



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125
Planning Department

AGENDA
CITY OF THE DALLES PLANNING COMMISSION
CITY HALL COUNCIL CHAMBERS
313 COURT SREET
THE DALLES, OREGON 97058
CONDUCTED IN A HANDICAP ACCESSIBLE MEETING ROOM
THURSDAY, NOVEMBER 20, 2014
6:00 PM

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF AGENDA
- IV. APPROVAL OF MINUTES – November 6, 2014
- V. PUBLIC COMMENT (Items not on the Agenda)
- VI. LEGISLATIVE HEARING - Residential Infill Policies (continued)
- VII. STAFF COMMENTS
- VIII. COMMISSIONER COMMENTS/QUESTIONS
- IX. FUTURE MEETING – December 4, 2014
- X. ADJOURNMENT

**City of The Dalles
Staff Report**

Residential Infill Project

Public Hearing (Continued)

Prepared by: Richard Gassman, Planning Director
Procedure Type: Legislative
Hearing Date: November 20, 2014
Issue: To consider proposals to change the City's requirements related to single lot residential development.

BACKGROUND INFORMATION

At the November 6 Planning Commission meeting, the Commission held a public hearing, reviewed the staff report, heard testimony relating to recommendations regarding residential infill, and made tentative decisions. At the end of the meeting, the Commission continued the public hearing to November 20. The Commission asked staff to prepare the recommendations as discussed and agreed to at the November 6, 2014 meeting. Attached to this staff report is a list of the recommendations for review and consideration by the Commission.

PROCEDURE

The Commission's recommendations will be forwarded to the City Council. The Council will hold a public hearing, and any recommendations adopted by the Council would be formalized in a Resolution which would replace Resolution 10-007.

NOTIFICATION

No new notice was required as this is a continued hearing.

COMMENTS

As of the date of the preparation of this report, no comments have been received from the public for this continued hearing.

RECOMMENDATIONS

Below is a list of recommendations from the November 6, 2014 meeting. At the end of the public hearing, the Commission may approve, delete, or modify these recommendations as they deem appropriate.

The Planning Commission recommends to the City Council that Resolution 10-007, found in the LUDO in Section 10.060 J 5, be repealed and replaced with a new resolution which includes the following:

1. The City to establish a network of streets to provide enhanced accessibility for vehicular, pedestrian, and bicycle access as required by OAR 660-012-1145. The streets designated for network status are: Chenoweth Loop, Hostetler from 6th to 10th, Snipes from 6th to 10th, 10th from the west UGB east to Kelly, Union from 5th to 10th, Mt. Hood from 10th to the south city limits, Trevitt from 10th to Scenic Drive, Scenic Drive, Brewery Grade, Kelly, East 16th Place, East 19th west of Dry Hollow to the western intersection with East 18th, East 19th east of Dry Hollow, Dry Hollow, East 12th from Kelly to Thompson, Thompson, Old Dufur Road, and Fremont from Old Dufur Road to Summit Ridge Drive.
2. That the City adopts typical cross sections for these streets as shown on the proposed cross section sheets, with exceptions noted below, as a starting point of reference for public improvements on these streets. The typical cross sections to be modified as needed to fit site conditions. For example, Scenic Drive, from the end of the sidewalk on the north side east to the view point, will not be required to have a sidewalk on that side. A similar determination may be made for the north side of Old Dufur due to slope. Exceptions to this policy include Thompson and Fremont. Due to topographical and legal issues, no typical cross section for enhanced improvements is recommended for these streets. For Thompson, any improvements will be based on political considerations. For Fremont, any enhanced improvement needs to take into consideration the intersection of Hwy 197, beyond the scope of this project.
3. The City to adopt a policy that allows adjacent property owners to decide whether to install on-street parking.
4. The improvements associated with each street will be installed at the time of the construction of a new dwelling unless the installation will create an island of improvements. If an island is to be created, then alternative means of satisfying this requirement can be used.
5. Public improvement requirements can be satisfied by any of the following, with the Planning Commission's preferences in order of listing: 1) City pay for the installation; 2) install at the time of construction; 3) pay the "cap" amount; and 4) sign a delayed improvement agreement (DIA).

6. The City to assume responsibility for engineering and installation of stormwater systems for those streets that do not already have a stormwater system, with priority given to the network streets.
7. The City to assume responsibility for engineering for public improvements on the network streets installed by the property owner.
8. All existing waivers of remonstrance and DIAs be canceled, including those existing on network streets.
9. The use of a DIA was the lowest preference of the Commission. If the City continues with DIAs, then each agreement should also include a dollar limitation, referred to as a cap, and a sunset provision for the termination of the DIA if improvements are not installed. The DIA should also have a trigger provision for when the improvements would be required. If the Council wants to continue with the use of the DIA, the Commission recommends that the Council refer the DIA issue back to the Commission for recommendations on the dollar amount, sunset and trigger provisions, and other potential terms.
10. New public streets to be accepted by the City only when full improvement has been completed.
11. These requirements only be applied to streets in residentially zoned areas of town and further be applied only to single family development on individual lots. All non-residential development, multiple family development, development in commercial or industrial areas, and subdivisions are not included in these recommendations and those developments be required to comply with requirements found elsewhere in the LUDO.