



**CITY of THE DALLES**

313 COURT STREET  
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125  
Planning Department

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**AGENDA**  
**CITY OF THE DALLES PLANNING COMMISSION**  
CITY HALL COUNCIL CHAMBERS  
313 COURT SREET  
THE DALLES, OREGON 97058  
*CONDUCTED IN A HANDICAP ACCESSIBLE MEETING ROOM*  
**THURSDAY, MAY 21, 2015**  
**6:00 PM**

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF AGENDA
- IV. PUBLIC COMMENT (Items not on the Agenda)
- V. WORK SESSION – Spring 2015 LUDO Amendments
- VI. STAFF COMMENTS
- VII. COMMISSIONER COMMENTS/QUESTIONS
- VIII. FUTURE MEETING – June 4, 2015
- IX. ADJOURNMENT



## CITY of THE DALLES

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(541) 296-5481 ext. 1125  
PLANNING DEPARTMENT

# Memorandum

DATE: May 21, 2015

TO: Planning Commission

FROM: Richard Gassman, Planning Director

RE: 2015 LUDO Amendments

Periodically we suggest amendments to the City's Land Use and Development Ordinance (LUDO). These suggestions are derived from a variety of sources, are reviewed internally, and then are presented to the Planning Commission for their review. Some of the amendments are very minor, but others are more significant. A list of this season's proposed amendments is attached.

The meeting on May 21 is a work session where we will discuss each of the proposed amendments, answer questions, and solicit comments from the Commissioners. After the meeting on May 21, staff will revise the amendments and schedule a public hearing before the Commission. At the public hearing, the Commission will determine which of the amendments will be recommended to the Council.

The amendments are presented in numerical order as they might appear in the LUDO. In addition to the substance and language of the amendments, the Commission may also think about where these amendments should be placed in the LUDO. For example, number 21 could be placed in each of the residential zones, or as suggested in the list, in the LUDO section on limitation of uses.

**City of The Dalles Proposed LUDO Amendments  
Spring 2015**

1. 2.030. Amend definition of Residential Care Facility by adding language that a residential care facility is not allowed as a residential care home, or as a residential care facility if over 15 patients.
2. 5.010.050, 5.020.050, 5.030.040. Add sentence at end of building orientation as follows: "Front building orientation cannot be modified from original construction."
3. 5.010.060 and 5.020.060. Change A.4 by adding the word "front" before "porch".
4. 5.010.060, 5.020.060. Change A.5 by adding the word "front" between the words "recessed" and "entries".
5. 5.020.050. Change front yard setback from 15 feet to 10 feet.
6. 5.020.050 and 5.030.040. Amend language of side yard setbacks to be the same as language in 5.010.050.
7. 5.020.060 F, 5.030.060 E. Change required distance between buildings on the same lot from 20 feet to 10 feet.
8. 5.030.040. Add neighborhood compatibility section as in 5.010.040 and 5.020.040, and renumber existing sections.
9. 5.050.090. New Section as follows: "Prohibited Uses. No outside storage is allowed in the Central Business Commercial District."
10. 5.060.040. Add sentence to Building Height. "Maximum height for property north of Chenowith Creek and east of Interstate is 75 feet with a maximum of 110 feet upon attaining a Conditional Use Permit."
11. 6.010.050 E 3. Change height from 6 feet to 4 feet.
12. 6.020.040 A. Change the heading from "Residence" to "Property".
13. 6.020.040 A.2. Change the language from "conducted at home" to "conducted on the property".
14. 6.030.020. D. Amend first sentence to read as follows: "The height of accessory structures shall not exceed 80% of the primary structure's height."
15. 6.030.030. Accessory Dwellings. Add a provision that accessory dwellings must be physically connected to the main dwelling.

16. 6.030.020 H. Height of Accessory Dwellings. Allow accessory dwellings to be the same height as the main dwelling. (Only relevant if previous change is not adopted).
17. 6.060.040. Add language to the general section as follows: "Drive approaches installed in the public right of way shall be constructed of concrete, in accordance with City Public Works Department Standards. Driveways on private property shall meet the requirements set out in paragraphs B or C."
18. 6.060.040 A. Delete first sentence.
19. 6.080 A. Add "side or rear" between the words "required" and "yard".
20. 6.160.020 C. Add a new paragraph C to read as follows: "Use of Recreational Vehicle for Sleeping or Household Purposes. A recreational vehicle may be used for recreational or sleeping purposes only under the following circumstances:
  - A. On the premises of a private residence and with the consent of the owner(s) of the property, provided that such use by any number of vehicles is limited to not more than seven (7) days in any ninety (90) day period.
  - B. With the consent of the property owner, and the consent of the property owners of the properties which are immediately adjacent to the property upon which the recreational vehicle would be parked, the City Manager may approve a special temporary use permit for recreational vehicle use of up to ninety (90) days duration in order to alleviate a temporary housing hardship which cannot otherwise be satisfied within a recreational vehicle park. Such approval shall be subject to any conditions which the City Manager deems appropriate to maintain public safety and community aesthetics. In addition, any such permit may be revoked by action of the City Council.
  - C. It is unlawful for any person to discharge wastewater from a recreational vehicle to a storm sewer, sanitary sewer, street, or upon private property except at an approved holding facility or dump station.
  - D. No utility connections shall be made across a public right-of-way to a recreational vehicle.
21. 8.050.040. B and C. Change A1 and A2 to Zone 2 of the February 2011 Geohazard Study.
22. 10.040 A. 1. Change language from "shall be separated from curbs by a planting area that provides at least five feet of separation" to "may be separated from curbs by a planting area that provides at least five feet of separation".