

MINUTES

PLANNING COMMISSION MEETING

November 17, 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, and Mark Poppoff

COMMISSIONERS ABSENT: Philip Mascher, Maria Pena, and Nik Portela

STAFF PRESENT: Director Joshua Chandler, Secretary Paula Webb

CALL TO ORDER

The meeting was called to order by Chair Cornett at 5:41 p.m.

PLEDGE OF ALLEGIANCE

Chair Cornett led the Pledge of Allegiance.

APPROVAL OF AGENDA

It was moved by Aparicio and seconded by Grant to approve the agenda 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.

LEGISLATIVE PUBLIC HEARING

Chair Cornett read the rules of a public hearing. He then asked if any Commissioner had ex parte contact, bias, or a conflict of interest which would prevent an impartial decision. Hearing none, Chair Cornett opened the public hearing at 5:48 p.m.

CPA 54-22 and ZOA 107-22, City of The Dalles

Approval of proposed changes to The Dalles Comprehensive Plan. The amendment purpose is to revise Comprehensive Plan Goal 10 Housing Policies by adjusting the existing prescribed

density ranges of the Comprehensive Plan consistent with residential zoning development standards of The Dalles Municipal Code.

Approval of proposed changes to The Dalles Municipal Code, Title 10 Land Use and Development. The amendment is intended to create clear and objective standards concerning residential density, including defining common density terms, calculating and rounding density figures, regulating density, and requirements for redeveloping land below prescribed density ranges.

Director Chandler provided the staff report and presentation, Exhibit 1.

Chair Cornett closed the public hearing at 6:22 p.m.

It was moved by Grant and seconded by Poppoff to approve applications CPA 54-22 and ZOA 107-22 as presented. The motion carried 4/0; Aparicio, Cornett, Grant, and Poppoff voting in favor, none opposed, Mascher, Pena, and Portela absent.

RESOLUTION

Resolution PC 610-22, Approval of CPA 54-22 and ZOA 107-22, City of The Dalles

It was moved by Cornett and seconded by Poppoff to approve Resolution PC 610-22 as presented. The motion carried 4/0; Aparicio, Cornett, Grant, and Poppoff voting in favor, none opposed, Mascher, Pena, and Portela absent.

STAFF COMMENTS / PROJECT UPDATES

Director Chandler stated the Planning Technician position was filled by Brad Mead. Positions for Senior Planner, Economic Development Officer, and Facilities Supervisor remain unfilled.

One application is scheduled for review at the December 1, 2022 meeting. The December 15, 2022 and January 5, 2023 meetings will probably be cancelled.

COMMISSIONER COMMENTS / QUESTIONS


None.

ADJOURNMENT

Chair Cornett adjourned the meeting at 6:28 p.m.

Submitted by/
Paula Webb, Secretary
Community Development Department

SIGNED: 
Cody Cornett, Chair

ATTEST: 
Paula Webb, Secretary
Community Development Dept.



City of The Dalles Planning Commission

ZONING ORDINANCE AMENDMENT NO. 107-22

COMPREHENSIVE PLAN AMENDMENT NO. 54-22

THURSDAY, NOVEMBER 17, 2022 | 5:30 PM

History of TD Density

- ❖ The Dalles Zoning Ordinance (TDZO) No. 80-986 (1980-1998)
 - Est. minimum lot sizes & maximum density
- ❖ The Dalles Comprehensive Plan (1994)
 - Est. minimum/maximum density ranges
- ❖ TDMC Title 10, Land Use Development Ordinance (1998)
 - Amended TDZO lot sizes
 - Codified Comp Plan density ranges
 - “minimum density” added in 2011
 - Minimum lot size amendments (2019 & 2021, “Middle Housing”)

Comp Plan density ranges ≠ TDMC Lot sizes

Adoption Background

- ❖ 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
- ❖ November 17, 2022: Adoption hearing

Density Code Amendments

- ❖ Establish a new TDMC Article: Density
- ❖ Restructure multiple existing TDMC Articles
- ❖ Adjust Comprehensive Plan density ranges
- ❖ Create flexibility within development scenarios, w/ Clear and Objective Standards

Density Code Amendments

- ❖ Definitions
- ❖ Adjusting minimum/maximum density ranges
 - Removing “minimum density”
- ❖ Rounding/Truncation
- ❖ Calculating Density
- ❖ Regulating Density
- ❖ Redevelopment Plans
- ❖ Minimum Lot Allowances (*one lot = one dwelling*)

Adjusting Density Ranges (pages 1 & 7 of Exhibit B)

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

Adjusting Density Ranges (pages 1 & 7 of Exhibit B)

❖ Current Minimum Lot Sizes

- RL: 5,000 SF
- RM: 2,000 SF*
- RH: 1,500 SF*

❖ Calculations

- RL: $43,560 \text{ SF} / 5,000 \text{ SF} = 8.712$ | Current (max. density) = 6
- RM: $43,560 \text{ SF} / 2,000 \text{ SF} = 21.78$ | Current (max. density) = 17
- RH: $43,560 \text{ SF} / 1,500 \text{ SF} = 29.04$ | 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*

Adjusting Density Ranges (pages 1, 4 & 7 of Exhibit B)

❖ Proposed Code Amendment:

- RL: 3 - ~~6~~ **8.712** units/gross acre
- RM: 7 - ~~17~~ **21.78** units/gross acre
- RH: 10 - ~~25~~ **29.04** units/gross acre

❖ Density Rounding Provision:

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.

Rounding/Truncation (pages 2, 3, & 4 of Exhibit B)

- ❖ Currently:
 - No language regarding truncation
 - Minimum Requirements always rounded up
 - *(11.053 rounded up to 12)*
 - Maximum Allowed always rounded down
 - *0.48 acres x 6 units (max density: RL zone) = 2.88 (rounded down to 2)*
- ❖ Proposed:
 - Truncation: 2 numbers past the decimal point (ex: 3.4289 = 3.42)
 - Rounding at 0.50 (ex: 2.49 = 2 | 2.50 = 3)

Calculating Density (page 3 of Exhibit B)

- ❖ Density Denominator – based on individual development site basis (NOT by tract, neighborhood, subdivision, etc.)
- ❖ Net Area Deductions – lists land constraints for calculating net area:
 - Right-of-way dedications for (new or expansion)
 - Slopes of 25% or greater
 - 100 year floodplain (FEMA)
 - Wetlands (OR Department of State Lands)
 - Stream corridors (Article 5.130)
 - Open space or parkland that will be publically owned or open space owned in common by owners within a residential development
 - Public utility easements

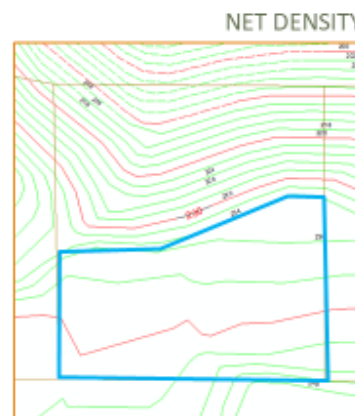
Calculating Density: Gross/Density (page 3 of Ex. B)

- ❖ 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)
- ❖ Proposed:
 - Net = minimum required
 - Gross = maximum allowed

Calculating Density: Gross/Density (page 3 of Ex. B)

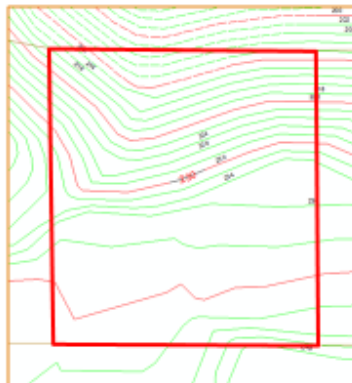
Proposed Code Amendment: *When determining **minimum required density** of an individual development, net density is used for calculations.*

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



Calculating Density: Gross/Density (page 3 of Ex. B)

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

Regulating Density (pages 4 & 5 of Exhibit B)

❖ Minimum Density:

- Duplexes = 2 dwelling units
- ADUs = 1 dwelling unit

❖ Maximum Density:

- Duplexes = 1 dwelling unit
- ADUs = 0 dwelling units

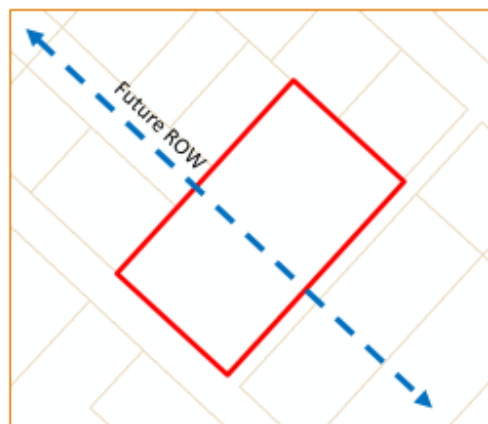
Regulating Density (page 5 & 6 of Exhibit B)

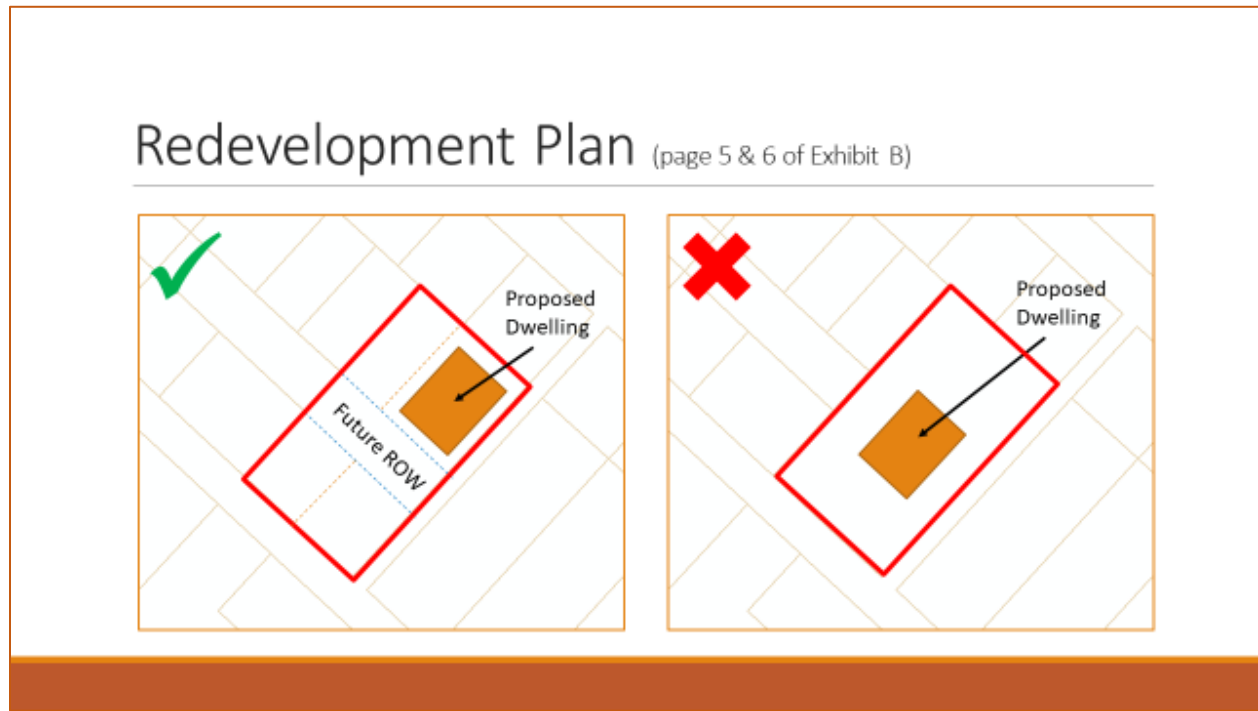
- ❖ No proposed development may exceed the maximum net density of the underlying zone.
- ❖ RL, RH, and RM zoning districts (All development)
 - A Redevelopment Plan is required for all proposed developments that do not meet minimum density
 - All future development on parcel(s) shall comply with approved Redevelopment Plan, unless a new Redevelopment Plan is approved by the City.
 - Approved Redevelopment Plans shall be filed with the Wasco County Clerk

Redevelopment Plan (page 5 & 6 of Exhibit B)

- ❖ *Newly proposed Article in Chapter 10.3*
- ❖ *Same requirements as Site Plan Review section 10.3.030.030*
- ❖ *Used to demonstrate how proposed development allows for minimum density to be achieved*
- ❖ *Currently required with all land division; referred to as a "Shadow Plat"*

5 dwelling units (gross)
4 dwelling units (net) - ROW





- ### Findings (Exhibit A)
- ❖ The Dalles Municipal Code
 - ❖ The Comprehensive Plan
 - Goal #1. Citizen Involvement
 - Goal #2. Land Use Planning
 - Goal #10. Housing
 - ❖ Oregon Revised Statute
 - ORS 197.307 (4)

Findings (Exhibit A)

❖ The Comprehensive Plan

- Goal #1. Citizen Involvement
 - **Policy 3.** *The land-use planning process and policy framework shall include opportunity for citizen input as a part of the basis for all decisions and actions related to the use of land.*
- Goal #2. Land Use Planning
 - **Policy 6.** *Implement this Plan through appropriate ordinances and action. Implementing measures shall be developed to allow administrative review and approval authority.*
 - **Policy 8.** *Implementing ordinances shall be consistent with this plan.*

Findings (Exhibit A)

❖ The Comprehensive Plan

- Goal #10. Housing
 - **Policy 2.** *Adopt standards to ensure that residential development occurs within planned density ranges within each residential district.*
 - **Policy 5.** *Plan for the more efficient use of vacant land by encouraging infill development which is sensitive to existing neighborhoods and by encouraging new development which achieves the density allowed by the comprehensive plan.*
 - **Policy 8.** *Flexibility in implementing ordinances is needed to accommodate infill and to foster a variety of development scenarios and housing options.*

Findings (Exhibit A)

- ❖ Oregon Revised Statute
 - ORS 197.307(4)
 - *A local government may adopt and apply only **clear and objective standards**, conditions and procedures regulating the development of housing, including needed housing.*

Next Steps

- ❖ January 24, 2023: City Council adoption hearing
 - January 7, 2023: Newspaper Notice
 - January 10, 2023: BM 56 Notice *(if needed)*
- ❖ Amendments take effect: **February 24, 2023**

Council Alternatives

1. **Staff recommendation:** Move to recommend to the City Council the approval of Zoning Ordinance Amendment 107-22 and Comprehensive Plan Amendment 54-22, adopting amendments and findings attached herein.
2. Move to recommend to the City Council the approval of a modified Zoning Ordinance Amendment 107-22 and Comprehensive Plan Amendment 54-22, after adopting any changed amendments or findings discussed at the regular November 17, 2022, Planning Commission meeting.
3. Decline adoption and provide additional direction.



City of The Dalles Planning Commission

THURSDAY, NOVEMBER 17, 2022 | 5:30 PM