

**MINUTES**

**PLANNING COMMISSION MEETING**

October 6, 2022

5:30 p.m.

City Hall Council Chambers  
313 Court Street, The Dalles, Oregon 97058  
Via Zoom / Livestream via City Website

**PRESIDING:** Cody Cornett, Chair

**COMMISSIONERS PRESENT:** Karly Aparicio, John Grant, Mark Poppoff, Philip Mascher  
(arrived 5:32 p.m.)

**COMMISSIONERS ABSENT:** Maria Pena, Nik Portela

**STAFF PRESENT:** Interim Director Joshua Chandler, Secretary Paula Webb

**CALL TO ORDER**

The meeting was called to order by Chair Cornett at 5:30 p.m.

**PLEDGE OF ALLEGIANCE**

Chair Cornett led the Pledge of Allegiance.

**APPROVAL OF AGENDA**

It was moved by Aparicio and seconded by Poppoff to approve the agenda as presented. The motion carried 4/0; Aparicio, Cornett, Grant, and Poppoff voting in favor, none opposed, Mascher, Pena and Portela absent.

**APPROVAL OF MINUTES**

It was moved by Poppoff and seconded by Cornett to approve the minutes of August 11, 2022 as submitted. The motion carried 4/0; Aparicio, Cornett, Grant, and Poppoff voting in favor, none opposed, Mascher, Pena and Portela absent.

**PUBLIC COMMENT**

None.

Commissioner Mascher joined the meeting at 5:32 p.m.

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**DISCUSSION ITEM**

Second review of Land Use and Development Ordinance (LUDO) text amendments to clarify regulations relating to residential density.

Interim Director Chandler welcomed new Commissioner John Grant to the Planning Commission.

Interim Director Chandler provided a presentation on proposed Density Code Amendments, Attachment 1. He also referred to comments submitted by Alan Easling, Attachment 2.

Discussion topics included:

- Any rounded whole number resulting in a total number of dwelling units exceeding the maximum Comprehensive Plan density range, shall be permitted no more than one dwelling unit greater than the density range. Numbers 8.5 and greater will be rounded up; numbers less than 8.5 will be rounded down.
- For the purpose of calculating minimum density, an accessory dwelling unit (ADU) is counted as one dwelling unit. When calculating maximum density, an ADU is zero units. The ADU allows you to meet a minimum density requirement. If density is already met, an ADU may be added without exceeding maximum density.
- Staff does not anticipate negative feedback from City Council regarding gross density. Providing context for net density will minimize confusion and reduce negative feedback.
- Initially, the Planning Commission considered only lot sizes. Smaller lots do not necessarily increase density.
- Although the Commission is in agreement with density amendments, the City Council may not agree. How committed is the community to increased density?
- A suggestion was made to use only net or gross density to reduce confusion. Net density only would ultimately reduce density on constrained properties. Using both net and gross densities will allow a greater scope of development.
- To improve perception, replace “increased” with “adjust,” i.e. “adjust density ranges consistent with minimum lot sizes.” Interim Director Chandler noted that “increased” and “adjust” are used only in the staff report, not the Land Use and Development Code.

Interim Director Chandler said if there were no changes, staff is requesting direction to move into the adoption process.

Chair Cornett stated he was in favor of Option 2. He asked for a table reflecting the process for developing density. Interim Director Chandler will provide a sample of a basic development plan with recording fees to distribute to applicants.

The Planning Commission consensus was to move forward with adoption of the proposed amendments.

**STAFF COMMENTS / PROJECT UPDATES**

Interviews for a Planning Technician will be held next week [October 13, 2022].

Staff is compiling notes for future amendments to the Code.

No additional materials were submitted for the building height increase discussed in August. The applicant is working with the architect on submittal of a Site Plan Review.

Hiring for the position of Community Development Director is in progress. Applications will be accepted through next week.

City Council will consider restructuring of the Community Development Department at the October 10, 2022 Council meeting. Currently, the Community Development Director is also the Urban Renewal Manager. A new position within the Community Development Department, the Economic Development Officer, would oversee both economic development and the Urban Renewal Agency.

The October 20, 2022 Planning Commission meeting will be cancelled. The next scheduled meeting is November 3, 2022.

**COMMISSIONER COMMENTS / QUESTIONS**

None.

**ADJOURNMENT**

Chair Cornett adjourned the meeting at 6:27 p.m.

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Submitted by/  
Paula Webb, Secretary  
Community Development Department

SIGNED:

  
Cody Cornett, Chair

ATTEST:

  
Paula Webb, Secretary  
Community Development Department



# City of The Dalles Planning Commission

THURSDAY, OCTOBER 6, 2022 | 5:30 PM

## Density Code Amendments (7/7/22 Discussion)

- ❖ Density integral part of land use planning
- ❖ Comp Plan Density ranges vs. “minimum density”
- ❖ Density inconsistently enforced until 2020
- ❖ MIP 401-21
- ❖ PC directed staff to review TDMC pertaining to density – 2/10/22

## Staff Report corrections (Page 2 & 3)

Corrections to report text shown in **red** below:

“Option #1”:

- “RL: Current = 5,000 SF; Option #1 increase = 7,260 SF (43,560 / **5,000 6**)”
- “RM: Current = 2,000 SF; Option #1 increase = 2,562 SF (43,560 / **2,000 17**)”
- “RH: Current = 1,500 SF; Option #1 increase = 1,742 SF (43,560 / **1,500 25**)”

“Option #2”:

- “RL: 3-8.71 units per **gross** acre (43,560 / 5,000 = 8.712)”
- “RM: 7-21.78 units per **gross** acre (43,560 / 2,000 = 21.78)
- “RH: 10-29.04 units per **gross** acre (43,560 / 1,500 = 29.04)”

## Density Code Amendments (Timeline)

- ❖ February 2022: PC directed staff to review TDMC pertaining to density
- ❖ July 7, 2022: First PC Discussion on density
- ❖ August 11, 2022: Distributed proposed amendments to local contractors, surveyors, engineers requesting comment
  - 1 comment received
- ❖ October 6, 2022: Second PC Discussion on density (additional changes to the July 7 proposed amendments)

## Density Code Amendments (7/7/22 Proposed Amendments )

- ❖ Definitions
- ❖ Calculating Density (Rounding, Truncation, Density Denominator, Net Area)
- ❖ Regulating Density (ADUs, Duplexes)
- ❖ Minimum Lot Allowances
- ❖ Gross vs. Net
- ❖ Redevelopment Plans

## Density Code Amendments (10/6/22 Discussion)

- ❖ Definitions: *Gross and Gross Density*
- ❖ Density ranges and lot sizes
- ❖ Gross **and** Net Density

### Major Modifications to 7/7/22 Proposed Amendments

1. Increase density ranges consistent with minimum lot sizes
2. Apply gross density calculations for maximum density and net density calculations for minimum density.

## Density Code Amendments (10/6/22 Discussion)

- ❖ Definitions: *Gross and Gross Density*
- ❖ Density ranges and lot sizes
- ❖ Gross and Net Density

### Major Modifications to 7/7/22 Proposed Amendments

1. Increase density ranges consistent with minimum lot sizes
2. Apply gross density calculations for maximum density and net density calculations for minimum density.

## Density Ranges and Minimum Lot Sizes

- ❖ Currently density ranges and lot sizes are not evenly dividable into each other (density range / minimum lot size)
  - RL: 3 - 6 units/gross acre ≠ 5,000 SF
  - RM: 7 - 17 units/gross acre ≠ 2,000 SF
  - RH: 10 - 25 units/gross acre ≠ 1,500 SF
- ❖ Example (RL):
  - 15,000 SF / 5,000 SF (*min. lot size*) = 3 dwellings/lots
  - 0.34 (15,000 SF) x 6 (max. density) = 2 dwellings/lots (2.06 rounded down)
- ❖ *Staff has detailed two options to address this discrepancy*

## Density Ranges and Minimum Lot Sizes

- ❖ Option #1: Adjust minimum lots size per the density range
- ❖ Current Density Ranges
  - RL: 3 - 6 units/gross acre
  - RM: 7 - 17 units/gross acre
  - RH: 10 - 25 units/gross acre
- ❖ Calculations
  - RL:  $43,560 \text{ SF} / \underline{6} = \mathbf{7,260 \text{ SF}}$  | Current (min lot size)= 5,000 SF
  - RM:  $43,560 \text{ SF} / \underline{17} = \mathbf{2,562 \text{ SF}}$  | Current (min lot size) = 2,000 SF\*
  - RH:  $43,560 \text{ SF} / \underline{25} = \mathbf{1,742 \text{ SF}}$  | Current (min lot size) = 1,500 SF\*

*\* Minimum lot sizes in the RM and RH zones vary depending on building type and number of dwelling units; therefore, Staff used the smallest lot size option in each of these zones for calculation*

## Density Ranges and Minimum Lot Sizes

- ❖ Option #2: Adjust the density range per minimum lot size
- ❖ Current Minimum Lot Sizes
  - RL: 5,000 SF
  - RM: 2,000 SF
  - RH: 1,500 SF\*
- ❖ Calculations
  - RL:  $43,560 \text{ SF} / 5,000 \text{ SF} = \mathbf{8.712}$  | Current (max. density) = 6
  - RM:  $43,560 \text{ SF} / 2,000 \text{ SF} = \mathbf{21.78}$  | Current (max. density) = 17
  - RH:  $43,560 \text{ SF} / 1,500 \text{ SF} = \mathbf{29.04}$  | Current (max. density) = 25

*\* Minimum lot sizes in the RM and RH zones vary depending on building type and number of dwelling units; therefore, Staff used the smallest lot size option in each of these zones for calculation*



## Density Ranges and Minimum Lot Sizes

- ❖ Option #1: Adjust minimum lots size per the density range
  - Less overall density
  - New restrictions placed on all residentially zoned properties
  - Contrary to recent housing code amendments
  - **Not Recommended**
- ❖ Option #2: Adjust the density range per minimum lot size
  - More overall density
  - More flexibility on all residentially zoned properties
  - **Recommended**

## Density Ranges (pages 1, 6, 7, & 9 of 10)

- ❖ Proposed Code Amendment (“Options #2”):
  - RL: 3 - ~~6~~ **8.71** units/gross acre
  - RM: 7 - ~~17~~ **21.78** units/gross acre
  - RH: 10 - ~~25~~ **29.04** units/gross acre
- ❖ Rounding (Proposed Code Amendment):

*Any rounded whole number, which results in a total number of dwelling units exceeding the maximum Comprehensive Plan density range, shall be permitted no more than one dwelling unit greater than the density range.*

*For example, a RL zoned development with a maximum density of 8.65 may be rounded up to 9; thus exceeding the 8.712 maximum allowed density of the RL zoning district.*

## Density Code Amendments (10/6/22 Discussion)

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- ❖ Definitions: *Gross and Gross Density*
- ❖ Density ranges and lot sizes
- ❖ Gross **and** Net Density

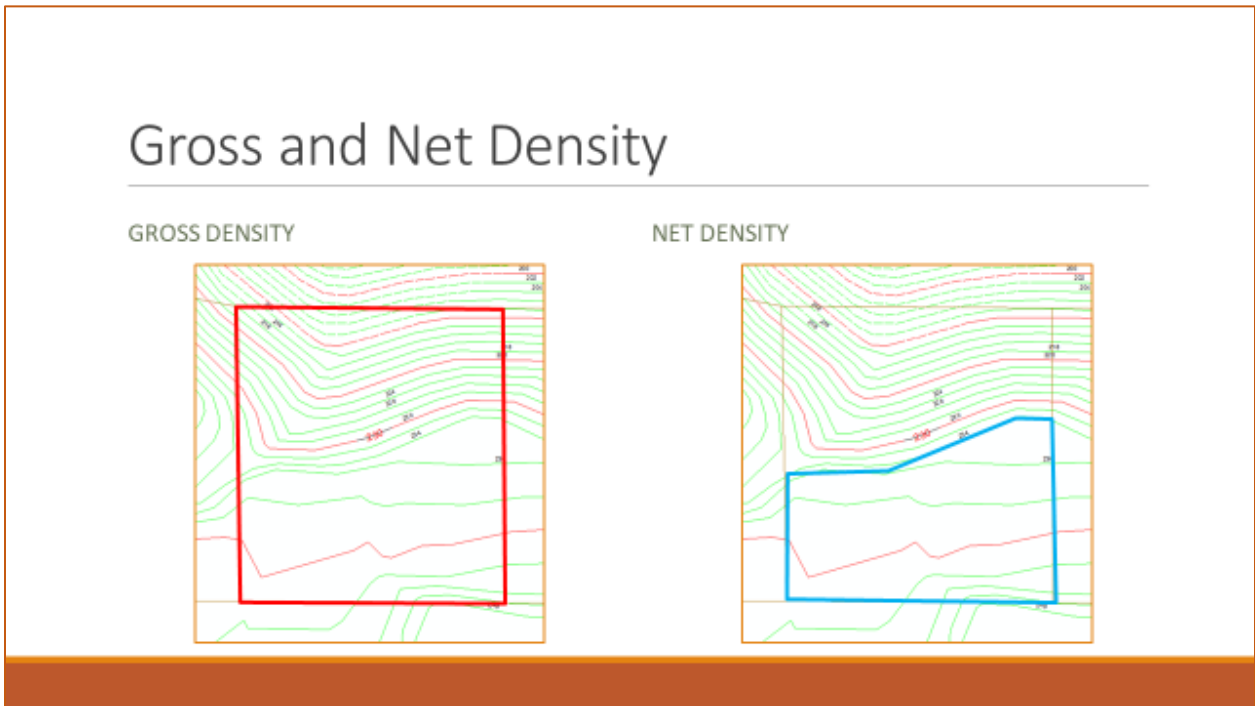
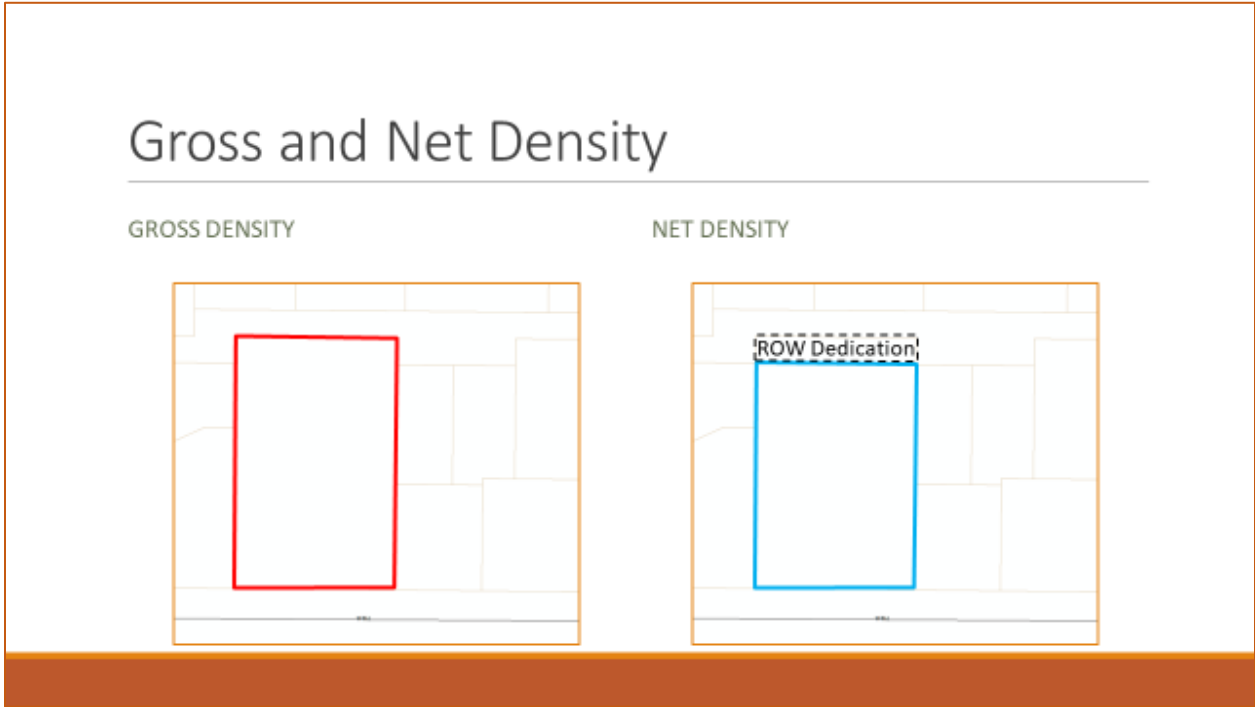
### Major Modifications to 7/7/22 Proposed Amendments

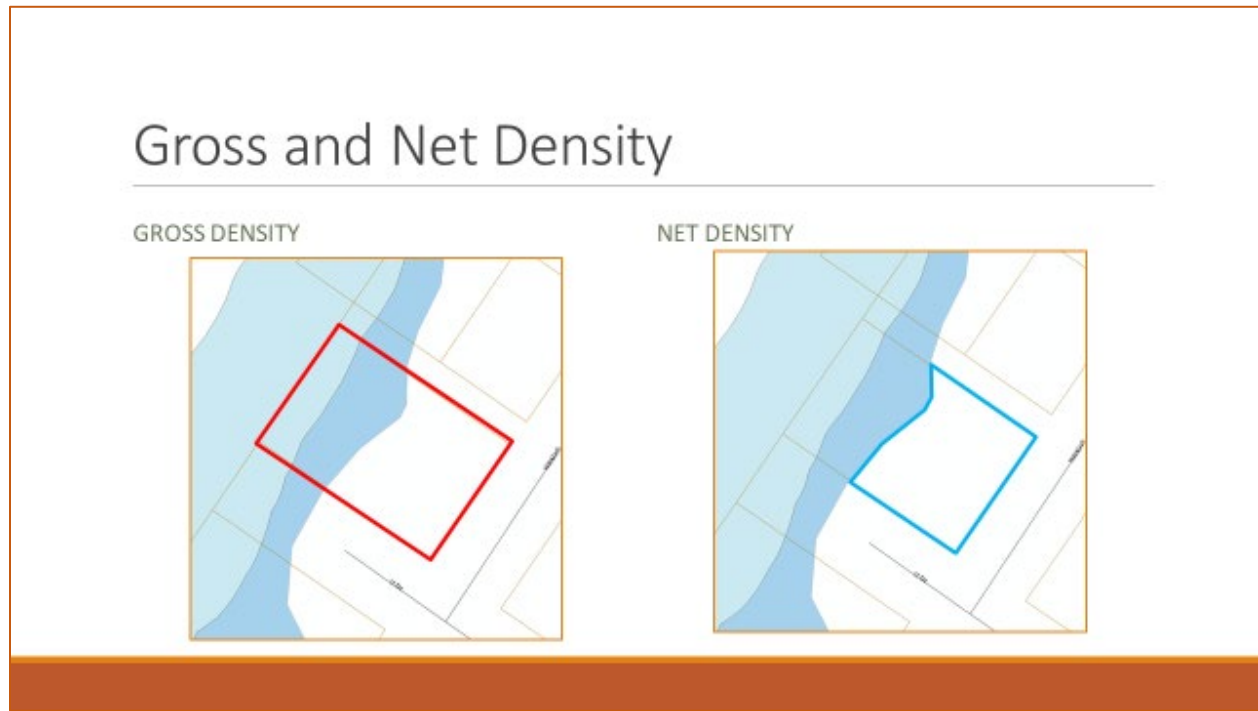
1. Increase density ranges consistent with minimum lot sizes
2. Apply gross density calculations for maximum density and net density calculations for minimum density.

## Gross and Net Density (page 1 & 2 of 10)

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- ❖ “Gross Density” = number of residential units per overall acre
- ❖ “Net Density” = number of units per acre of land, excluding various constraints (such as ROW, slopes, wetlands, etc)





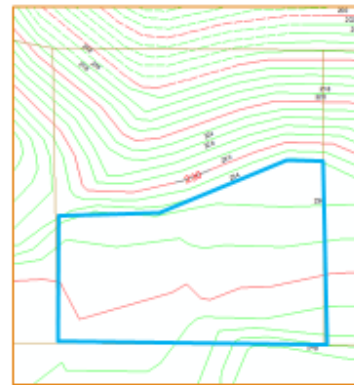
- ## Gross and Net Density
- ❖ July 7 Amendments: Staff proposed removing “gross” in TDMC and replacing with “net”
  - ❖ October 6 Amendments: Staff proposes net **and** gross
    - Net = minimum
    - Gross = maximum

## Gross and Net Density

### NET DENSITY

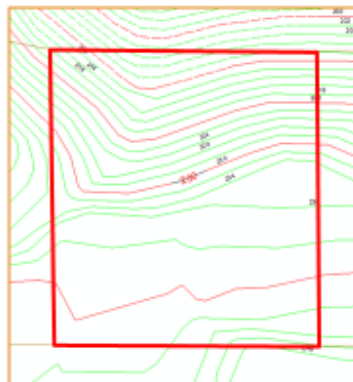
Proposed Code Amendment: *When determining **minimum required density** of an individual development, net density is used for calculations.*

- Only “buildable” area is considered
- Constrained land (ex. slopes) results in less required dwellings/lots
- Ability to “minimize” density



## Gross and Net Density

### GROSS DENSITY



Proposed Code Amendment: *When determining **maximum allowed density** of an individual development, gross density is used for calculations.*

- Constrained land (ex. slopes) may be used in overall calculation
- Ability to “maximize” density

## Next Steps

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1. Addressing necessary changes to draft code amendments, per PC direction
2. Proceed with formal land use application
3. Ballot Measure 56 (if needed)
4. Notices sent to DLCD and Wasco County
5. Two future legislative public hearings with Planning Commission and City Council

## Next Steps

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### Anticipated adoption timeline:

- 11/17/22: Commission adoption/recommendation hearing
  - 10/13/22: DLCD notice (35 days prior to first evidentiary hearing)
- 12/12/22: City Council adoption hearing
  - 11/18/22: Newspaper Notice
  - 11/28/22: BM 56 Notice (if needed)
- 1/10/23: *Alternative City Council adoption hearing*
- Amendments take effect: January/February 2023

**Paula Webb**

**From:** Alan Easling <aeasling@yahoo.com>  
**Sent:** Thursday, August 25, 2022 1:00 PM  
**To:** Paula Webb  
**Subject:** Re: Proposed Amendments to Density in The Dalles Municipal Code

Hello Paula,

I commend the Community Development Department and Planning Commission for striving to present the code in a clear and objective way.

Here is my input:

10.6.070.020 - This is easy to follow and is a great example of clear and objective language. Well done.

6.170.020 C 1 and 2 - Again, this is clear and objective. This should make it easier for property owners to understand what they can do with available land. It should also help potential property investors understand how the code will be applied to an individual property prior to them deciding to purchase the property. To further clarify things, perhaps an example or specific case study could be included in this section that shows how to do the calculation.

Article 3.120 Redevelopment Plans - I support this and think that it could potential promote infill development. This gives land owners more options for how to develop their land. Allowing development with regard to a redevelopment plan instead of a strict policy on minimum density is a great way to "unlock" underdeveloped properties within the city limits.

Great job.

Alan Easling

On Thursday, August 11, 2022 at 10:26:50 AM PDT, Paula Webb <pwebb@ci.the-dalles.or.us> wrote:

Greetings from The Dalles Community Development Department,

As a member of our Columbia Gorge community, we wanted to inform you of upcoming proposed amendments to The Dalles Municipal Code (TDMC), and would appreciate your input. At the direction of The Dalles Planning Commission, Department Staff conducted a comprehensive audit of TDMC as it pertains to all facets of density. In Oregon, administering density is mandatory to ensure responsible development within established urban growth boundaries. The ability to expand these boundaries relies heavily on a municipality monitoring growth and capacity, most commonly with prescribed density ranges.

Staff has prepared draft density code amendments that address the density unit of measure, defining common density related terms, changes to fractional results for density calculations, as well as modifying requirements for redevelopment of land below density ranges. These amendments were previously discussed with the Planning Commission at the July 7, 2022

meeting. The next step in the amendment process is sharing with members of the local development community.

Staff has attached the proposed amendments with this email; we encourage your response no later than August 26, 2022. Your input is greatly appreciated.

Please contact our office with any questions.

Thank you.

Community Development Department

City of The Dalles

Paula Webb

Secretary

Community Development Department

City of The Dalles

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