



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

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

MINUTES

CITY OF THE DALLES PLANNING COMMISSION

CITY HALL COUNCIL CHAMBERS
313 COURT SREET
THE DALLES, OREGON 97058
CONDUCTED IN A MEETING ROOM IN COMPLIANCE WITH ADA STANDARDS
THURSDAY, SEPTEMBER 19, 2019
6:00 P.M.

CALL TO ORDER

Chair Lavier called the meeting to order at 6:00 p.m.

ROLL CALL

Commissioners Present: Brent Bybee, Cody Cornett, Sherry DuFault, Bruce Lavier, Mark Poppoff, Steve Ross and Jeff Stiles

Commissioners Absent:

Staff Present: Director Steve Harris, Senior Planner Dawn Hert, Associate Planner Riley Marcus, and Planner Joshua Chandler

APPROVAL OF AGENDA

It was moved by Ross and seconded by Stiles to approve the Agenda of September 19, 2019 as written. The motion passed 7/0, Bybee, Cornett, DuFault, Lavier, Poppoff, Ross and Stiles in favor, none opposed.

APPROVAL OF MINUTES

It was moved by DuFault and seconded by Bybee to approve the Minutes of September 5, 2019 as written. The motion passed 7/0, Bybee, Cornett, DuFault, Lavier, Poppoff, Ross and Stiles in favor, none opposed.

It was moved by DuFault and seconded by Ross to hold public testimony to five minutes or less per person. The motion passed 7/0, Bybee, Cornett, DuFault, Lavier, Poppoff, Ross and Stiles in favor, none opposed.

PUBLIC COMMENT

There were no public comments.

OLD BUSINESS

Resolution PC 584-19: Recommendation for approval of MIP 364-19, Scott Gayer

Director Harris stated Condition of Approval 2 had been modified to reflect discussion at the September 5, 2019, meeting. The last sentence will read, "At the time of the full street dedication of E. 17th Street the access easement shall be terminated as access shall be gained from E. 17th Street." All other conditions remain the same.

It was moved by DuFault and seconded by Ross to approve Resolution PC 584-19 as amended. The motion passed 7/0, Bybee, Cornett, DuFault, Lavier, Poppoff, Ross and Stiles in favor, none opposed.

LEGISLATIVE HEARING

Application Number: ZOA 100-19 and CPA 45-19, City of The Dalles

Director Harris provided a brief background of Phase I. He stated Phase II amendments would include House Bill 2001 which mandates that cities allow duplexes in zones that allow single family homes. Also included is House Bill 4006 dealing with rental housing in severely rent burdened cities.

Director Harris reminded the Commission of the Planners Network Meeting, September 23-24, 2019, and the workshops provided.

Commissioner Stiles referred to the 700 households paying more than 50 percent of their income in rent, and asked how many are in HUD owned housing. Harris replied those numbers were supplied by the State, and he did not know how many were in HUD owned housing. If a housing is receiving assistance, they are considered severely rent burdened.

Associate Planner Marcus presented the staff report.

Commissioner DuFault commented, "This is an absolutely beautiful piece of work; it's clear, it's concise, it's straightforward. It's beautiful."

Commissioner Poppoff's comments included:

- Not in favor of increasing density
- Increased densities would not reduce housing costs
- Definitions of large and small lots
- Page 64, C.: The Lot Coverage Bonus will not really save any money
- Page 70, B.1.: Eave depth – seems like micromanaging and add to the expense
- Page 70, C.2.: A large development may want a community center; this item should be dropped
- Page 75: A 60 foot minimum lot depth is too shallow
Planner Marcus stated most City lots are minimum depth of 65 feet; this is a reduction of only five feet.
- Page 75: A front yard setback of 10 feet is too small; keep the setback at 15 feet
- Lot coverage includes parking and patios
- Page 84, D.1., 2. and 3.: it would be clear to have 10 feet separation of walls for all three categories
- Page 85, B.: No real advantage in reducing lot size
- Page 85, Comment: Suggested "traditional" be defined as "architectural styles that were common prior to World War II."
- Page 95: Require parking to be contiguous with development, otherwise the parking area is not taken care of
- There should be a requirement to maintain landscaping

In response to Commissioner Stiles' questions, Marcus replied the definition for affordable housing would come from a separate land use title yet to be created. Staff recommended deferring this title to a later date. HB 2001 and HB 4006 were being regulated by the State.

Senior Planner Hert stated the Housing Needs Assessment and the Buildable Lands Inventory details the City must take these measures in order for the Urban Growth Boundary (UGB) to ever be expanded. If we do not efficiently use our available land, we will be unable to grow as a City. A UGB expansion is an act of Congress. Additional discussion included lot coverage standards and meeting, rather than increasing, densities.

Hert said based on the Buildable Lands Inventory and the Housing Needs Assessment, at this time we do not warrant any kind of UGB expansion. We are not meeting the densities set forth in our Comprehensive Plan. The City needs to meet densities in order to grow, then look at a potential boundary expansion.

Commissioner Bybee said with this adoption, we would want higher density. Would that make the goal even further than what it is now? Marcus replied Staff contacted Angelo Planning Group with questions regarding how the addition of duplexes in RL zones might change overall densities. Angelo Planning said it would not affect our densities. The Comprehensive Plan includes a range of densities for each zone; the addition of duplexes will not change that density.

Commissioner Poppoff stated almost all high density zoning is in areas already developed as single family homes. He suggested eliminating the high density zones and change undeveloped outlying areas to a planned development.

Hert replied a good majority of high density zoning is developed at single family home densities. Planned Unit Developments (PUDs) are allowed in any zone, allowing for flexibility. A PUD in a RL zone would allow up to 30 percent of a use outside of that typical district.

Additional discussion included the cost of rebuilding compared to the value of a new house, new construction on the rise, and code enforcement.

Chair Lavier closed the public hearing at 7:06 p.m.

RESOLUTION

Resolution PC 585-19: Recommendation for City Council approval of various amendments to The Dalles Municipal Code, Title 10 Land Use and Development

It was moved by DuFault and seconded by Ross to approve Resolution PC 585-19 recommending City Council approval of various amendments to The Dalles Municipal Code. The motion passed 6/1; Bybee, Cornett, DuFault, Lavier, Poppoff and Ross in favor, Stiles opposed.

STAFF COMMENTS

Director Harris said the next regularly scheduled meeting is October 3, 2019. One public hearing is scheduled; the bylaws may also be on the agenda.

Harris provided an update of Urban Renewal meetings. A declaration of emergency was issued for the Recreation Building. Contractor bids were received and the Agency will be able to enter into a contract next week. Work should begin the week of September 30, 2019; it is expected that work will continue for three weeks.

The Urban Renewal Agency Board approved the Request for Proposal (RFP) for the Tony's Building. The Board opened the RFP up to a broad range of development proposals.

The Planners Network meeting and Planning Commissioner training will be held September 23-24, 2019.

At the September 23, 2019, City Council meeting, consultants will present on Phase I of the Economic Opportunities Analysis. This is a background report required for expansion of the UGB and Urban Area Boundary (UAB). Phase 1, now complete, is an analysis of the local labor market. Phase 2 is a land supply analysis, primarily focused on commercial and industrial lands. This will be critical for the application to expand the UGB and UAB. Once Phase I is accepted by City Council, work will begin on Phase 2.

A Transportation and Growth Management (TGM) grant was awarded to the City to fund the Westside Area Study. This study will be funded primarily by the State.

Wasco County submitted a letter to the Gorge Commission saying issues arose with the committee working on development for major and minor amendments. The City's position, along with Wasco County and Friends of the Gorge, is to bring in a professional moderator. We are requesting a two-tier approach with regional policies for all the urban areas.

Director Harris said the Recreation Building basement has not been damaged by flooding. Once demolition is complete, the structure will be weatherized. Todd Carpenter and Carla McQuade are interested in pursuing the project.

COMMISSIONER COMMENTS OR QUESTIONS

There were none.

ADJOURNMENT

Chair Lavier adjourned the meeting at 7:28 p.m.

Respectfully Submitted
Paula Webb, Secretary
Community Development Department



Bruce Lavier, Chair