hearing



# Project Updates

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- Code Update Batch 1 Amendments Revisions
  - Reduced minimum lot size for SFD & duplexes in RH zone: 3,000 to 2,500 square feet
- Online Open House and Housing Survey in progress – Closes 02/28
  - Over 500 views and 139 survey responses
- Code graphics for triplex and quadplexes drafted
- Draft of Batch 2 of duplex updates complete
  - Potential additional middle housing updates (e.g. triplex and quadplex lot size and lot width changes)
  - City’s “clean-up” code amendments relating to middle housing

## Code Update Discussion Question

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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 Batch 2 – Middle Housing in RH



- Reduce lot size to 1,500 sq. ft. per unit for triplex and above
  - Triplex: 4,500 sq. ft.
  - Quadplex: 6,000 sq. ft.
- Reduce min. lot width to 60 ft for quadplex and above
- Reduce min. lot depth to 60 ft for triplex and quadplex and above

RH High Density Residential		
	Three Dwelling Units per Lot	Four or More Dwelling Units per Lot
Minimum Lot Area	<del>4,500</del> 1,500 sq. ft. per dwelling unit, not to exceed 25 units per gross acre	<del>6,000</del> 1,500 sq. ft. per dwelling unit, not to exceed 25 units per gross acre
Minimum Site Area per Dwelling Unit	2,000 sq. ft.	1,500 sq. ft.
Minimum Lot Width	60 ft.	<del>75</del> 60 ft.
Minimum Lot Depth	<del>85</del> 60 ft.	<del>85</del> 60 ft.

***Discussion Question: Are the proposed minimum lot area standards for triplex, quadplex, and larger appropriate for the RH zone?***



# Code Update Batch 2 – Middle Housing in RM



- Reduce lot size to 2,000 sq. ft. per unit for triplex and above
  - Triplex: 6,000 sq. ft.
  - Quadplex: 8,000 sq. ft.
- Reduce min. lot width to 60 ft for triplex
- Reduce min. lot depth to 65 ft for triplex and quadplex and above

RM Medium Density Residential		
	Three Dwelling Units per Lot	Four or More Dwelling Units per Lot
Minimum Lot Area	<del>7,500</del> <u>2,000</u> sq. ft. per dwelling unit, not to exceed 25 units per gross acre	<del>6,000</del> <u>2,000</u> sq. ft. per dwelling unit, not to exceed 25 units per gross acre
Minimum Site Area per Dwelling Unit	2,000 sq. ft.	2,000 sq. ft.
Minimum Lot Width	<del>75</del> 60 ft.	80 ft.
Minimum Lot Depth	<del>85</del> <u>65</u> ft.	<del>100</del> <u>65</u> ft.

***Discussion Question: Are the proposed minimum lot area standards for triplex, quadplex, and larger appropriate for the RM zone?***

# Code Update Batch 2 – Parking Requirements



*Current parking standard:*

Use Type	Auto Parking	
	Minimum	Maximum
RESIDENTIAL		
1, <del>and 2,</del> and 3 dwelling units	2 spaces per dwelling unit	None
4 to 12 (multifamily)	6 spaces, plus 1.5 spaces per dwelling unit in excess of 3 units.	None

## ***Discussion Question:***

***Which of the following off-street parking requirements would work best for triplexes and quadplexes?***

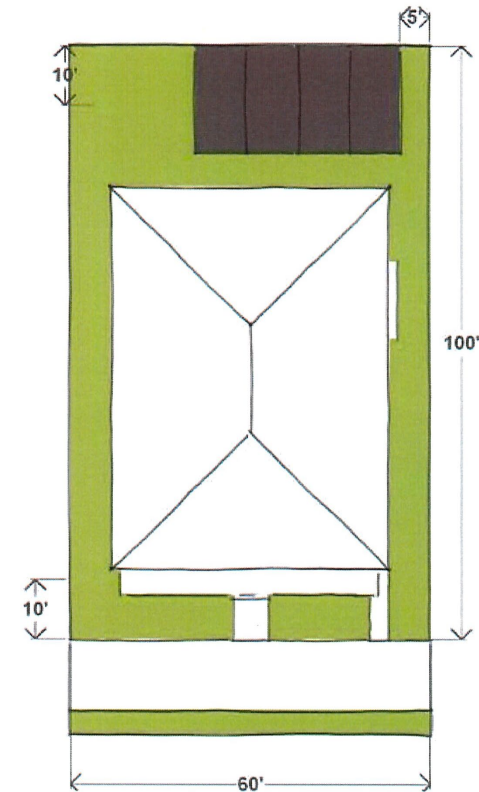
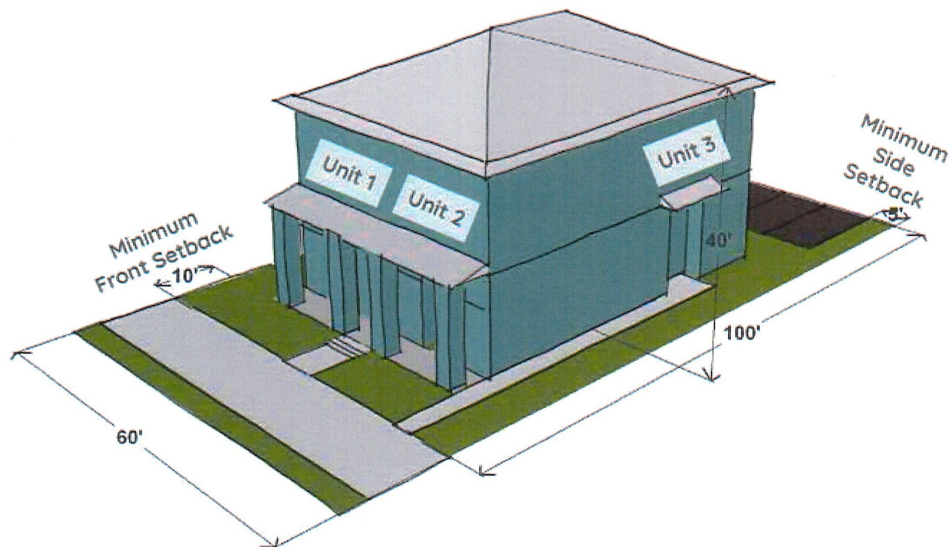
- 1. 1 space per unit (i.e. 3 for triplexes and 4 for quadplexes)***
- 2. 2 spaces for the first unit and 1 for each additional unit (4 spaces for triplexes and 5 spaces for quadplexes)***
- 3. 1.5 spaces per unit (round up to 5 spaces for triplexes, 6 spaces for quadplexes)***



# Code Graphics - Triplex



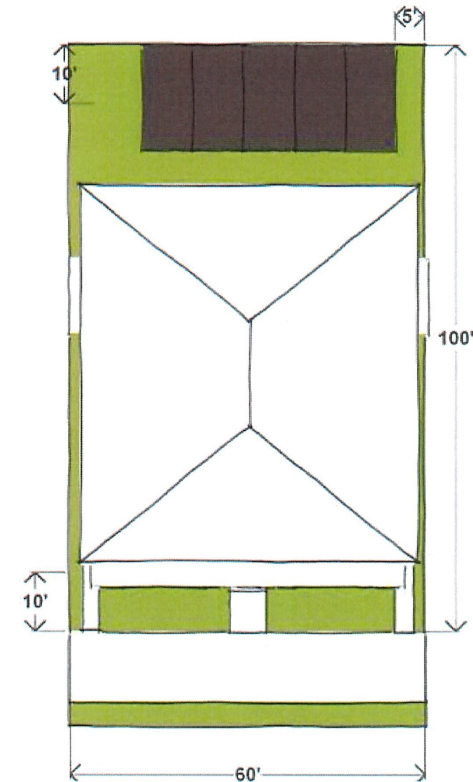
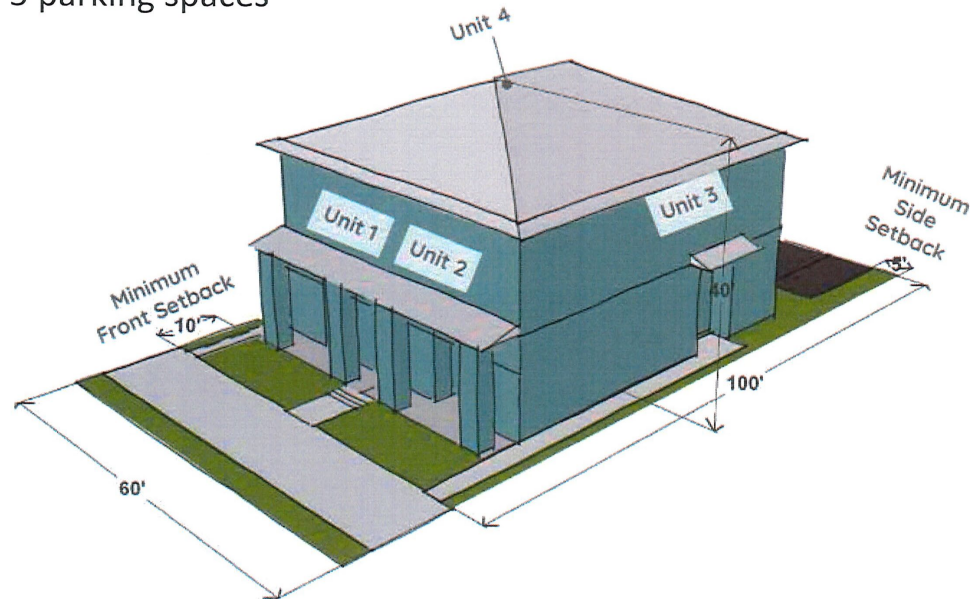
- 3 units
- ~2,200 sq. ft. building footprint (37% lot coverage)
- ~1,150 sq. ft. per unit
- 4 parking spaces



# Code Graphics - Quadplex



- 4 units
- ~2,750 sq. ft. building footprint (46% lot coverage)
- ~1,100 sq. ft. per unit
- 5 parking spaces



# Code Clean-Up Recommendations




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## Code Terms and Definitions

### *New terms*

- Developable Area – “The net buildable area of a lot or parcel, measured by net buildable square footage on a proposed development site, then dividing by minimum density square footage standard.”
- 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.”
- Porch – “A covered shelter projecting from the front entrance of a building with a minimum width of 12 feet and depth of 6 feet.”

### *Removed terms*

- *“small lot single family”*
- *Replace “buildings” with “dwelling units” when referring to dwellings*

## Residential Density

- Change density range to 3-6 units/gross acre for RL and 10-25 units/gross acre for RH, consistent with Comp Plan
- Add “public utility easements” to list of excluded areas from density calculations.

# Code Clean-Up Recommendations



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## Residential review type and procedures

- Ministerial review: single family detached and attached, duplexes
- Site plan review: multi-family and cottage cluster
- Prohibit adjustment of density decrease below allowed density of the applicable zone

## Design and development standards

- Increase rear-yard minimum setback to 10 feet for RM
- Add design feature options to RM that are provided in RL and RH (e.g. utilize 6 or more of the following – bay windows, eaves, front porch, etc.)
- Remove front porch requirement for duplexes
- Clarify “traditional front entry” requirement:
  - *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. Two-family dwellings may have a side entry that does not face the street.*



# Code Clean-Up Recommendations



## Residential in the CBC zone

- Allow residential uses as follows - 10.5.030(A)(19):
  - Option 1: *a. All dwellings, as defined by this Title, ~~so long as the ground floor is a permitted commercial use.~~*
  - Option 2: *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.*

## Accessory Dwelling Development Standards

- Allow rear setback to be reduced to 0 feet if structure is below 20 ft or if rear lot line abuts an alley that has at least a 20-foot right-of-way. If the alley right-of-way is less than 20 feet in width, detached accessory dwellings may be located up to 10 feet from the center line of the right-of-way.

## Manufactured Homes

- Remove existing garage/carport requirement

## Next Steps

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

## Paula Webb

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**Subject:** FW: Housing Type - Mortgage question

**From:** Mike Kilkenny [<mailto:mkilkenny@gorge.net>]

**Sent:** Monday, February 1, 2021 9:35 AM

**To:** Dawn Hert <[dhert@ci.the-dalles.or.us](mailto:dhert@ci.the-dalles.or.us)>

**Subject:** RE: Housing Type - Mortgage question

Yes, a duplex would be considered a duplex with either attached or detached on the same lot. The biggest issue I see would be from the appraisal standpoint, are there enough duplex, triplex and fourplex properties that have sold in the last year to be used as comparables for the appraisal. Haven't run into this issue with duplexes as it appears they are more prevalent in the market but I think it could be an issue with Triplex and fourplex units.

Mike Kilkenny,  
Senior Mortgage Advisor  
**MLO-114224**

Platinum Mortgage Group  
412 Washington St.  
The Dalles, OR 97058  
541-370-2655 Phone  
541-298-6741 FAX  
541-980-1030 Cell  
[mkilkenny@platinummortgagenw.com](mailto:mkilkenny@platinummortgagenw.com)  
[www.platinummortgagenw.com/michaelkilkenny](http://www.platinummortgagenw.com/michaelkilkenny)  
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**If you know someone in need of home financing, please have them call or email me. The greatest compliment is referrals of friends and family.**

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**From:** Dawn Hert [<mailto:dhert@ci.the-dalles.or.us>]

**Sent:** Monday, February 1, 2021 9:31 AM

**To:** 'mkilkenny@gorge.net' <[mkilkenny@gorge.net](mailto:mkilkenny@gorge.net)>

**Subject:** Housing Type - Mortgage question

Hello there.  
Hope you are doing well and staying healthy.

I am reaching out to you to see if you would be able to provide me some assistance for our housing code amendments that are currently underway. The Planning Commission had its second meeting on our 'HB2001 – Missing Middle Housing' code amendments and were discussing the possibility of modifying the definition of a duplex to include both traditional attached units and detached units. Our Commissioners wanted us to check in with a mortgage lender to see if there would be issues/difficulties with lending for a duplex that was detached (two separate housing units) on a single lot....or would it be no different?

Is this something that you would be able to answer or get me to someone who could help? Two of our Commissioner are Relators and they thought it would be wise to talk with someone on the lending side before they made the decision to either leave the code the way it stands or to allow the detached units as another option.

Any assistance would be greatly appreciated.

On another note....I love seeing/hearing all the great work you are doing out in our Community. Thank you for all you do! You are truly appreciated.

Take care and stay safe,  
Dawn

Dawn Marie Hert, Senior Planner &  
Historic Landmarks Coordinator  
City of The Dalles Community Development Department  
313 Court Street  
The Dalles, OR 97058  
(541) 296-5481 ext. 1129  
[dhert@ci.the-dalles.or.us](mailto:dhert@ci.the-dalles.or.us)

Website: [www.thedalles.com](http://www.thedalles.com) or [www.thedalles.org](http://www.thedalles.org)

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