

MINUTES

PLANNING COMMISSION MEETING

August 17, 2023

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: Addie Case, Mark Poppoff, Nik Portela

COMMISSIONERS ABSENT: John Grant, Philip Mascher, Maria Pena

**ADVISORY COMMITTEE
MEMBERS PRESENT:** Alan Easling, Dave Peters

**ADVISORY COMMITTEE
MEMBERS ABSENT:** Cole Goodwin, Kenny LaPoint, Carrie Pipinich, Nate Stice

STAFF PRESENT: Director Joshua Chandler, City Attorney Jonathan Kara,
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 Poppoff and seconded by Portela to approve the agenda as submitted. The motion carried 4/0; Case, Cornett, Poppoff and Portela voting in favor, none opposed, Grant, Mascher and Pena absent.

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APPROVAL OF MINUTES

It was moved by Poppoff and seconded by Portela to approve the minutes of August 3, 2023 as submitted. The motion carried 3/0; Case, Cornett, and Portela voting in favor, none opposed, Poppoff abstained, Grant, Mascher and Pena absent.

[Note: The August 3, 2023 minutes will be presented at the September 7, 2023 meeting. An abstention removed the quorum and precluded the vote.]

PUBLIC COMMENT

None.

DISCUSSION ITEM

The Dalles Housing Needs Analysis: Planning Commission and Community Advisory Committee Meeting – Discussion 2

Director Chandler introduced Matt Hastie and CJ Doxsee, both with MIG.

Mr. Hastie provided The Dalles Housing Needs Analysis (HNA), Attachment 1.

Chair Cornett asked if a greater need for development is specific to one zone.

Hastie replied, not necessarily. Because of the options allowed by The Dalles Municipal Code (Code) in different zones, unless development or growth substantially increases and exceeds projections, the focus need not be on one particular zone.

Mr. Hastie addressed revisions to the Goals and Policies of the Comprehensive Plan. [Goals and Policies are found on pages 47-54 of the August 3, 2023 PC Agenda Packet.]

Chair Cornett referred to Housing Goal 9, “Adopt standards to protect stream corridors and wetlands and to encourage density transfer in Low Density Residential areas.” Cornett noted recent changes regarding stream corridors were included in the Code. Was this item struck due to its specificity to low density residential?

Mr. Hastie replied it was essentially an action, but an action that was already undertaken. Goal 2 was removed for the same reason.

AC Member Peters referred to Goal 7, “Encourage affordable homeownership opportunities, including multiple family condominiums, row houses, duplexes and other middle housing types, single family residential.” Peters noted this goal seemed to exclude larger apartment buildings, and asked if that was intentional.

Mr. Hastie replied this is existing language, encouraging affordable home ownership opportunities. It includes multiple family condominiums, somewhat like apartment buildings, but with the opportunity to own the unit. He referred to Goal 10, which states, “Continue to provide opportunities for a full range of rental housing.” Goal 1 also refers to an adequate supply of safe, healthy and affordable housing for all members of the community.

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AC Member Easling referred to Policy 10, “Develop and/or provide incentives used to encourage development that meets maximum allowable density for all types of residential development. He asked how to be specific.

Mr. Hastie replied there are a few measures under implementation actions or strategies that are more specific. MIG is currently updating the HNA and the goals and policies in the Comprehensive Plan. Next, the City must prepare a Housing Production Strategies (HPS) document. This is a much more specific document identifying strategies and actions the City can undertake to achieve the policy goals in the Comprehensive Plan, and to meet the needs for different types of housing identified in the HNA.

Chair Cornett requested additional information.

Director Chandler replied he reached out to Mr. Hastie when the City applied for a Department of Land Conservation and Development grant to fund the Housing Production Strategies document. The City will move forward on the HPS in 2024. The process will be similar to the HNA, beginning with the Planning Commission and an Advisory Committee, before moving on to City Council. Director Chandler encouraged the Advisory Committee to return for the HPS project.

Director Chandler added the HPS would lay out the process to implement policies put in place through the HNA. A portion of the HPS is to ensure the Development Code is in line with the policies presented through the HNA.

AC Member Easling asked if during the HPS process, it would be the appropriate time to suggest incentivizing multi-family development by a reduction of System Development Charges (SDCs).

Mr. Hastie replied, absolutely. Cities typically consider this type of strategy. Does the City want to provide reductions, waivers or deferrals in payment of SDCs to encourage specific types of housing? Does the City want to apply one of the tax abatement programs authorized by the State for certain types of qualifying housing developments? There are different funding measures, or different approaches to the Code to provide some type of incentives in the form of additional height, reduced parking, etc.

Chair Cornett asked if the addition of Neighborhood Center Overlays (NCOs) was a hurdle to get over, or just a regular process for the City.

Director Chandler replied it is probably a similar process to the Community Facilities Overlay (CFO), a process used recently in establishing a power station near Port of The Dalles, approved through a Conditional Use Permit.

Chair Cornett asked if a Measure 56 notice is required. Director Chandler replied no; a CFO will add to the value of the property. A neighborhood center in the low density zone could allow further uses, i.e., a market.

Economic Development Officer (EDO) Dan Spatz noted the grammar in Policy 27. The first word, “To”, should be removed to read, “Ensure duplex development...”

AC Member Easling referred to Policy XX, “Encourage the use of energy efficient building materials and practices in the design, construction and remodeling of housing.” Easling noted

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Wasco County already follows State requirements for additional energy measures. Should that effort be duplicated?

Director Chandler agreed that was a good point, but suggested retaining the policy. Design standards need to be updated; this may open the policy to consider energy measures as a design standard.

Chair Cornett asked if the Goals, Policies and Implementation Measures are part of Comprehensive Plan Goal 10.

Mr. Hastie replied all three are included in Goal 10. Implementation measures are not as binding as goals and policies in the HNA, but will be more binding once included in the HPS. The State's Administrative Rules provide the City's obligations to implement items in the HPS, and processes for State oversight and monitoring.

Chair Cornett expressed concern that the Planning Commission would be bound to the implementation measures in the Comprehensive Plan.

Mr. Hastie replied the measures are written more as suggestions, with less committal verbs. Measure 6 states, "Review the City's System Development Charges (SDCs) and other fees and *consider* implementing tiered fees..."

EDO Spatz asked if it is possible to add "land trust" in Measure 10. Hastie replied, absolutely.

Director Chandler referred to Measure 6. The City of Newport successfully completed an SDC methodology based on square footage. With that methodology, they have seen smaller developments rather than large single-family homes. SDCs based on tiered or square footage is quite beneficial in the addition of housing. Mr. Hastie added the Cities of Prineville and Albany use a similar method.

Director Chandler added the Mid-Columbia Community Action Council to Measure 14.

Chair Cornett referred to page 15 of the HNA [Agenda Packet, page 26]:

Homelessness: A Point-in-Time count of homeless individuals in Wasco County conducted in January of 2022 found 194 homeless individuals on the streets, in shelters, or other temporary and/or precarious housing. This was a 73% increase over the prior count.

Chair Cornett asked when the prior count was conducted, and if the increase was similar to state or local levels.

City Attorney Kara replied the Point-In-Time (PIT) count refers to the number of homeless individuals in the jurisdiction. The U.S. Department of Housing and Urban Development recognizes the PIT count as a standard method of counting people experiencing unsheltered homelessness. The count takes place on the same night every year in January. Attorney Kara imagined the numbers provided were from the previous January.

AC Member Peters noted the PIT count does not match the homeless in our area. It was thought 10-15 years ago we were under-counting. A different method of counting could be the difference.

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Commissioner Portela added there had been a huge shift in outreach methods. They [Mid-Columbia Community Action Council] collaborated with a number of different organizations that had not previously participated. A large number of bi-lingual people were included. The outreach method was far better, resulting in higher numbers.

AC Member Peters referred to Figure 2.8: Subsidized Housing Units in The Dalles and Comparison Communities [Agenda Packet, page 25]. The figure states 693 subsidized units in The Dalles. Where was that number found?

Mr. Hastie replied the source was the Oregon Housing and Community Services Department. They maintain the number of subsidized units in cities and counties across the state. Mr. Hastie will follow up with Johnson Economics. AC Member Peters disagreed with the number of subsidized units cited.

AC Member Peters referred to Figure 3.6: Comparison of Renter Household Income Groups to Estimated Supply Affordable at Those Income Levels [Agenda Packet, page 31]. Figure 3.6 shows an overabundance of apartments, almost double the amount of apartments needed. Peters doubted the number was accurate. He said the Housing Authority performed a study for increasing their payment standard; the study was completed within the last seven months. The payment standard increased; a two bedroom is \$1,748.00 with utilities. Figure 3.6 may be overestimating the number of affordable units at different income levels.

Chair Cornett asked, for the record, where AC Member Peters works. Peters replied he is employed by the Housing Authority, but is contracted to provide manpower for Columbia Cascade Housing Corp.

Mr. Hastie noted one component of the HPS is to prepare a contextualized housing needs assessment. That process tends to pull recent information from the HNA and later supplement it with data related to homelessness and other factors.

STAFF COMMENTS / PROJECT UPDATES

Director Chandler stated:

- The Urban Renewal Agency recently funded one of the largest housing developments in many years. The development is a five-story complex downtown with 108 units.
- September 7, 2023 is the next Planning Commission meeting. A quorum is necessary.
- RV Park amendments will return to the Commission, probably in October.
- City Council will review Short Term Rentals.
- Lone Pine is quickly developing.
- The Comprehensive Plan is now available on the City's website.

COMMISSIONER COMMENTS / QUESTIONS


Chair Cornett shared Parks & Recreation news. A new section of the skate park is under way and should be complete by the end of October. The mountain bike skills course is done. Sorosis Park improvements continue.

ADJOURNMENT

Chair Cornett adjourned the meeting at 6:54 p.m.

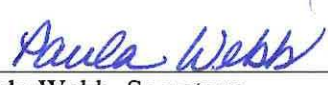
Submitted by/
Paula Webb, Secretary
Community Development Department

SIGNED:



Cody Cornett, Chair

ATTEST:



Paula Webb, Secretary
Community Development Department

The Dalles Housing Needs Analysis

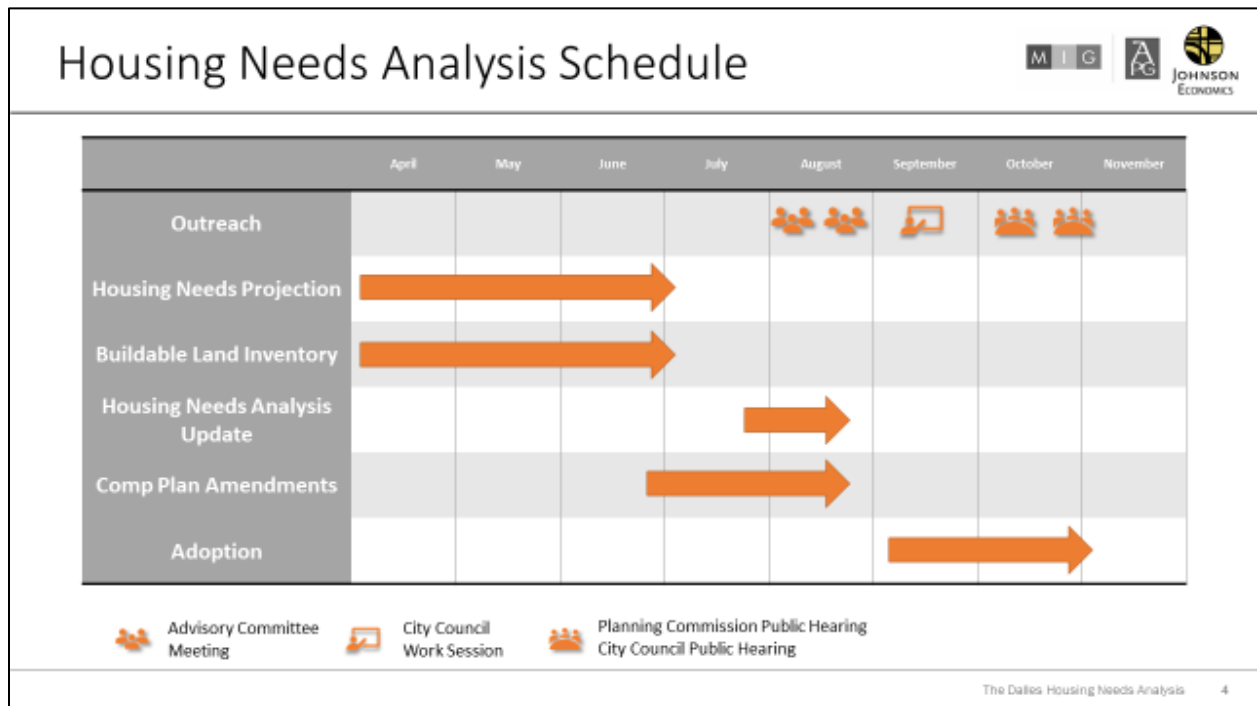
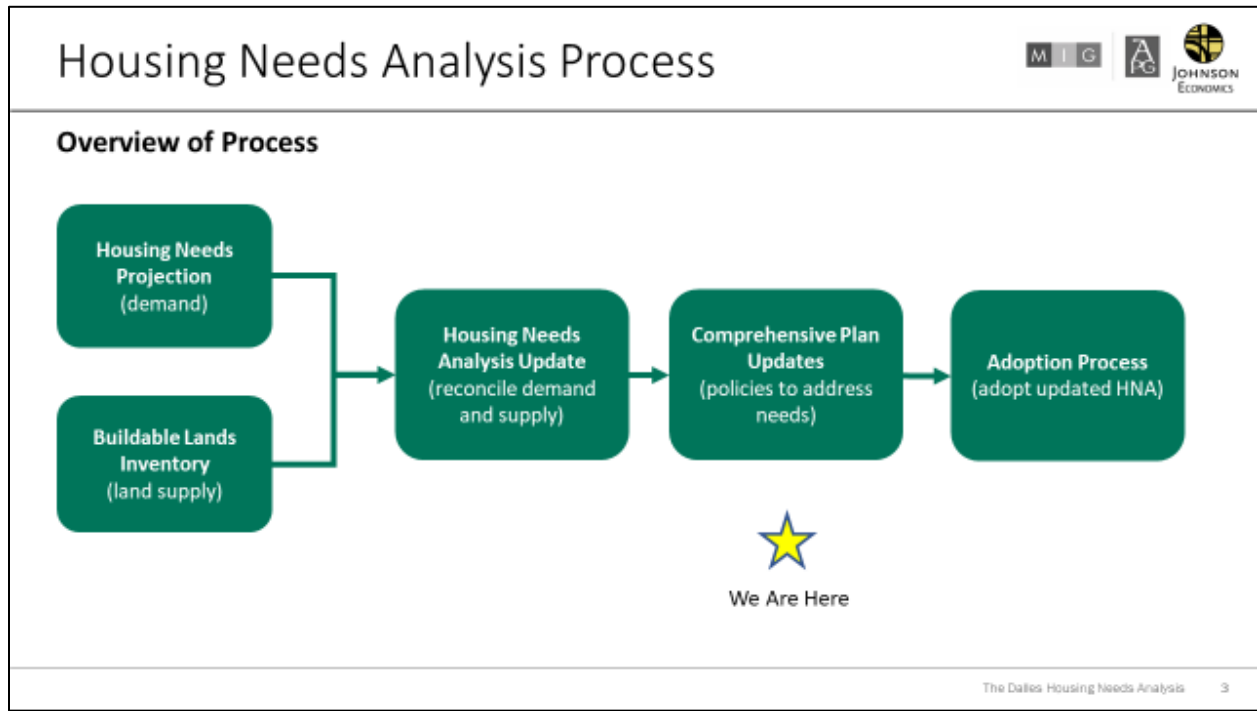
Planning Commission/Advisory Committee Meeting#2
August 17, 5:30 – 7:30 pm

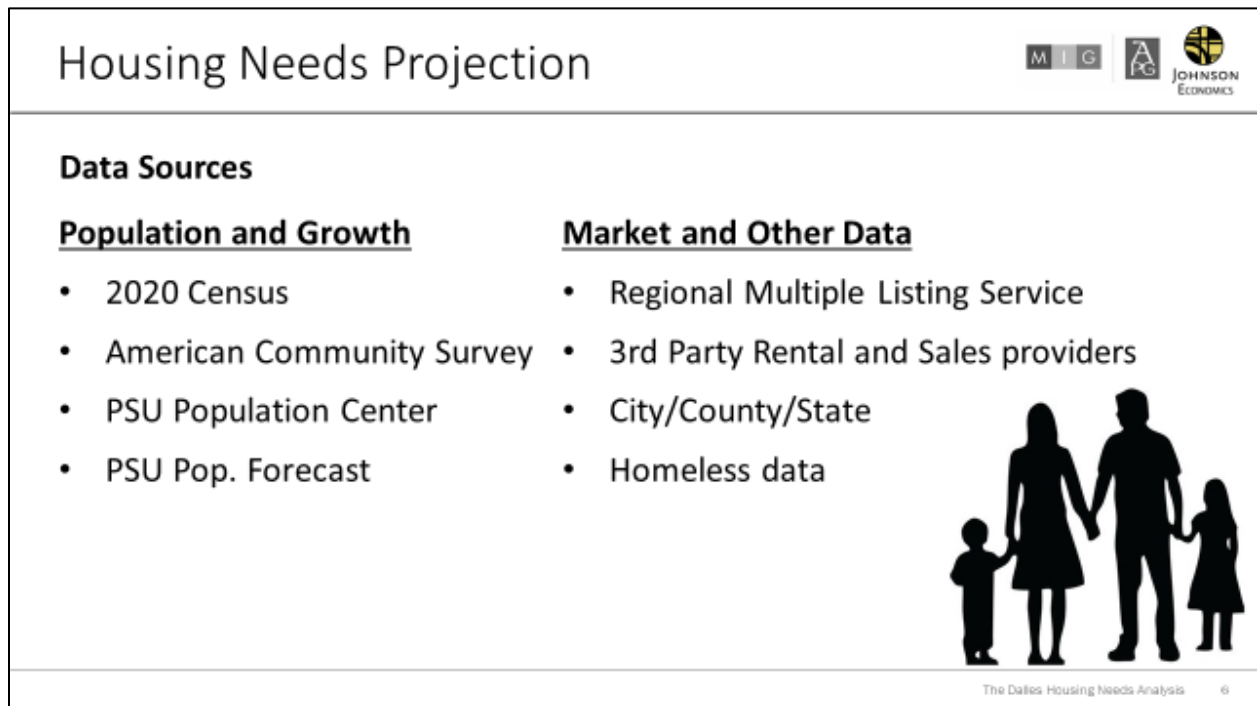
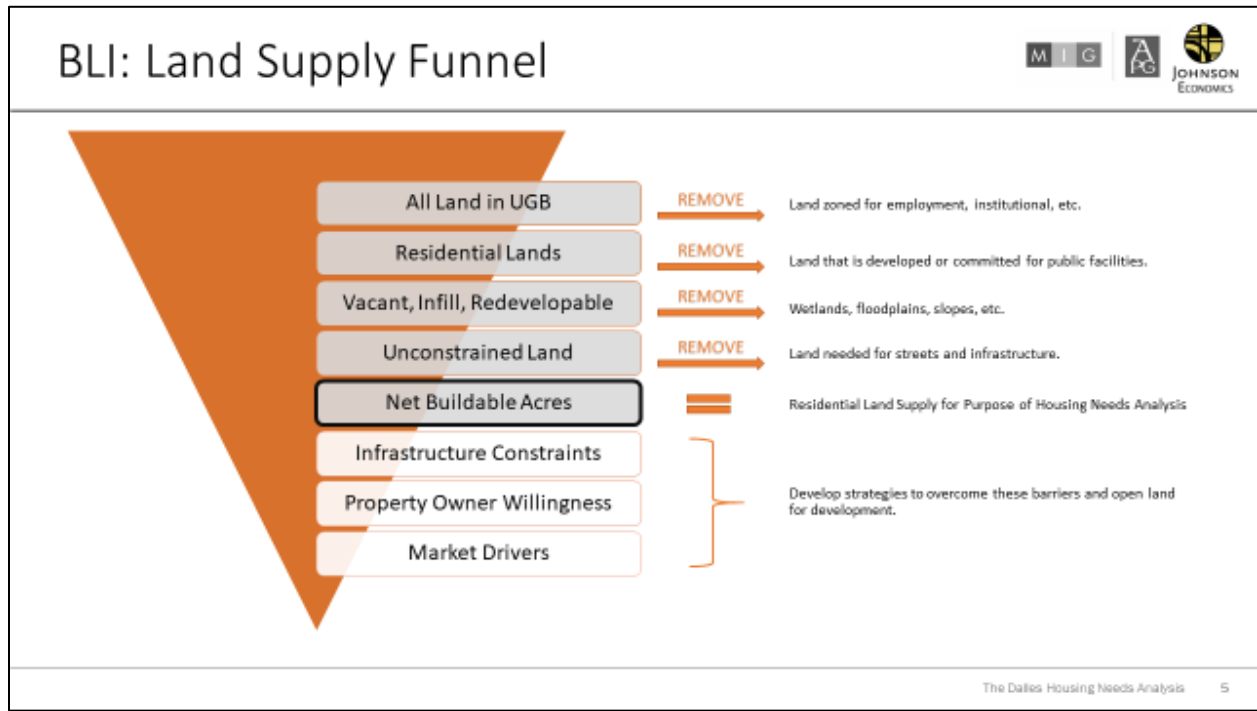


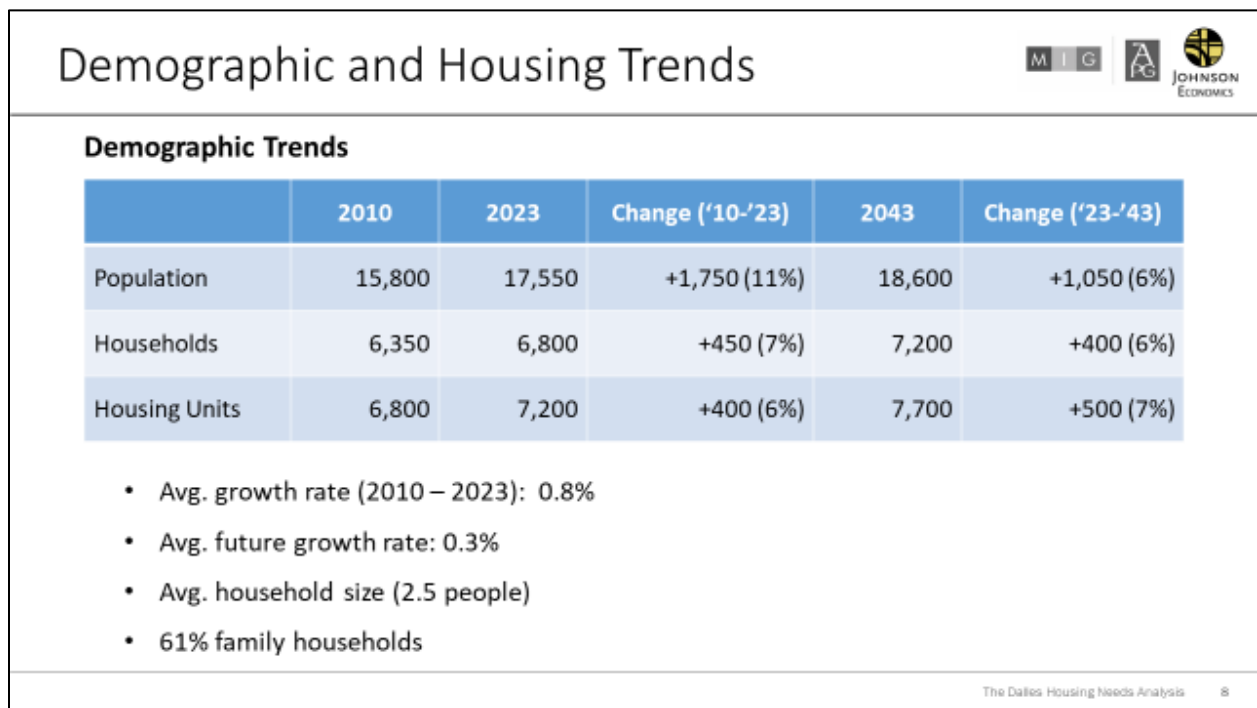
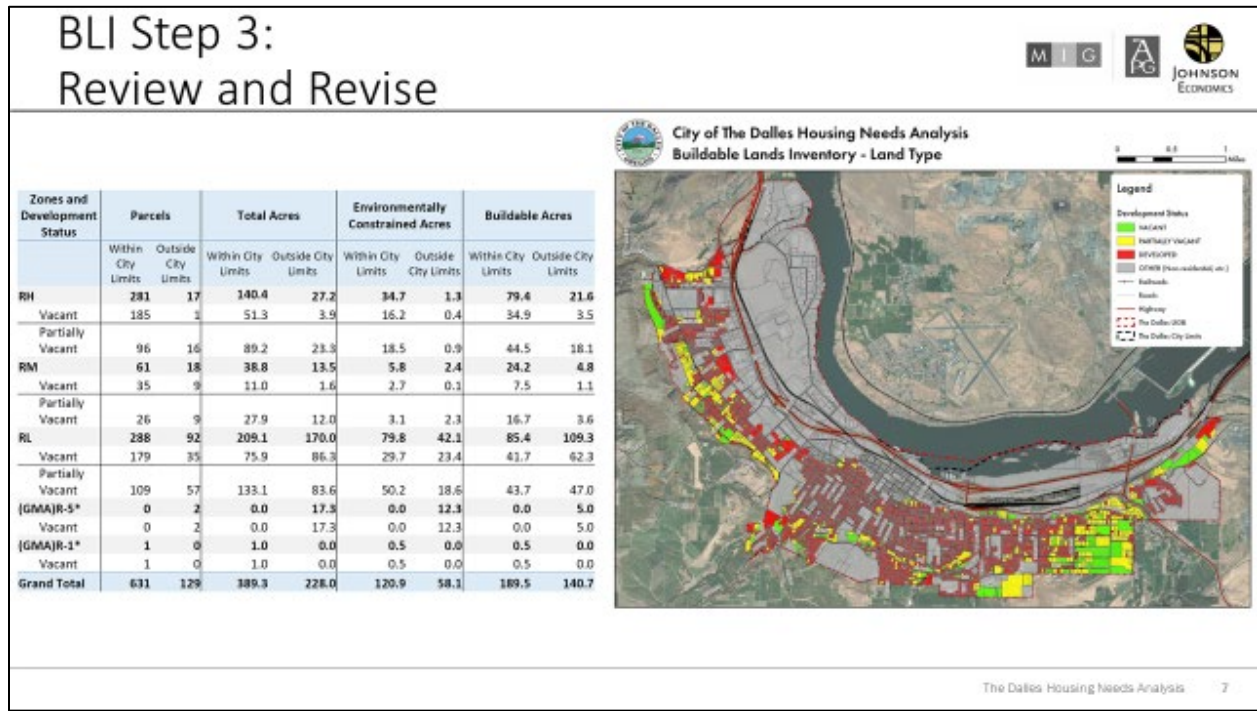
Agenda

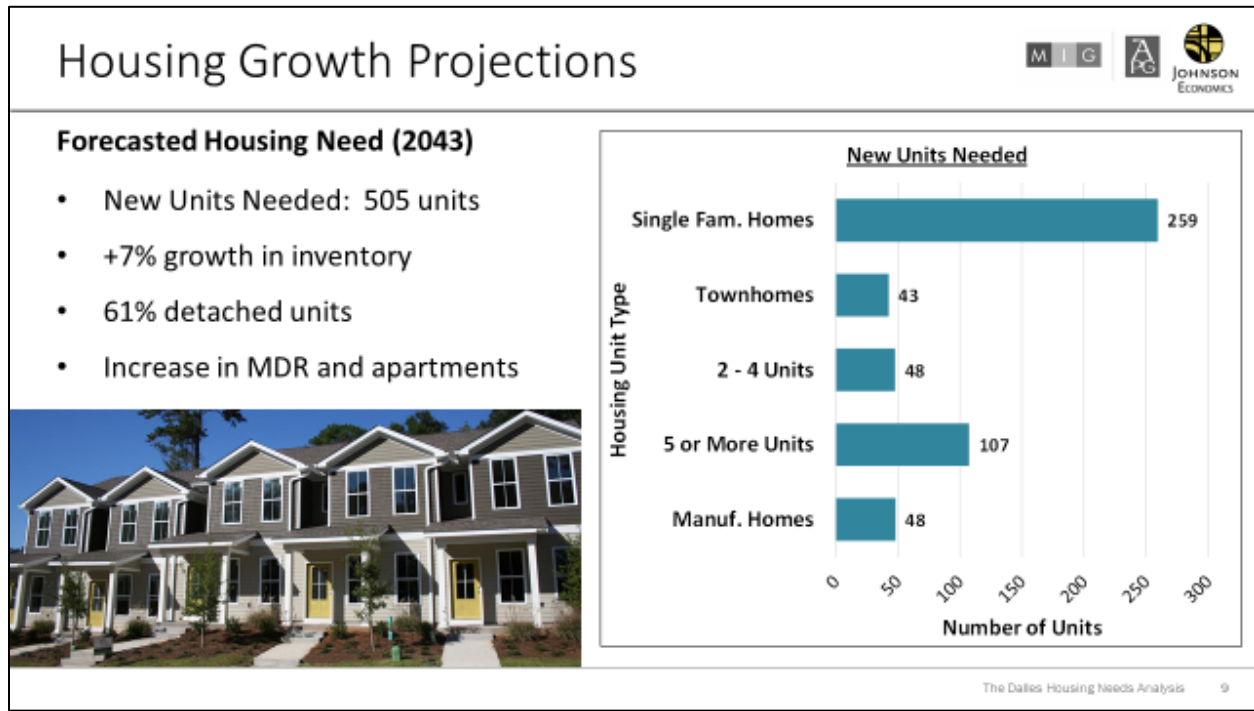


1. Project Update
2. Residential Land Needs Analysis (Demand/Supply Comparison)
3. Draft Comprehensive Plan Amendments
 - a) Background Information & Findings
 - b) Goals and Policies
 - c) Implementation Actions
4. Next Steps









Comparison of Land Need & Supply

FIGURE 5.3: COMPARISON OF FORECASTED FUTURE LAND NEED (2042) WITH AVAILABLE CAPACITY

WITHIN CITY LIMITS		SUPPLY			DEMAND		
Zone & Plan Category	Typical Housing Type	Land Inventory			Growth Rate (0.3%)		
		Developable Acres	Unit Capacity	Gross Density (units/ac)	New Unit Need (2043)	Surplus or (Deficit)	
					Units	Acres	
RL - Low-Density	Single-family detached and attached; Duplex	194.7	1,095	5.6	267	828	147
RM - Med-Density	Single-family detached and attached; Duplex; Cluster; Multi-family; Mobile Homes	29.0	348	12.0	131	217	18
RH - High-Density	Single-family detached and attached; Duplex; Cluster; Multi-family	101.0	1,894	18.8	107	1,786	95
TOTALS:		324.7	3,337	10.3	505	2,832	261

Sources: MIG/APG, Johnson Economics

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Comparison of Land Need & Supply



Factors Considered in Estimating Capacity/Densities

- Lot sizes and densities allowed by City code
- Mix of housing types needed
- Typical development practices
- Pattern of existing residential lots



Buildable Lands Inventory



Questions and Discussion






Comprehensive Plan Housing Chapter Update

- Background Information and Findings
- Goals and Policies
- Implementation Strategies

Comprehensive Plan Housing Chapter Update



Revisions to Goals and Policies


- Address HNA needs and findings
- Incorporate housing planning best practices
- Eliminate outdated information
- Eliminate duplicative policies
- Ensure policies are “courses of action”
- Eliminate policies that equate to specific standards
- Refer to adopted supporting documents
- Incorporate other community goals and objectives

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Housing Needs Projection

M I G A J JOHNSON ECONOMICS

Questions and Discussion




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Next Steps

M I G A J JOHNSON ECONOMICS

- Refine Findings & Recommendations
- Conduct City Council Work Session
- Hold Public Hearings (PC and CC)



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