

MINUTES

PLANNING COMMISSION MEETING

May 20, 2021
5:30 p.m.

VIA ZOOM

PRESIDING: Brent Bybee, Chair

COMMISSIONERS PRESENT: Karly Aparicio (arrived 5:34 p.m.), Cody Cornett, Alan Easling, Philip Mascher, Linda Miller, Mark Poppoff

COMMISSIONERS ABSENT:

STAFF PRESENT: Director Alice Cannon, City Attorney Jonathan Kara, Senior Planner Dawn Marie Hert, Associate Planner Joshua Chandler, Secretary Paula Webb

CALL TO ORDER

The meeting was called to order by Chair Bybee at 5:32 p.m.

PLEDGE OF ALLEGIANCE

Chair Bybee led the Pledge of Allegiance.

APPROVAL OF AGENDA

It was moved by Cornett and seconded by Mascher to approve the agenda as submitted. The motion carried 7/0; Aparicio, Bybee, Cornett, Easling, Mascher, Miller and Poppoff voting in favor; none opposed.

APPROVAL OF MINUTES

It was moved by Miller and seconded by Cornett to approve the minutes of April 22, 2021 as presented. The motion carried 7/0; Aparicio, Bybee, Cornett, Easling, Mascher, Miller and Poppoff voting in favor; none opposed.

PUBLIC COMMENT

None.

STAFF COMMENTS / PROJECT UPDATES

Director Cannon stated:

- An update of the First Street Streetscape Project will be scheduled for June or July.
- Industrial code amendments will be scheduled for an open discussion.
- A legislative update will be provided, particularly on areas of housing, after the legislative session ends.
- Additional code amendments for transitional housing is tentatively scheduled for June.

COMMISSIONER COMMENTS / QUESTIONS

Commissioner Aparicio noted the Open House Survey [provided by Angelo Planning Group] included questions on container housing and tiny homes. Aparicio asked when that topic would return to a Planning Commission agenda. She also asked if survey information provided by the Consultants would remain available after the end of the grant.

Director Cannon replied access would remain available as well as a summary of feedback received from the community. Regarding code amendments, Cannon suggested a work session to determine priorities and future amendments, tentatively scheduled for June, July or September. Cannon noted “sooner is better.”

Commissioner Mascher requested the status of tiny homes. Cannon replied that topic was temporarily tabled; both container homes and tiny homes will be covered at a future date.

Senior Planner Hert added container homes are not currently allowed. Containers are prohibited in any zone other than Industrial or Light Industrial and are typically used as an accessory structure. The City follows Oregon State Building Codes regarding tiny homes. The Code requires minimum sizes that would not be typical of a tiny home, which usually is less than 400 square feet.

LEGISLATIVE PUBLIC HEARING

Application Number ZOA 104-21 and CPA 49-21 by City of The Dalles

Chair Bybee read the rules of a public hearing. He then asked if any Commissioner had ex parte contact, conflict of interest or bias, which would prevent an impartial decision. There was none.

Jozette Schultens, 2637 E. 10th Street, The Dalles

Schultens asked how many people on the Commission were realtors.

Chair Bybee replied Commissioners Mascher and Cornett are realtors.

Chair Bybee opened the public hearing at 5:52 p.m.

Senior Planner Hert presented the staff report.

Consultants Matt Hastie and Brandon Crawford, Angelo Planning Group, presented a review of the proposed amendments, Exhibit 1.

Chair Bybee read three additional comments received prior to the public hearing:

- Mary Hanlon, Hanlon Development, 315 E. 10th Street, The Dalles, Exhibit 2
- Mr. and Mrs. Jack Harmon, E. 11th Street, The Dalles, Exhibit 3

Senior Planner Hert noted the parcel owned by the Harmon's will accommodate a single family dwelling while meeting minimum density requirements.

- Angie Brewer, Wasco County Planning Director, 2705 E. Second Street, The Dalles, Exhibit 4

Chair Bybee invited public comment.

Nate Stice, 1010 G Street, The Dalles

Stice underlined the need for housing for the health and prosperity of every part of our community. He stated we have an extreme housing crisis. As of April, Stice found a one bedroom rental in The Dalles posted at over \$1,500.00. In the first quarter of 2021, the median sale price for a home in Wasco County was \$322,500.00, up from \$250,000.00 in the first quarter of 2020 – a 29% increase. Stice stated without affordable housing stock, the City will experience greater numbers of houselessness. Stice thanked everyone for a very reasonable update to the Code that addresses an important part of the housing stock. This is a good compromise headed in the right direction.

Mario Heredia, 1014 W. 14th Street, The Dalles

Heredia attended on behalf of Columbia Cascade Housing Corporation. He stated, “We believe that all Oregonians obviously need a safe, stable and affordable place to call home.” We do not have enough affordable and available homes for people across a range of incomes. Heredia stated there is a mismatch between housing types and incomes earned. Increasing supply has a long-term positive impact on housing instability, particularly if homes are for moderate incomes.

Michelle Anslinger, 2012 E. 14th Street, The Dalles

Anslinger asked how many respondents to the surveys were homeowners in The Dalles. Crawford replied although the question was included in the survey, there were no responses.

Anslinger shared her concern that reduced lot size requirements would negatively affect the rural character of The Dalles. Additional concerns include insufficient infrastructure and lack of parking. She asked if there was a plan to ensure homes are affordable.

Hastie replied there are no proposals to regulate sale prices of duplexes, triplexes or quadplexes. On average, the cost of building and selling or renting these types of housing are lower than the cost of a single family home. Increasing the overall supply tends to reduce housing costs across the community. The intent of the legislation and these requirements is to provide additional options. The increase in these forms of housing is not expected to result in a drastic change. Hastie noted there was strong support for these housing options in the previous survey.

Maria Pena, 1600 W. 10th Street, The Dalles

Pena echoed Anslinger's concerns. Pena is concerned people from outside The Dalles will take the available housing that is unaffordable to current residents.

Jozette Schultens, 2637 E. 10th Street, The Dalles

Schultens expressed concern that these regulations would devalue property and reduce privacy. She asked if Hanlon Development and Columbia Cascade Housing were vested in The Dalles. She also asked if the regulations were allowing us to do this [expand housing options], or mandating us to do this.

Director Cannon replied state law requires jurisdictions provide notice, but they do not actually know whether it will affect property values. Cannon noted the city is mandated to allow duplexes on lots that allow single-family homes, and the City is increasing lot sizes for single family dwellings to better accommodate duplexes.

Commissioner Mascher added the Urban Growth Boundary (UGB) presents a unique situation. The City cannot grow outward; the only option is to increase density within the City limits. In terms of parking, The Dalles is a very car focused community. Decreasing required parking will facilitate a friendlier approach to alternative transportation modes.

Mary Hanlon, Hanlon Development, 315 E. 10th Street, The Dalles

In response to Ms. Schultens' inquiry, Hanlon replied she has lived in The Dalles for five years. Hanlon has been working on affordable housing, elderly housing and market rehousing since the late 1980s. Because the cost of construction is so high, she has been unable to build housing in The Dalles suitable for working families. Although it can be unattractive when a neighborhood becomes dense, the amendments considered tonight allow construction of an additional dwelling on an existing lot.

Mario Heredia, 1014 W. 14th Street, The Dalles

In response to Ms. Schultens' inquiry, Heredia added that Columbia Cascade Housing provides assistance throughout the Gorge including:

- Foreclosure prevention
- \$800,000 in assistance to the local community to stay in their homes, and
- Home repair program to assist with repairs related to health and safety.

Mary Beth Richman, 3265 Sandlin Road, The Dalles

Richman requested clarification of a requirement to build a duplex or triplex. She stated in the Medium Density (RM) or High Density (RH) residential zone, on a parcel of a certain size you would be required to build a duplex or triplex.

Senior Planner Hert replied the amendments before the Commission tonight do not include a density requirement. The Code has included a density requirement since 2011. If you are in an RM or RH zone with a lot over 8,000 square feet, our Code currently requires two dwelling units be built to meet the density requirement. Increasing density is not one of the amendments proposed tonight.

Chair Bybee closed the public hearing at 7:29 p.m.

Commissioner Aparicio thanked everyone for their testimony. She thanked the staff and consultants for their efforts. She stated the character of the community is important, but she wants people to be able to live here. This process is not ideal, but is the best we can do within the limited domain the Code can enforce.

Commissioner Miller commented affordable housing is a misnomer. She did not feel affordable housing was available for service or blue collar workers. The housing market today is eliminating many homeowners. Construction costs are rising. Miller concurred with the proposed amendments.

Commissioner Easling stated he was in favor of most of the amendments. He felt more parking was required, but recognized that the proposed requirements are the minimum. Developers can still provide more parking than the minimum.

Chair Bybee stated he was in favor of options. He noted these are minimums and do not require implementation. This will be a slow, gradual change.

Chair Poppoff stated he was not excited about some of the provisions, but said this was the best we can do under the circumstances. Increasing density will not help much with affordable housing.

It was moved by Mascher and seconded by Poppoff to approve the amendments as stated. Commissioner Miller read the staff recommendation: "Staff recommends the Planning Commission move to recommend to the City Council the approval of Zoning Ordinance Amendment #104-21 and Comprehensive Plan Amendment #49-21, adopting the Code amendments attached herein and adopting findings included in the amended staff report." The motion carried 7/0; Aparicio, Bybee, Cornett, Easling, Mascher, Miller and Poppoff voting in favor; none opposed.

RESOLUTION

Resolution PC 597-21: A resolution of the Planning Commission recommending City Council approval of various amendments to The Dalles Municipal Code, Title 10 Land Use and Development and the Comprehensive Plan.


It was moved by Bybee and seconded by Mascher to approve Resolution PC 597-21 as stated on the agenda. The motion carried 7/0; Aparicio, Bybee, Cornett, Easling, Mascher, Miller and Poppoff voting in favor; none opposed.

ADJOURNMENT

Being no further business, the meeting adjourned at 7:43 p.m.

Submitted by/
Paula Webb, Secretary
Community Development Department

SIGNED:



Brent Bybee, Chair

ATTEST:

Paula Webb, Secretary
Community Development Department

The Dalles Middle Housing Code Update

Planning Commission Hearing
May 20, 2021, 5:30 pm



Presentation Summary



1. HB 2001 and Project Background/Recap
2. Duplex Code Updates (Minimum Compliance Standards)
3. Other Middle Housing Code Updates
4. Code Clean-Up Amendments
5. Open House/Survey Results
6. Next Steps and Adjourn

House Bill 2001 (HB 2001) Background



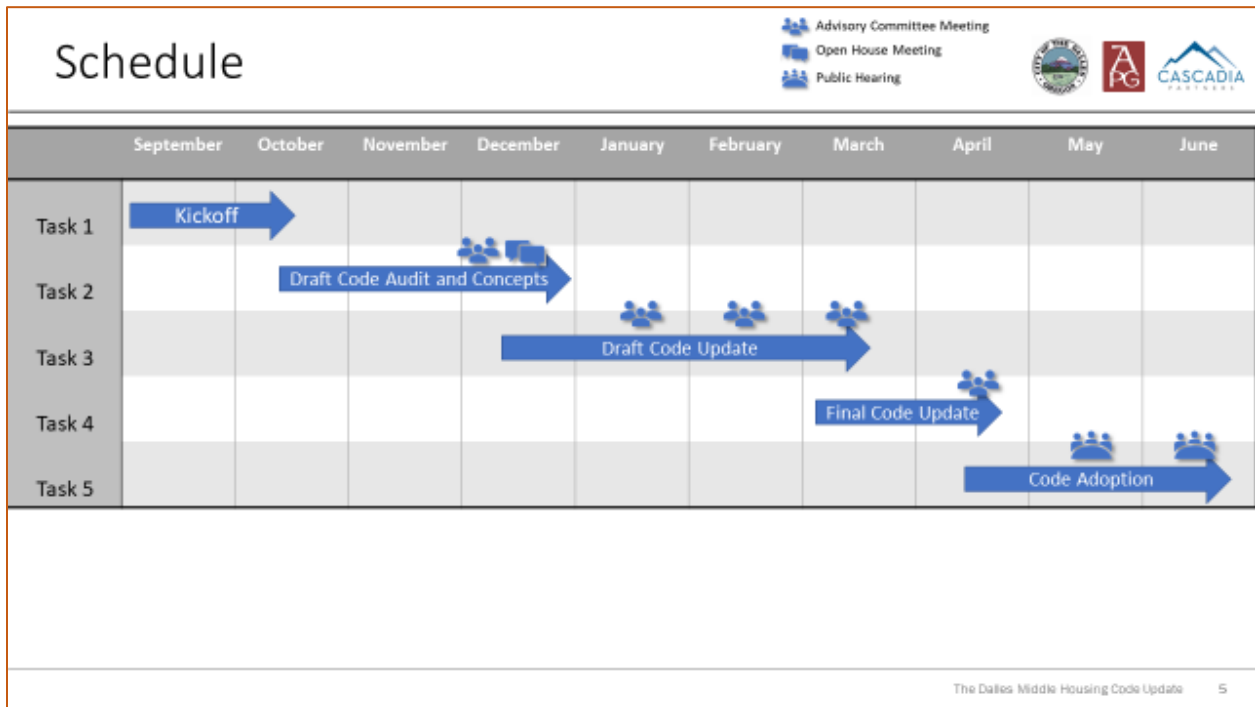
- Passed during the Oregon 2019 State Legislative Session
- Expands housing options in Oregon cities by permitting middle housing in most residential areas
- Medium-sized cities (10,000 – 24,499) required to allow duplexes on any lot or parcel that allows detached single-family dwellings
- Large cities (25,000+) and Portland Metro cities (1,000+) have same duplex requirement as medium-sized cities AND required to allow triplexes, quadplexes, and cottage cluster housing in areas zoned for single-family

Project Overview



- City of The Dalles received grant funding from the Department of Land Conservation and Development (DLCD) for technical assistance
- Consulting team includes Angelo Planning Group (APG) and Cascadia Partners
- Project must be complete by June 15, 2021
- Code amendments must be adopted by June 30, 2021





Recommended Comprehensive Plan Amendments





- Add language promoting duplexes and middle housing in Comprehensive Plan Goal 10 – Housing
 - Add a policy that acknowledges HB 2001
 - Remove measures related to small lot single-family housing and add a measure for duplexes



The Dalles Middle Housing Code Update 6

Duplex Amendments – Minimum Compliance



Lot Size Changes

- **Requirement:** Minimum lot size for duplexes can be no larger than the minimum lot size for single-family detached
- **Recommendation:** Remove small lot single-family from Code and update minimum lot size requirements for duplexes and single-family detached in the following zones:
 - High Density Residential (RH): 2,500 square feet
 - Medium Density Residential (RM): 4,000 square feet



Parking

- **Requirement:** Minimum off-street parking must not exceed 2 spaces for duplexes
- **Recommendation:** Reduce duplex minimum parking requirement to 1 space per unit (2 spaces total)

Duplex Amendments – Minimum Compliance



Equal treatment as single-family detached and clear and objective standards

- **Requirement:** Cities cannot apply design/development standards to duplexes that do not apply to single-family detached, and standards must be clear and objective
- **Recommendations:** Update the following:
 - Allow temporary family hardship provision for duplexes
 - Remove subjective design requirements (e.g. duplexes must have ~~appearance of single house~~ a *traditional* front entry)
 - Allow current *waiver of remonstrance* and *landscaping prior to occupancy* exemptions/provisions that apply to single-family detached to also apply to duplexes


Duplexes exempt from maximum density requirements

- **Recommendation:** Exempt duplexes from all maximum density requirements in The Dalles

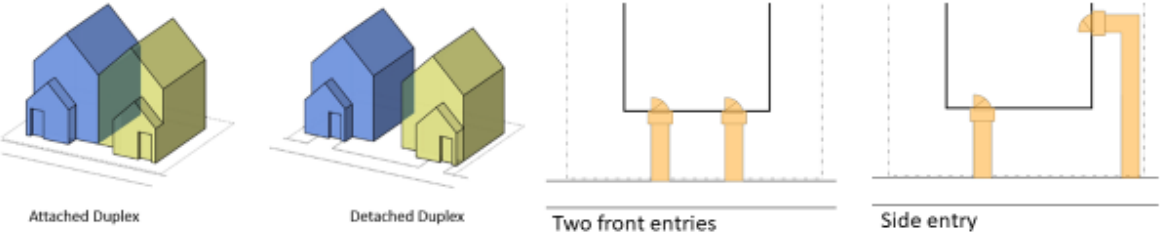
Allow duplex conversions

- **Recommendation:** Create new code section that establishes new requirements and standards for conversions of single-family detached housing to duplexes

Duplex Amendments – Other Updates



- **Allow detached duplexes.** Revise current duplex definition to include two *detached* dwellings
- **Allow side entries.** Revise current design standards to allow for one side entry (i.e. does not face street) for duplexes



Attached Duplex Detached Duplex Two front entries Side entry

The Dalles Middle Housing Code Update 9

Other Middle Housing Updates: Triplex/Quadplex



Update Lot Size/Dimension Standards

- High Density Residential (RH)
 - **Minimum lot size:** 1,500 square feet per dwelling unit
 - **Minimum lot width:** 50 ft
 - **Minimum lot depth:** 60 ft
 - **Building height:** 35 ft, 45 ft for 5+ units
- Medium Density Residential (RM)
 - **Minimum lot size:** 2,000 square feet per dwelling unit
 - **Minimum lot width, depth, and maximum height:** Same as RH



Typical 2 Story House Typical 1 Story House

Quadplex in The Dalles

The Dalles Middle Housing Code Update 10

Other Middle Housing Updates: Triplex/Quadplex and Townhomes

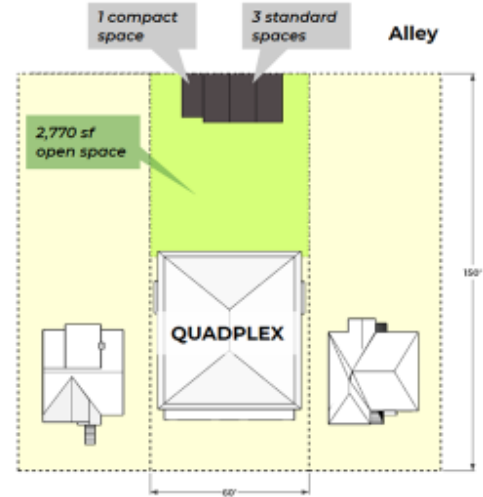


Reduce Minimum Off-Street Parking Requirements

- 1 space per unit
 - Townhome: 1 space
 - Triplex: 3 spaces
 - Quadplex: 4 spaces

Revise Open Area and Landscaping Requirements

- Revise existing multifamily open area requirements (30% open space) to 5+ units (exempts quadplexes)
- Apply existing landscaping standards for single-family, duplex, and triplexes to quadplexes



The Dalles Middle Housing Code Update 11

Code Clean-Up Amendments






- Add new definitions: Gross density, net density, porch
- Update residential density ranges to be consistent with Comprehensive Plan
- Residential review types
 - Single-family, duplex, and townhomes subject to ministerial review
 - Multi-family subject to site plan review
- Replace buildings with dwelling units whenever referring to housing structure
- Add design feature list used for RL and RH zones to RM (Medium Density Residential) zone
- Exempt detached duplexes from "Multiple Buildings on One Lot" design standards



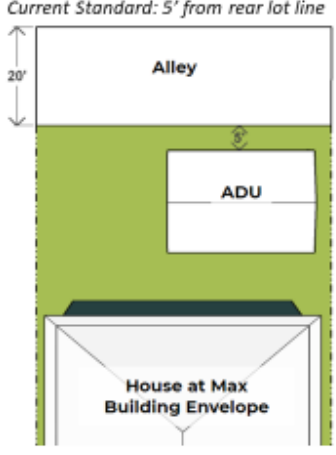
The Dalles Middle Housing Code Update 12

Code Clean-Up Amendments



- Allow setback exemption for ADUs on alleys (zero lot line setback)

Current Standard: 5' from rear lot line



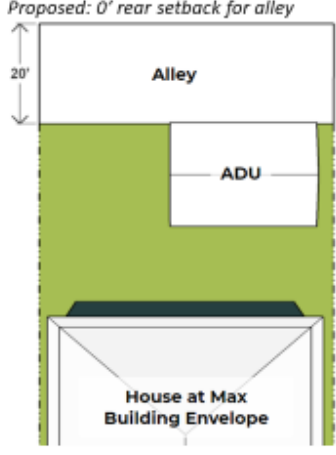
20'

Alley

ADU

House at Max Building Envelope

Proposed: 0' rear setback for alley



20'




Alley

ADU


House at Max Building Envelope

The Dalles Middle Housing Code Update 13

Code Clean-Up Amendments



- Allow greater flexibility for residential in the CBC Zone
 - Sub-districts 1 and 3:
 - All dwellings allowed
 - Sub-district 2:
 - All dwellings allowed so long as ground floor is commercial



The Dalles
Central Business Commercial
Sub-Districts

The Dalles Middle Housing Code Update 14

Open House II & Survey Results



- Open April 21 – Current (survey closed May 19)
- 462 visits

Survey Results

- Allow Detached Duplexes
 - 39 responses
 - ~82% agree or strongly agree
- Proposed duplex and SFD lot size updates
 - 33 responses
 - ~54% agree or strongly agree
- Proposed triplex/quadplex lot size updates
 - 32 responses
 - ~73% agree or strongly agree
- Explore allowing tiny/container homes
 - 39 responses
 - ~66% support or strongly support

Open House II & Survey Results



Survey Results

- Reduce off-street parking requirements for triplex/quadplexes
 - 37 responses
 - ~61% agree or strongly agree
 - Option 3 ranked first: 1.5 spaces per unit (5 for triplex, 6 for quadplex) – Score: 2.19
 - Option 1 ranked second: 1 space per unit (3 for triplex, 4 for quadplex) – Score: 2.11
 - Option 2 ranked last: 2 spaces for first unit, 1 space for additional (4 for triplex, 5 for quadplex) – Score: 1.70
- Reduce off-street parking requirements for townhomes to one space per unit
 - 30 responses
 - ~47% agree
 - ~43% disagree
 - ~10% neutral

Next Steps



- Close Survey and summarize results
- Finalize proposed amendments
- First City Council hearing: June 14th
- Second City Council hearing: June 28th (if needed)



PLANNING DEPARTMENT

2705 East Second Street • The Dalles, OR 97058
p: [541] 506-2560 • f: [541] 506-2561 • www.co.wasco.or.us

Pioneering pathways to prosperity.

May 19, 2021

Dawn Hert, Senior Planner
City of The Dalles Community Development Department
313 Court Street
The Dalles, OR 97058
(Sent by email to dhert@ci.the-dalles.or.us)

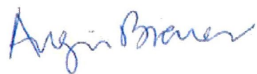
Subject: Amendment to the City of The Dalles Comprehensive Plan and Municipal Code

Dear The Dalles Planning Commission/City Council;

The Wasco County Planning Department has received notice related to proposed updates to The City of The Dalles Municipal Code and Comprehensive Plan that impact properties within the urban growth area (ZOA 104-21 and CPA 49-21). Per our Joint Management Agreement, the Wasco County Planning Department has reviewed the proposed amendments and is submitting the following comments to the record.

Wasco County Planning is in support of these amendments, as they make The Dalles Municipal Code and Comprehensive Plan consistent with changes to state law resulting from 2019 House Bill 2001. Considering our unique constraints and the recently adopted National Scenic Area urban area boundary expansion caps, Wasco County Planning encourages The City to continue pursuing density infill as a viable strategy for growth.

Sincerely,



Angie Brewer, AICP
Wasco County Planning Director

Cc: Alice Cannon, City of The Dalles Community Development Director
Tyler Stone, Wasco County Administrative Officer

Paula Webb

From: Dawn Hert
Sent: Friday, May 14, 2021 12:01 PM
To: Paula Webb
Subject: FW: Amending house code

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

[Comment for PC meeting.](#)

From: Jack Harmon [mailto:juharmon80@gmail.com]
Sent: Friday, May 14, 2021 11:50 AM
To: Dawn Hert <dhert@ci.the-dalles.or.us>
Cc: Dawn Hert <dhert@ci.the-dalles.or.us>
Subject: Fwd: Amending house code

----- Forwarded message -----

From: juharmon80@gmail.com
Date: Sun May 09 18:49:51 PDT 2021
Subject: Amending house code

To: Dawn Hert

I received the flyer in regards to the hearings of an adoption of an ordinance amending its housing code.

My husband and I live on E. 11th Street, along with seven other single family homes. East 11th Street is a dead end Street that is entered off Morton.

My concern is with the lot we own next to our home if we should decide to sell to our son for a future residence. This is an 80 ft lot with all the utilities we paid to serve this property some 25 years ago at the same time we did for our home. This lot is not large enough for multiple dwelling, nor does it fit in with the other single family homes on this street.

I need to clearly understand that any adoption of the housing code will not effect my lot, other than for a single family dwelling.

Thank you,

Mr and Mrs Jack Harmon

Sent from my iPad

May 20, 2021

The Dalles has a severe housing crisis.

If thoughtfully planned, growth in available housing provides an opportunity for a community to create a healthy, thriving environment that reflects its values and sustains its citizens.

Addressing growth by ignoring existing conditions or blocking initiatives that support thoughtful growth can lead to a patchwork of substandard housing and poor-quality commercial properties. This acts to perpetuate a cycle of limited investment in the town's infrastructure. Alternatively, it may by necessity push a community toward investors without local ties who change the character of the town.

Communities that constructively embrace the element of desirability and growth as and when it occurs (as it has in The Dalles) can lead the effort to reinforce that which gives the town its defining characteristics. This permits the local community to influence and control the character of that growth and the overall health of the community.

Providing an adequate supply of quality housing is critical to the health of a small community. It is the cornerstone to stability. The availability of housing allows schools and employers to attract and retain families and employees. Good jobs increase wages and support the tax base of the community. This creates opportunities for young people to find employment in their hometown and remain close to family members. All of these factors working together create the foundation for the social and economic well-being of the community.

In addition to larger apartment projects, a well-conceived plan permitting an increase in housing inventory creates an opportunity for homeowners to add a small number of units to their property. This addresses the housing crisis on a one-to-one basis. Families can increase their household income by adding a unit, renters can have more personal relationships with their landlords, and the increased supply of housing creates a vibrant community. Adding middle-income housing frees up units for all income levels.

Supporting and encouraging more housing in The Dalles is good for all concerned. The local tax base increases with the new growth which supports the financing of additional housing. An increase in housing supply is essential at this time. To remain viable, the town should create incentives rather than barriers to the development of new units for the residents of The Dalles.

Mary Hanlon
Hanlon Development