

**MINUTES**

**PLANNING COMMISSION**

June 6, 2024  
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, John Grant, Mark Poppoff and Nik Portela

**COMMISSIONERS ABSENT:** Philip Mascher and Maria Peña

**STAFF PRESENT:** 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 Grant and seconded by Poppoff to approve the agenda as submitted. The motion carried 5/0; Case, Cornett, Grant, Poppoff and Portela voting in favor, none opposed, Mascher and Peña absent.

**APPROVAL OF MINUTES**

It was moved by Poppoff and seconded by Cornett to approve the minutes of February 1, 2024 as submitted. The motion carried 5/0; Case, Cornett, Poppoff and Portela voting in favor, none opposed, Grant abstained, Mascher and Peña absent.

**PUBLIC COMMENT**

None.

**QUASI-JUDICIAL PUBLIC HEARING**

**CUP 212-24, Chris Hodney**

Request: Approval of a height increase to exceed the maximum allowed height of the underlying zoning district for a mixed-use, multi-family development. The proposed height of the building is 60 ft., which exceeds the maximum building height within the Central Business Commercial (CBC) zoning district of 55 ft. The applicant is also requesting an extension of the one (1) year expiration of the Conditional Use Permit (CUP) to three (3) years. The Applicant is proceeding with a Site Plan Review (SPR) to site and construct the development concurrently with this CUP application; however, the SPR approval is conditional on the approval of this CUP.

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 may preclude an impartial decision. Hearing none, he opened the public hearing at 5:37 p.m.

Director Chandler presented the staff report and presentation, Attachment 1.

Commissioner Grant asked if it was normal to have a vote brought to the Commission prior to a Site Plan Review.

Director Chandler replied it is contemplated in the Code [The Dalles Municipal Code (TDMC or Code)], which provides a two-step process. The first step is the conceptual review process. The second step is review of the site and construction of the site for the Site Plan Review.

*Chris Hodney, Hacker Architects, 555 SE MLK Jr Blvd., Portland, Oregon 97214*

Mr. Hodney stated he is representing the developer and property owner. He shared a presentation, Attachment 2.

Mr. Hodney stated it was important to his client that the design of the building is authentic to the time and place it is built.

Commissioner Poppoff asked for the net ceiling height of the first floor. Mr. Hodney replied he expects 15 to 17 ft.

Chair Cornett invited comment from proponents. There was none.

Chair Cornett then invited comment from opponents.

*Dan Meader, 911 E. 7<sup>th</sup> Street, The Dalles*

Mr. Meader is a land use planning consultant, and has worked on many projects throughout the region. He is currently working for 13 small cities and three counties. Mr. Meader noted his understanding of the laws.

Mr. Meader shared his concern, stating there has been a grave error in the way this application was processed. The listed conditional uses in the Central Business Commercial (CBC) District include automotive service stations, automatic teller machines, conference and visitor convention centers, community facilities and contractor shops, among others. They are all a specific land use.

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Under Development Standards [TDMC, Section 10.5.050.060] the building height is “55 ft. maximum, except 75 ft. maximum with a conditional use permit.” He asked where that came from. It does not fit with the conditional uses listed; it is not the same type of use. It is a mechanism to skip going through a variance. A variance is the required process.

Mr. Meader said there has been a mistake. He understands it is in the Code, but it is improper. It should be a variance. He read, “A variance may be granted whenever a strict application of the requirement of this Title would impose unusual practical difficulties on one or more property owners, or unnecessary hardships on one or more properties. The authority provided by this Article to grant variances does not extend to the use regulations in any zone district or overlay.” [TDMC, Section 10.3.070.010]

A variance is what most cities use to allow people to step outside the ordinance a small amount, not a conditional use. All land use activities regulated by cities and counties are supposed to have clear and objective standards in their ordinance. This just says get a conditional use.

Mr. Meader urged the Commission not to make a decision tonight. Listen to the Staff and City Attorney. I believe that they have to understand that this is incorrect. The variance is the process that should be followed.

Chair Cornett asked if there was something in the Code for the CBC [Central Business Commercial] District that says a variance should be used instead of a conditional use permit?

Mr. Meader replied there is nothing in the CBC Code that says a variance should be used.

Chair Cornett noted the Code says a conditional use permit should be used. Why would we use a variance instead of a conditional use?

Mr. Meader replied a conditional use permit is for a type of land use, like a service station. The conditional use does not fit the actual process the applicant is undergoing.

Chair Cornett said the process is explicitly outlined in the Code.

Mr. Meader stated he could see that he was not making himself clear. He wanted to have standing, which was all he needed.

Chair Cornett said he understood “the way it is typically done” is fair to say, but thought that “typically” processed would be used in the event nothing else explicitly stated how to process the application.

Mr. Meader said typically people will come in and want to exceed whatever the ordinance limitation is and the staff will say, “You need a variance.” Mr. Meader said he did not know where this came from. The last model of this ordinance he read, instead of saying the conditional uses listed below, said these are the only conditional uses that can be granted in this zone. It did not include the height as a conditional use, it was listed separately. It does not fit.

Chair Cornett asked for Mr. Meader’s suggestion. Mr. Meader replied, “They need to go back and go through the variance process.”

Chair Cornett then asked if a variance process was not outlined in the CBC zone... Mr. Meader interjected that it is not outlined in any zone. It is part of the land use actions available to the City and applicants. In the Code there is a list of tentative or proposed land use actions; the

variance is one of them. It is not listed in residential or commercial zones. It is just there in the TDMC.

Chair Cornett stated this is new information, and not part of the agenda packet. The Commission does not research things for a specific meeting, things that are beyond the agenda packet.

Mr. Meader said he understood this was new information and was not urging the Commission to deny this tonight. He asked the Commission to continue and have Staff research the issue. He thought an error had been made.

Chair Cornett asked Mr. Meader why he thought this was important. Mr. Meader replied he is adamantly opposed to this project.

Chair Cornett said, to be clear, you are suggesting the applicant pursue a variance, even if the City allows a conditional use permit, to reach quite possibly the same result. Mr. Meader replied, quite possibly, but perhaps not.

Director Chandler said he would argue that this is not new information. Director Chandler joined the City in 2018; this is how the Code has read. If an earlier Planner added this into the Code to create this flexibility in the event a development like this were to come along, maybe that was contemplated prior to 2018. Director Chandler added he definitely wanted to be clear, that it was not added for this project.

City Attorney Kara offered some insight with the conditional use permit issue. Attorney Kara said he understood Mr. Meader's position. Mr. Meader is trying to draw a conclusion that because the Code standard in 10.5.050.060, which lists the development standards in the CBC zone, indicates a 75 ft. maximum is allowed with a conditional use permit, that the Commission has the choice allow up to a 75 ft. maximum for conditional uses. That is not what the Code says. The Code says it allows up to a 75 ft. maximum with a conditional use permit combined with the language indicated that stems from the conceptual, two-step process which contemplates the use of a conditional use permit. The Code is clear that it allows the Planning Commission to authorize up to 75 ft. structures as a development standard applicable to developments located within the CBC-2 zone and any other part of the CBC zone. The bottom line, as far as the City is concerned with respect to its own Code, is that this has been a long-standing Code. It very clearly contemplates the use subject to the conditional use process review and approval, which is a public process.

Mr. Meader respectfully disagreed with Attorney Kara. Mr. Meader did not expect the Commission to make a decision tonight. Mr. Meader wanted to establish that he has standing.

#### Deliberations

Commissioner Poppoff said if the applicant went with the 15 ft. height, the result would be similar to the height of the Council Chamber. He did not see any overreaching need for a 20 ft. height on the first floor.

Commissioner Grant replied it opens up the commercial area for other markets to take place.

Commissioner Poppoff replied the only building of that height downtown is the Commodore, several blocks away. Even at 55 ft., this would dominate the entire neighborhood.

Commissioner Portela felt the structure would need extra height when thinking about the large tanks used by breweries. He said brewery equipment is quite large, and understood the request for more space rather. He did not feel an additional 5 ft. would make a huge difference.

Commissioner Grant asked if height was discussed with previous uses. Chair Cornett replied, yes. Commissioner Grant said breweries require a lot of space; a brewery would not be possible without the extra space.

Commissioner Grant asked if, when we go from 55 ft. to 75 ft. in the conditional use, we are going off the criteria met in the staff report. Director Chandler replied, yes. The Code allows an increase in height of up to 75 ft.

Chair Cornett stated this application is the same as the application approved two years ago. The only difference is the request for additional time for the applicant to work on their project. The Commission follows the Code.

It was moved by Grant and seconded by Poppoff to vote on the increased height separately from the request for additional time.

Chair Cornett did not think vote could be separated; both items are part of the same application. Director Chandler said technically, a condition could be amended in the event the Commission wants something different. That action would need to be shown in an amended condition. At the end of the day, the decision would be whether to approve this application.

Chair Cornett asked which condition Commissioner Grant would like to change. Commissioner Grant replied he would like to vote and deliberate on them separately. He was unsure if he had enough information to vote on that subject. He said we have no previous example on expanding the period. We have one year, with an extension of one year; then it can return to the Commission. He understood the request for the flexibility with a three-year period, however, many things could happen in three years. He was unsure how he felt about the extension.

Chair Cornett invited Commissioner Grant to share his apprehension for discussion.

Commissioner Grant noted we have a motion and second on the floor to vote on them separately; we would have to have deliberation and then vote on each part. Correct?

City Attorney Kara asked Secretary Webb if there was a motion and second. She replied yes, but there was no vote. Attorney Kara then asked for the motion. She replied the motion was to vote separately on the height increase and extension of time. Attorney Kara said the Commission could vote on the motion.

Chair Cornett called the vote. The motion failed 3/2; Cornett, Case and Portela opposed, Poppoff and Grant in favor, Mascher and Peña absent.

City Attorney Kara added the appropriate way to do what Commissioner Grant intended is to have a discussion connected with the three-year portion of the condition. If Commissioner Grant is otherwise in support of the resolution, the proper way is to adopt Resolution PC 622-24 as amended, and then to amend that condition. If the Commission supports the approval of the height variance, it would simply be to amend that condition regarding the extension of time.

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Chair Cornett asked what Commissioner Grant proposed as opposed to three years. Commissioner Grant replied he did not have anything that gave him the inclination to exceed what is already in the Code.

Chair Cornett said the staff report noted the applicant is 14 months from beginning construction. That means that two months prior to construction they will be before the Commission again. Commissioner Grant replied if the time period is in the Code, the applicant would need a compelling argument for the extension. The verbiage says we have one year, and extends one year. He then asked Director Chandler if that was correct.

Director Chandler replied once construction begins, it extends for one additional year. Chair Cornett stated in the application, the applicant already said it would go for more than one year. It is basically a nonstarter for the applicant if we are not going to give the extension.

Commissioner Grant said, as far as setting precedence, are we just going to extend the time? Chair Cornett did not think so. He thought it was a fair point, but said this is not a regular project, but one of the largest projects the downtown has ever seen. We use our best judgement to decide.

Commissioner Portela asked if the Commission did extend for three years and approve it for one year, we would literally be voting again in a year on the height variance alone, correct? Chair Cornett replied, yes.

Director Chandler asked the Commission to imagine the amount of uncertainty placed on an applicant. An applicant would be 12 months into the design, then return to the Planning Commission again for a decision. Twelve months of hiring architects and engineers – it is difficult to imagine how much that would cost. It is 14 months before the applicant reaches the point to break ground.

Chair Cornett stated it is normal for a conditional use permit to be greater than a year in some other city. Commissioner Grant replied we are not in another city. He understood the time, but said unless the Code is changed before future projects come along, that argument will be brought to the Commission.

Director Chandler said in the Code, the following statement allows the Commission to make this decision: “In the case of unavoidable delay or an extensive construction schedule, the Commission may extend the time limit for the completion of the project.” There is flexibility for the Commission to make a decision, potentially on a case-by-case basis. There is no set metric of time to extend that period, but from the information provided, one could argue that this application has an extensive construction schedule.

It was moved by Cornett and seconded by Portela to adopt Resolution PC 622-24, approving Conditional Use Permit 212-24, with the proposed conditions of approval based on the findings of fact and conclusions of law set forth in the agenda staff report. The motion passed 3/2; Cornett, Case and Portela in favor, Poppoff opposed, Grant abstained, Mascher and Peña absent.

The public hearing closed at 6:48 p.m.

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**RESOLUTION**

**Resolution PC 622-24:** Approval of CUP 212-24, Chris Hodney, Hacker Architects

It was moved by Cornett and seconded by Poppoff to adopt Resolution PC 622-24 approving Conditional Use Permit 212-24 with the proposed conditions of approval based on the findings of fact and conclusions of law set forth in the agenda staff report. The motion passed 3/2; Cornett, Case and Portela in favor, Poppoff opposed, Grant abstained, Mascher and Peña absent.

**STAFF COMMENTS / PROJECT UPDATES**

Director Chandler stated we are in the middle of our Housing Production Strategy (HPS) process. This will continue through the end of the year. He appreciated everyone's attendance and participation at the May 2, 2024 meeting. The next step will include interviews with local housing producers to receive input on struggles or barriers they deal with in producing housing.

The next Planning Commission and City Council joint session will be held July 18, 2024. Staff will distribute the information prior to the meeting. If unable to attend the meeting, feel free to forward comments.

Development is ramping up; Staff is receiving multiple applications. The pre-application/Site Team calendar is full.

In the next few months, Staff will work on updates to the flood plain ordinance. We anticipate adoption near the end of the year.

Director Chandler complimented RARE Planner Ann Moorhead. We have been graced with her work over the past few months; she will leave the City in mid-July. Ms. Moorhead has done amazing work. Director Chandler encouraged the Commission to visit one of her projects, "Illuminate the Dalles." This features a projector system that recreates and projects images of the ghost signs on the Gitchell Building.

**COMMISSIONER COMMENTS / QUESTIONS**

Commissioner Grant asked if Planning Commission meetings would ramp-up in the future. Director Chandler replied, yes. The department is short-staffed, and taking on some larger projects, such as Code revisions. The multiple applications received take priority over Code revisions. Director Chandler hopes to move on with meetings in the next few months. Meetings in July and October for Housing Production Strategy are already scheduled. The schedule is planned on an as-needed basis depending on the necessity of a quasi-judicial hearing.

Commissioner Grant said the meetings are necessary to keep the Commission informed; the last meeting minutes were from February. Director Chandler replied we lost our Senior Planner in March; she was handling most of the long-range planning. After that, Staff needed to move into current planning. He appreciates the Commission's patience.

Chair Cornett stated he is unable to attend the July 18 meeting.

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**ADJOURNMENT**

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

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Submitted by/  
Paula Webb, Secretary  
Community Development Department

SIGNED:

  
Cody Cornett, Chair

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ATTEST:

  
Paula Webb, Secretary  
Community Development Department

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# City of The Dalles Planning Commission

THURSDAY, JUNE 5, 2024 | 5:30 PM

## Conditional Use Permit No. 212-24

**Applicant:** Chris Hodney

**Address:** 523 E. 3<sup>rd</sup> Street

**Zoning District:** Central Business Commercial

**Proposal:** Applicant is requesting approval of a height increase to exceed the maximum allowed height of the underlying zoning district for a mixed-use, multi-family development. The proposed height of the building is 60 ft., which exceeds the maximum building height within the Central Business Commercial (CBC) zoning district of 55 ft. The applicant is also requesting an extension of the one (1) year expiration of the Conditional Use Permit (CUP) to three (3) years. The Applicant is proceeding with a Site Plan Review (SPR) to site and construct the development concurrently with this CUP application; however, the SPR approval is conditional on the approval of this CUP.

## Subject Property

523 E. 3<sup>rd</sup> Street

Former site of Griffith Motors



## Basalt Commons

Five-Story

Mixed-Use

92,000 gross SF

Floor 1:

- Retail, resident amenity and building services

Floors 2-5:

- 116 for-rent apartments



## Land Use Review

Project will consist of three separate actions currently in review:

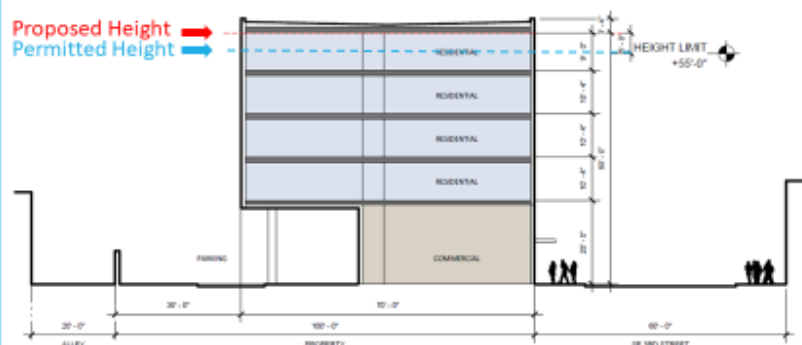
- Replat (MIP 438-24): Request to consolidate three tax parcels into one.
- **Conditional Use Permit (CUP 212-24)**: Building height increase.
- Site Plan Review (SPR 544-24): Site and construction of the development.
  - SPR approval is conditional on the approval of CUP 212-24

### CUP Proposal

Proposed Building Height: 60'

CBC Zone Building Height (max): 55'

Heights do not include "necessary roof structures"



## Purpose

Additional height provides benefits to the vitality of ground-floor:

- Provides civic scale and prominence to the ground-floor for the pedestrian experience;
- Allows ground-floor height that is consistent with commercial corner buildings of the district;
- Provides better proportion of ground-floor height to overall building height;
- Improves leasability - Creates flexible retail space that is attractive to a wider variety of tenant types (restaurants, micro-breweries prefer taller ceilings); and,
- Improves natural daylighting of the ground-floor spaces.

## Height Comparison

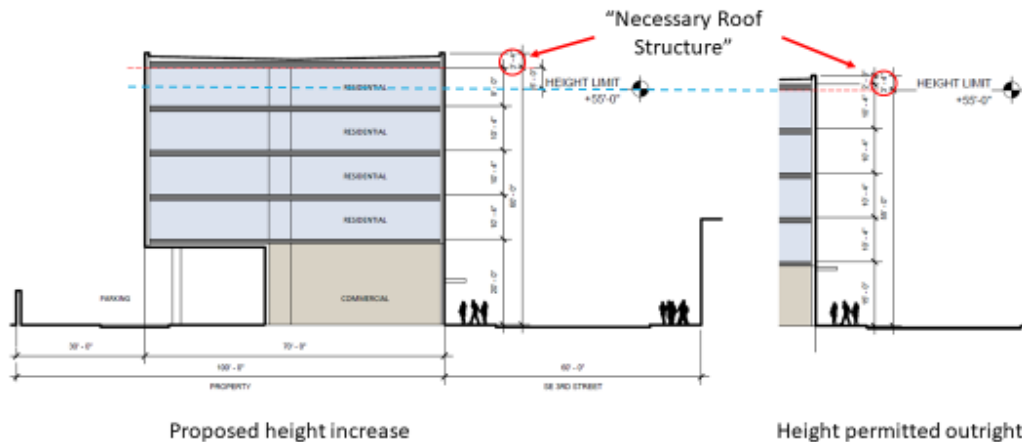


Proposed height increase



Height permitted outright

## Height Comparison



## Review Criteria TDMC 10.3.050.040(A) & (B)

- A. Permitted Conditional Use.** *The proposed use is conditionally permitted in the zone district where it is proposed to be located.*

Pursuant to TDMC 10.5.050.060, the maximum building height within the CBC zoning district is 55'; however, the building height may be increased to 75' with a CUP. **Criterion met.**

- B. Standards.** *The proposed use conforms to all applicable standards of the zone district where the use is proposed to be located. The proposed use will also be consistent with the purposes of this Title, and any other statutes, ordinances, or policies that may be applicable.*

Addressed in the Staff Report. **Criterion met.**

## Height Limit Exceptions TDMC 10.6.090.010(A)

3. *In nonresidential zones,... necessary roof structures, elevator shaft housings, towers (except wireless communication towers), steeples, aerials, smoke stacks, solar or wind energy devices, and other similar objects (except flagpoles, which are described below in paragraph 4) not used for human occupancy with a height limit, measured from the adjacent grade, of 75 feet or less are not subject to the zone district height limits...*
  - Physical Building Height: 63'-4"
    - 3'-4" of "necessary roof structures"
  - Building Height (human occupancy): 60'
  - All buildings within the CBC zoning district may be increased by 20' (from 55' to 75') through the CUP application process.

## Review Criteria: Impact TDMC 10.3.050.040(C)

1. *Noise impacts across the property line shall not exceed 60 decibels. Noise related to traffic impacts shall not be included in this determination. Nothing in this Article shall modify other noise ordinance standards as adopted by the City.*
2. *Lighting impacts across the property line shall not exceed 0.5 foot-candles (a foot-candle is the amount of light falling upon a 1-square-foot surface which is 1 foot away from a 1-candlepower light source.)*
3. *Dust and other particulate matter shall be confined to the subject property.*
4. *The following odors shall be completely confined to subject property:*
5. *Vibrations shall not be felt across the property line.*
6. *The transportation system is capable, or can be made capable, of supporting the additional transportation impacts generated by the use. Evaluation factors shall include, but are limited to:*
7. *In areas designated as Historic Districts, proposed development and redevelopment shall first require review and approval of the Historic Landmarks Commission in accordance with the procedures of Chapter 11.12 - Historic Resources.*

## Review Criteria: Impact Criterion Met

1. *Noise impacts across the property line shall not exceed 60 decibels. Noise related to traffic impacts shall not be included in this determination. Nothing in this Article shall modify other noise ordinance standards as adopted by the City.*
2. *Lighting impacts across the property line shall not exceed 0.5 foot-candles (a foot-candle is the amount of light falling upon a 1-square-foot surface which is 1 foot away from a 1-candlepower light source.)*
3. *Dust and other particulate matter shall be confined to the subject property.*
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7. *In areas designated as Historic Districts, proposed development and redevelopment shall first require review and approval of the Historic Landmarks Commission in accordance with the procedures of Chapter 11.12 - Historic Resources.*

## Review Criteria: Impact Criterion Met with Conditions

1. *Noise impacts across the property line shall not exceed 60 decibels. Noise related to traffic impacts shall not be included in this determination. Nothing in this Article shall modify other noise ordinance standards as adopted by the City.*
2. *Lighting impacts across the property line shall not exceed 0.5 foot-candles (a foot-candle is the amount of light falling upon a 1-square-foot surface which is 1 foot away from a 1-candlepower light source.)*
3. *Dust and other particulate matter shall be confined to the subject property.*
4. *The following odors shall be completely confined to subject property:*
5. *Vibrations shall not be felt across the property line.*
6. *The transportation system is capable, or can be made capable, of supporting the additional transportation impacts generated by the use. Evaluation factors shall include, but are limited to:*
7. *In areas designated as Historic Districts, proposed development and redevelopment shall first require review and approval of the Historic Landmarks Commission in accordance with the procedures of Chapter 11.12 - Historic Resources.*



## Review Criteria: Impact Criterion Not Applicable

1. *Noise impacts across the property line shall not exceed 60 decibels. Noise related to traffic impacts shall not be included in this determination. Nothing in this Article shall modify other noise ordinance standards as adopted by the City.*
2. *Lighting impacts across the property line shall not exceed 0.5 foot-candles (a foot-candle is the amount of light falling upon a 1-square-foot surface which is 1 foot away from a 1-candlepower light source.)*
3. *Dust and other particulate matter shall be confined to the subject property.*
4. *The following odors shall be completely confined to subject property:*
5. *Vibrations shall not be felt across the property line.*
6. *The transportation system is capable, or can be made capable, of supporting the additional transportation impacts generated by the use. Evaluation factors shall include, but are limited to:*
7. ~~*In areas designated as Historic Districts, proposed development and redevelopment shall first require review and approval of the Historic Landmarks Commission in accordance with the procedures of Chapter 11.12 Historic Resources.*~~

## Time Limits and Extensions TDMC 10.3.050.070

*Conditional use permits shall be valid for one year from the date granted by the Commission. If construction is commenced within this one-year period and is being pursued diligently toward completion, the conditional use permit shall stay in full force for an additional year. In the case of unavoidable delay or an extensive construction schedule, the Commission may extend the time limit for completion of the project...*

- Applicant is requesting an extension of the 1-year CUP approval to 3 years to accommodate an extensive construction schedule
- Anticipated project schedule: 14 months (design, entitlements, building permit review)

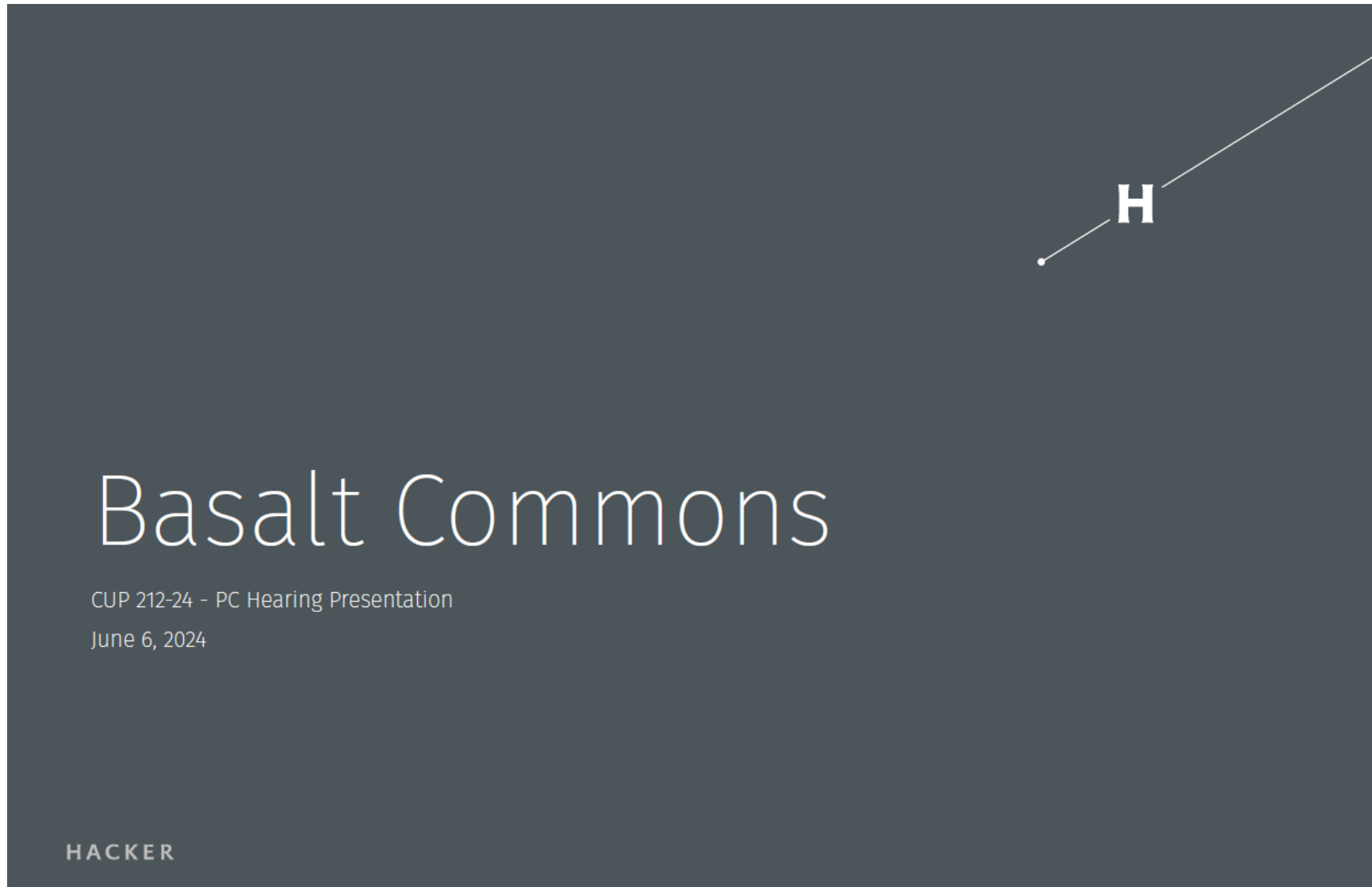


## Conditions of Approval

1. The final building height must be consistent with the plans included in Attachment A: Appendix B and D of CUP 212-24 Application Package.
2. Following an approved CUP, Applicant must proceed with a Site Plan Review to site and construct the development. The Site Plan Review approval is conditional upon an approved CUP for the height increase.
3. Prior to Site Plan Review approval for the proposed development, it shall be demonstrated that lighting impacts across the property line shall not exceed 0.5 foot-candles (a foot-candle is the amount of light falling upon a 1-square-foot surface which is 1 foot away from a 1-candlepower light source).
4. The CUP approval shall be valid for **three** years from the date granted by the Commission. If construction is commenced within this three-year period and is being pursued diligently toward completion, the conditional use permit shall stay in full force for an additional year. In the case of unavoidable delay or an extensive construction schedule, the Commission may extend the time limit for completion of the project.

## Commission Alternatives

1. **Staff recommendation:** The Planning Commission move to adopt Resolution PC 622-24 approving Conditional Use Permit 212-24, with the proposed Conditions of Approval included with this report, based upon the findings of fact and conclusions of law set forth in the Agenda Staff Report.
2. *If the Planning Commission desires to deny Conditional Use Permit 212-24, move to direct staff to prepare a resolution of denial. The Planning Commission shall identify the specific criteria concerning this decision.*



## PROJECT INSPIRATION AND RELEVANT PATTERNS OF ARCHITECTURE



- Pedestrian-oriented main street architecture
- Varied building widths and heights, undulating roofline and patchwork of facade patterns
- Prominent ground-floor, with large storefront, canopies, transoms and material detail

HACKER

CUP 212-24 | BASALT COMMONS MULTIFAMILY | June 6, 2024

## CORNER BUILDING SCALE AND GROUND-FLOOR HEIGHTS



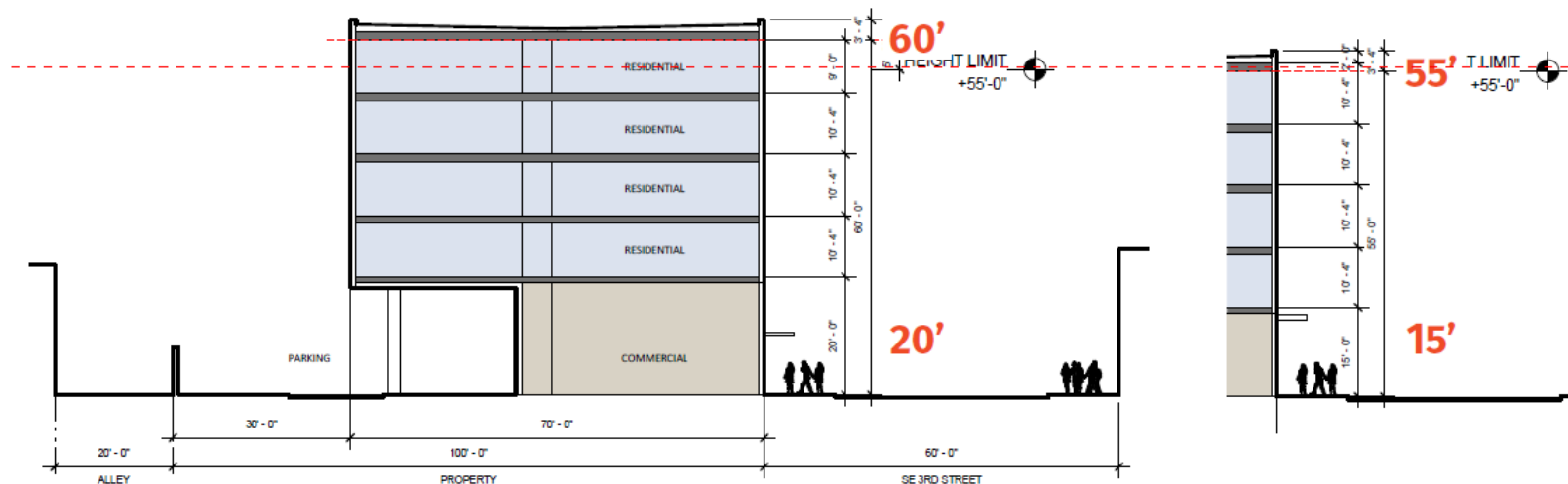
- Main intersections anchored by taller corner buildings with taller ground-floor heights
- Corner buildings vary from 35 ft, 40 ft, and up to the 61 ft Commodore
- Ground-floor heights between 16 feet and 19 feet

HACKER

CUP 212-24 | BASALT COMMONS MULTIFAMILY | June 6, 2024



## PROPOSED BUILDING - REQUESTING ADDITIONAL 5 FEET OF HEIGHT



### PROPOSED BUILDING SECTION | 60 Feet Maximum Height

- 20 FT FLOOR-TO-FLOOR GROUND LEVEL
- 14-17 FT GROUND LEVEL CEILINGS

### BY-RIGHT BUILDING SECTION | 55 Feet

- 15 FT FLOOR-TO-FLOOR GROUND LEVEL
- 11-12 FT GROUND LEVEL CEILINGS

- Prominent ground floor height that is consistent with existing context
- Attracts most active and public retail tenants (restaurants, pubs, event halls)
- Provide long-term flexibility, economic vitality and best meet the goals of the district

HACKER

CUP 212-24 | BASALT COMMONS MULTIFAMILY | June 6, 2024

## **EXTENSION OF CONDITIONAL USE DECISION EXPIRATION DATE**

- Design, Documentation leading up to Permits takes between 8 and 12 months after Conditional Use
- Site Plan Review and Building Permits take between 6 and 8 months
- Requesting that the decision expiration be extended to 3 years from the final notice of decision, so long as construction has begun and is being pursued in earnest

HACKER

CUP 212-24 | BASALT COMMONS MULTIFAMILY | June 6, 2024