

AGENDA**PLANNING COMMISSION**

March 6, 2025

5:30 p.m.

City Hall Council Chambers

313 Court Street, The Dalles, Oregon

Via Zoom<https://us06web.zoom.us/j/82327794645?pwd=cld2UGhUb1BoVithR0tFUzczcWtXQT09>Meeting ID: **823 2779 4645** Passcode: **001537**

Dial: 1-669-900-6833 or 1-253-215-8782

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Contact the City Clerk at (541) 296-5481 ext. 1119, or amell@ci.the-dalles.or.us.

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES – February 6, 2025
6. PUBLIC COMMENT – During this portion of the meeting, anyone may speak on any subject that does not later appear on the agenda. Five minutes per person will be allowed.
7. QUASI-JUDICIAL PUBLIC HEARING
VAR 131-25, Jason Alford
Request: Approval to reduce the block width internal to a proposed 29-lot single-family residential subdivision at the terminus of E. 21st Street.
8. RESOLUTION
Resolution PC 626-25: Approval of Variance 131-25, Jason Alford
9. STAFF COMMENTS / PROJECT UPDATES

CITY OF THE DALLES

"By working together, we will provide services that enhance the vitality of The Dalles."

10. COMMISSIONER COMMENTS / QUESTIONS

11. ADJOURNMENT

Meeting conducted in a room in compliance with ADA standards.

Prepared by/
Paula Webb, Secretary
Community Development Department

MINUTES

PLANNING COMMISSION MEETING

February 6, 2025
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: John Grant, Maria Peña, Carrie Pipinich, Mark Poppoff

COMMISSIONERS ABSENT: Addie Case, Nik Portela

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

ELECTION OF OFFICERS

Chair Cornett nominated himself for Chair; Pipinich seconded the nomination.

It was moved by Poppoff and seconded by Grant to elect Cody Cornett as Chair. The motion carried 5/0; Cornett, Grant, Peña, Pipinich, and Poppoff voting in favor, none opposed, Case and Portela absent.

Chair Cornett nominated Carrie Pipinich for Vice Chair; Peña seconded the nomination.

It was moved by Cornett and seconded by Poppoff to elect Carrie Pipinich as Vice Chair. The motion carried 5/0; Cornett, Grant, Peña, Pipinich, and Poppoff voting in favor, none opposed, Case and Portela absent.

APPROVAL OF MINUTES

It was moved by Poppoff and seconded by Peña to approve the minutes of October 3, 2024 as submitted. The motion carried 5/0; Cornett, Grant, Peña, Pipinich, and Poppoff voting in favor, none opposed, Case and Portela absent.

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

PUBLIC COMMENT

None.

QUASI-JUDICIAL PUBLIC HEARING

Conditional Use Permit (CUP) 213-25, City of The Dalles

Chair Cornett read the rules governing the public hearing. He then inquired whether any Commissioner had ex parte contact, bias, or a conflict of interest that would preclude an impartial decision. Hearing none, Chair Cornett opened the public hearing at 5:38 p.m.

Director Chandler presented the staff report and provided a detailed presentation, which is included as Attachment 1.

In response to questions from the Commission, Facilities Supervisor Mike Kasinger replied:

- Motion sensor lights will be installed primarily around the entryways.
- The total cost of the project is estimated to be approximately \$350,000.
- To reduce costs, as much work as possible will be completed "in-house."
- Wainscoting and windows will be incorporated into the design to enhance the building's appearance.

Further clarification was provided by City Manager Matthew Klebes:

- The City will adhere to the local contract review board process for procurements and solicitations. The goal is to ensure efficiency and cost-effectiveness in the process.
- The project will be carried out in partnership with the Friends of the Library and the Library District.

Chair Cornett read a comment from David Sacquety, who expressed opposition to the project due to its potential impact on his property at 304 E. 7th Place, The Dalles. This comment is included as Attachment 2.

Chair Cornett closed the public hearing at 6:00 p.m.

It was moved by Grant and seconded by Poppoff to adopt Resolution PC 625-25 approving Conditional Use Permit 213-25, 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. The motion carried 5/0; Cornett, Grant, Peña, Pipinich, and Poppoff voting in favor, none opposed, Case and Portela absent.

RESOLUTION

Resolution PC 625-25: Approval of CUP 213-25, City of The Dalles

It was moved by Grant and seconded by Poppoff to approve Resolution PC 625-25 as presented. The motion carried 5/0; Cornett, Grant, Peña, Pipinich, and Poppoff voting in favor, none opposed, Case and Portela absent.

STAFF COMMENTS / PROJECT UPDATES

Director Chandler provided the following updates:

- The Housing Production Strategy (HPS) was submitted to the Department of Land Conservation and Development (DLCD) on February 5, 2025. The HPS was adopted by the City Council on January 27, 2025. A total of nineteen strategies are planned for completion over the next eight years.
- Staff is currently working on updates to the Flood Plain Ordinance, with the first review scheduled for Spring 2025.
- Staff will begin a six- to eight-month process for an Economic Opportunities Analysis and Employment Buildable Lands Inventory. An Advisory Committee will be assembled, and Staff will return with discussion items in the coming months.
- Recruitment will begin for an Administrative Assistant position within the Community Development Department, which will replace the former Planning Secretary position.

Chair Cornett inquired when the HPS work would come before the Planning Commission. Director Chandler responded that not all strategies would require Commission involvement. A Housing Group, made up of community stakeholders, will meet periodically to ensure all housing needs are addressed. The first strategy likely to come before the Commission will involve reviewing methods to expand multi-family housing units in all residential zones.

Staff is also working with an outside consultant to update land division standards. This action is identified in the State's HPS, but it will be completed separately from the overall HPS process. This section of the Code requires modifications, and it is anticipated that Staff will bring it to the Commission for discussion in early summer.

COMMISSIONER COMMENTS / QUESTIONS

Chair Cornett announced that there will be a community feedback opportunity for the Federal Street Plaza on Wednesday, February 12, 2025, at 5:30 p.m. at Freebridge Brewing. He encouraged all to attend and participate.

ADJOURNMENT

Chair Cornett adjourned the meeting at 6:12 p.m.

Submitted by/
Paula Webb, Secretary
Community Development Department

SIGNED: _____

Cody Cornett, Chair

ATTEST: _____

Paula Webb, Secretary
Community Development Department

DRAFT



City of The Dalles Planning Commission

FEBRUARY 5, 2025 | 5:30 PM

Conditional Use Permit No. 213-25

Applicant: City of The Dalles

Address: 722 Court Street

Assessor's Map and Tax Lot: 1N 13E 3CB taxlot 800

Zoning District: "RH" High Density Residential

Overlay: Neighborhood Center

Proposal: Applicant is requesting approval to demolish two structures (320 SF and 480 SF) and construct one structure of 4,800 SF. The new structure will consolidate the City's Maintenance Division operations and provide storage for The Dalles Wasco County Library and Friends of The Dalles Library Book Barn. This project is a Government Public Facility and will require a Community Facilities Overlay (CFO).

Subject Property

722 Court Street

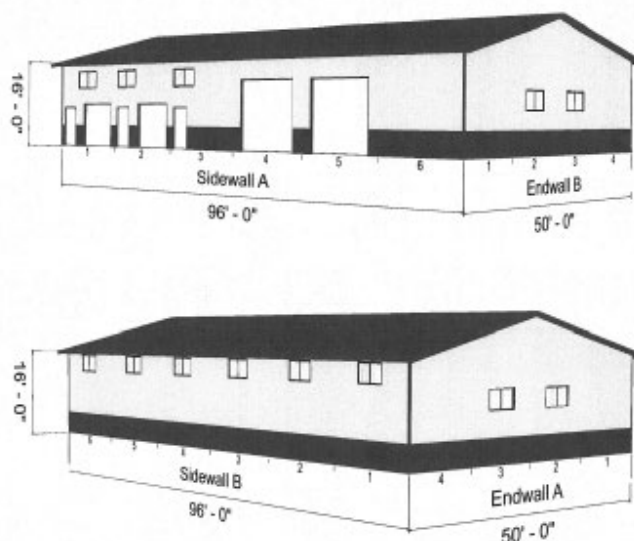
The Dalles Wasco County Library



Proposal



Proposal



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.*
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 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.~~

Site Improvements

- New ADA parking spaces, striping
- New drive approaches
- Parking lot resurfacing
- Screening around trash area
- Re-landscaping
- Reduction of 6 parking spaces
- New oil/water separator
- New bike racks at Library entry



Commission Alternatives

1. **Staff recommendation:** The Planning Commission move to adopt Resolution PC 625-25 approving Conditional Use Permit 213-25, 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 213-25, move to direct staff to prepare a resolution of denial. The Planning Commission shall identify the specific criteria concerning this decision.



City of The Dalles Planning Commission

FEBRUARY 5, 2025 | 5:30 PM

Paula Webb

Subject: FW: Application Number CUP 213-25

From: David Sacquety <dsacquety@yahoo.com>
Sent: Monday, February 03, 2025 6:50 PM
To: Joshua Chandler <jchandler@ci.the-dalles.or.us>
Subject: Application Number CUP 213-25

WARNING: Email from external source. Links and attachments could pose security risks. Investigate sender and think before you click.

To Whom it May Concern:

My name is David Sacquety. I own a house at 304 E 7th Place, The Dalles, 97058. My house is across the street from the proposed new building per application number CUP 213-25.

I object to the proposal to place a structure of 4,800 feet across the street. I prefer that the property remain a city lot. The lot is helpful for alleviating street parking, especially when the library runs community events. At times, the library events congest the street.

Also, we have a view of the Columbia River from our house; a large structure will destroy our view and reduce the value of our property.

Thank you for your time and consideration.

David Sacquety



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

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

STAFF REPORT Variance No. 131-25

Applicant: Jason Alford
Procedure Type: Quasi-Judicial
Hearing Date: March 6, 2025
Assessor's Map: Township 1 North, 13 East, Section 11 BC
Tax Lot: 2300 and 2800
Address: No Address Assignment
Zoning District: "RL" Low Density Residential
Prepared by: Sandy Freund, Senior Planner

REQUEST: The Applicant requests a Variance to reduce the block width internal to a proposed 29-lot single-family residential subdivision at the terminus of East 21st Street.

NOTIFICATION: Property owners within 300 feet, as well as any affected governmental agency, department, or public district within whose boundaries the subject property lies.

COMMENTS RECEIVED: As of February 27, 2025, there have been two inquiries about the variance application and requests for copies of the application materials, however, no formal comments have been received at the time of publication.

BACKGROUND:

The Applicant submitted a concept plan for a 29-lot, single-family residential subdivision, to be located at the terminus of East 21st Street, a Transportation System Plan (TSP) designated *Local Road*. The subject site encompasses two (2) parcels totaling 7.28 acres in the RL (Low Density Residential) zoning district. The conceptual subdivision proposes development over two phases, with Phase 1 to be subdivided into 14 lots, and Phase 2 into 15 lots. Phase 2 is located outside of city limits (Urban Growth Boundary) and will require annexation into the City prior to subdividing and plat recordation. The minimum lot size in the RL district is 5,000 sq. ft., with the conceptual design showing lot sizes ranging from 5,020 sq. ft. to 15,926 sq. ft.

TDMC 10.9.020.020 sets forth standards for all subdivisions to be in conformance with the requirements of the zoning district where the subdivision is proposed, as well as all other applicable provisions of TDMC Title 10

Pursuant to TDMC 10.9.020.020(C)(2)(a), local streets and minor collector block lengths are required to be a minimum of 300 feet and a maximum of 600 feet, and minimum block width must be at least 200 feet. The conceptual subdivision site plan shows the internal block length as measuring approximately 450 feet (east to west) and 132 feet wide (north-south), and thus does not appear to meet the applicable minimum block width requirement.

Due to the site's topography (i.e., over one-third of the site comprises slopes greater than 25%) the site seems to have limited design flexibility for lot sizes and street widths, which leads to the irregularly shaped and shorter block depicted in the conceptual subdivision. Despite the topographical constraint, the block's size and shape seem in alignment with the overall intent of the City's block configuration standards.

Because the subdivision application does not meet the 200-foot minimum block width standard, the Applicant submitted this variance application for the development standards of TDMC 10.9.020.020(C)(2)(a). TDMC Article 10.3.070 sets forth the City's requirements for granting of a variance to its development standards—those standards are captured below (page 3) in TDMC 10.3.070.030.

REVIEW CRITERIA:

City of The Dalles Municipal Code, Title 10 Land Use and Development

Article 3.010 Application Procedures

Section 10.3.010.040 (Applications)

A. Acceptance

FINDING #1: The application was submitted to the Community Development Department (CDD) on February 12, 2025, with the application fee. **Criterion met.**

B. Completeness

FINDING #2: The application was found to be complete on February 12, 2025. The 120-day state mandated decision deadline is June 12, 2025. **Criterion met.**

Article 3.020 Review Procedures

Section 10.3.020.050 (Quasi-Judicial Actions)

A. Decision Types.

FINDING #3: Variances are processed as quasi-judicial Actions. Tonight's quasi-judicial hearing satisfies that requirement. **Criterion met.**

B. Staff Report.

FINDING #4: This document serves as the staff report. This staff report will detail criteria and standards relevant to a decision, all facts will be stated and explanations given. This will be detailed through a series of findings directly related to relevant sections and subsections of the ordinance as they relate to this request. **Criterion met.**

C. Public Hearings.

FINDING #5: Tonight's public hearing is within 45 days from the date the application was deemed complete. **Criterion met.**

D. Notice of Hearing.

FINDING #6: The City made the required mailings to property owners within 300 feet and noticed affected departments and agencies on made on February 21, 2025. **Criterion met.**

Article 3.070 Variances

Section 10.3.070.020 (Review Procedures)

A. Applications

FINDING #7: The application with supporting documentation has been submitted.
Criterion met.

B. Completeness

FINDING #8: See Finding #2. **Criterion met.**

Section 10.3.070.030 (Review Criteria)

A variance to the requirements of this Title shall be granted only in the event that each of the following circumstances is found to exist:

A. The proposed variance will not be contrary to the purposes of this Title, policies of the Comprehensive Plan, or any other applicable policies and standards adopted by the City.

FINDING #9: The variance proposed by this application is not contrary to the purposes of this Title, policies of the Comprehensive Plan, or any other applicable policies and standards adopted by the City. This variance request pertains to the configuration of the block and (while the layout could be perceived as non-traditional) it remains consistent with the intent of the City's planning goals. Staff finds the request is consistent with the Comprehensive Plan policies of Goal 2, *Land Use Planning* (Policies 1, 2, 3, and 6); *Goal 10, Housing* (Policies 1, 6, 9, 10, 14, 15, 17, and 18); and Goal 14, *Urbanization* (Policies 6, and 7). The request is not contrary to the purposes of Title 10, which encourage(s) "the most appropriate and efficient use of land by accommodating orderly growth...facilitating adequate public improvements and sanitary conditions, seeking...to provide adequate access to and through property, promote public health by providing pedestrian accessibility, and implement(ing) the Comprehensive Plan to guide and manage future growth in the City in accordance with the Plan." As presented, the proposed layout appears to reduce pedestrian travel distance compared to the City's block width dimensions for local streets of 200 by 600 feet. If the internal block design exceeds 450 feet, the applicant shall provide a pedestrian pathway, at least 10 feet wide, and established by right-of-way for the related subdivision. As proposed, the shorter block width will not negatively impact pedestrian accessibility or vehicle circulation, and provide for walkability, connectivity, and efficient use of space, without conflicting with the adopted policies and standards. **Criterion met.**

B. Exceptional or extraordinary circumstances apply to the subject property, which do not apply generally to other property in the same zone or vicinity. Such circumstances are a result of lot size or shape, topography, or circumstances over which the Applicant has no control.

FINDING #10: The application indicates the unique characteristics of the site make it difficult to meet the minimum block width standard of 200 feet. The proposed block width is 132 feet. The application identifies the following exceptional circumstances apply to the site and differentiate it from other properties in the same zone:

1. **Topography:** Over one-third of the site is constrained by steep slopes (25% or greater), which significantly limits the ability to design roads and lots with building area meeting the City's usual standards. The road layout and lot configurations are required to adapt to the existing contours of the land—in this case, it appears site topography makes it impracticable or impossible to physically comply with the strict application of the City's minimum block width standard of 200 feet.
2. **Limited Site Access:** The site is only accessible from the stub-out of East 21st Street and has no access to the south (since the southerly neighboring property is outside the City's Urban Growth Boundary in Wasco County). To the north of the site is a private and undedicated road constrained by steep terrain preventing the creation of secondary access. Without east-west connectivity to adjacent properties, the entire circulation system for the subdivision is restricted to being contained wholly within the site, which further limits the applicant's design flexibility.
3. **Adjacent Development Patterns:** The site is boxed in by surrounding development patterns: to the west is an established subdivision with lot sizes ranging from 7,000 sq. ft. to 21,000 sq. ft.; to the north is a hospital; to the east is undeveloped land within the Urban Growth Boundary but outside the City limits; and to the south the property is used for agriculture and is also outside the Urban Growth Boundary. Those constraints limit access and development options by making it difficult to expand the site's dimensions to meet the 200-foot block width requirement.

These identified unique site characteristics are exceptional circumstances that are a result of site's size or shape, topography, or circumstances over which the Applicant has no control. **Criterion met.**

- C. *The variance is necessary for the preservation of a property right of the Applicant which is substantially the same as owners of other property in the same zone or vicinity.*

FINDING #11: The application indicates that (a) if the site were flat, (b) accessible by at least two public rights-of-way, and (c) not surrounded by less intensive land uses, a variance would not be necessary. Property owners in the RL zone whose properties do not have those unique constraints are otherwise able to design a subdivision that fully complies with the strict application of the City's requirements. Therefore, the requested variance is essential to preserve the Applicant's property right to develop the proposed subdivision. **Criterion met.**

- D. *The conditions or circumstances justifying the variance have not been willfully or purposely self-imposed, and do not result from a violation of this Title since its effective date.*

FINDING #12: The application indicates the requested variance is necessary because of the unique characteristics of the site (i.e., slopes greater than 25% on over one-third of the site) and not as a result of a violation or self-imposed hardship. If another Applicant had a site with the exact same characteristics, they would also need to request a variance to minimum block width standards in order to develop a residential subdivision in this location. This request is not the result of any violations of TDMC Title 10. **Criterion met.**

- E. *The proposed variance will not substantially reduce the amount of privacy enjoyed by users of neighboring land uses if the variance were not allowed.*

FINDING #13: The requested variance seeks approval for a block width that is 68 feet narrower than the 200-foot minimum standard. The proposed layout does not create any

conditions that would substantially reduce the privacy enjoyed by neighboring properties if the variance is granted. Accordingly, this request for a reduction in block width (which applies internally to the subdivision) will not adversely affect the privacy of neighboring land uses or affect existing lots immediately abutting the subdivision to the west. **Criterion met.**

F. The proposed variance is the minimum variance which would alleviate the difficulty.

FINDING #14: The proposed 68-foot reduction in block width allows for required connectivity and emergency access while optimizing the layout of buildable lots to meet the planned density requirements. The requested block width reduction is the minimum necessary to address the unique site constraints (including steep grades, limited access, and surrounding development patterns). Due to the topography of the site, the proposed road cannot be extended further to the east without eliminating both multiple lots and the full circulation pattern of the proposed roadway. **Criterion met.**

RECOMMENDATION: Based on the application materials and findings demonstrating compliance with the applicable criteria, ***Staff recommends approval of Variance 131-25, subject to the below Conditions of Approval.*** This conditional approval is based on the Applicant's submitted plans, written narrative, and supplemental application materials received by February 12, 2025. Any modifications to the approved plans other than those required by this decision will require a new land use application and approval.

1. On-going Conditions

- a. The variance to the development standards to minimum block width shall only be related to the proposed conceptual subdivision, Subdivision Application No. 86-24, allowing for the reduction of the minimum block width from 200 feet to 132 feet.



City of The Dalles
Community Development Dept
313 Court Street
The Dalles, OR 97058
(541) 296-5481, ext. 1125
www.thedalles.org

Application #: VAR 131-25
Filing Fee: \$500.00
Receipt #: _____
Deemed Complete: _____
Ready to Issue: _____
Date Issued: _____

Received: 2/12/2025

Variance Application

Applicant

Legal Owner (if different than Applicant)

Name: Jason Alford
Address: 219 State Route 115
Ocean Shores, WA 98569
Phone #: (253) 753-7234
Email: jwaconstructall@gmail.com

Name: _____
Address: _____
Phone #: _____
Email: _____

Property Information

Address: ~16xx E. 21st Street
Zone: RL-Low Density Residential
City Limits: ☒ Yes ☐ No
Geohazard Zone: N/A

Map and Tax Lot: 1N-13E-11BC #2300 & #2800
Overlay: N/A
Size of Development: 7.28 Acres
Flood Designation: N/A

Project Information

☒ New Construction ☐ Expansion/Alteration ☐ Change of Use ☐ Amend Approved Plan

Briefly Explain the Project:

Variance to minimum block width requirements. The variance is for an irregularly shaped block, internal within the proposed Smith Ridge Subdivision (see City LU File No. SUB 86-24). The request is to permit an average of 132 feet. This is a 68-foot reduction from the 200-foot minimum.

Total Number of Parking Spaces: Proposed: n/a; Compact: n/a; Accessible (ADA): n/a

Parking lot surface material: n/a

Total Landscaping Proposed (ft²): n/a Percentage of Irrigated Landscaping: n/a

How will the site be served with water? City Water ☒ Chenoweth PUD ☐ Private Well ☐

How will the site be served with sewer? City Sewer ☒ Private Septic ☐

In addition to the requirements of Article 3.010: Application Procedures, this application must be accompanied by the information required in Article 3.070 Variance, contained in Title 10 Land Use and Development of the City of The Dalles Municipal Code.

Upon submission of this application, please provide the following material:

- | | |
|--|-----------------------------------|
| <u>Site Team / Pre-Application:</u> | Completed application |
| | Concept plan (PDF recommended) |
| | 50% application fee |
|
<u>Official Variance Application Review:</u> |
Remainder of application fees |
| | Professional plans (PDF required) |

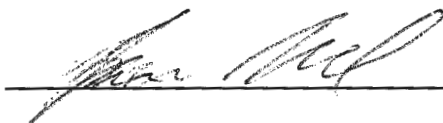
Following an approved Site Plan Review determination, plans with all necessary changes must be submitted to City Staff for final review. Please provide the following number of copies for review:

- 1 – PDF of final plans
- 1 – 11” x 17” set of final plans
- 2 – Full size sets of construction detail plans

Following final plan review, please provide the following number of copies:

- 1 – PDF of final plans
- 2 – 11” x 17” sets of final plans
- 4 – Full size sets of construction detail plans

Signature of Applicant

 2-10-25
Date

Signature of Property Owner

Date

Justification of Request

Please provide response to the following criteria (per Variance criteria 10.3.070.030).

- A. The proposed variance will not be contrary to the purposes of this Title, policies of the Comprehensive Plan, or any other applicable policies and standards adopted by the City.
See application narrative.

- B. Exceptional or extraordinary circumstances apply to the subject property, which do not apply generally to other property in the same zone or vicinity. Such circumstances are a result of lot size or shape, topography, or circumstances over which the applicant has no control.
See application narrative.

- C. The variance is necessary for the preservation of a property right of the applicant which is substantially the same as owners of other property in the same zone or vicinity.
See application narrative.

- D. The conditions or circumstances justifying the variance have not been willfully or purposely self-imposed, and do not result from a violation of this Title since its effective date.
See application narrative.

- E. The proposed variance will not substantially reduce the amount of privacy enjoyed by users of neighboring land uses if the variance were not allowed.
See application narrative.

- F. The proposed variance is the minimum variance which would alleviate the difficulty.
See application narrative.

Smith Ridge Subdivision: Variance

Date: February 2025

Submitted to: City of the Dalles Planning Commission
C/O Community Development Department
313 Court Street
The Dalles, Oregon 97058

Applicant: Jason Alford
219 SR 115
Ocean Shores, Washington 98569

AKS Job Number: 10518



**TENNESON
ENGINEERING**
AN AKS COMPANY



Tennessee Engineering | An AKS Company
3775 Crates Way
The Dalles, Oregon 97058
(541) 296-9177

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Exhibits

Exhibit A: Application Form

Land Use Application for a Variance to Minimum Block Width

Submitted to:	Community Development Department City of The Dalles 313 Court Street The Dalles, Oregon 97058
Applicant/ Property Owner:	Jason Alford 219 SR 115 Ocean Shores, Washington 98569
Applicant's Consultant:	Tenneson Engineering An AKS Company 3775 Crates Way The Dalles, Oregon 97058 Contact(s): Jaime Crawford Email: Jaime.Crawford@aks-eng.com Phone: (503) 563-6151 ext. 827
Site Location:	No situs; easterly extension of East 21 st Street
Wasco County Assessor's Map:	01N-13E-11BC Tax Lots 2300 and 2800
Land Use Districts:	RL – Low Density Residential

I. Introduction

This application is related to the City of The Dalles, Local Land Use File No. SUB 86-24. Jason Alford (Applicant) is requesting a **variance** to minimum block width standards for a block within the future Smith Ridge Subdivision. Variance approval will allow the development of the Smith Ridge Subdivision as originally proposed. The variance is sought because of the unique geography of the site. Because of steep grades, the site's configuration/orientation, the pattern of adjacent development, and the site's limited access, slimmer block widths are more accommodating for the creation of buildable lots.

As part of Land Use File No. SUB 86-24, the Applicant has provided detailed responses to relevant code criteria for the proposed subdivision. For compliance with base zone standards, general regulations (landscaping, access management, density etc.), parking, land division and improvement requirements, please see the narrative dated August 21, 2024, in Land Use File No. SUB 86-24.

This narrative only addresses standards relevant to the requested variance.

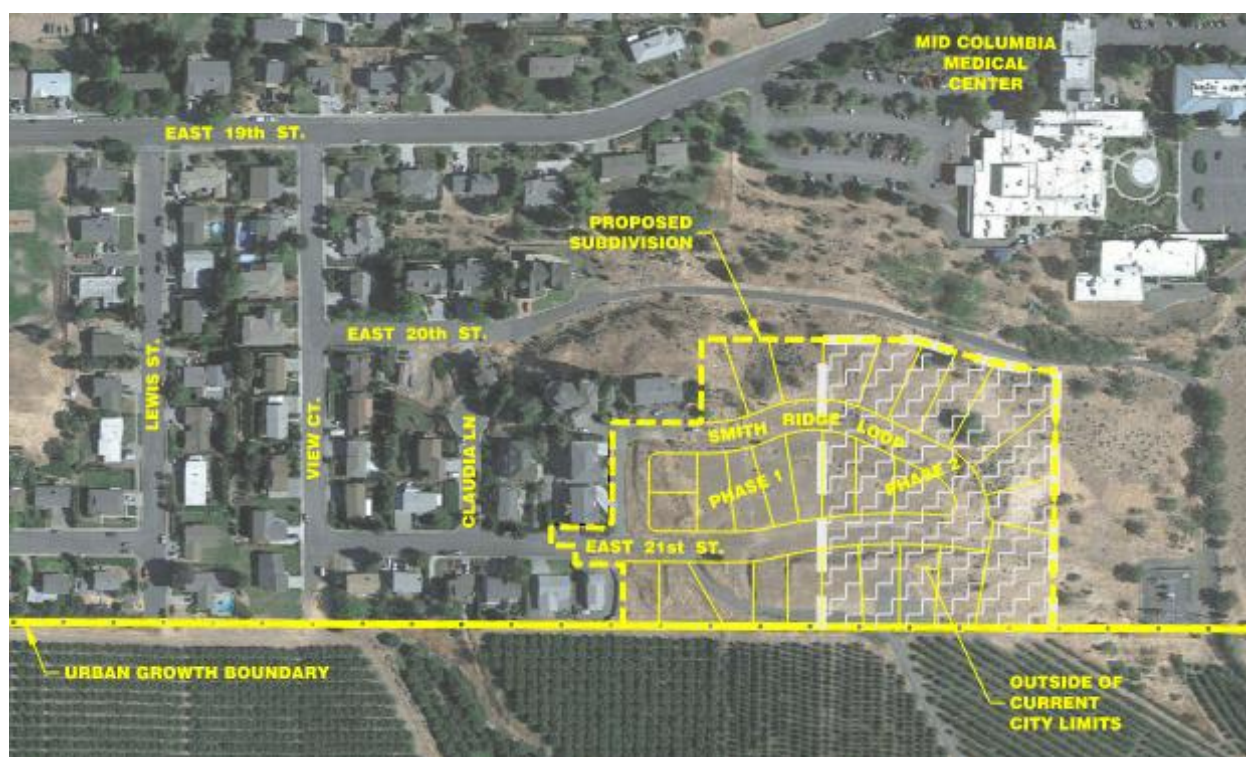


Figure 1 Proposed Subdivision in Context





Figure 4 Existing Lotting Pattern

II. Unique Site Characteristics

The site's unique characteristics make meeting the minimum block width standard unrealistic. Widening the average block width from the proposed 132 feet to meet the required 200 feet minimum is development-prohibitive because of:

1. **Topography:** Over one-third of the site has steep grades, at 25% slope or more. These slopes constrain engineering layout and design of roads and lots with adequate building area. The road layout and lotting patterns are dictated by the existing contours of the land.
2. **Limited Site Access:** The site is only accessed from the stub-out of East 21ST Street. There are no roads to the south. Property to the south is outside of the City's Urban Growth Boundary, within Wasco County. There is one private, undedicated road north of the site. Steep grades prevent a secondary access from the subdivision to this road. Without an east-west road to connect to either to the north or south of the site, the entire circulation system for the subdivision needs to be provided on-site. This limits the layout options for the site.
3. **Adjacent Development Patterns:** The site is boxed in by adjacent development patterns. To the west is an established subdivision with moderate lot sizes (between 7,000 sq. ft. and 21,000 sq. ft.) To the north is the hospital. To the east is undeveloped land within the Urban Growth Boundary, but outside of the City Limits. And to the south, land is outside of the Urban Growth Boundary and used for agricultural purposes. This sparse development on all sides of the site limits access opportunities.

III. Applicable Criteria

Applicable criteria are contained in Title 10 of The Dalles Municipal Code, herein after referred to as TDMC. TDMC language is shown in **BLUE**; applicant responses are shown in standard font and color.

Article 9.020 Land Division Standards

10.9.020.020 General Provisions.

C. Blocks.

1. General. Length, width, and shape of blocks shall take into account need for adequate lot size, street width and circulation, recognizing limitations of the topography and conforming to the size requirements specified below.
2. Size. No block frontage shall be less than 200 feet or more than 1,600 feet in length between corner lines unless topography or location of adjoining streets justifies an exception. Block size shall vary, depending on the adjacent street classification, with shorter blocks fronting local streets and longer blocks fronting collector and arterial streets. In addition the following shall apply:
 - a. Local Streets and Minor Collectors. Block width shall be a minimum of 200 feet and a maximum of 600 feet, with a maximum proportional ratio of width-to-length of 1:3. Block length shall be a minimum of 300 feet and a maximum of 600 feet. To provide a connection to the adjoining street, a permanent pedestrian/bicycle through pathway, established by right-of-way and at least 10 feet wide, shall be provided near the middle of blocks greater than 450 feet in length/width.

Response: This development does not follow a typical lot and block pattern due to its topographic constraints, limited site access, and adjacent development patterns. The only internal block proposed is irregularly shaped with varying width and length, tapering to a point at the east end (see Figures 1 and 2).

The internal block is an average of approximately 450 feet long in the east-west direction and 132 feet wide in the north-south direction (depending upon where it is measured) for a proportionality ratio of 1:3.4.

The minimum block width for local streets is 200 feet, with a proportionality ratio of 1:3. Minimum block widths are used as a tool to create uniformity within subdivisions as well as between adjacent subdivision developments. However, the City code is clear that block length and width standards are meant to provide a guide for development, allowing flexibility through adjustments and variances based on individual site needs. This variance is requested specifically because of challenging site topography.

Article 3.070 Variances

10.3.070.030 Review Criteria.

A variance to the requirements of this Title shall be granted only in the event that each of the following circumstances is found to exist:

- A. The proposed variance will not be contrary to the purposes of this Title, policies of the Comprehensive Plan, or any other applicable policies and standards adopted by the City.

Response: To illustrate the compatibility of the proposed layout, if this was a rectangular block (based on the City's minimum width of 200 feet and a maximum length of 450 feet to avoid a mid-block ped/bike path) a pedestrian would have to walk 650 feet to get

between the two farthest points. The farthest a pedestrian would have to walk around the proposed block is one-half of the perimeter distance of 1,188.9 feet, or 594.45 feet, which is 55 feet less than the City's model block. Therefore, the proposed layout – although atypical in configuration – is comparable to a standard City block for pedestrian and vehicle travel distance.

B. Exceptional or extraordinary circumstances apply to the subject property, which do not apply generally to other property in the same zone or vicinity. Such circumstances are a result of lot size or shape, topography, or circumstances over which the applicant has no control.

Response: The variance request is necessary because of a set of unique site characteristics. These are described in-detail in the subsection "II. Unique Site Characteristics" of this narrative.

C. The variance is necessary for the preservation of a property right of the applicant which is substantially the same as owners of other property in the same zone or vicinity.

Response: If the site was flat, adjacent to at least two public rights-of-way, and not surrounded by less intense forms of land development, then a variance request would not be necessary. Property owners in the same zone with a site that does not have any, let alone all three, of the unique characteristics described in subsection II of this narrative would be able to design a subdivision that could meet all code requirements. Therefore, the variance is necessary to preserve a property right (developing a subdivision) that other owners of lands zoned RL can propose without requiring a variance.

D. The conditions or circumstances justifying the variance have not been willfully or purposely self imposed, and do not result from a violation of this Title since its effective date.

Response: The requested variance is necessary because of the unique characteristics of the site, and not as a result of a violation or self-imposed hardship. If another applicant had a site with the exact same characteristics, they would also need to request a variance to minimum block width standards in order to develop a residential subdivision in this location.

E. The proposed variance will not substantially reduce the amount of privacy enjoyed by users of neighboring land uses if the variance were not allowed.

Response: The request is to permit a narrower block than the 200-foot minimum block width standard. The variance requests a 68-foot reduction in block width. Allowing a reduced block width internal to the subdivision will not negatively impact privacy expectations of neighboring land uses.

F. The proposed variance is the minimum variance which would alleviate the difficulty.

Response: The requested 68-foot reduction was determined to be the minimum necessary through engineering activities including: restrictions by steep grades, limited site access, and surrounding development patterns. The narrower block width provides required connectivity and emergency access while optimizing buildable lots that meet planned density expectations.

IV. Conclusion

The proposal is consistent with the applicable provisions of TDMC. We respectfully request that the Planning Commission approve this Variance.



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

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

RESOLUTION PC 626-25

Approval of Variance Application **VAR 131-25, Jason Alford**, for approval to reduce the block width internal to a proposed 29-lot single-family residential subdivision at the terminus of E. 21st Street. The property is located at the terminus of E. 21st Street and further described as 1N 13E 11 BC tax lots 2300 and 2800. Property is zoned RL – Low Density Residential District.

I. RECITALS:

- A. The Planning Commission of the City of The Dalles has on March 6, 2025 conducted a public hearing to consider the above request. A staff report was presented, stating the findings of fact, conclusions of law, and staff recommendation.
- B. Staff's report of Variance 131-25 and the minutes of the March 6, 2025 Planning Commission meeting, upon approval, provide the basis for this resolution and are incorporated herein by reference.

II. RESOLUTION:

Now, therefore, be it FOUND, DETERMINED, and RESOLVED by the Planning Commission of the City of The Dalles as follows:

In all respects as set forth in Recitals, Part "I" of this resolution, Variance 131-25 is hereby approved with the following conditions of approval:

1. The variance to the development standards to minimum block width shall only be related to the proposed conceptual subdivision, Subdivision Application No. 86-24, allowing for the reduction of the minimum block width from 200 feet to 132 feet.

The Secretary of the Commission shall (a) certify to the adoption of the Resolution; (b) transmit a copy of the Resolution along with a stamped approved/denied site plan or plat to the applicant.

APPROVED AND ADOPTED THIS 6TH DAY OF MARCH, 2025.

Cody Cornett, Chair
Planning Commission

I, Joshua Chandler, Community Development Director for the City of The Dalles, hereby certify that the foregoing Resolution was adopted at the regular meeting of the City Planning Commission, held on the 6th day of March, 2025.

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

ATTEST: _____

Joshua Chandler, Director
Community Development Department
City of The Dalles