

MINUTES

PLANNING COMMISSION MEETING

November 16, 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: Philip Mascher, Maria Peña, and Nik Portela

COMMISSIONERS ABSENT: Addie Case, John Grant, and Mark Poppoff,

STAFF PRESENT: Director Joshua Chandler, City Attorney Jonathan Kara,
Senior Planner Kaitlyn Cook, Secretary Paula Webb

CALL TO ORDER

Chair Cornett called the meeting to order at 5:35 p.m.

PLEDGE OF ALLEGIANCE

Chair Cornett led the Pledge of Allegiance.

APPROVAL OF AGENDA

Agenda item 7. A. was corrected to read "ZOA 109-23."

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

APPROVAL OF MINUTES

It was moved by Mascher and seconded by Portela to approve the minutes of October 19, 2023 as submitted. The motion carried 4/0; Cornett, Mascher, Peña and Portela voting in favor, none opposed, Case, Grant and Poppoff absent.

PUBLIC COMMENT

None.

MINUTES

Planning Commission Meeting

November 16, 2023

Page 2 of 28

LEGISLATIVE PUBLIC HEARING

ZOA 109-23, City of The Dalles

Request: Approval of proposed changes to The Dalles Municipal Code, Title 10 Land Use and Development pertaining to Recreation Vehicle Park regulations. The amendments include removing Recreational Vehicle (RV) parks from residential zoning districts, updating the application review processes, and altering the RV park design standards.

Senior Planner Cook provided the staff report and presentation, Attachment 1.

Chair Cornett read the rules of a public hearing. He then asked if any Commissioner had ex parte contact, conflict of interest or bias, which would prevent an impartial decision. Hearing none, he then opened the public hearing at 5:55 p.m.

Senior Planner Cook summarized the staff report. She noted six comments were received at the July 20, 2023 Commission meeting.

Chair Cornett closed the public hearing at 5:58 p.m.

It was moved by Cornett and seconded by Portela to recommend to City Council the approval of Zoning Ordinance Amendment 109-23 adopting amendments and findings attached herein. The motion carried 4/0; Cornett, Mascher, Peña and Portela voting in favor, none opposed, Case, Grant and Poppoff absent.

CPA 55-23, City of The Dalles

Request: Approval of proposed changes to The Dalles Comprehensive Plan. The purpose is to revise Comprehensive Plan Goal 10 Housing. The amendments include text revisions and adoption of the Housing and Residential Land Needs Assessment and the Buildable Lands Inventory Update.

Chair Cornett read the rules of a public hearing. He then asked if any Commissioner had ex parte contact, conflict of interest or bias, which would prevent an impartial decision. Hearing none, he then opened the public hearing at 6:03 p.m.

Senior Planner Cook provided the staff report and presentation, Attachment 2. The Fair Housing Council submitted comment, Attachment 3.

Matt Hastie of MIG, and Brendan Buckley of Johnson Economics, presented the Housing Needs Analysis (HNA) and Buildable Lands Inventory (BLI), Attachment 4.

Commissioner Peña asked if Mr. Hastie knew the percentage of Hispanics in The Dalles. She noted Latinos do not participate in the census. Mr. Buckley replied the 2020 census estimated it at 22%. Commissioner Peña estimated it is closer to 40%. Mr. Hastie replied they must work with the available information. He added that while considering future housing needs, primary characteristics are related to income, household size, and age of householder. Those characteristics tend to be the biggest drivers for the types of housing needed over the long term.

Commissioner Mascher stated The Dalles has no ordinance for tiny/container homes; therefore, they are not allowed. He asked if Staff is working on an ordinance. Senior Planner Cook replied he is correct; the City does not have specific standards for container homes or tiny homes on wheels. Cook added a container home would require significant augmentation to meet design

MINUTES

Planning Commission Meeting

November 16, 2023

Page 3 of 28

standards. The proposed Comprehensive Plan does not touch on container homes or tiny homes on wheels; however, there could be an opportunity to discuss them during the housing production strategies.

Commissioner Mascher replied he would like move toward better standards for those types of homes, and asked what is needed to make that possible. Planner Cook replied a zoning ordinance amendment could allow for container homes or tiny homes on wheels. Director Chandler added, with a consensus of the Commission, staff would pursue this topic.

Chair Cornett closed the public hearing at 6:51 p.m.

It was moved by Cornett and seconded by Peña to recommend to City Council the approval of Comprehensive Plan Amendment 55-23, adopting amendments and findings attached herein. The motion carried 4/0; Cornett, Mascher, Peña and Portela voting in favor, none opposed, Case, Grant and Poppoff absent.

RESOLUTIONS

Resolution PC 620-23: Approval of Zoning Ordinance Amendment 109-23 to change sections of The Dalles Municipal Code, Chapter 10.12 (Recreational Vehicle Parks).

It was moved by Cornett and seconded by Peña to adopt Resolution PC 620-23, a resolution of the Planning Commission recommending City Council approval of Zoning Ordinance Amendment 109-23 to change sections of The Dalles Municipal Code, Chapter 10.2 Recreational Vehicle Parks. The motion carried 4/0; Cornett, Mascher, Peña and Portela voting in favor, none opposed, Case, Grant and Poppoff absent.

Resolution PC 621-23: Approval of Comprehensive Plan Amendment No. 55-23 to Revise Comprehensive Plan Goal 10 (Housing) and adopt the Updated Housing and Residential Land Needs Assessment and The Buildable Lands Inventory.

It was moved by Cornett and seconded by Mascher to adopt Resolution PC 621-23, a resolution of the Planning Commission recommending City Council approval of Comprehensive Plan Amendment 55-23 to revise Comprehensive Plan Goal 10 Housing, and to adopt the updated Housing and Residential Land Needs Assessment and Buildable Lands Inventory. The motion carried 4/0; Cornett, Mascher, Peña and Portela voting in favor, none opposed, Case, Grant and Poppoff absent.

STAFF COMMENTS / PROJECT UPDATES

Director Chandler thanked the Commission for their work on the HNA/BLI update; the next step is adoption by City Council.

Efforts will now begin on the Housing Production Strategy (HPS). The City received a Technical Assistance grant to support the work of the HPS, a much more detailed process. Staff will work with Cascadia Partners to improve affordable and attainable housing in The Dalles.

The December meetings currently have no applications on the agenda and will likely be canceled. The January 4, 2024 meeting may also be canceled.

The Comprehensive Plan requires an update be provided to the Planning Commission once yearly regarding building activity. Statistics will be presented early in 2024.

The Tony's building is now gone. Demolition ended November 9, 2024. The archeological dig ended within two days. The amount of backfill, remnants of a fire in 1981 that destroyed the earlier structure and underground basalt resulted in nothing of significance. The site will be backfilled next week.

At this time, the Urban Renewal Agency has decided to wait on plans, in part due to rising interest rates. The December Urban Renewal Agency meeting may consider options for the site.

Commissioner Mascher inquired about public input for a Federal Street Plaza. Director Chandler replied there was significant support for the Federal Street Plaza. Our hope was that an RFP for the Tony's site could blend with the Federal Street Plaza.

COMMISSIONER COMMENTS / QUESTIONS

None.

ADJOURNMENT

Chair Cornett adjourned the meeting at 7:07 p.m.

Submitted by/
Paula Webb, Secretary
Community Development Department

SIGNED:



Cody Cornett, Chair

ATTEST:



Paula Webb, Secretary
Community Development Department



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

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

STAFF REPORT
Zoning Ordinance Amendment 109-23

HEARING DATE: November 16, 2023

HEARING BODY: Planning Commission

PROCEDURE TYPE: Legislative

REQUEST: Approval of proposed changes to The Dalles Municipal Code, Title 10 Land Use and Development pertaining to Recreation Vehicle Park regulations. The amendments include removing Recreational Vehicle (RV) parks from residential zoning districts, updating the application review processes, and altering the RV park design standards.

PROPERTIES: All properties located within the Urban Growth Boundary.

APPLICANT: City of The Dalles, Community Development Department

PREPARED BY: Kaitlyn Cook, Senior Planner

BACKGROUND: Since 2016, the Community Development Department has approved four recreational vehicle parks (RV parks) within The Dalles City Limits, three of which were approved since 2022. Of these approvals, three were located within residential zoning districts. Pursuant to The Dalles Municipal Code (TDMC), RV parks are processed as Conditional Use Permits and subject to the standards of Chapter 10.12. Other than the Low Density Residential and Parks and Open Space zones, RV parks may be located in all other zoning districts. At the January 5 2023, Planning Commission meeting, following a series lengthy public hearings for the three most recent park approvals, the Planning Commission requested that Staff prepare a future discussion concerning Chapter 10.12 and an overview of park regulations.

The Commission held two discussions regarding potential modifications to TDMC RV park regulations during the February 16 and April 20, 2023 Commission meetings.

On July 19, 2023 DLCD responded to the proposed amendments stating that the proposed amendments did not comply with ORS Chapter 197. Following this comment, Staff met with DLCD on July 20, 2023 to discuss potential revisions to the proposed amendments. This meeting

resulted in two recommendations:

- A. Regulate RV park development as a commercial use; Include ORS 197.493 Protections
- B. Regulate RV park development as both commercial and residential; Revise standards to be clear and objective.

On July 20, 2023 Staff presented proposed code changes. Planning Commission directed Staff to amend the code standards to restrict RVs from being dwellings and reviewing them as a commercial use. Staff will include the proposed amendments to limit overnight stays to under 30-days and require shared restroom/shower facilities.

DISCUSSION:

Staff has compiled feedback from the Planning Commission and have prepared a set of proposed amendments pertaining to RV park development. A brief synopsis of the major amendments is provided below.

- Zoning. Proposed amendments include prohibition of RV parks within all residential zoning districts. RV parks may be permitted only within the General Commercial (CG), Commercial Light Industrial (CLI), Recreational Commercial (CR), and Industrial (I) zones.
- Review Process. Proposed amendments include administrative review of RV parks in all zoning districts through the Site Plan Review process.
- Development Standards. Proposed amendments include an expansion of RV park development standards, including:
 - Prohibited Siting. RV spaces and park buildings may be not located within known waterways, 100-year floodplain, stream corridors, or wetlands.
 - Screening. Addition and revision of existing screening standards of Section 10.11.050, currently cross referenced in Chapter 10.12.
 - Surfacing. Clearly defined surfacing requirements within each RV park.
 - Parking. Increased minimum and maximum parking requirements.
 - Landscaping. Clearly defined landscaping requirements and the addition of a minimum shade tree requirement.
 - Pedestrian Circulation. Clearly defined requirements for pedestrian circulation within RV parks and connection to the City sidewalk system.
 - Lighting. Included provisions for lighting within RV parks. Proposed language derived from Article 3.050: Conditional Use Permits.
 - Garbage. Addition of garbage collection requirements within RV parks. Proposed language derived from State code and TDMC.
 - Utilities. All RV parks must provide communal restroom and shower facilities. No sewer connections may be provided to any individual RV space.

-
- Park Operations. Amendments include provisions for an on-site park host, hours of operation and quiet hours, outside storage and noise, with proposed language derived from Article 3.050: Conditional Use Permits.
 - Length of Stay. Amendments include limiting the length of stay requirements to 30 days at one space, as well as requirements for monthly Transient Room Tax reporting requirements.
 - Revocation Process. Amendments include a clearly detailed revocation process for RV parks. Proposed language derived from Article 3.050: Conditional Use Permits

NOTIFICATION:

Pursuant to TDMC 10.3.020.060, a notice of public hearing was published in the Columbia Gorge News on November 1, 2023, more than ten days prior to the November 16, 2023 Planning Commission hearing. The agenda meeting packet was sent to the Wasco County Planning Department and posted on the City's website on November 9, 2023. Additionally, a notice of the proposed amendments was submitted to the Department of Land Conversation and Development on October 12, 2023, 35 days prior to the November 16, 2023 hearing.

Prior to the July 20, 2023 Planning Commission hearing, a Ballot Measure (BM) 56 notice was mailed to all affected property owners within the High Density (RH) and Medium Density (RM) Residential zoning districts. The City determined a BM 56 notice was required, pursuant to Oregon Revised Statute (ORS) 227.186, for the adoption of this ordinance as it may affect the uses and property values of the RM and RH zones. These proposed code amendments would not allow for RV Parks to develop in the zones where affected property owners own property. The BM 56 notice was available in both English and Spanish, and was mailed on June 26, 2023. A BM 56 notice was not required for the November 16, 2023 Planning Commission hearing since it was mailed prior to the first evidentiary hearing.

COMMENTS:

One letter was submitted to the City prior to the Planning Commission meeting on July 20, 2023 from Bradley V. Timmons. Mr. Timmons is supportive of the concept of removing RV parks from residential zones; however, he has concerns about removing RV park from the Conditional Use process for Industrial zones. He states that industrial land should be used to provide economic development and jobs and that the RV Parks do not meet these goals; therefore, it should be reviewed as a quasi-judicial process to ensure that the community's needs and goals are met. After consideration of this comment, Staff determined that many of the requirements included in the Conditional Use Permit process will be added to the new RV park standards, thus the additional quasi-judicial review process for park development would not be warranted.

Six additional public comments were shared during the Planning Commission meeting on July 20, 2023.

No additional comment was received prior to the publication of this report (November 9, 2023).

REVIEW:

See *Exhibit A*.

PROPOSED AMENDMENTS:

Proposed amendments for Zoning Ordinance Amendment 109-23 are included as *Exhibit B*, with draft edits to the proposed amendments included as *Exhibit C*. All proposed amendments are subject to revision or deletion. The Planning Commission will forward a recommendation for adoption of the amendments to the City Council. Final decision on all proposed amendments will be made by the City Council.

RECOMMENDATION:

1. ***Staff recommendation:*** Move to recommend to City Council the approval of Zoning Ordinance Amendment 109-23, adopting amendments and findings attached herein.
2. Move to recommend to the City Council the approval of a modified Zoning Ordinance Amendment 109-23, after adopting any changed amendments or findings discussed at the regular November 16, 2023 Planning Commission meeting.
3. Decline adoption and provide additional direction.

ATTACHMENTS:

- **Exhibit A:** *Findings of Fact and Conclusions of Law for Zoning Ordinance Amendment 109-23*
- **Exhibit B:** *Proposed Zoning Ordinance Amendment 109-23*
- **Exhibit C:** *Draft Edits of the Proposed Amendments for Zoning Ordinance Amendment 109-23*



City of The Dalles Planning Commission

THURSDAY, NOVEMBER 16, 2023 | 5:30 PM



RV Park Zoning Ordinance Amendment Background & Comments

Comments

No comments were received with the updated amendments.



Proposed Amendments – Park Operations

- i. Orderly appearance and remain free of litter, junk, and refuse
- ii. On-site 24/7 Park Host
- iii. Operational Hours & Quiet Hours
- iv. No outside storage of materials or equipment
- v. Noise consistent with TDMC Section 5.08.020
- vi. External generators prohibited

Proposed Amendments – Zoning

- A. No RV parks are allowed in residential zones.
- B. Recreational vehicle parks are permitted outright in the CG (General Commercial), CR (Recreational Commercial), CLI (Commercial Light Industrial) and Industrial zones.

Proposed Amendments – Development Standards

Environmental hazards	Pedestrian Circulation
RV Spacing	Utilities
Park Access	Lighting
Park Screening	Refuse Collection
Site Surfacing	Overnight Stays
Non-Recreational Vehicle Parking Requirement	

ORS 197.493 Placement and occupancy of recreational vehicle

ORS 197.493 prohibits local governments from imposing limitations on occupancy of a recreational vehicle under the following conditions:

- (A) located in a manufactured dwelling park, mobile home park or recreational vehicle park;*
- (B) Occupied as a residential dwelling; and*
- (C) Lawfully connected to water and electrical supply systems and a sewage disposal system...*

Proposed Amendments – Development Standards

- | | |
|--|------------------------|
| Environmental hazards | Pedestrian Circulation |
| RV Spacing | Utilities |
| Park Access | Lighting |
| Park Screening | Refuse Collection |
| Site Surfacing | |
| Non-Recreational Vehicle Parking Requirement | |

Proposed Amendments – Park Operations

- i. Orderly appearance and remain free of litter, junk, and refuse
- ii. On-site 24/7 Park Host
- iii. Operational Hours & Quiet Hours
- iv. No outside storage of materials or equipment
- v. Noise consistent with TDMC Section 5.08.020
- vi. External generators prohibited

Proposed Changes – Revocation Process

The Director may institute a proceeding before the Planning Commission to revoke an approved RV park when the Director has reasonable grounds to believe one or more of the following events have occurred or are occurring at the RV park:

- **Failure to Meet Conditions**
- **Failure to Build According to Plans**
- **Erroneous Information**

City of The Dalles Comprehensive Plan

Goal #1: *Citizen Involvement*

Goal #2: *Land Use Planning*

Goal #5: *Open Spaces, Scenic and Historic Areas, and Natural Resources*

Goal #9: *Economic Development*

Oregon Administrative Rules 918-650 Recreational Vehicle Parks and Organizational Camps



City of The Dalles Planning Commission

THURSDAY, NOVEMBER 16, 2023 | 5:30 PM

Comprehensive Plan Amendment (CPA) 55-23

- 1. Housing Needs Analysis**
- 2. Buildable Lands Inventory**
- 3. Comprehensive Plan Amendments**



Findings of Fact & Conclusions of Law

Goal #1. Citizen Involvement

Goal #2. Land Use Planning

Goal #10. Housing

OAR 660-015-0000(10): Goal 10. Housing

A. Planning

B. Implementation

OAR 660-038-0060: Simplified Urban Growth Boundary Method

Findings of Fact & Conclusions of Law

**Goal #1. Citizen
Involvement**

Goal #2. Land Use
Planning

Notified Parties:

I. DLCD

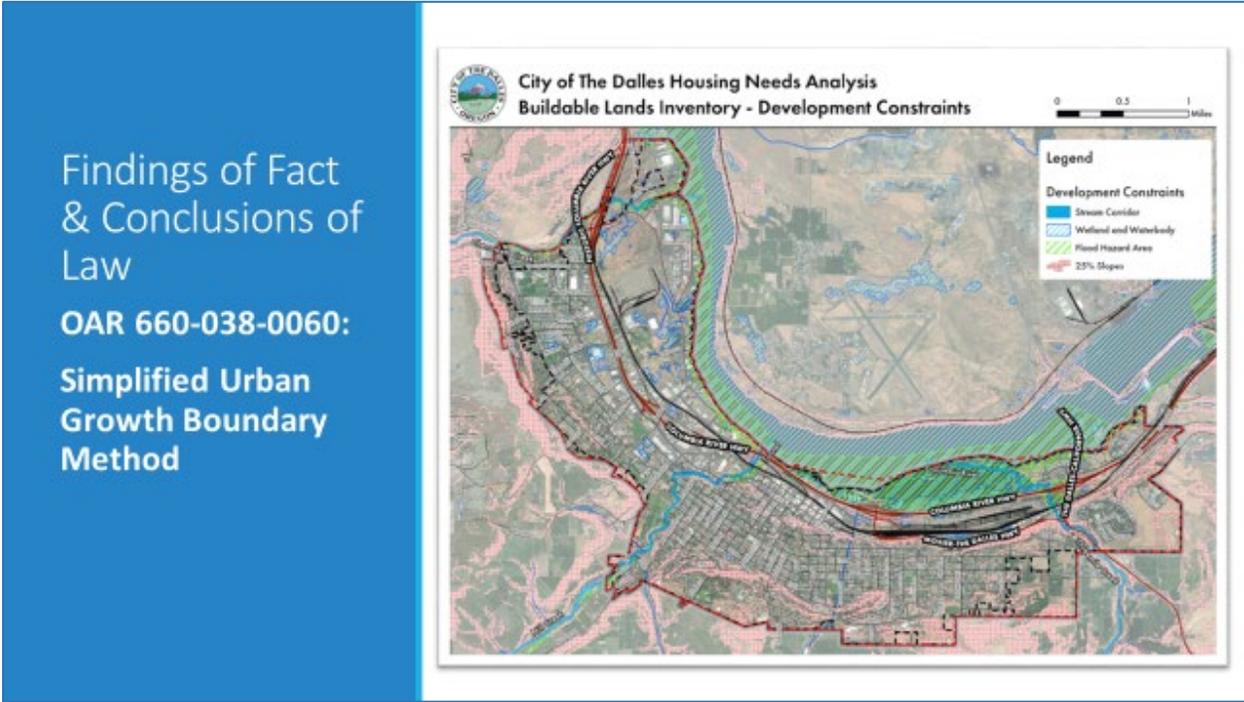
II. Wasco County Planning

III. Columbia Gorge News

***One comment received prior to this
meeting.***

<p>Findings of Fact & Conclusions of Law</p> <p>Goal #1. Citizen Involvement</p> <p>Goal #2. Land Use Planning</p>	<p><i>Policy 3. Assure an adequate factual base for decisions and actions.</i></p> <p>Sources:</p> <ul style="list-style-type: none">i. The U.S. Censusii. Portland State University (PSU) Population Research Centeriii. Wasco County GISiv. City of The Dallesv. Clarita's Inc.vi. More!
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<p>Findings of Fact & Conclusions of Law</p> <p>Goal #10. Housing</p> <p>ORAR 660-015-0000(10): Goal 10. Housing</p> <p>A. Planning</p> <p>B. Implementation</p>	<p>2. Plans should be developed in a manner that insures the provision of appropriate types and amounts of land within urban growth boundaries. Such land should be necessary and suitable for housing that meets the housing needs of households of all income levels.</p> <p>3. Plans should provide for the appropriate type, location and phasing of public facilities and services sufficient to support housing development in areas presently developed or undergoing development or redevelopment.</p> <p>4. Plans providing for housing needs should consider as a major determinant the carrying capacity of the air, land and water resources of the planning area. The land conservation and development actions provided for by such plans should not exceed the carrying capacity of such resources.</p> <p>B. IMPLEMENTATION</p> <p>1. Plans should provide for a continuing review of housing need projections and should establish a process for accommodating needed revisions.</p> <p>2. Plans should take into account the effects of utilizing financial incentives and resources to (a) stimulate the rehabilitation of substandard housing without regard to the financial capacity of the owner so long as benefits accrue to the occupants; and (b) bring into compliance with codes adopted to assure safe and sanitary housing the dwellings of individuals who cannot on their own afford to meet such codes.</p> <p>3. Decisions on housing development proposals should be expedited when such proposals are in accordance with zoning ordinances and with provisions of comprehensive plans.</p> <p>4. Ordinances and incentives should be used to increase population densities in urban areas taking into consideration (1) key facilities, (2) the economic, environmental, social and energy consequences of the proposed densities and (3) the optimal use of existing urban land particularly in sections containing significant amounts of unsound substandard structures.</p> <p>5. Additional methods and devices for achieving this goal should, after consideration of the impact on lower income households, include, but not be limited to: (1) tax incentives and disincentives; (2) building and construction code revision; (3) zoning and land use controls; (4) subsidies and loans; (5) fee and less-than-fee acquisition techniques; (6) enforcement of local health and safety codes; and (7) coordination of the development of urban facilities and services to disperse low income housing throughout the planning area.</p> <p>6. Plans should provide for a detailed management program to assign respective implementation roles and responsibilities to those governmental bodies operating in the planning area and having interests in carrying out the goal.</p>
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The Dalles Housing Needs Analysis

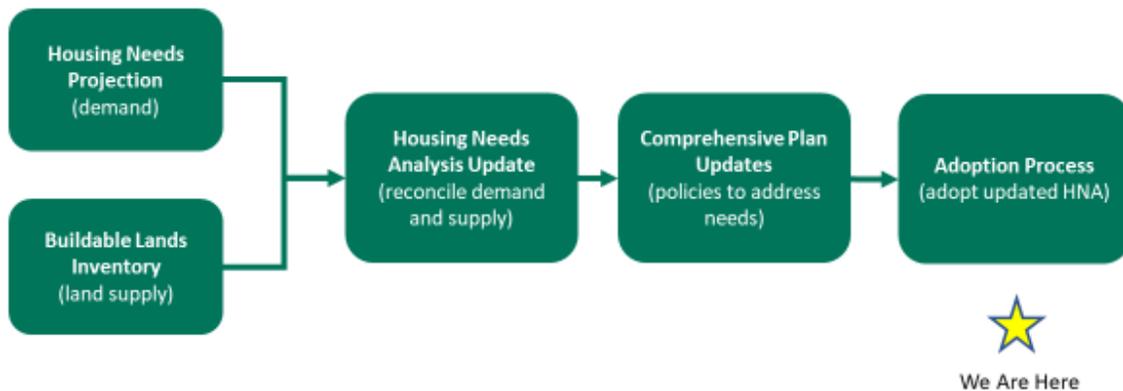
Planning Commission Public Hearing
November 16, 2023

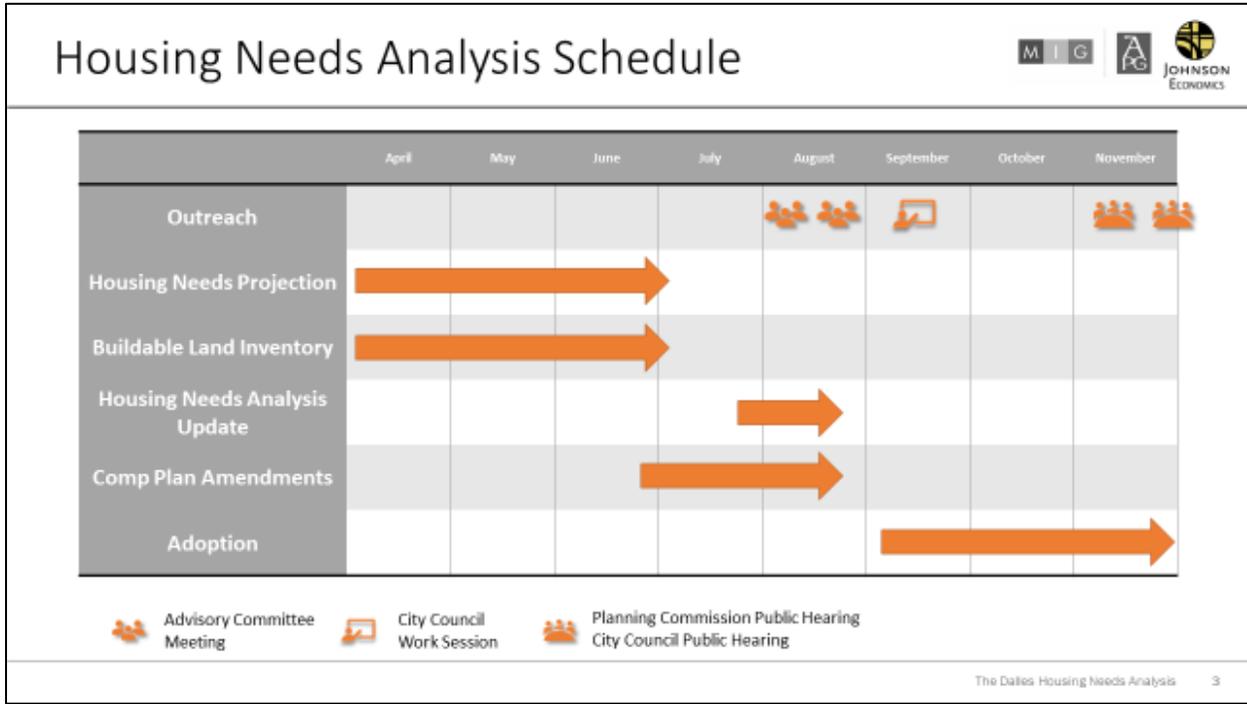


Housing Needs Analysis Process



Overview of Process





Housing Needs Projection





Components of the HNA report

- Demographic Trends
- Housing Conditions
- Estimate of Current Housing Need (2023)
- Estimate of Future Housing Need (2043)



The Dallas Housing Needs Analysis 4

Housing Needs Projection



Data Sources

Population and Growth

- 2020 Census
- American Community Survey
- PSU Population Center
- PSU Pop. Forecast

Market and Other Data

- Regional Multiple Listing Service
- 3rd Party Rental and Sales providers
- City/County/State
- Homeless data



The Dallas Housing Needs Analysis 5

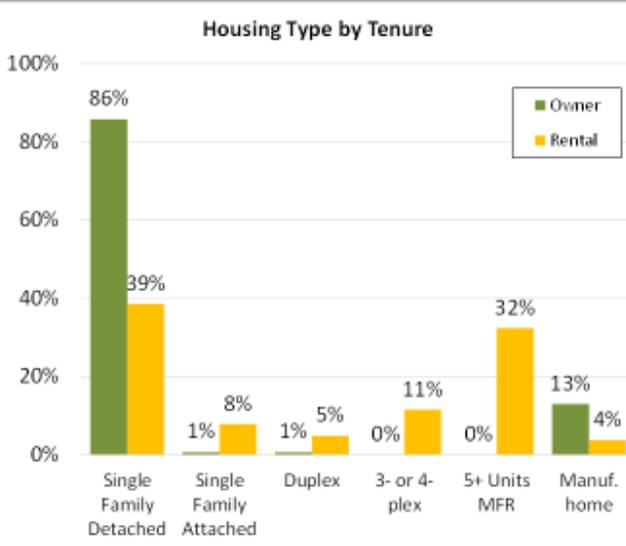
Demographic and Housing Trends



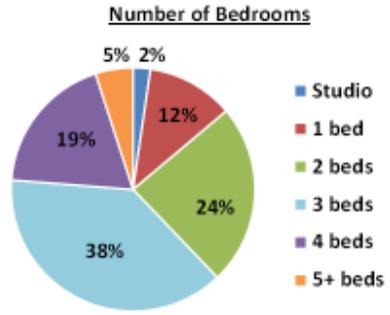
Current Housing Conditions

- 62% owners; 38% renters
- 78% owned units = 3+ bedrooms
- 64% rented units = 2 beds or fewer

Housing Type by Tenure



Number of Bedrooms



The Dallas Housing Needs Analysis 6

Demographic and Housing Trends



Demographic Trends

	2010	2023	Change ('10-'23)	2043	Change ('23-'43)
Population	15,800	17,550	+1,750 (11%)	18,600	+1,050 (6%)
Households	6,350	6,800	+450 (7%)	7,200	+400 (6%)
Housing Units	6,800	7,200	+400 (6%)	7,700	+500 (7%)

- Avg. growth rate (2010 – 2023): 0.8%
- Avg. future growth rate: 0.3%
- Avg. household size (2.5 people)
- 61% family households

The Dallas Housing Needs Analysis 7

Housing Growth Projections

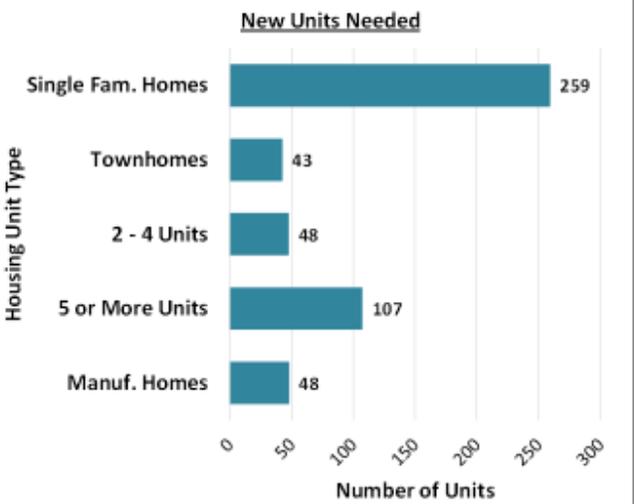


Forecasted Housing Need (2043)

- New Units Needed: 505 units
- +7% growth in inventory
- 61% detached units
- Increase in MDR and apartments



New Units Needed



Housing Unit Type	Number of Units
Single Fam. Homes	259
Townhomes	43
2 - 4 Units	48
5 or More Units	107
Manuf. Homes	48

The Dallas Housing Needs Analysis 8

Housing Growth Projections



Private market development

- Owner and rental housing at a wide range of prices
- Typically, does not address needs of households with the lowest incomes (particularly for new housing)
- Sells or rents at prices that reflect costs of construction and what market will bear

Non-profit/subsidized housing

- Typically, addresses needs of low-income, very-low and extremely low-income households, 60% AMI and lower.
- Requires a variety of public subsidies & other strategies to sell or rent at affordable price points




The Dallas Housing Needs Analysis 9

BLI: Land Supply Funnel





All Land in UGB

Residential Lands

Vacant, Infill, Redevelopable

Unconstrained Land

Net Buildable Acres

Infrastructure Constraints

Property Owner Willingness

Market Drivers

REMOVE → Land zoned for employment, institutional, etc.

REMOVE → Land that is developed or committed for public facilities.

REMOVE → Wetlands, floodplains, slopes, etc.

REMOVE → Land needed for streets and infrastructure.

= Residential Land Supply for Purpose of Housing Needs Analysis

} Develop strategies to overcome these barriers and open land for development.

The Dallas Housing Needs Analysis 10

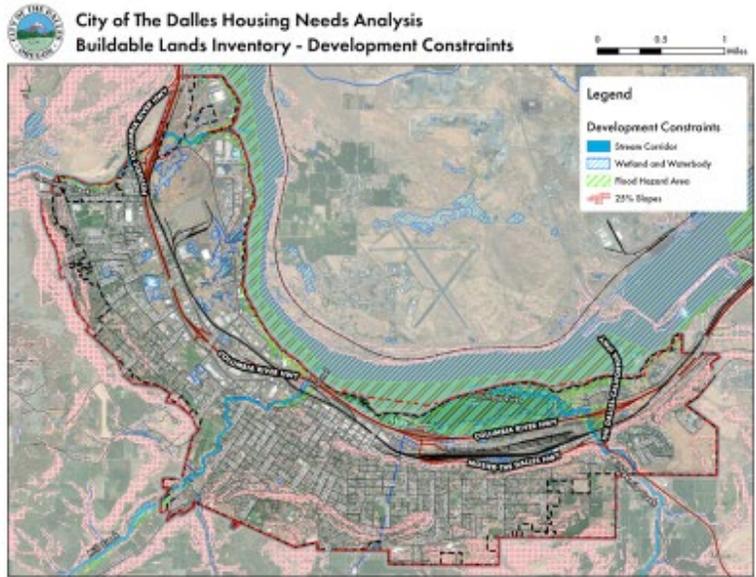
BLI Step 2: Adjust for Environmental Constraints

Remove the following areas from residential areas

- Floodways and water bodies
- Special flood hazard area
- Contiguous lands of at least one acre with slopes greater than 25 percent



City of The Dalles Housing Needs Analysis
Buildable Lands Inventory - Development Constraints

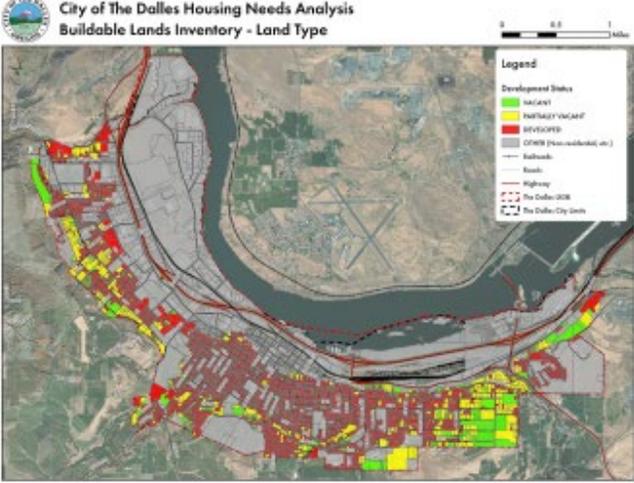


BLI Step 3: Review and Revise

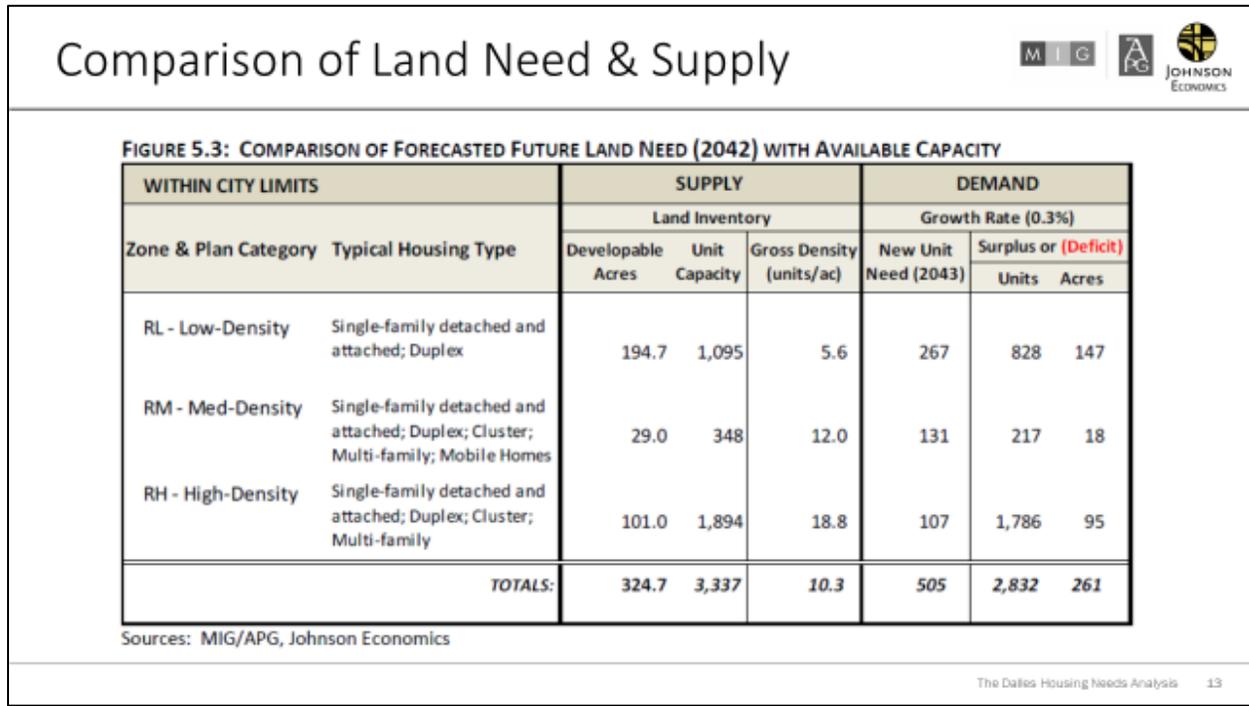
Zones and Development Status	Parcels		Total Acres		Environmentally Constrained Acres		Buildable Acres	
	Within City Limits	Outside City Limits	Within City Limits	Outside City Limits	Within City Limits	Outside City Limits	Within City Limits	Outside City Limits
RH	281	17	140.4	27.2	34.7	1.3	79.4	21.6
Vacant	185	1	51.3	3.9	16.2	0.4	34.9	3.5
Partially Vacant	96	16	89.2	23.3	18.5	0.9	44.5	18.1
RM	61	18	38.8	13.5	5.8	2.4	24.2	4.8
Vacant	35	9	11.0	1.6	2.7	0.1	7.5	1.1
Partially Vacant	26	9	27.9	12.0	3.1	2.3	16.7	3.6
RL	288	92	209.1	170.0	79.8	42.1	85.4	109.3
Vacant	179	35	75.9	86.3	29.7	23.4	41.7	62.3
Partially Vacant	109	57	133.1	83.6	50.2	18.6	43.7	47.0
(GMA)R-5*	0	2	0.0	17.3	0.0	12.3	0.0	5.0
Vacant	0	2	0.0	17.3	0.0	12.3	0.0	5.0
(GMA)R-1*	1	0	1.0	0.0	0.5	0.0	0.5	0.0
Vacant	1	0	1.0	0.0	0.5	0.0	0.5	0.0
Grand Total	631	129	389.3	228.0	120.9	58.1	189.5	140.7



City of The Dalles Housing Needs Analysis
Buildable Lands Inventory - Land Type



The Dalles Housing Needs Analysis 12



Comparison of Land Need & Supply





Factors Considered in Estimating Capacity/Densities

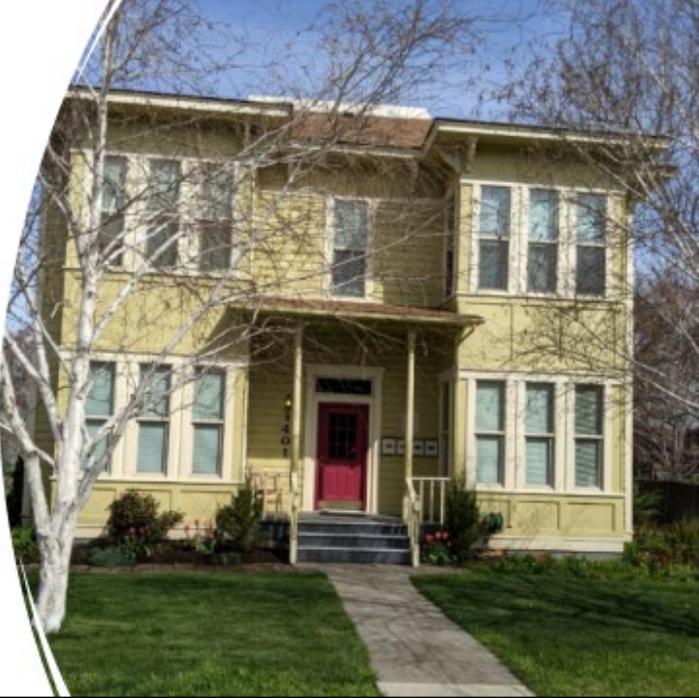
- Lot sizes and densities allowed by City code
- Mix of housing types needed
- Typical development practices
- Pattern of existing residential lots



The Dallas Housing Needs Analysis 14

Comprehensive Plan Housing Chapter Update

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



Comprehensive Plan Housing Chapter Update

M I G A G JOHNSON ECONOMICS

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

The Dallas Housing Needs Analysis 16



Questions and Discussion



Next Steps



- Refine Findings & Recommendations
- Hold Public Hearings (PC and CC)

