

AGENDA

REGULAR CITY COUNCIL MEETING

January 25, 2021

5:30 p.m.

VIA ZOOM

<https://zoom.us/j/93062369170?pwd=L1NGRUFLZ0IzcWJyVGYwSTlqSVBCUT09>

Meeting ID: 930 6236 9170

Passcode: 955061

Dial: 1 669 900 6833 or 1 253 215 8782

1. CALL TO ORDER
2. ROLL CALL OF COUNCIL
3. PLEDGE OF ALLEGIANCE
4. APPROVAL OF AGENDA
5. PRESENTATIONS/PROCLAMATIONS

A. Beautification Committee Report – Tiffany Prince, President

6. AUDIENCE PARTICIPATION

During this portion of the meeting, anyone may speak on any subject which does not later appear on the agenda. Five minutes per person will be allowed. If a response by the City is requested, the speaker will be referred to the City Manager for further action. The issue may appear on a future meeting agenda for City Council consideration.

7. CITY MANAGER REPORT
8. CITY ATTORNEY REPORT
9. CITY COUNCIL REPORTS

A. Appointment of Council to Committees

CITY OF THE DALLES

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

10. CONSENT AGENDA

Items of a routine and non-controversial nature are placed on the Consent Agenda to allow the City Council to spend its time and energy on the important items and issues. Any Councilor may request an item be “pulled” from the Consent Agenda and be considered separately. Items pulled from the Consent Agenda will be placed on the Agenda at the end of the “Action Items” section.

- A. Approval of the January 11, 2021 Regular City Council Meeting Minutes
- B. Approval of Resolution No. 21-003 Concurring with the Mayor’s Appointment to the Urban Renewal Agency Board

11. DISCUSSION ITEMS

- A. Discussion on final draft ‘Employment Buildable Lands Inventory’ report

12. EXECUTIVE SESSION

In accordance with ORS 192.660(2)(e) to conduct deliberations with persons you have designated to negotiate real property transactions.

- A. Recess Open Session
- B. Reconvene Open Session

To rejoin OPEN SESSION:

<https://zoom.us/j/96338247465?pwd=NGVyMWNHYmNFL3dCNmpML3dLUUNHUT09>

Meeting ID: 963 3824 7465
Passcode: 403111

- C. Decision, if any

13. ADJOURNMENT

This meeting conducted in a handicap accessible room.

Prepared by/
Izetta Grossman, CMC
City Clerk

Beautification Committee

It is the mission of the Beautification Commission to add to the rich cultural history of our place; share the beauty of our community; and instill a sense of pride in our public, private, and communal outdoor spaces.

January 25, 2021 City Council Meeting

Beautification Committee Update

Honorable Mayor and City Council,

The Beautification Committee was established in 2019 as an Ad Hoc Committee at the request of Mayor Mays.

It is our goal to give the Council quarterly updates, COVID-19 threw us off target for a bit.

The following is a list of activities the Beautification Committee has been involved in with more details attached to this memo.

- Welcome Signs
- Tree Plan
- Loo Project
- Downtown Sidewalk Pressure Washing
- Community Cleanups
- Stop The Drop
- East Side Entry Light
- Vogt Fountain

We meet twice a month on the 1st and 3rd Wednesdays at 5:30 p.m. If you or any citizens are interested in joining the meetings, or to join one of our sub-committees working on various projects, please let the City Clerk know and she will add you to the email list that receives the agendas.

I am happy to answer any questions you may have.

Tiffany Prince, President
Beautification Committee

Bullet points for Council Presentation

The Dalles Welcome Signs

Background

Soon the creation of the Beautification Committee Mayor Rich Mays indicated that this project was one of his top priorities he hoped could be accomplished by the committee.

* **A sub committee was formed.**

* John Nelson, Tiffany Prince, Max Butensky

* **Search for possible sign locations**

* Sub-committee members searched for many locations.

* **Contact was made with ODOT'S DISTRICT MANAGER IN TD**

* Pat Cimmiyotti agreed to help the BC to find suitable sites and promised ODOT's cooperation.

* **Final Sign location descriptions**

* east side - on ODOT property at the top of I84 exit ramp (west bound) which takes traffic to the overpass that leads to The Dalles Marina and City Center round-a-bout .

* west side - on ODOT property between the intersection of River Rd. and West 6th and the west side I84 off ramp (east bound traffic) at the overpass serving the Port area.

* **Field Trip to pinpoint the exact locations of signage**

* Pat Cimmiyotti, ODOT District Manager, met with Dave Anderson (public works), John Nelson, and one other person from ODOT.

* They discussed possible challenges at each site and committed to a plan to accomplish the placement of the signs at these locations.

* **ODOT engineering plans presented.**

- * Pat attends the BC meeting on January 20th to explain the site engineering that will be required on the east side sign location which involves packed fill dirt.

- * **NOTES**

- * Project is not expected to be completed until the 4th year of BC's existence.

- * Costs have not been figured because it will vary according to the selected design. Signage of this sort range in the neighborhood of several thousands of dollars or more.

- * **Next Steps**

- Build community support for the project

- Establish a community contest attracting artists to design the signs and have them comply with ODOT regulations.

City of The Dalles Welcome Signs Project

TD Beautification Committee

Project Lead Sub-Committee Members

*John Nelson

Tiffany Prince

Max Butensky

Project History

written by John Nelson for Julie Krueger, City Manager

During the first year of the TD Beautification Committee John Nelson was appointed to be the lead member to investigate the feasibility of installing new Welcome to The Dalles signage. Mayor Rich Mays, upon establishing this Beautification Committee, indicated this was one of his top priorities that he hoped could be accomplished by the committee.

The Project Lead Sub-Committee Members met several times this year and took several field trips to pick possible sites for installing the Welcome signs. At a meeting with the whole Beautification Committee one site at the east end off town and one at the west end were decided on. The two sites we investigated would require us to work with ODOT. These were the sites we determined would be the most suitable for welcome signage.

John Nelson contacted Pat Cimmiyotti, the District Manager for The Dalles ODOT office and had two in person meetings with Pat and had several phone conversations with him. Pat indicated that he would be willing to work with the committee if we chose these sites. He also said that as a citizen who lived in The Dalles he felt good welcoming signage was needed in The Dalles and would be willing to assist us in working with ODOT. The end result of our search for sites on the **east side** of town was on ODOT property at the top of the I84 exit ramp which takes traffic to the overpass that leads to The Dalles Marina and to the city roundabout and downtown. On the **west side** of town it was on ODOT property at the intersection of River Road and the Historic Highway (West 6th St.) which leads to the west end business district and the Discovery Center.

The Beautification Committee invited Pat to speak recently to the Committee in order to explain what how we could collaborate with the

ODOT agency in order to install new welcome signs to our city. **(Refer to the questions the committee members asked concerning this possible collaboration).**

Pat said he would guide us through the various bureaucratic hoops that both the committee and the city would encounter and work with us to help insure a successful outcome. **(Refer to Attachment A - Permits for development on highway right-of-way)**

At the end of Pat's presentation we asked what the next steps should be to move forward with this project. Pat indicated that this project would take a couple of years to complete. This year's goal would be to pin down the two sites with precision and to begin to get ready for the application process with ODOT and work with Pat to do that next year. The Committee would also like to make a presentation to the City Council concerning this endeavor early next year. Pat suggested that we should arrange for visiting these sites with Dave Anderson and/or Dale McCabe from Public Works to discuss site details and potential challenges with each site. This could be done this month or in December.

I, along with the other committee members, will explain Pat's responses and how he answered the questions we asked him at his presentation recently.

January 7, 2021

A The Dalles Street Tree Plan

Summary:

The Dalles Beautification Committee has recognized the importance of trees in our community. While performing research on a tree plan the committee learned of prior work that had been accomplished on the project nearly 27 years ago. It is the Beautification Committees hope that the current City Council will review and become aware of this past effort and designate a priority consideration for this next year.

History:

In 1994 The Dalles City recognized the importance of good tree management within the city limits and developed a General Ordinance which unfortunately was never implemented. Nearly three years of effort was put forward by volunteers to create the comprehensive ordinance after hundreds of hours of intensive collaboration and study with arborist professionals. The report is comprehensive and supports active involvement by the City and other associated entities such as Parks and Recreation.

Current Considerations:

The Dalles Beautification Committee is actively seeking guidance from the City Council on developing priority projects which will contribute to the attractiveness and livability for our visitors and residents. Please review the attachments and provide input as time allows. There are many files beyond the two attachments listed that are available for your review.

Thank you for your time and consideration.

The Dalles Beautification Committee / Bill Lennox

Attachments:

<https://www.dropbox.com/sh/n3pv1slregyrt4q/AABfy4Dn8JlqPdwIw3JPCm4a?dl=0>

CITY OF THE DALLES STREET TREE PLAN

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DRAFT

**It is recommended that only professionals prune trees near power lines. Therefore, the City of The Dalles recommends that the Northern Wasco County PUD be contacted whenever there is a conflict between power lines and trees. In most cases the PUD will prune the tree with no cost to the homeowner.*



CITY OF THE DALLES STREET TREE PLAN

While the City of The Dalles recognizes the importance of trees and encourages their planting. There are some species that are disease prone, fruit fly hosts, have invasive root systems, or other characteristics which make them generally unsuitable for The Dalles.

PROHIBITED TREES

The following trees shall not be planted within the public right of way nor on any public property within the City of The Dalles. *Additionally, The City of The Dalles discourages their planting on private property within the City.*

Ailanthus	American Elm
Apple	Aspen
Cherry	Cottonwood
Crabapple	cutleaf Birch
European White Birch	ginkgo (female)
hawthorn	mulberry
all nut trees	Pear
Poplar*	Siberian Elm
Silver maple	Willow
Black Locust	

*Note: *Poplars are prohibited only for use as street trees. Columnar poplars including lombardy and theves, populus nigras 'lombardy' and populus nigra 'thevestina' are excellent trees for single row windbreaks and therefore may be appropriately used in areas such as ball field and park borders and are not prohibited for such use.*



Tree Wells/Sidewalk Cut-outs (continued)

The first is the use of bricks or pavers. Properly placed on a sand base they can be attractive, stable, and durable. As the tree grows, individual bricks can be removed to allow for the increase in trunk diameter or root growth. The second possibility is the use of break out strips. These are poured concrete sections at the edge of the tree well that allow for expansion of the tree yet allow the walk to be more fully used until the tree growth lifts these removable sections. With both of these suggested solutions the best time to install them would be when the sidewalk is replaced. *Refer to appendix (F) for examples of tree wells.*

Watering/Irrigation Recommendations

Automatic irrigation should be provided where trees are planted in the sidewalk.

Distances and Tree Placement

Placement (below are minimum distances):

a minimum of a 3 foot clearance should be maintained around all fire hydrants or 5 feet from the hydrant, whichever is greater

15 ft. from street lights

5 ft. from driveways

15 ft. from street corners except in the Central Business District

5 ft. from underground utility boxes

5 ft. from sewer laterals

1 1/2 ft from curb
In areas where sidewalks are being installed particular care should be taken to accommodate existing and future trees. In planting strips, trees should be centered between the curb and the sidewalk or allowances should be made by moving the curb and sidewalk. *Refer to appendix (D) for planting diagrams.*



MAINTENANCE

Periodic watering, fertilizing, pruning and spraying for most species of trees and shrubs should be done as follows:

General

Remove all sod from 18 to 24 inches around the base of the tree. This area should be kept free of sod and weeds.

Watering

Appropriate watering of trees is recommended for two years following planting. Watering is required for most trees during the summer months. Soil type, weather, and species will dictate the frequency and amount of watering needed. Where possible, street trees should each have automatic underground water bubblers installed. *Refer to your landscaper or irrigation supplier for more information on irrigation methods.*

Fertilizing

Fertilizing is recommended annually for most species. Some species may require fertilization twice per year. With use of good top soil as recommended, fertilizer should not be applied to newly planted trees during the first growing season. *Refer to appendix (G) for Standards for Fertilizing Shade & Ornamental Trees.*

Pruning Requirements

*It is recommended that pruning be accomplished by a licensed and bonded tree surgeon. Tree branches projecting into or over a public street or sidewalk shall be kept trimmed. Trees shall be kept pruned to provide at least 7 feet of clearance above sidewalks; 10 feet above local streets; 12 feet above collector streets; and 14 feet above arterials. Trees and shrubs shall be pruned so as not to obstruct vision of oncoming traffic as provided for in Section 20, Clear Vision Areas, of the City of The Dalles Zoning Ordinance. **Topping trees on public property or public rights-of-way is prohibited - and is strongly discouraged on private property.** No more than 20% of a tree's foliage shall be removed during one pruning season. All dead limbs should be removed during pruning.*

Root pruning is discouraged and should be done only by a licensed and bonded tree surgeon. Where tree roots create hazardous sidewalk conditions, the sidewalk should be modified to alleviate the hazard. In either case a permit shall be required. Refer to appendix (H) for Pruning Standards for Shade Trees, and appendix (I) Portland General Electric Company's Line Clearance Policy and Specifications.



Distances and Tree Placement (continued)

Spacing Between Trees: (spacing requirements vary depending on species, mature size, and effect desired) The following spacings are to be used as guidelines:

plant small trees 15-25 ft. apart

plant medium trees 20-30 ft. apart

plant large trees 30-50 ft. apart

Because of the widely varying growth habits of different species your supplier may be able to provide additional information regarding spacing for particular species and planting locations.

Staking Recommendations

Staking, when needed, should consist of 2 stakes, one on the windward and one on the leeward side of the tree. Trees should be guyed or supported in an upright position with metal stakes and fastened so that they will not cause injury to the tree or endanger public safety. These supports should be left on for a period not to exceed 12 to 18 months. However, in extremely windy areas, staking should be left for perhaps two years, checking every six months that the ties are not choking or girdling the trees. Iron stakes are best for this area as there will be less vandalism and breakage of stakes.

Recommended Site Preparation

Refer to appendix (E) for detailed planting recommendations.

1. Remove soil to a 4 ft. depth and replace with top soil. Good soil, compost or other mixtures may be used around roots and in the back fill around the root ball. This should be mixed with native soil and should not exceed 30% to 40% of the back fill material by volume.
2. Install root barriers (when planting in sidewalk or planting strip) to encourage deep rooting and reduce damage to curbs and sidewalks caused by shallow roots. It is recommended that the root barriers not be installed any deeper than 12 inches below paved surfaces. Root barriers should not be considered for use with existing trees that were planted more than three years ago.
3. Plant trees at same depth as they were previously grown.
4. Trees prone to injury may be wrapped with tree wrap to prevent sun scald.



PLANTING

Tree planting on public property or in the public right-of-way should be done in accordance with the following specifications:

Tree Types and Sizes

All street trees should be of sufficient size to give satisfactory results. The minimum size tree size planted should be 8' to 10' tall or measured by the following minimum calipers (diameter of tree measured at 24" above ground level):

- small tree 1"
- medium tree 1-1/2" to 1-3/4"
- large tree 2"

In the downtown business area and commercial developments, all trees should be a minimum of 1-1/2" caliper. However, 2-1/2" and larger is recommended.

Trees should be true to name, meet National Association of Nurserymen Standards for Nursery Stock, have straight trunks, be well branched (5 to 7 minimum), have a well developed terminal leader (terminals for columnar varieties) which have not been headed, and have a crown or head that starts 6-1/2' above the ground. *Refer to appendix (B) for a list of recommended street and park trees for The Dalles.* — and to C for added info

Tree Wells/Sidewalk Cut-outs

In places where sidewalk cut-outs or tree wells must be made, the cut-outs or wells should be a minimum of 36 x 36 inches for small and medium trees and 48 x 48 inches for large trees. This will provide for water, air circulation, and trunk expansion. At least 5' of walking surface should be provided behind the tree for pedestrian traffic.

The walking surface may consist of brick, paver blocks, or tree grates installed in such a way that the surface is even with the sidewalk surface. The use of tree grates or pavers should be considered where sufficient sidewalk width cannot be maintained with the provision of an enlarged tree well. If a tree well or planting strip expansion reduces the walking surface too much, two inexpensive solutions should be considered:



COMMERCIAL DEVELOPMENTS

The City of the Dalles encourages establishment of shade cover in all parking lots within the Urban Growth Boundary. The City recognizes the energy savings potential for appropriately landscaped sites through use of trees to provide cooling shade in summer and protection from wind in winter, and strongly encourages incorporation of significant tree plantings in landscape plans.

Landscape Plans

Landscape plans required for all development reviews should contain an appropriate mix of trees and shrubs. Landscape plans showing shrubs only should not be approved except in extraordinary circumstances.

Shade Recommendations

All new, redesigned or reconstructed parking lots with 4,000 square feet or more of black top or asphalt should incorporate shade tree plantings such that at noon on the summer solstice at least 25% of the paved parking area is shaded from direct sunlight when the trees reach maturity.

Tree Protection Plans

New or redesigned developments should have a tree protection plan which should designate which trees are to be retained and which are to be removed. Protective barriers should be placed around trees in order to prevent damage during construction. No grading or trenching should be permitted within the drip line or 15 ft., whichever is greater. Developers should be required to plant sufficient numbers and types of trees to ensure no net loss of tree cover as a result of development.



GENERAL ORDINANCE NO. 94-**

AN ORDINANCE REGULATING THE PLANTING, MAINTENANCE, PROTECTION, CONTROL AND REMOVAL OF TREES IN AND UPON THE PUBLIC STREETS AND OTHER PUBLIC PROPERTY IN THE CITY OF THE DALLES; PROVIDING PENALTIES FOR VIOLATION THEREOF; AND REPEALING ORDINANCE NO. 85-1067

THE COUNCIL OF THE CITY OF THE DALLES ORDAINS AS FOLLOWS:

Section I. PURPOSE It is the purpose of this ordinance to:

- A. promote the public health, safety, and general welfare;
- B. promote the conservation of tree resources, including recognizing heritage trees, protecting street trees within the public rights-of-way and on other public property, and on land subject to or undergoing development review;
- C. assist in the selection, location, and maintenance of trees to minimize hazards, nuisances, infrastructure damage, and maintenance costs; and
- D. enhance the quality of life in The Dalles by promoting good

stewardship that will ensure the continued health and well being of community trees by providing for the regulation of planting, maintenance, and removal of trees and shrubs within the City of The Dalles.

Section II. DEFINITIONS

CALIPER - Diameter of tree measured at 24 12 inches above ground level.

COMMUNITY DEVELOPMENT DIRECTOR (CDD) - The director of the City Planning Department or the director's duly appointed designee.

COMMUNITY TREE BOARD (CTB) - A board appointed by the Mayor and City Council to carry out certain provisions of General Ordinance #94-**.

DBH - Diameter at 4.5 ft above ground level.

DRIP LINE - The outermost edge of a tree's original canopy or the expected canopy of an open grown tree of the species, projected vertically downward to intersection with the surface of the ground.

HAZARD (HAZARDOUS) - A tree, plant, or shrub is considered to be a

branching structure of a plant, in either the crown, trunk or root areas.

PUBLIC ENTITY - Includes a county, city, district or other public corporation, commission, authority or entity organized and existing under state statute, or a city or county charter.

PUBLIC PROPERTY - Any public right-of-way, or any property owned by any public entity, located within the City limits of The Dalles.

ROOT ZONE - Area of the ground around the base of a tree measured from the trunk to 5 ft. outside the drip line.

ROOT PRUNING - See PRUNE

SHRUB - Any small woody plant other than a tree.

STREET TREE - A tree growing adjacent to the street, road, alley or other vehicular route or access within the public right of way.

STREET TREE PLAN - The Dalles Street Tree Plan as adopted through resolution by the City Council of The Dalles.

THREAT - A tree, plant, or shrub is considered to be a threat when it is infested with insects, disease, or other pests which, if left

untreated, could spread to other trees, plants, or shrubs, or damage agricultural produce such as apples, cherries, or other tree crops.

TOPPING - The severe cutting back of limbs to stubs within the tree's crown to such a degree as to remove the normal canopy and disfigure the tree, including removal of more than one-third of the tree's crown.

*added?
good!*

TREE - Any woody, perennial plant, deciduous, evergreen, or coniferous, which at maturity is characterized by having a main stem or trunk of 6 inches or more at DBH (diameter at 4.5 ft. above the natural grade). The diameter of multi-stemmed trees shall be the sum of diameters of all stems. Specific plants less than 6 inches may be considered trees for the purposes of this ordinance if they are designated Heritage Trees.

SMALL TREE - A tree, which at maturity, reaches heights up to 15-25 ft.

MEDIUM TREE - A tree, which at maturity, reaches heights up to 25-50 ft.

LARGE TREE - A tree, which at maturity, reaches heights over 50 ft.

TREE WELL - An area cut or formed in a paved area to accommodate the planting of a tree, which is generally located behind the curb or in paved parking areas.

Section III. PROHIBITED TREES.

- A. From and after the effective date of this ordinance, it shall be unlawful to plant on any public property or public right-of-way, any of the species of trees designated as a prohibited species pursuant to THE DALLES STREET TREE PLAN.

Section IV. TREE PLANTING.

- A. A permit is required whenever trees are to be planted on public property or public rights-of-way. Prior to issuance of a permit, a plan shall be submitted to the CDD for approval.
- B. The plan shall, at a minimum, show the location, using measurements, of the plantings with respect to adjoining properties and known infrastructure (curbs, sidewalks, fire hydrants, storm drains, power lines, etc.), and the species to be planted. It shall also indicate who has responsibility for providing maintenance.

- C. The CDD will review the plan to ensure its compliance with this ordinance and THE DALLES STREET TREE PLAN.

Section V. TREE REMOVAL.

- A. Prior to removal of any tree on public property or a public right-of-way a permit shall be obtained from the CDD. The written application shall set forth and demonstrate the reason for the requested removal and shall set forth the information as required by the permit form. The CTB ^{members} will receive notice ^{of all} no less than ^{business} 2 days prior to issuance of any tree removal permit. ^{tree removal apps.} Permits to remove a tree may be granted for the following reasons:

1. the tree presents an uncontrollable threat; or
2. the tree presents a hazard and removal of the tree is the only option available to remove the hazard.

- B. Under special circumstances a tree may be removed if it presents a practical difficulty or creates substantial hardship for the affected property owner. However, the decision on whether or not to issue such a permit shall be made by the CTB.

- C. In emergency circumstances, a tree may be removed from public or private property by a public entity, without a permit, if the tree presents an immediate hazard.
- D. All stumps on public property and public rights-of-way shall be removed below the surface of the ground so that the top of the stump shall not project above the surface of the ground.

Section VI. REPLACEMENT TREES.

- A. Any property owner who causes the removal of a tree from public property or a public right-of-way shall, at the direction of the CDD, for each tree removed:
 - 1. cause to be properly planted, a replacement tree of equal value to the tree that is being removed; or
 - 2. cause to be properly planted, a tree or trees of two inch DBH; or
 - ~~3. pay into the Community Tree Fund a sum equal to the cost of a 2-inch-caliper tree as listed in THE DALLES STREET TREE PLAN, including planting and maintenance.~~

3. pay to the City of The Dalles a sum equal to the cost of a two (2) inch caliper tree as listed in THE DALLES STREET TREE PLAN, including the cost of planting the tree. The use of funds paid shall be restricted to accomplish purposes consistent with this ordinance, including planting, removal, and maintenance of trees.

B. A replacement tree shall be planted within 120 days or by the next planting season, whichever occurs first; or payment shall be made into the tree fund within 30 days from the date of removal of the tree.

Section VII. PROPERTY OWNER RESPONSIBILITY.

A. Property owners shall maintain trees and other vegetation on public property and public rights-of-way adjacent to their property. This includes, but is not limited to areas such as planting strips, tree wells or unimproved streets or easements.

B. No person shall plant, remove, cut above or below the ground, prune, or otherwise disturb any Heritage tree or any tree on public property or public right-of-way without first filing an application and procuring a permit from the Community Development Director. The person receiving the permit shall abide by the standards set forth in this ordinance and comply

*Why
don't they
call it a
tree fund*

with the procedures and conditions, if any, set forth in the permit.

- C. Property owners are responsible for correcting any visual obstruction or physically hazardous situation involving trees and shrubs such as sidewalk conditions which are hazardous, visually obscured traffic control signs or intersections, or conditions which otherwise present an uncontrollable threat.
- D. The property owner of a tree overhanging a street right-of-way or sidewalk, shall prune the branches in such a manner that there shall be a clear space of at least 7 feet above the surface of the sidewalks; 10 feet above the surface of local streets; 12 feet above the surface of collector streets; and 14 feet above the surface of arterials. Street signs will be kept clear.
- E. Upon discovery that a tree is not being maintained in accordance with the provisions of Subsections (C) or (D), the CDD shall at once cause written notice to be served upon the property owner. The notice shall be served by either personal service or certified mail. The notice shall include the following information:
 - 1. A description of the condition, and the work required to

correct the condition.

2. A statement that unless the condition is corrected within the time stated in the notice, the City may perform or contract for the performance of the work, and the cost of the work will be charged to the owner and become a lien against the owner's property.
 3. A statement that the property owner may protest the notice by filing a written protest with the City Clerk within 5 days from the date of the notice.
- F. The written protest shall be referred to the City Council for a hearing, at a regularly scheduled or special meeting. The property owner may appear and be heard by the Council. The Council shall review the testimony presented, and determine whether the property owner shall be required to correct the condition. The Council's decision shall be final and conclusive.
- G. If the property owner fails to correct the condition within the time period specified in the notice, or within three days after the Council has made a decision denying a written protest filed by a property owner, the City may proceed to perform or contract for the performance of the work required to correct

the condition.

H. Upon completion of the work required to correct the condition, the CDD shall file an itemized statement of the expense incurred by the City with the City Clerk. The City Clerk shall send a notice of the proposed assessment by certified mail to the property owner. The notice shall contain:

1. The total cost of the work.
2. A statement that the cost as indicated will become a lien against the property unless paid within 30 days.
3. A statement that if the property owner objects to the cost of the work indicated, he or she may file a notice of objection with the City Clerk within 10 days from the date of the notice.

I. Upon the expiration of 10 days after the date of the notice, objections to the proposed assessment shall be heard and determined by the City Council in its regular course of business.

J. An assessment for the cost of the work as determined by the Council shall be made by Ordinance of the Council and shall

thereupon be entered in the docket of City liens, and upon such entry being made, it shall constitute a lien upon the property.

- K. The lien shall be collected and foreclosed in the same manner as liens for local improvements are collected and foreclosed, and shall bear interest at the rate of 10 percent (10%) per annum. Such interest shall begin to accrue 30 days after the entry of the lien in the lien docket.

- L. An error in the name of the property owner shall not void the assessment, nor will a failure to receive the notice of the assessment render the assessment void, but it shall remain a valid lien against the property.

Section VIII. TREE PROTECTION.

- A. PESTS - Upon discovery of any destructive or communicable disease or other pestilence which endangers the growth or health of trees or threatens to spread disease or insect infestations, the CDD shall at once cause written notice to be served upon the owner or adjacent property owner of the property upon which such diseased or infested tree is situated.

The notice shall comply with and be subject to the provisions

of Section VII (E) and (F) set forth above. Upon failure of a property owner to correct the condition specified in the notice, the City may proceed to perform or contract for the performance of the work, and assess the costs against the owner's property in accordance with the provisions of Section VII (G) through (L), set forth above.

- B. ABUSE OR MUTILATION OF TREES - No person shall abuse, destroy, or mutilate any tree on public property or public right-of-way. No person shall attach or place any rope or wire (other than one used to support the tree itself), sign poster, handbill, hammock, or other thing on any tree growing on public property or public right-of-way. No person shall cause or permit any gas, liquid, or solid substance which is harmful to such trees to come into contact with the roots, bark or leaves of any tree on public property or public right-of-way.
- C. TOPPING - Topping of trees is prohibited.
- D. HERITAGE TREES - A tree may qualify as a Heritage tree if it meets the criteria for designation as described below. All provisions of General Ordinance #94-** shall apply to Heritage trees.
 - 1. A Heritage Tree shall be selected only with the consent of

the property owner. An individual tree shall be considered significant if the Community Tree Board (CTB) finds that the tree has a distinctive age, size, shape, or location which warrants a significant status; or the tree has special botanical significance as a specimen in The Dalles area; or the tree possesses exceptional beauty which warrants a significant status; or the tree is significant due to a functional or aesthetic relationship to a natural resource; or the tree is significant based upon its association with historic figures, properties, or general growth and development of the city.

Section IX. PRIVATE TREES.

- A. The City shall have the right to order the treatment of any dead, infested, diseased, hazardous, or threat trees on private property within the city when such tree constitutes a hazard or harbors insects or disease which constitute a threat to other trees within the city.

- B. Upon discovery of any destructive or communicable disease or other pestilence which endangers the growth or health of trees or threatens to spread disease or insect infestations, the CDD shall at once cause written notice to be served upon the owner

of the property upon which such diseased or infested tree is situated.

The notice shall comply with and be subject to the provisions of Section VII (E) and (F) set forth above. Upon failure of a property owner to correct the condition specified in the notice, the City may proceed to perform or contract for the performance of the work, and assess the costs against the owner's property in accordance with the provisions of Section VII (G) through (L), set forth above.

Section X. PERMITS & REVIEWS.

- A. PERMITS - Permits when approved, shall be issued without fee.
1. Permits are required for the following activities on public property and public rights-of way: planting; pruning; root pruning; removal; and trenching within the root zone.
 2. Permits may be issued to persons for single activities or multiple activities. Annual permits for pruning, planting, and removal may be issued to a public entity, provided the public entity has submitted a policy for tree pruning, planting, and removal which has been reviewed and approved

by the CTB. In the event the CTB or CDD receives complaints that the public entity is violating the conditions of an annual permit or the provisions of an approved policy for tree pruning, planting, and removal, the CDD shall make arrangements to schedule a hearing before the CTB. If substantial evidence exists to support the allegations of violation, the CTB shall have the authority to revoke the annual permit granted to the public entity.

B. REVIEWS - Requests for tree planting, removal, or pruning of trees on public property and public rights-of-way are reviewed, approved, approved with conditions, or denied by the Community Development Director.

1. Staff decisions may be appealed before the Community Tree Board (CTB) and CTB decisions may be appealed before the City Council. In reviewing such appeals, the CTB and City Council may approve, approve with conditions, or deny. For appeals filed with the City Council, in which the CTB has affirmed a decision of the CDD, the appeal shall be accompanied by a processing fee set by resolution of the City Council.

2. Decisions of staff or CTB may be appealed by any person

residing in or owning property within the city limits of
The Dalles.

Section XI. VIOLATIONS & PENALTIES.

- A. Any person who violates any provision of this ordinance or who fails to comply with any notice issued pursuant to provisions of the ordinance, upon being found guilty of violation, shall be subject to a fine not to exceed \$250 for each separate offense.

- B. Each day during which any violation of the provisions of this ordinance shall occur or continue shall be a separate offense. If, as the result of the violation of any provision of this ordinance, the injury, mutilation, or death of a tree, shrub, or other plant located on public property or a public right-of-way is caused, the cost of repair or replacement of such tree, shrub, or other plant shall be borne by the party in violation.

- C. The replacement value of trees and shrubs shall be determined in accordance with the 8th Edition or latest revision of "A Guide for Plant Appraisal" by the Council of Tree and Landscape Appraisers, as published by the International Society of Arboriculture and/or by reference to a local established

landscape nursery.

Section XII. REPEAL

A. General Ordinance No. 85-1067 is hereby repealed.

Section XIII. SEVERABILITY CLAUSE

A. If any provision, section, sentence, or phrase of this ordinance shall for any reason be adjudged or declared by any court of competent jurisdiction to be unconstitutional or invalid, such judgment or decision shall not affect the validity of the remaining portions of this ordinance.

PASSED AND ADOPTED THIS ____ DAY OF _____, 1994.

Voting Yes, Councilmembers: _____
Voting No, Councilmembers: _____
Absent, Councilmembers: _____
Abstaining, Councilmembers: _____

AND APPROVED BY THE MAYOR THIS ____ DAY OF _____, 1994.

L. D. "Les" Cochenour, Mayor

ATTEST:

Julie Krueger, City Clerk

January 25, 2021

The Dalles Downtown Sidewalk Pressure Washing Project

Brief History: In 2019 and 2020, as a concerned citizen and member of the Beautification Committee, I have been involved in Group and individual litter pick ups, weed pulling and broom sweeping along the sidewalks and business fronts in the down town corridor. It was during those activities I began noting the appearance of the sidewalks and the need for cleaner sidewalks.

BENEFITS of the project.

- * Provide a cleaner community appearance to our town and for our community.
- * To feel and exhibit a sense of pride for locals, residences, businesses, and tourists.
- * Give the downtown a “fresh look”.
- * Help people feel good about their town.
- * The City of The Dalles has striven to beautify the downtown area over the years.
- * Make the downtown are SHINE. Help make the area for pedestrian’s “pop” and make it look cleaner.
- * Benefits our businesses. WELCOMING. First impression’s got a long ways. Let’s help our businesses.
- * Over the years there have been an increasingly number of empty buildings. Many are run down looking. COVID has lead to more closures.
- * Let’s help to inspire our businesses and community. Provide an incentive.
- * Removing debris from the sidewalks and storefronts with professional pressure washing will provide the downtown businesses a clean/polished look as well as increasing safety and enhancing the overall feeling of security in our downtown area.

2020

In June, I began studying more in depth the appearance of the sidewalks in the downtown corridor.

I began to research the idea of side walk pressure washing in different cities nation wide.

In October, I contacted and met with 2 companies in the gorge who provide pressure washing.

John Frazier, Stamp the Earth, Husum WA 541-716-1094

Levi Howden, Columbia Gorge Property Management, The Dalles OR 541-993-3482.

I met with them both separately as we walked and studied the downtown sidewalks. In addition, I’ve had several conversations to help me understand what is involved in the pressure washing process, logistics, staffing and costs. We discussed what sidewalks to include in the job as a starting point.

I’ve had ongoing conversations with Dave Anderson with public works regarding the project, the logistics, concerns, the need to work with and coordinate with the businesses and property owners if the project moves on.

The city has a 320 gallon water tank the contractors could use. In addition, the city would setup traffic safety alert boards.

He shared as for as his knowledge, the sidewalks have never been pressured washed.

Both companies have presented me with cost estimates, their strategy, summary of costs.

Time of the year to have it done: SPRING 2021.

In November, I presented my findings to the Beautification Committee in November which Julie Krueger, City Manager, attended.

She suggested I talk with Dave Anderson to discuss if the city had staff, equipment or other means to provide the pressure washing.

In addition, she asked me to speak with Main Street staff to discuss the project and if they would like to possibly partner with the city to provide the service.

In December, I spoke with Dave Anderson about Julie's request. He in turned spoke to Julie. Dave reported back to me the city does not have the staff, time, or equipment provide the DIRECT service.

In January, I spoke with both Don Warren and Sarah Wall of Main Street. We discussed the project. They both support the project, the importance and benefits to our downtown corridor and for the businesses. They are very interested in partnering with the city both financially and in other ways.

They would like to move forward with talking with Julie Krueger about possibilities. In the meantime, Sarah will begin looking at grant availability(s).

I've provided Julie a brief update per email.

I've reconnected with both contractors, John Frazier, Stamp the Earth, and Levi Howden, Columbia Gorge Property Maintenance, to provide him an update.

Current Request:

I'm introducing this spring 2021 project to the City Council as part of the Beautification Committee to see if the City of The Dalles would consider to take on this project with the possible partnering with Main Street.

I am prepared to answer any of your questions or concerns.

Sincerely,

Judy Merrill
400 West 11th St. The Dalles, OR. 97058
541-980-5038



AGENDA STAFF REPORT

AGENDA LOCATION: Council Reports Item #9A

MEETING DATE: January 25, 2021

TO: Honorable Mayor and City Council

FROM: Izetta Grossman, CMC, City Clerk

ISSUE: Assignment of City Councilors to Various Committees and Board

At the first City Council Meeting each year the Mayor assigns each Councilor to various committees and board to represent the council, and to report back to the Council the actions of said committees and boards.

The Mayor has reviewed the following assignments with the Council members.

If Council agrees with these assignments we will need a motion approving the City Council Assignments for 2021.

Committee	Meetings	2019 Assignment
Budget	2 weeks in May	All Councilors
Airport	3 rd Friday, 7 am	Tim McGlothlin
Sister City	varies	Darcy Long-Curtiss
Historic Landmarks	4 th Wednesday, 4 pm	Scott Randall
Traffic Safety	3 rd Wednesday, 7 am	
Urban Renewal	3 rd Tuesday, 5:30 pm	Dan Richardson, Darcy Long-Curtis, Tim McGlothlin
QLife	3 rd Thursday, Noon	Scott Randall Rod Runyon
Outreach Team	Monthly, 4 th Friday Noon	Rich Mays Dan Richardson
Local Public Safety Coordinating Committee	1 st Tuesday at 11:45 every other month (Feb 1 st month of year) Deschutes Room Wasco Courthouse	Rod Runyon



AGENDA STAFF REPORT

AGENDA LOCATION: Item #10 A-B

MEETING DATE: January 25, 2021

TO: Honorable Mayor and City Council

FROM: Izetta Grossman, CMC, City Clerk

ISSUE: Approving items on the Consent Agenda and authorizing City staff to sign contract documents.

- A. **ITEM:** Approval of the January 11, 2021 Regular City Council Meeting Minutes.

BUDGET IMPLICATIONS: None.

SYNOPSIS: The minutes of the January 11, 2021 Regular City Council meeting have been prepared and are submitted for review and approval.

RECOMMENDATION: That City Council review and approve the minutes of the January 11, 2021 Regular City Council meeting minutes.

- B. **ITEM:** Concurrence with Mayor's appointment to Urban Renewal Agency Board

BUDGET IMPLICATIONS: None

SYNOPSIS: Resolution No. 21-003 Concurring with the Mayor's appointment to the Urban Renewal Agency Board has been prepared for your review.

RECOMMENDATION: Approve Resolution No. 21-003 Concurring with the Mayor's appointment to the Urban Renewal Agency Board.

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CITY COUNCIL MEETNG

January 11, 2021

5:30 p.m.

VIA ZOOM

LIVESTREAM VIA City website

PRESIDING: Mayor Richard Mays

COUNCIL PRESENT: Linda Miller, Darcy Long-Curtiss, Tim McGlothlin, Rod Runyon, Scott Randall, Dan Richardson (after swearing in)

COUNCIL ABSENT: None

STAFF PRESENT: City Manager Julie Krueger, City Clerk Izetta Grossman, Finance Director Angie Wilson, Community Development Director Alice Cannon, Public Works Director Dave Anderson, Human Resources Director Daniel Hunter

CALL TO ORDER

The meeting was called to order by Mayor Mays at 5:30 p.m.

ROLL CALL OF COUNCIL

Roll Call was conducted by City Clerk Grossman. All Councilors present.

PLEDGE OF ALLEGIANCE

Mayor Mays asked Councilor Randall to lead the Pledge of Allegiance.

Councilor Randall invited the audience to join in the Pledge of Allegiance.

OATH OF OFFICE

City Clerk Grossman administered the Oath of Office to Mayor Richard A. Mays; Councilor Dan Richardson, Position #4; Councilor Darcy Long-Curtiss, Position #2; and Councilor Rod

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Runyon, Position #4.

Mayor Mays asked for nominations of City Council President.

It was moved by Councilor Runyon and seconded by Councilor Richardson to re-elect Councilor McGlothlin as City Council President. The motion carried 5 to 0; Runyon, Richardson, Randall, Long-Curtiss and McGlothlin voting in favor; none opposed.

APPROVAL OF AGENDA

It was moved by Long-Curtiss and seconded by Randall to approve the agenda as submitted. The motion carried 5 to 0; Runyon, Richardson, Randall, Long-Curtiss and McGlothlin voting in favor; none opposed.

PRESENTATIONS PROCLAMATIONS

Presentation to outgoing Councilor Linda Miller

City Manager Julie Krueger presented Ms. Miller with a framed print of All Together The Dalles mural.

Mayor Mays thanked Linda Miller for her service to the City. He said he had enjoyed working with Miller. He said she always did what was best for the whole city.

Runyon said he enjoyed working with Miller.

McGlothlin and Long-Curtiss said Miller would be missed.

Former Mayor Steve Lawrence thanked Mayor Mays for the opportunity to speak.

He said he requested the opportunity because he had the honor, as Mayor, of serving with Linda Miller for six of the years she had been on City Council.

He said “Democracy starts at the local level with citizens who choose to serve the community they love - without pay. Those who serve best; come prepared, make themselves available to the public, stand up when necessary and give of their time freely. Linda, your service has been a model for all others who chose to serve. Thank you for the honor of serving with you and congratulations on eight years.”

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Fiscal Year 2019-20 Financial Audit Report – Merina & Company

Finance Director Angie Wilson introduced Tanya Kreps of Merina & Company.

Ms. Kreps reviewed the audit reports for the City of The Dalles and the Columbia Gorge Regional Airport. She said clean reports were given.

Kreps thanked the City for the opportunity to work for the City.

Downtown Loo Project – Judy Merrill

Ms. Merrill reviewed the report she had provided.

Richardson thanked Merrill for her time and research on the project.

Runyon said a restroom facility was needed downtown. He asked the City Manager where the funds would come from, could COVID funds be used.

Mayor Mays said the item was a presentation, not an action item.

City Manager Julie Krueger said a volunteer group was originally heading up the project. She said when she met with them she told them the City had no staff for maintenance. She said Merrill had been unable to identify an entity to take on the maintenance.

City Manager Krueger said she had directed staff that there was a freeze on new projects. She said it was prudent for the City to tighten spending for the foreseeable future.

Runyon said there was a need for the restroom, and agreed the estimated cost of maintenance was a lot. He asked if COVID funds could be used.

City Manager Krueger said the first round of funds had been used. She said if more funds become available she could look into it.

Long-Curtiss said she was really proud of the work Judy Merrill and Widge Johnson had done on the project. She said they had done a fantastic job.

She said she was willing to work on a subcommittee to move the project forward. She said it would be a long-term project possible not complete for years.

Mayor Mays and Runyon said there was a need if the funds could be found.

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Runyon said he would work with Long-Curtiss as a subcommittee as time allowed. Mayor Mays said he would be a backup if Runyon was unable to attend meetings.

Richardson said he would like to see if there were partnerships that could be formed.

CITY MANAGER REPORT

City Manager Krueger congratulated all the newly, and re-elected officials. She said looked forward to working with everyone.

She thanked Linda Miller for her service and said their friendship would continue.

CITY ATTORNEY REPORT

Jonathan Kara, Legal Counsel for the City reported:

- Meeting with Councilor Long-Curtiss and YWCA on the shelter project
- Mid-Columbia Economic Development District on bus shelters in town
- Airport Tour with Manager David Rasmussen

CITY COUNCIL REPORTS

Councilor Runyon reported:

- Monitoring League of Oregon Cities Conference calls on Fridays
- Business Oregon Statewide call
- Urban Renewal Meeting
- President of Mid-Columbia Memorial Committee:
 - Veterans Museum at City Hall was a great space
 - Meeting with Mid-Columbia Fire and Rescue to help run the Fire Museum

Councilor Long-Curtiss reported:

- Winter Warming Shelter
 - Installation of additional shelters began – electrician next step
 - Going well
 - Lots of donations

Councilor Richardson reported:

- Lots of phone calls getting up to speed
- League of Oregon Cities Conference calls
- COVID mitigation talks

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Richardson said he would like to discuss the remaining \$300,000 in the budget and uses. He suggested grants to gyms/workout facilities/restaurants and bars.

City Manager Krueger said the need was urgent. She said she would need the consensus of the Council to work with the Chamber again to publicize and process the grant applications. She noted that the funds in the budget are under the Economic Recovery line item.

McGlothlin in favor of grants.

Long-Curtiss agreed the need was urgent. She suggested including other businesses as well.

City Manager Krueger said the initial conversations with Councilor Richardson were to focus on restaurants and gyms.

Richardson thanked the City Manager and President of the Chamber, Lisa Farquharson for work on the initial grants.

He said he would like immediate disbursement to restaurants and gyms. He asked for staff to come back to Council on February 8 with how to proceed with the remaining funds.

City Manager Krueger said she would work with Lisa Farquharson to get funds out to restaurants and fitness facilities, then other business. She said she felt \$100,000 was adequate, and asked for Lisa Farquharson's input.

Farquharson said the need is urgent. She said \$2000 per grant would be a band aid to assist businesses until the new Federal Payroll Protection Program would open up.

She said fitness facilities were really hurting. They don't have the ability to run their businesses outside. She said many of these businesses were facing decisions to close permanently.

It was the consensus of the Council for the City Manager to work with the Chamber of Commerce to disperse \$100,000 quickly to restaurants/bars/fitness facilities, plus an additional \$50,000 for use as the City Manager sees fit.

City Manager Krueger said after the \$100,000 was dispersed she would reevaluate best use of remaining funds.

Runyon asked that national chains not be eligible for the grants.

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Councilor McGlothlin reported:

- Mayor/City Manager meetings
- Airport
 - lease issue had been corrected
 - upcoming Visioning meeting
 - large planes continue to utilize airport
 - increased gas revenues

CONSENT AGENDA

It was moved by Long-Curtiss and seconded by McGlothlin to approve the Consent Agenda as presented. The motion carried 5 to 0; Runyon, Richardson, Randall, Long-Curtiss and McGlothlin voting in favor; none opposed.

Items approved on the consent agenda were: 1) Approval of the December 14, 2020 Regular City Council Meeting Minutes; 2) Approval of Resolution 21-002 A Resolution Approving the Mayor's Appointment to the Various Commissions and Committees.

PUBLIC HEARINGS

Consider approving participation in a new Community Development Block Grant (CDBG) program providing housing assistance to residents impacted by COVID-19, benefitting Wasco and Hood River Counties

Mayor Mays said he would ask for audience statements after the staff report.

Community Development Director Alice Cannon introduced Joel Madsen, Executive Director Mid-Columbia Housing Authority and Columbia Cascade Housing Corporation.

Madsen reviewed the program and ask to read the public notice in English and Spanish.

Mayor Mays asked for comment from audience. Hearing none he asked for Council consideration.

Mayor Mays said he had some questions on the administration of the grant.

Madsen said Mid-Columbia Housing would enter into an agreement with The City of The Dalles, Hood River, Wasco and Sherman counties to administer the grant.

He said the intergovernmental agreement would include all entities, for one grant regionally.

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Richardson asked if there was an estimate on how many households would be served.

Madsen said he anticipated 100 households, however it would depend on the size of the award.

It was moved by McGlothlin and seconded by Runyon to authorize the City Manager to execute the CDBG application and contracts between the City of The Dalles and Oregon Department of Housing for the COVID-19 Rental Assistance Program.

Community Development Director Alice Cannon asked that the motion be amended to "...between the City of The Dalles and Business Oregon". She apologized for the error in the staff report.

McGlothlin withdrew the motion.

It was moved by McGlothlin and seconded by Runyon to authorize the City Manager to execute the CDBG application and contracts between the City of The Dalles and Business Oregon for the COVID-19 Rental Assistance Program. The motion carried 5 to 0; Runyon, Richardson, Randall, Long-Curtiss and McGlothlin voting in favor; none opposed.

CONTRACT REVIEW BOARD ACTIONS

Authorization to purchase a new Cat 930 Loader

Public Works Director Dave Anderson reviewed the staff report.

It was moved by Randall and seconded by Richardson to authorize the purchase of a new Cat 930M loader with an optional material handling arm from Peterson Cat through a Sourcewell pricing agreement in an amount not to exceed \$190,097.87. The motion carried 5 to 0; Runyon, Richardson, Randall, Long-Curtiss and McGlothlin voting in favor; none opposed.

ACTION ITEMS

Resolution No. 21-001 A Resolution Amending City Fee Schedule to Add Short Term Rental Fees to Planning Department Services

Finance Director Angie Wilson reviewed the staff report.

Runyon asked if the short-term rental fees were all that was changed on the Fee Schedule.

Finance Director Wilson said they were the only fees changed.

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Runyon asked if the fees were annual fees.

Community Development Director Cannon said existing licenses would be honored until they expire and then the new fees would apply. She said the fees were renewed annually.

It was moved by McGlothlin and seconded by Long-Curtiss to approve Resolution No. 21-001 A Resolution Amending City Fee Schedule to Add Short Term Rental Fees to Planning Department Services. The motion carried 5 to 0; Runyon, Richardson, Randall, Long-Curtiss and McGlothlin voting in favor; none opposed.

ADJOURNMENT

Being no further business, the meeting adjourned at 7:10 p.m.

Submitted by/
Izetta Grossman, CMC
City Clerk

SIGNED: _____
Richard A. Mays, Mayor

ATTEST: _____
Izetta Grossman, CMC City Clerk

RESOLUTION NO. 21-003

**A RESOLUTION CONCURRING WITH THE
MAYOR'S APPOINTMENTS TO THE URBAN RENEWAL AGENCY**

WHEREAS, John Fredrick's term on the Urban Renewal Agency Board has expired; and

WHEREAS, the Mayor has elected to reappoint John Fredrick to the Urban Renewal Agency Board; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL AS FOLLOWS:

Section 1. The City Council concurs with the appointment of:

John Fredrick to the Urban Renewal Agency Board with a term to expire December 31, 2023.

Section 2. This Resolution shall be effective January 25, 2021.

PASSED AND ADOPTED THIS 25th DAY OF JANUARY, 2021.

Voting Yes, Councilors: _____

Voting No, Councilors: _____

Absent, Councilors: _____

Abstaining, Councilors: _____

AND APPROVED BY THE MAYOR THIS 25th DAY OF JANUARY, 2021.

SIGNED:

ATTEST:

Richard A. Mays, Mayor

Izetta Grossman, CMC, City Clerk



AGENDA STAFF REPORT

AGENDA LOCATION: Discussion Item #11A

MEETING DATE: January 25, 2020

TO: Honorable Mayor and City Council

FROM: Dawn Marie Hert, Senior Planner
Community Development Department

ISSUE: The Dalles Employment Opportunities Analysis;
Employment Buildable Lands Inventory

BACKGROUND: The City's consultant completed and updated a series of memos detailing the results of the 2020 Employment Buildable Lands Inventory (BLI). Please see the attached transmittal memo dated October 9, 2020 and the Employment Buildable Lands Inventory, FINAL DRAFT, dated October 8, 2020 detailing the findings.

On November 19, 2020, the City's consultant presented a thorough summary detailing the project and findings to the Planning Commission. Staff discussed options for moving forward and determined there were three options for the Planning Commission to consider. The possible options presented included:

1. **Staff Recommendation:** Per the Employment Opportunities Analysis; Employment Buildable Lands Inventory project and adoption "on hold" for one to two years.
2. Adopting the Employment Opportunities Analysis; Employment Buildable Lands Inventory, but not implementing in the Comprehensive Plan at this time.
3. Not adopt the Employment Opportunities Analysis; Employment Buildable Lands Inventory document.

Staff's recommendation allowed staff to monitor industrial land development over the course of a year or two; as industrial parcels continue to develop. An update to the document could be provided at that time and adopted to be incorporated into The Dalles Comprehensive Plan.

After a very thorough discussion by the Planning Commission detailing the pros and cons of the three options, Planning Commission reached consensus to recommend that the City Council adopt the Employment Opportunities Analysis; Employment Buildable Lands Inventory. The Planning Commission argued that if the data is adopted, it can be useful in highlighting the need for more industrial land in The Dalles area. The Planning Commission believes that if the data is not adopted, it will be harder for staff to use the data in future policy discussions.

BUDGET IMPLICATIONS: None

COUNCIL ALTERNATIVES:

1. **Planning Commission recommendation:** *Per the Planning Commission's recommendation, move to adopt the Employment Opportunities Analysis; Employment Buildable Lands Inventory, but not implement in the Comprehensive Plan at this time.*
2. Decline the Planning Commission's recommendation, but instead move to adopt the Employment Opportunities Analysis; Employment Buildable Lands Inventory, but not implement in the Comprehensive Plan at this time.
3. Decline the Planning Commission's recommendation and move to not adopt the Employment Opportunities Analysis; Employment Buildable Lands Inventory document.

ATTACHMENTS:

Exhibit A – Transmittal Memo dated 10/09/20

Exhibit B – Employment Buildable Lands Inventory, FINAL DRAFT, dated 10/08/20

Exhibit C – Planning Commission Meeting Minutes, dated November 19, 2020



 MEMORANDUM

Employment Buildable Lands Inventory – Transmittal Memo City of The Dalles Employment Opportunities Analysis

DATE October 9, 2020
 TO Alice Cannon and Dawn Hert, City of The Dalles
 FROM Andrew Parish, Clinton “CJ” Doxsee, and Matt Hastie, APG
 CC Alisa Pyszka and, Bridge Economic Development

Our firm has completed an updated series of memos summarizing the results of the 2020 Employment Buildable Lands Inventory (BLI). The four memos include:

- Employment Buildable Lands Inventory – Final Draft (overall summary of results, dated 10/8/20)
- Inventory Update Status Report (summary of revisions to the original analysis reflecting previous comments from Stakeholder Advisory Committee and resulting changes, dated 7/2/20)
- Google Sites Capacity Assessment (analysis of the projected capacity of Google sites to accommodate future employment, dated 7/2/20)
- Site Analysis Needs (assessment of the need for industrial sites in specific size ranges – prepared by Bridge Economic Development, dated 7/2/20)

All of these memos have undergone extensive review and refinements based on coordination and review by City staff, the Stakeholder Advisory Committee, and representatives of the Port of The Dalles, Wasco County, Google, and the Oregon Department of Land Conservation and Development. Each memo has gone through multiple iterations based on this process. Highlights of the resulting analysis and conclusions include:

- The analysis conducted to date is consistent with state requirements, including applicable Oregon Revised Statutes (ORS) and Oregon Administrative Rules (OAR); this is essential in order to ensure acknowledgement by the State or Oregon and avoid appeal by third parties.
- In the aggregate, the City has enough land within its urban growth boundary (UGB) to accommodate projected 20-year employment needs.

- The analysis likely will not provide the factual basis to support an expansion of the City's UGB to accommodate long-term overall employment needs.
- It may be possible for the City to make the case for a future UGB expansion to accommodate a specific use if the City can document that there are no existing sites in the UGB that have the characteristics needed to support such a use. More analysis towards that end would be needed and is outside the scope of the current effort.
- The inventory documents the supply of land within the City of The Dalles that is buildable pursuant to Oregon statutes and administrative rules. As used in this inventory, buildable land represents the capacity for additional projected employment during the next 20 years. In other words, buildable land assumes a site can accommodate increased employment growth based on the potential to increase the amount of development on a site. Land identified as buildable for the purpose of this analysis does not guarantee that identified sites are currently available for sale, lease, or development to employers or that all sites will be available during the planning period.
- Because some of the City's larger vacant, partially vacant, and redevelopable employment sites are owned by companies that have acquired properties for development but do not have immediate plans for development and do not plan to sell or lease these properties, there is a lesser supply of properties that are more traditionally "available" for development in the short term. For example, all of the larger sites in the inventory (greater than 12 acres in size) are owned by Google or a subsidiary. As a result, they are not anticipated to be available to other users but they are appropriately included in the City's 20-year supply of buildable employment land because they represent capacity for future employment during that period.
- A significant percentage of the land in the City's inventory of industrial sites, particularly larger sites, are owned and planned for future use and development by Google (approximately 127 acres of the 175 acres of buildable industrial land). This means that just under 50 acres of land in the inventory are available to other uses. In this respect, the City has put a significant of its available industrial land in one landowner "basket" with a much smaller relative supply available to others.
- Regionally, there is a larger supply of buildable employment land, including property within the Dallesport Airport area jointly owned by the City of The Dalles and Klickitat County. However, this land cannot be included in the BLI because it is not within The Dalles UGB.
- It will be important for the City to continue to monitor its supply of buildable land. To the extent that one or more large industrial sites are developed in the near to medium-term, such actions could result in a shortage of buildable industrial land at that point.



MEMORANDUM**Employment Buildable Lands Inventory – FINAL DRAFT**
City of The Dalles Employment Opportunities Analysis

DATE October 8, 2020
TO Alice Cannon and Dawn Hert, City of The Dalles
FROM Andrew Parish, Clinton “CJ” Doxsee, and Matt Hastie, APG
CC Alisa Pyszka and, Bridge Economic Development

INTRODUCTION

This memorandum describes the methodology of and updated results of the 2020 Employment Buildable Lands Inventory (BLI). The BLI represents the second phase of an Economic Opportunities Analysis (EOA) for the City. The first phase of the EOA, conducted by Bridge Economic Development, identified employment conditions and trends, target industries, employment land needs, and draft strategies and actions to achieve the City’s economic objectives.

This memo has been revised from a previous draft based on comments provided by members of the project’s Stakeholder Advisory Committee (SAC), the Planning Commission, and City Council. It also reflects additional analysis by the consulting team in response to the received comments, as well as a continued emphasis on consistency with state requirements and standards and direct consultation with staff from the Oregon Department of Land Conservation and Development (DLCD). The memorandum in Attachment A provides a more in-depth summary of revisions that were considered and/or incorporated. Changes to the analysis and resulting assessment included:

- Clarifying how certain types of property constraints are addressed in the inventory.
- Reclassifying, adding, or removing a number of inventory properties based on SAC feedback.
- Comparing the BLI with employment land needs identified in the Phase 1 EOA.
- Assessing and describing the need for industrial sites of specific sizes.

Once the BLI has been further refined as needed, it will be used to update the City’s recommended economic development strategies and actions. The BLI also will be used to inform the upcoming Westside Planning process.

This inventory covers land within the City's urban growth boundary (UGB), consistent with Oregon statutory and administrative rule requirements. It does not cover land within the community of Dallesport, Washington although that area is considered part of a larger regional employment area from an economic development perspective. As an example, the City of The Dalles co-owns the Dallesport Airport and markets land there for economic development purposes.

Regulatory Basis

The BLI is conducted consistent with the requirements of statewide planning Goal 9 and the Goal 9 administrative rule (OAR 660-009).

1. **Economic Opportunities Analysis (OAR 660-009-0015).** The Economic Opportunities Analysis (EOA) requires communities to identify the major categories of industrial or other employment uses that could reasonably be expected to locate or expand in the planning area based on information about national, state, regional, county or local trends; identify the number of sites by type reasonably expected to be needed to accommodate projected employment growth based on the site characteristics typical of expected uses; include an inventory of vacant and developed lands within the planning area designated for industrial or other employment use; and estimate the types and amounts of industrial and other employment uses likely to occur in the planning area.
2. **Industrial and commercial development policies (OAR 660-009-0020).** Cities with a population over 2,500 are required to develop commercial and industrial development policies based on the EOA. Local comprehensive plans must state the overall objectives for economic development in the planning area and identify categories or particular types of industrial and other employment uses desired by the community. Local comprehensive plans must also include policies that commit the city or county to designate an adequate number of employment sites of suitable sizes, types and locations. The plan must also include policies to provide necessary public facilities and transportation facilities for the planning area.
3. **Designation of lands for industrial and commercial uses (OAR 660-009-0025).** Cities and counties must adopt measures to implement policies adopted pursuant to OAR 660-009-0020. Appropriate implementation measures include amendments to plan and zone map designations, land use regulations, public facility plans, and transportation system plans. More specifically, plans must identify the approximate number, acreage and characteristics of sites needed to accommodate industrial and other employment uses to implement plan policies, and must designate serviceable land suitable to meet identified site needs.

As noted above, the City of The Dalles has already developed an economic development strategy that incorporates two distinct elements. First is a long-term evaluation of the city's 20-year projected employment growth and corresponding amount of land necessary to accommodate that growth. Second is a short-term 5-year action plan for immediate programs and projects that the city

and its economic development partners can implement to grow the existing economic base. This analysis builds on the first element – the EOA – through developing the BLI.

BLI Methodology

Consistent with OAR 660-009-0015, the BLI is conducted in several steps, described below.

- **Step 1: Determine Land Type** – This step identifies all land within the UGB as either residential, employment, or other, based on zoning and other characteristics.
- **Step 2: Identify and Calculate Constraints** – This step identifies development constraints and removes them from the inventory to get an accurate measurement of the amount of developable land within the UGB.
- **Step 3: Classify Land by Development Status** – This step classifies land into categories of Vacant, Partially Vacant, Developed, and Committed, based on a series of filters using available data.
- **Step 4: Inventory Results** – This step reports the results of the analysis in various ways, and accounts for land needed for right-of-way and other public uses to arrive at total developable net acreage within the UGB.
- **Step 5: Comparison of Need and Supply** – This step compares the supply of buildable land identified in the inventory with the land needs projected in Phase 1 of the EOA and describes the need for parcels of different sizes zoned for industrial uses.

The remainder of this memorandum addresses each of the above steps in turn.

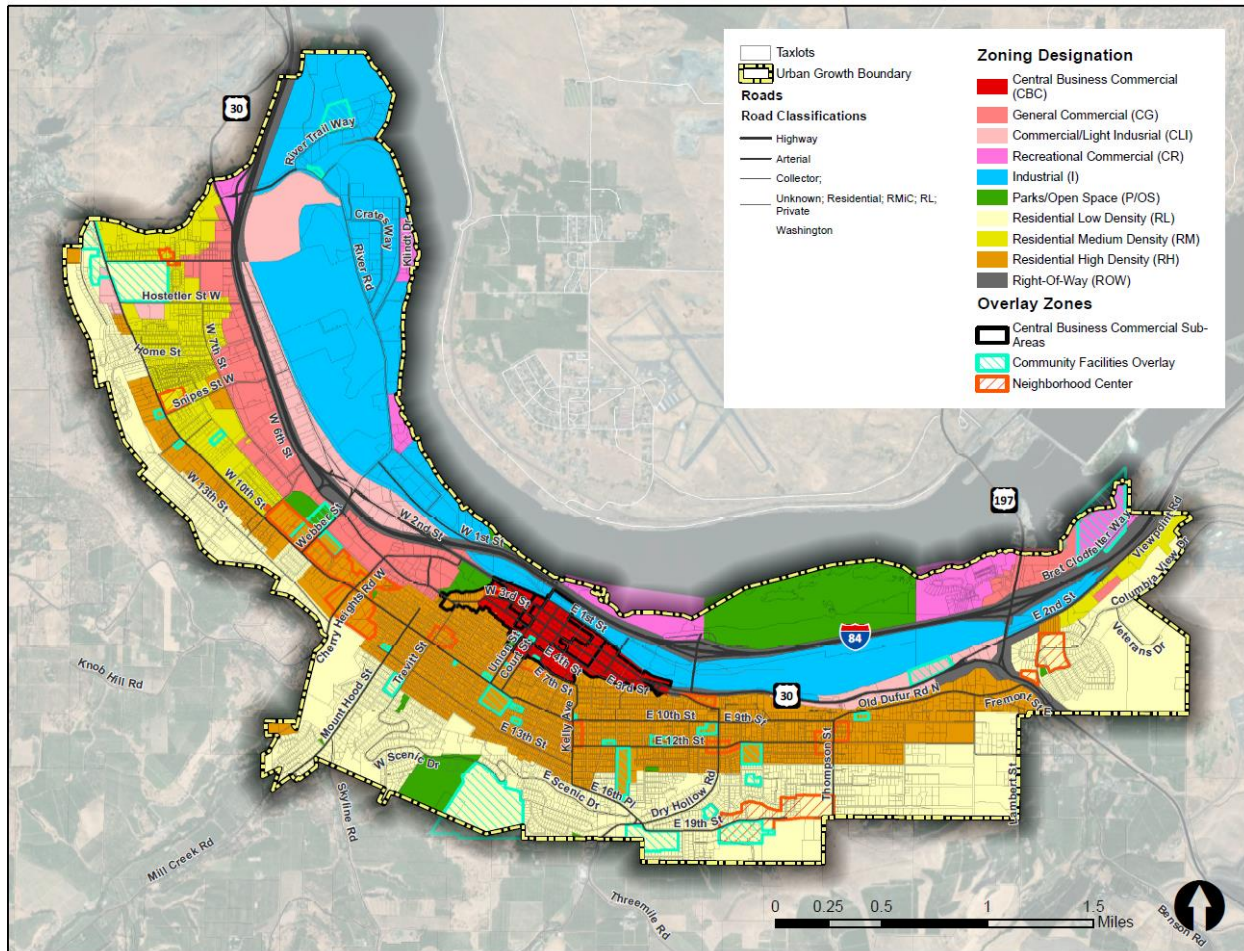
STEP 1: DETERMINE LAND TYPE

Land in the City of The Dalles is categorized into Residential, Employment, and Other. This classification is made primarily by zoning designation as shown in Figure 1. Exceptions were made for cases based on existing land use, property ownership, or other circumstances. This categorization is broadly consistent with the 2016 residential BLI conducted by the City and APG, with the following general changes:

- Changes in zoning (i.e. change from residential to employment zones or vice versa).
- Limitations due to available access (i.e. slope constraints).
- Reductions to amount of unconstrained land to reflect portion of sites within UGB.
- Some properties owned by the Port of The Dalles are located just outside the floodplain, but near the riparian zone along the Columbia River, including one with a trail. These properties were removed from the inventory as constrained or committed to natural resources and/or recreational use.

- The Amerities Plant property, which is located outside of assessed tax lot records, was categorized as Employment.¹

Figure 1: The Dalles Zoning Designations



¹ Because the site is located outside of assessed tax lot record data, there are no tax assessor records that would typically be used to determine if the site is vacant, developed, or redevelopable. The site is largely developed based on visual inspection from aerial photos and confirmation from local stakeholder input, including property owner representatives.

Figure 2: The Dalles Land Types

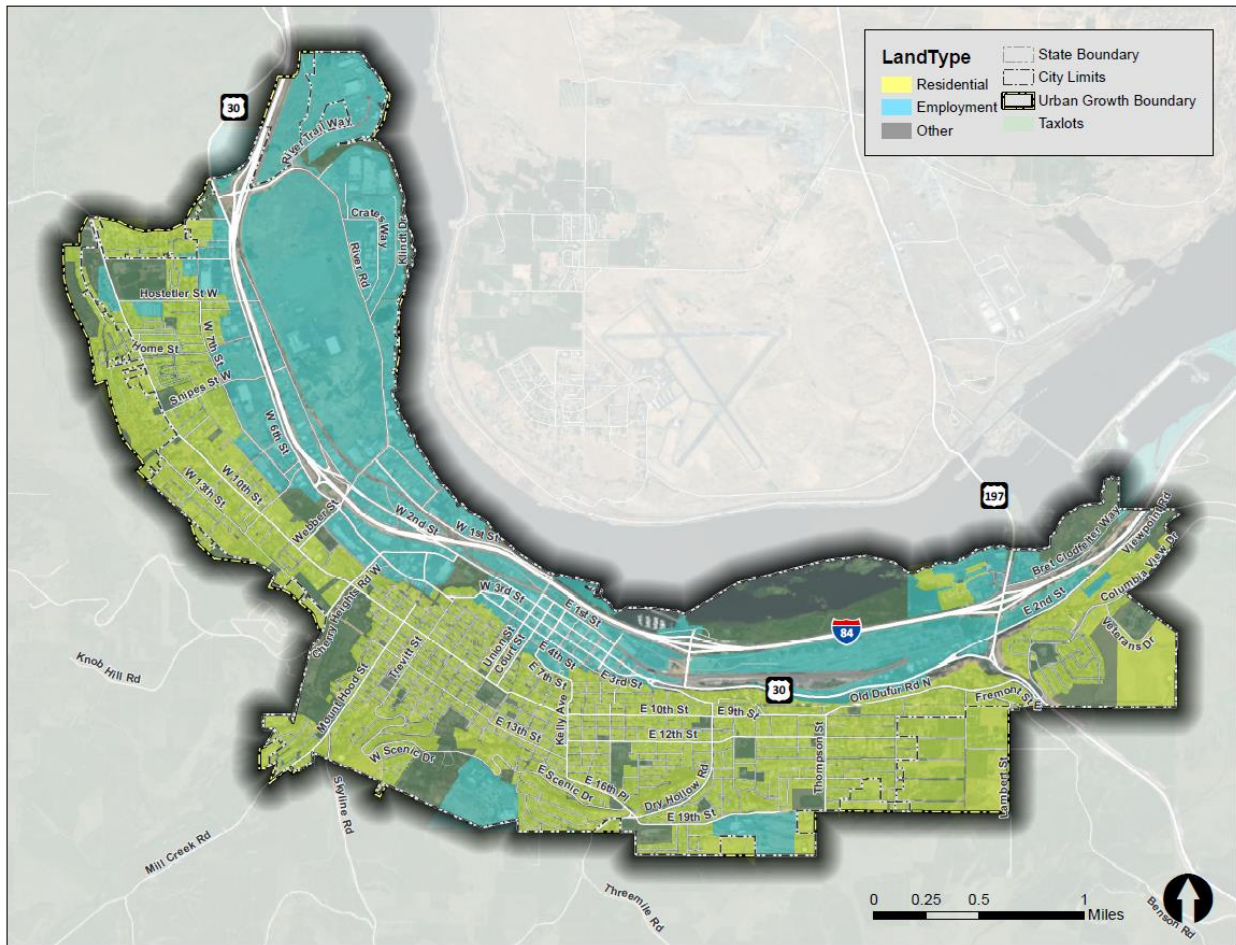


Table 1: The Dalles Land Type

	Number of Tax Lots	Gross Acres ²
Employment	885	1,518
Residential	5,690	1,724
Other	129	1,109
Total³	6,704	4,352

STEP 2: CALCULATE CONSTRAINTS

² Acres rounded down to whole number

³ Gross acreage includes a limited number of tax lots that are partially located inside The Dalles UGB.

As defined in OAR 660-009-005, “Development Constraints” are factors that temporarily or permanently limit or prevent the use of land for economic development. Development constraints include, but are not limited to, wetlands, environmentally sensitive areas such as habitat, slope, topography, infrastructure deficiencies, parcel fragmentation, or natural hazard areas. The constraints used for this analysis include:

- Slopes greater than 25% (Source: Oregon Department of Geologic and Mineral Industries)
- FEMA Flood Hazard Area (Source: FEMA)
- Wetlands (Source: US Fish and Wildlife Service National Wetlands Inventory)
- Area within 50’ of Chenoweth Creek (Source: Oregon Geospatial Enterprise Office)
- The superfund site is considered an environmental constraint and removed
- Bonneville Power Administration (BPA) Right-of-Way Easements⁴

Land affected by these constraints is removed from the inventory. Figure 3 shows the location of these constraints.

Some land within the study area are subject to additional cost constraints such as cultural/archeological sites or areas within the City’s geohazard overlay. Cultural/archeological sites may be protected or prohibited from development or may require additional documentation or protection of resources found on the site.⁵ Regulations for sites within the geohazard overlay require studies by qualified geologic specialists to be prepared prior to developing the site and that structures be designed and built to withstand geologic conditions.

Although these cost constraints pose a limitation to site developability, they are still considered to be buildable over the planning horizon and have not been removed from the inventory. Cost constraints represent an added cost to development, making its developability less attractive or feasible relative to other sites. However, it does not prohibit the site from developing within the planning horizon. Sites that encounter some form of cost constraint would require additional investment in the form of time or money to be developed.

To the extent that property owners can provide additional information that shows that development is prohibited on all or a portion of these sites within the planning horizon, that acreage can be deducted from the total inventory.

⁴ The BPA administers an application process for development within its easements. Although certain types of development are allowed in these areas, BPA staff and applicants note that no structures are allowed within the easement areas and non-structural development (i.e. parking lots) is extremely limited and site-dependent. In addition, accommodating development on a site with an easement typically requires relocating easements and facilities at the owners expense. Such relocation processes are very costly and can take years to complete. As a result, all land within BPA easements is considered constrained from development for the purposes of the inventory.

⁵ Locations of cultural/archeological sites are not publicly available to protect the resource. A site is considered developable until this information is known, at which point appropriate mitigation measures would be identified and implemented.

Figure 3: The Dalles Development Constraints

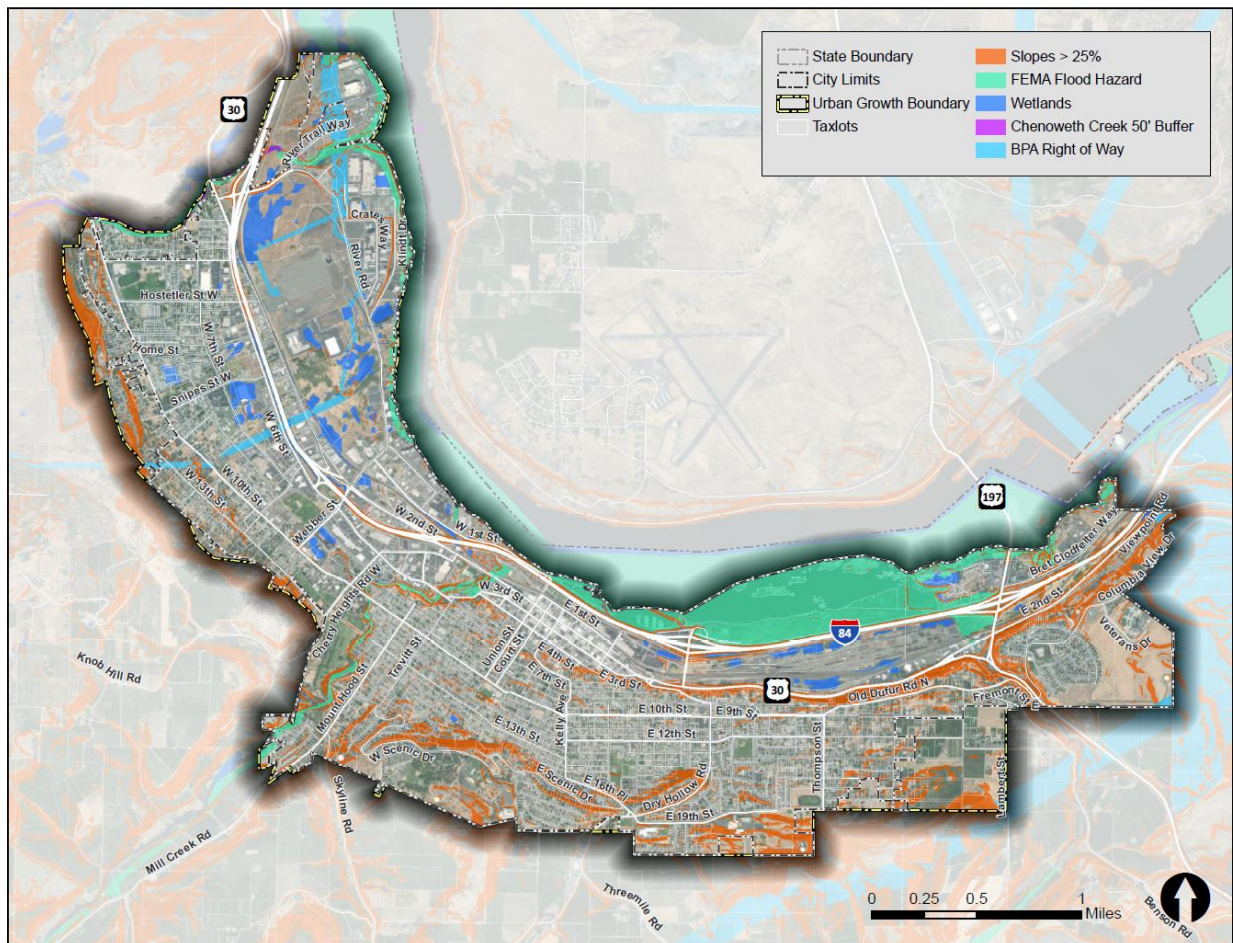


Table 2: The Dalles Development Constraints

Category ⁶	Gross Acres Within Tax Lots	Gross Constrained Acres	Gross Buildable Acres
Employment	1,518	407	1,110
Residential	1,724	314	1,410
Other	1,109	403	706
Total	4,352	1,125	3,226

STEP 3: CLASSIFY EMPLOYMENT LAND BY DEVELOPMENT STATUS

⁶ Acres rounded down to whole number

Employment land within the study area was classified by development status, as follows:

- **“Vacant”** land meets one or more of the following criteria:
 - equal to or larger than ½ acre and not currently containing permanent improvements⁷
 - equal to or larger than 5 acres where less than ½ acre is occupied by permanent buildings or improvements
 - improvement value is less than \$5,000 or less than 5% of the property’s land value.
- **“Partially Vacant”** land has an improvement value of between 5% and 40% of the land value, or is greater than one acre in size with at least ½ acre not improved (based on aerial photo). This land will assume that 50% is vacant/50% is developed unless aerial photos or other information shows otherwise.
- **“Developed”** land has an improvement value greater than 40% of the land value and does not meet the definition of vacant or partially vacant.
- **“Committed”** land is either vacant or partially vacant but has been removed from inventory as being developable because the property is committed to a non-employment use or cannot be developed for an employment use during the planning period. Committed land does not include properties planned for some type of employment use by the existing owner, but not necessarily available to other businesses for sale or lease. The following areas are not anticipated to develop over the planning horizon based on input from local stakeholders.
 - The Port of The Dalles owns several commercial and industrial properties within the study area. Many of these properties currently do not have improvements on them (\$0 improvements value according to tax assessor data). The Port identified several of these properties that would not be developable within the study horizon. These properties were categorized as committed.
 - Several properties are owned by the federal government.⁸ There are no known plans for these sites to develop or redevelop within planning horizon. These properties are classified as committed and removed from available land inventory.

⁷ Improvements include anything with an “improvement value” as defined by the Wasco County tax assessor, consistent with state administrative rule and statutory definitions. Examples typically include buildings or other permanent structures, associated equipment or machinery, and utility facilities located on the site. Improvements for taxation purposes are further defined in Oregon Administrative Rule (OAR) 150-037-0010.

⁸ Oregon Administrative Rules allow for federally owned properties to be removed from a BLI.

Table 3: Summary of Employment Land Gross Acreage by Development Status⁹

Employment Zone ¹⁰	Developed	Committed	Partially Vacant	Vacant	Total Gross Acres
CBC	55	2	3	3	65
CG	165	0	3	22	191
CLI¹¹	92	0	1	48	142
CR	101	0	1	28	130
I (subtotal)	260	58	6	233	558
<i>Google Sites</i>	40	0	0	182	222
<i>Other Sites</i>	220	58	6	51	336
RL	22	0	0	0	22
Total	697	60	15	336	1,110

The gross acreage of buildable land summarized in Table 3 was reduced further to account for undeveloped sites owned by Google that are subject to non-disclosure agreements which comprise approximately 222 (gross) acres of unconstrained land. The amount of available land at undeveloped Google sites was estimated based on current approximate employment estimates for developed sites in The Dalles. (see Attachment B for methodology). The ratio of projected employment at the existing Google sites, compared to other industrial land in The Dalles, is approximately 0.85. In other words, employment estimates at undeveloped Google sites is anticipated to be approximately 85% of what would typically be assumed for average employment density on other sites in the inventory. This ratio was developed based on employment estimate discussions with Google representatives and Enterprise Zone employment estimates. This analysis is described in more detail in a separate memo. Applying this ratio to undeveloped Google sites results in a reduction of approximately 32 gross acres of vacant Industrial zoned land in the inventory due to these estimated low employment densities.

Figure 4 shows the classification of employment land within the UGB.

⁹ Source: Wasco County Tax Assessment data; Angelo Planning Group; Stakeholder Advisory Committee input

¹⁰ Acres rounded down to whole number

¹¹ The Walmart site is in the CLI zone and comprises of approximately 38 vacant acres. The site was confirmed vacant during a site visit. A portion of the site received land use approval for a Walmart facility. However, the decision was appealed and is still under review in the legal appeals process. The site is considered vacant and considered buildable for this analysis because no building permit has been issued and the land use approval itself does not guarantee the site's development.

STEP 4: PRELIMINARY RESULTS

There is an estimated 319 gross acres of vacant or partially vacant employment land in The Dalles. The gross acreage accounts for the reduction in 32 acres of available land on sites owned by Google based on lower assumed employment densities on those sites. The following assumptions were used to determine the net acreage of land within the City. The assumptions are consistent with those used in Phase 1 of the EOA.

- 50% of all employment land identified as partially vacant will not be developable to account for existing development and infrastructure.
- 15% of industrial employment land (I zone) will be set aside to account for infrastructure, setbacks, etc.
- 20% of commercial employment land (CBC, CG, CLI, and CR zones) and residential land (RL zone) will be set aside to account for infrastructure, setbacks, etc.

There is an estimated 261 acres available for employment land after accounting for existing development on partially vacant land and set asides for infrastructure-related and other needs on vacant land. Table 4 below provides a summary for each zone.

Table 4: Gross & Net Developable Acres of Employment Land

Employment Zone ¹²	Partially Vacant Land		Vacant Land		Total Buildable Land
	Gross	Net	Gross	Net	
CBC	3	1	3	2	3
CG	3	1	22	18	19
CLI	1	0	48	38	38
CR	1	0	28	22	22
I (subtotal)	6	3	201	171	175
<i>Google Sites</i>	0	0	150	127	127
<i>Other Sites</i>	6	3	51	44	47
Total	15	7	304	253	261

¹² Acres rounded down to whole number.

Phase 1 of the City’s EOA conducted three analysis scenarios that estimated the projected need for employment land. The scenarios incorporate different growth projections and employment assumptions. Figure 5 provides a summary of the land demand forecast for each scenario. Based on the scenarios, the total need for net buildable acres ranges between 134 to 179 acres.

Figure 5: The Dalles Land Demand Forecast, 2018-2038 (Source: The Dalles Economic Opportunities Analysis & Action Plan, 2019)

Scenario	Employment Land	New	Sq.Ft./	Total SF	Floor Area	Gross Acres	Net Buildable
		Employment	Employee	Needed	Ratio*	Needed	Acres
Scenario 1	Industrial	672	750	503,967	0.15	81.7	69.4
	Office	350	250	87,530	0.30	7.1	5.7
	Retail	235	350	82,166	0.25	6.1	4.9
	Accommodation/Food	351	300	105,263	0.50	3.9	3.1
	Institutional	1,057	750	792,795	0.30	64.5	51.6
	Total	2,665		1,571,722		163.3	134.7
Scenario 2	Industrial	929	750	697,042	0.15	113.0	96.0
	Office	459	250	114,711	0.30	9.3	7.5
	Retail	180	350	63,077	0.25	4.7	3.8
	Accommodation/Food	576	300	172,883	0.50	6.4	5.2
	Institutional	1,182	750	886,259	0.30	72.1	57.6
	Total	3,326		1,933,973		205.5	170.0
Scenario 3	Industrial	985	750	739,090	0.15	119.8	101.8
	Office	468	250	116,963	0.30	9.5	7.6
	Retail	418	350	146,228	0.25	10.9	8.7
	Accommodation/Food	418	300	125,459	0.50	4.7	3.7
	Institutional	1,186	750	889,446	0.30	72.3	57.9
	Total	3,475		2,017,186		217.2	179.7

*Floor Area Ratio (FAR) is the ratio of total usable building area relative to the total area of the site. It allows a consideration of the entire floor area of a building as opposed to its footprint.

Source: OED QCEW and Bridge ED

For comparison purposes, this memorandum generalizes the net buildable land zoning from this land inventory into two categories: commercial (CBC, CG, CLI, CR, and RL zones) and industrial (I zone). The land inventory is based on the City’s zoning, each which allow for a range of employment uses. Commercial uses are allowed in most employment zones. By contrast and with few exceptions, industrial uses are limited to the I zone.

A similar generalization is done for employment land categories in the EOA: commercial (Office, Retail, Accommodation/Food, and Institutional) and industrial (Industrial). This comparison generalizes all EOA employment categories as commercial, except for the industrial employment category.

The following table includes a preliminary comparison of the total net buildable land from this inventory with the projected need for employment land based on Phase 1 of the City’s Economic

Opportunities Analysis. As summarized in the table, The Dalles has a total surplus of between 82 and 127 net acres of land.

Most of the employment demand is needed for industrial employment (demand for 69 to 101 net acres). Based on the land inventory, the City can accommodate that demand within the planning horizon with a supply of approximately 175 net acres of buildable land zoned for industrial use.

The need for commercial employment is lower, with approximately 65 to 78 net acres needed. According to the BLI, The Dalles has an estimated available supply of 86 net acres of buildable land.

Table 5: Land Demand Acreage and Buildable Land Inventory Comparison Summary

Employment Zone¹³	Estimated Net Land Demand (acres)	Net Buildable Land (acres)	Surplus/ Deficit (acres)
Commercial	65 – 78	86	8 – 21
Industrial	69 – 101	175	74 – 106
Total	134 - 179	261	82 – 127

In addition to estimating an overall land need, Bridge Economic Development (Bridge) has assessed the need for sites of different sizes to meet typical industrial employment needs of target industries in The Dalles (see accompanying April memorandum). The purpose of this analysis is to summarize initial information about the market for certain size properties and to elicit feedback from the project Stakeholder Advisory Committee about these observations, including opinions about the ability of available industrial sites to accommodate the type of future projected users identified in the memo.

In their assessment, Bridge identified the need for a combination of both smaller sites (2-5 acres) and larger sites (12-18 acres). Smaller sites typically are needed for office and warehouse space with buildings that range from 3,000 to 16,000 square feet for various tenants and which come with dock and grade loading. Larger sites generally accommodate one large or a few larger manufacturing facilities. These building types have different loading and parking requirements than the smaller multi-tenanted buildings and therefore have a more efficient site layout or higher floor area ratio (FAR) than the buildings on smaller sites. This information is described in more detail in the separate memo prepared by Bridge, including examples of these types of sites in The Dalles and other comparable communities.

The following table summarizes the number of vacant or partially vacant sites identified in the BLI in these and other size categories in the Industrial zone. Only sites in the Industrial Zone were counted. The number of sites for all categories are based on the number of unconstrained acres, the 50% deduction of developable land for partially vacant properties, and 15% set aside deduction

¹³ Acres rounded down to whole number.

for right-of-way for properties over five acres in size. The number of sites does not reflect the deductions associated with Google sites.

As summarized in the table, the City has buildable sites available in all categories. There are nine smaller (2-5 acre) sites and one larger (12-18) acre site available within the study area. The larger sites are currently owned by Google. Several of the sites in the 0-2 acre category include just under two acres of unconstrained land (e.g., 1.84 acres).

Table 6: Industrial Site Size Category Summary, Industrial Zone

	0-2 acres	2-5 acres	5-12 acres	12-18 acres	18+ acres
Partially Vacant					
Number of Sites	7	0	0	0	0
Acres	3	0	0	0	0
Vacant					
Number of Sites	24	9	1	1*	3*
Acres	13	27	9	12	141
Total Number of Sites	31	9	2	1	3
Total Acres	16	27	19	12	141

* Sites under Google’s ownership

There is limited potential for site consolidation among industrial sites that are under five acres in size. Most sites do not have common ownership and share a contiguous tax lot boundary.

The sites that do have consolidation potential are primarily located on River Trail Way and owned by the Port of The Dalles. Several of the sites share contiguous tax lot boundaries and could be combined into larger sites if sold to or developed by the same owner in the future. The unconstrained acreage among these sites ranges from a half-acre to just under three acres in size.

Additional Observations

- This inventory documents the supply of land within the City of The Dalles that is buildable pursuant to Oregon statutes and administrative rules. As used in this inventory, buildable land represents the capacity for additional projected employment during the next 20 years. In other words, buildable land assumes a site can accommodate increased employment growth based on the potential to increase the amount of development on a site. Land identified as buildable for the purpose of this analysis does not guarantee that identified sites are currently available for sale, lease, or development to employers or that all sites will be available during the planning period.
- Because some of the City’s larger vacant, partially vacant, and redevelopable employment sites are owned by companies that have acquired properties for development but do not

have immediate plans for development and do not plan to sell or lease these properties, there is a lesser supply of properties that are more traditionally “available” for development in the short term. For example, all of the larger sites (greater than 12 acres in size) are owned by Google. As a result, they are not anticipated to be available to other users but are appropriately included in the City’s 20-year supply of buildable employment land.

- A significant percentage of the land in the City’s inventory of industrial sites, particularly larger sites, are owned and planned for future use and development by Google (approximately 127 acres of the 175 acres of buildable industrial land). This means that just under 50 acres of land in the inventory are available to other users. In this respect, the City has put a significant of its available industrial land in one landowner “basket” with a much smaller relative supply available to others.
- Regionally, there is a larger supply of buildable employment land, including property within the Dallesport Airport area. However, this land cannot be included in the BLI because it is not within The Dalles UGB.
- It will be important for the City to continue to monitor its supply of buildable land. To the extent that one or more large industrial sites are developed in the near to medium-term, such actions could result in a shortage of buildable industrial land at that point.

**CITY of THE DALLES**

313 COURT STREET
THE DALLES, OREGON 97058

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

MINUTES
CITY OF THE DALLES PLANNING COMMISSION
MEETING HELD VIA ZOOM
THURSDAY, NOVEMBER 19, 2020
6:00 P.M.

CALL TO ORDER

Chair Bybee called the meeting to order at 6:02 p.m.

ROLL CALL

Commissioners Present: Brent Bybee, Alan Easling, Philip Mascher, and Mark Poppoff; one position vacant

Commissioners Absent: Cody Cornett, Jeff Stiles

Staff Present: Interim Director Alice Cannon, Senior Planner Dawn Marie Hert, City Engineer Dale McCabe and Secretary Paula Webb

PLEDGE OF ALLEGIANCE

Chair Bybee led the Pledge of Allegiance.

APPROVAL OF AGENDA

It was moved by Poppoff and seconded by Bybee to approve the agenda as presented. The motion passed 4/0; Bybee, Easling, Mascher and Poppoff in favor, none opposed, Cornett and Stiles absent, one position vacant.

Senior Planner Hert introduced Interim Director Alice Cannon. Interim Director Cannon has more than 25 years of planning experience and has been quite a leader in land use planning. She is here on an interim basis.

Interim Director Cannon said she had been here since August 24, and had really enjoyed her time. Cannon has made a four to six month commitment to City Manager Krueger. She expressed her thanks for the warm welcome. Cannon anticipates making a decision regarding permanent employment by end of winter.

Commissioner Mascher expressed interest in Cannon's thoughts regarding anything different or unique to The Dalles that varied from her experience in other communities. Cannon replied her last city was Molalla, a community smaller than The Dalles. Unlike Molalla, everyone knows everyone. The Dalles is very tight-knit, civic minded, with a lot of spirit for development with a downtown that honors its history. There is something special about communities that honor their history and retain character through historic architecture; that shines through here in The Dalles and shows the community has made an investment in honoring the past. The Dalles has a huge

amount of professionals living in The Dalles who can contribute to the civic community; a treasure you don't find in other places in Oregon.

Commissioner Mascher then asked what Interim Director Cannon thought were the chief challenges for planning in The Dalles. Cannon replied housing availability for all income levels with quality opportunities to live in this community is a challenge this community must face. Chair Bybee agreed with the need for housing.

APPROVAL OF MINUTES

Secretary Webb provided corrections to the Minutes of August 6, 2020. Commissioner Lavier was not in attendance at the meeting. Votes for the approval of the Agenda, approval of the Minutes and Resolution PC 595-20 should reflect Commissioner Easling's votes in favor rather than Commissioner Lavier.

It was moved by Bybee and seconded by Easling to approve the Minutes of August 6, 2020 as corrected. The motion passed 4/0; Bybee, Easling, Mascher and Poppoff in favor, none opposed, Cornett and Stiles absent, one position vacant.

PUBLIC COMMENT

None.

DISCUSSION ITEM

Employment Buildable Lands Inventory

Interim Director Cannon said Senior Planner Dawn Hert will be City's project manager for this project moving forward. Cannon stated she was unfamiliar with previous Commission discussion on this matter and apologized for a possible repeat of information. Cannon stated Matt Hastie would summarize the presentation to the joint City Council, Port of The Dalles, and the Wasco County Commission meeting on September 3, 2020.

Matt Hastie, Consultant, Angelo Planning Group, provided a presentation on the Employment Buildable Lands Inventory (Exhibit 1).

During the presentation, Chair Bybee asked which property was contaminated. Hastie replied it was the Lockheed-Martin property. These properties will be identified later in the presentation.

Commissioner Poppoff asked if wetlands would be removed from the inventory. Hastie replied wetlands would be removed under the constrained category of properties. Constrained properties include wetlands, floodplains, areas containing hazards and steep slopes. They will be assumed as not developable within the 20 year planning period.

Commissioner Poppoff noted the rodeo grounds included in the inventory were formerly the site of the City landfill. He stated construction of structures was precluded by the release of methane gas. Mr. Hastie stated he appreciated the comment and was previously unaware of that. Hastie invited comment from Senior Planner Hert.

Senior Planner Hert said there were documents stating it was the landfill, but thought it referred to the parking portion of the lot. City Engineer McCabe stated he thought the landfill was located closer to the upper portion of the lot near the River Road entrance. Senior Planner Hert said that was over 50 years ago, she was unsure of any mitigation. Hert thought it was released for development. Mr. Hastie's understanding was there are plans for future development of the property. Given that, Hastie assumes it has the capacity for future employment use.

Chair Bybee stated he attended a conference which discussed brownfield development. They referenced a project that built a high school football field on top of the dump. If that is the case [on the rodeo grounds], it probably would not be a complete loss. It's good to hear there is still a lot of developable land there.

Senior Planner Hert stated the City currently has projects with brownfields. City Engineer McCabe said the project is located mainly in the urban renewal district.

Commissioner Easling referred to the area between I-84 and Taylor Lake Road. Some of that area, given the geology, could be very expensive to develop. Easling asked if geo-technical issues were taken into account in the constraints. Hastie replied it is acknowledged that some of the land in the inventory will be more expensive to develop. Property is not allowed to be removed based on difficulty or cost of development. Some properties that were steeply sloped or very narrow, with limited development potential, were removed from the inventory.

Senior Planner Hert noted there was significant discussion regarding the superfund site indicated on the map. Lockheed-Martin has said that future technologies may be available to clean up the property and allow for a viable building site. Hastie noted that property was removed from the inventory.

Mr. Hastie stated the estimated demand compared to acres in the inventory gives a range of surplus or deficit. In both cases [commercial and industrial], they found a relatively small surplus.

Mr. Hastie noted the greatest need for properties was in the 2-5 acre and 12-18 acre range, in terms of industries targeted in the first phase of the Economic Opportunities Analysis (EOA). The large sites in the inventory are owned by Google or by a related LLC. Large sites that could be marketed to other users are unavailable.

Mr. Hastie summarized the findings:

- The analysis was consistent with state requirements.
- The inventory indicates a surplus of employment land.
- The results do not provide a basis for an Urban Growth Boundary (UGB) expansion at this time. However, it may be possible to identify an unmet need for a specific use outside of this effort. For example, show a deficit of land available to meet overall 20 year needs for housing or employment uses. Another way to expand the UGB would be to show a lack of sites for a specific use identified as needed within the City. This could include a school or medical complex.
 - Some caveats or qualifications apply. The supply of industrial land is dominated by Google sites. This means there is a limited supply of large properties traditionally available or marketable to other users, even though the inventory shows an overall surplus of employment land within the City.
 - Hastie noted there is a larger regional supply of industrial land if you consider co-owned property in the Dallesport area. However, these properties are not within the Urban Growth Boundary and are not included in the inventory.

Chair Bybee asked if Hastie had come across a community with so much land dedicated to a tech company for future development. Hastie replied it was somewhat unusual. In terms of the percentage of the supply owned by a single entity, The Dalles is fairly unique in that respect.

Chair Bybee thanked Mr. Hastie for his report.

Mayor Mays referred to the fourth bullet point: "May be possible to document unmet need for specific use..." He said it was his understanding a UGB expansion was a very lengthy process.

Were we to get an industrial commercial use developer interested in a site outside the UGB, are we supposed to tell this person we have to go through a lengthy expansion process and expect them to wait however long it takes? Hastie said he could not answer that question, but reiterated that is one way to expand the UGB. Identify a specific use with specific site needs, perform an analysis and determine there is no site that meets those needs, then pursue an expansion.

In response to the Mayor's question, Interim Director Cannon noted Scott Edelman, Field Representative for the Department of Land Conservation and Development (DLCD), was unable to attend tonight's meeting. He will be in attendance at a future City Council meeting to answer in more specific terms.

Mayor Mays stated he appreciated this point. He would be concerned a time factor with a prospective developer would require expansion of the UGB, and wondered how DLCD would look on this. Mayor Mays expressed his appreciation for Mr. Hastie's and Staff's work.

Interim Director Cannon shared an item about which City Council was most concerned. She referred to the Agenda Packet, page 25, second bullet:

“A significant percentage of the land in the City's inventory of industrial sites, particularly larger sites, are owned and planned for future use and development by Google (approximately 127 acres of the 175 acres of buildable industrial land). This means that just under 50 acres of land in the inventory are available to other users. In this respect, the City has put a significant (amount) of its available industrial land in one landowner “basket” with a much smaller relative supply available to others.”

Cannon stated this is the crux of the problem heard from Council, enough they asked for additional notes and an updated report. Staff shares this concern. In the past, the City relied heavily on one industry to supply a significant amount of employment to the City. When the plant went away, so did the economy. Cannon's, and City Council's, concern was, “Are we doing it again in setting ourselves up with so much land being held by one user?”

Cannon said she wanted to queue up discussion for the Commission about options for next steps. Cannon emphasized the City chose voluntarily to do this inventory, it was not required by the state. The City does not have to adopt it. Commission comments will be shared with City Council on December 14, 2020.

Senior Planner Hert stated staff had discussed options and determined there were three options the Commission should consider:

1. Put the Employment Opportunities Analysis and Employment Buildable Lands Inventory project and adoption “on hold” for one to two years.

This would allow for development of the large parcel of land identified in the report.

2. Adopting the Employment Opportunities Analysis and Employment Buildable Lands Inventory, but not implementing in the Comprehensive Plan at this time.

We would adopt the Employment Opportunities Analysis and Employment Buildable Lands Inventory, Staff would not create a Comprehensive Plan amendment and add it to our Code.

3. Not adopt the Employment Opportunities Analysis or Employment Buildable Lands Inventory document.

Basically, the reports would be put on the shelf and the process would be complete.

Senior Planner Hert stated Staff's recommendation is to put the plan on hold for one to two years. This would allow us to monitor development over the next couple of years in the event industrial parcels continue to develop. Staff would then do an update and provide and adopt a Comprehensive Plan amendment at that time. Staff is looking for direction from the Commission.

Commissioner Poppoff asked if there was anything we could do to encourage Google to part with some land. Senior Planner Hert replied to her knowledge the answer is, "No." Hert anticipated development on that land within the next five to ten years. Mr. Hastie said in conversations with Google, their tentative plans indicated potential development within that period of time. There are nondisclosure agreements which prevent the parties from definitive comment.

Chair Bybee asked how many employees were currently employed. Mr. Hastie replied a number is difficult to define. They have direct employees, subcontractors employed full time, and additional employees working a percentage of time.

Chair Bybee asked if through the study, they were able to discern how many of the employees live in the community. Mr. Hastie replied there was no assessment of that.

Chair Bybee stated he would like to hold off on this pending additional study and deciding on strategies for moving forward.

Commissioner Mascher said he was not sure he fully understood the meaning of options two and three. He requested clarification on adoption versus rejection. Interim Director Cannon replied in order to use the results of the document as you're developing findings for land use, and be able to use it in any meaningful way, it has to be adopted by the City as part of its Comprehensive Plan. If not adopted, you cannot use the results. There are two steps, it can be adopted, you can use the results, but you can wait before incorporating those results into the Comprehensive Plan. The Comprehensive Plan is quite dated; it has old statistics that relate to land inventories done many years ago. Not only do we have to adopt the Plan, this new inventory, we have to adopt significant changes to the Comprehensive Plan language and policy to reflect the results.

Interim Director Cannon said what you see in the other two options is, just shelve it altogether, basically reject it and not use it again, or hold off for a couple of years. Staff recommendation is to hold off; the results meet state guidelines, they are good results and the process included stakeholders. Cannon stated the document is not ready for adoption yet. Why adopt a document that does not provide justification to move the Urban Growth Boundary, unless the City is interested in growing differently than they do today? The concern expressed is we have a lot of land, but our larger industrial sites are owned by one user. That leaves just 50 acres of developable industrial employment land. We're saying, let's just hold off and wait and see what two years brings us. We may have different results and can continue this conversation at that time.

Commissioner Mascher stated it did not make sense to reject the information. Option two is to say this is valuable information, we will use it. The detail Mascher was not clear on, "We don't actually have to use it." We can adopt it as input, but don't have to make any decision on it. Mascher said he was not clear on the difference between, "Let's see what happens for the next two years," and "Let's see what happens for the next two years and still use this valuable data." If this data does not compel us to make any decisions, why wouldn't we want to incorporate and use it? That seems like, "Hey, there's this good information here, we should be working with that," unless it requires a decision.

Interim Director Cannon replied there is no decision required. This was not required by the State. Cannon stated that Commissioner Mascher made compelling comments during this discussion. These comments could certainly be folded into a recommendation to the City Council, if a majority of Commissioners agree with Mr. Mascher.

Commissioner Mascher said the difference between “let’s wait for a couple years” and “let’s adopt it” is if we wait for a couple years but we don’t adopt it, we officially can’t use the information received as argumentation for anything. Cannon replied that was correct.

Chair Bybee asked what the data could be used for, other than trying to expand the UGB.

Commissioner Mascher said for him that’s not the only solution. We just found out there is commercially available space, albeit much of it locked up by one company, and only 50 acres of other space. Yet, there is not a shortage of space. We have also found there is a lot of residential space for further density development within the UGB. It is not a foregone conclusion that it’s only worthwhile if it is a valid argument to expand the UGB. To me, some of this information is really valuable in arguing for development of more opportunities within the UGB. I’m willing to say we know there are significant hurdles to expanding the UGB, so why don’t we look at more efficiently developing within the current boundaries. Here we have detailed information that may help us do that. I’m looking at a resource that was paid for and is of value. Why wouldn’t we use that? If it doesn’t require or compel us to make a particular decision, it seems a waste of resources not to use it.

Chair Bybee agreed and said it’s the best available data we have. He asked Staff in what other instances the data could be used. Mr. Hastie replied the fact that the document shows such a large parcel owned by one user may give the City impetus to continue negotiation with the user to push development of the site sooner rather than later. Additionally, the data reflects sites not owned by that single user that could be developed. Are there things the City, Port of The Dalles, or County could do to help generate resources or activity that encourages development on those sites? In the first phase of the EOA provided by Bridge Economic Development, the Economic Development Plan included a variety of strategies related to growing employment of existing businesses, attracting businesses, etc. Angelo Planning Group also proposed additional actions or strategies related to land supply. The City needs to demonstrate efficient use of the land inside the boundary before any UGB expansion. This data provides updated information for potential development.

Commissioner Mascher replied that made sense, especially the information in the role Google plays in the community. Anything we can make more public in factual knowledge about the role Google plays in the community is a good thing.

Senior Planner Hert noted that the employee count numbers showing Google employment based in The Dalles was surprising to staff. They were much higher than expected. Mr. Hastie provided reported employment numbers: Google employs approximately 600 employees on site which includes 110 full time employees, 250 full time support staff on site, and 210 full time construction staff on site.

Mayor Mays stated Interim Director Cannon was very articulate in pointing out some of the City Council’s concerns from the September 3, 2020 meeting, but wanted to stress a lot of those concerns were initiated by the committee led by community partners and the County. As far as Google goes, Mayor Mays sincerely believes vacant sites will develop within a shorter timeframe. We are working very hard during any discussions with Google to increase transparency and reduce the number of rumors.

Commissioner Easling said the report was relatively easy to understand. Google has put us in an unfavorable position, and he wanted that communicated to Google. They have a vested interest in this community as well. Chair Bybee agreed.

Commissioner Poppoff had no additional discussion.

Interim Director Cannon asked if Commissioner Mascher's feedback was the sentiment of the Commission to take forward to City Council. Chair Bybee asked if she was referring to the option adopt the Employment Opportunities Analysis and Employment Buildable Lands Inventory but it won't be implemented in the Comprehensive Plan at this time. Cannon replied, "Yes."

Commissioner Poppoff said that was reasonable. Commissioner Mascher was in favor. Chair Bybee said he appreciated the study and agreed that it should be made known to the public. If it so happens that the study is improved or changed, we could adopt the edited version in the future.

Interim Director Cannon said the consensus would be taken forward to the City Council at a future meeting. Chair Bybee reiterated the Commission would go with the second option.

Interim Director Cannon said it may be worthwhile in the coming months to review our industrial codes; it may be time to update them. This would bring in modern development standards and create efforts to use the land more efficiently in what the market is wanting. Commission consensus directed Staff to review and update the industrial portion of the Code in 2021.

STAFF COMMENTS / PROJECT UPDATES

Interim Director Cannon stated the City was awarded a grant to work on additional code amendments to implement Oregon State House Bill 2001, the middle housing amendments to Oregon Revised Statutes that require changes to our Code. This grant will allow us to hire a consultant, Angelo Planning Group, to help us update our Code. The City Council and Planning Commission made several code amendments adopted by Council in October of 2019. This project will put the final touches on any parts of HB 2001 that are not incorporated in our Code and also make additional amendments that might address outstanding issues in the Housing Needs Assessment of 2017. Staff will return to the Planning Commission on December 17, 2020.

Interim Director Cannon said the Planning Commission has been identified as the Advisory Committee for this project. We would also like to add three citizen members to serve as advisors. Senior Planner Hert said Nate Stice of the Governor's Office had confirmed his participation. The other individuals include a citizen in real estate and a citizen involved in housing; these participants have not yet confirmed participation. Interim Director Cannon said these individuals will participate in the discussions about this project only, but are not officially appointed to the Planning Commission for other projects. These members serve as citizen advisors to the project with the members of Planning Commission.

Senior Planner Hert's summary provided details on the audit, the work scope, and an overview of HB 2001. Staff comments will be returned to Angelo Planning this week. Staff will also review other middle housing standards. The audit will be reviewed by Staff, Angelo Planning Group and representatives of the DLCDC. Changes will be brought before the Planning Commission and new advisory members at the December 17, 2020 meeting. Following the Advisory Committee meeting, Staff will begin drafting the amendments. This project must be completed by the middle of June, 2021.

Chair Bybee asked if we were on a timeline due to the grant. Senior Planner Hert replied, "Yes." Mr. Hastie said in adopting HB 2001 the Legislature set guidelines for when local governments have to adopt development codes in compliance with state regulations. The Dalles is considered a medium city, required to comply by June 30, 2021. The accounting deadline for funds spent is between May 31 and June 15, 2021. Timelines are set by DLCDC.

Chair Bybee stated we would get it done, but added you never know what may happen, especially during a pandemic. He asked if there were extensions available. Mr. Hastie replied that project time extensions are typically not available. The Legislature established the deadline within the House Bill; DLCDC does not have any say in the deadline.

Mr. Hastie said as a medium city we have a much lower bar than large cities or cities in the Metro area in terms of the types of housing allowed. In addition, if cities do not adopt updates to their Code in compliance with the House Bill, essentially the state would apply locally a model code ordinance. If the City adopted code that was 90% compliant, that would go into effect. The model code would then go into effect for the remaining 10% that was not compliant. Mr. Hastie noted in quite a few ways, the City is already compliant.

Interim Director Cannon said we were well on our way due to amendments adopted in 2019. She suggested prioritizing the small number of required amendments; we can then continue to work on elective amendments.

The next scheduled meeting is December 17, 2020. This project, as well as a Variance application, will be on the agenda.

Chair Bybee stated he may be absent at the December 17 meeting. Currently, there is no Vice Chair. He asked who would step in. Commissioner Mascher suggested the member with the most experience, Commissioner Poppoff, step in. Poppoff replied he would have to run the meeting by phone, but was willing to try. Chair Bybee stated officer elections would be held in January of 2021.

Commissioner Poppoff agreed to act as Interim Chair for the December 17 meeting. Secretary Webb suggested the possibility that Commissioner Poppoff could run the meeting from the Conference Room in City Hall, if available. Interim Director Cannon will check on that possibility. Senior Planner Hert noted there would be a slide presentation.

Chair Bybee will attend if service is available.

Commissioner Mascher nominated Mark Poppoff for Vice Chair for the remainder of 2019. Chair Bybee closed the nominations.

The nomination passed 4/0; Bybee, Easling, Mascher and Poppoff in favor, none opposed, Cornett and Stiles absent, one position vacant.

COMMISSIONER COMMENTS OR QUESTIONS

Mayor Mays requested Staff remain after adjournment on a matter unrelated to the Commission meeting.

ADJOURNMENT

Chair Bybee adjourned the meeting at 7:59 p.m.

Respectfully Submitted
Paula Webb, Secretary
Community Development Department



Brent Bybee, Chair

Economic Opportunities Analysis Buildable Lands Inventory Results



Presentation to
The Dalles Planning Commission
November 19, 2020



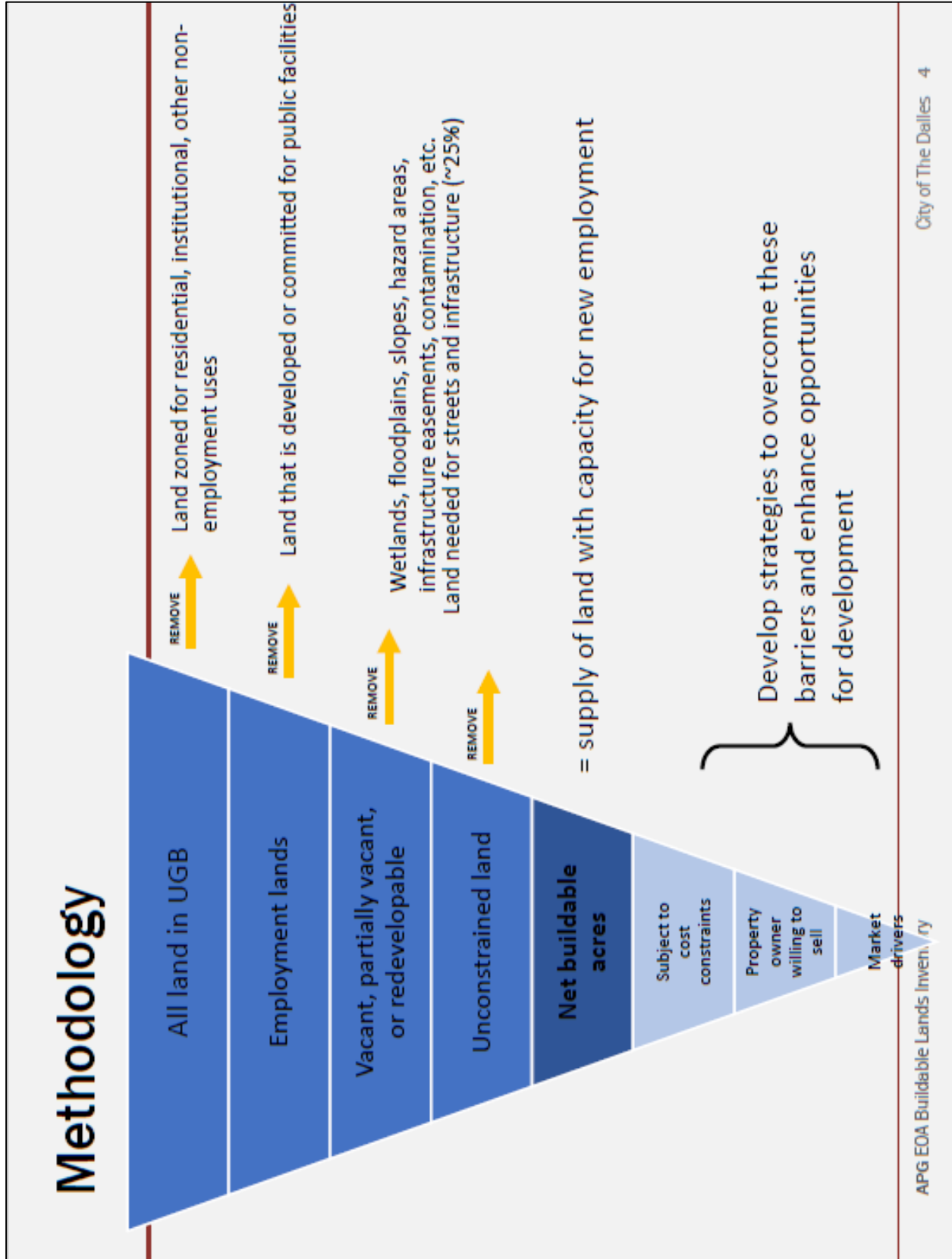
LAND USE PLANNING
TRANSPORTATION PLANNING
PROJECT MANAGEMENT

Project Background

- Inventory of commercial and industrial land in the Urban Growth Boundary
- Component of City's Economic Opportunities Analysis
- Consistent with local conditions and data and state requirements
- Informs future economic development decisions and strategies
- Products: Overall memo, three supporting memos, maps and GIS data, and updates to Economic Development Action Plan

Review Process

- Preliminary analysis based on readily available information (i.e., GIS data, aerial photos, etc.)
- Two meetings of Stakeholder Advisory Committee
- Additional meetings and review with Port and County
- Communication with Google representatives
- Consultation and direction from state agency staff
- Multiple rounds of review and revision of project maps, memos, data and findings



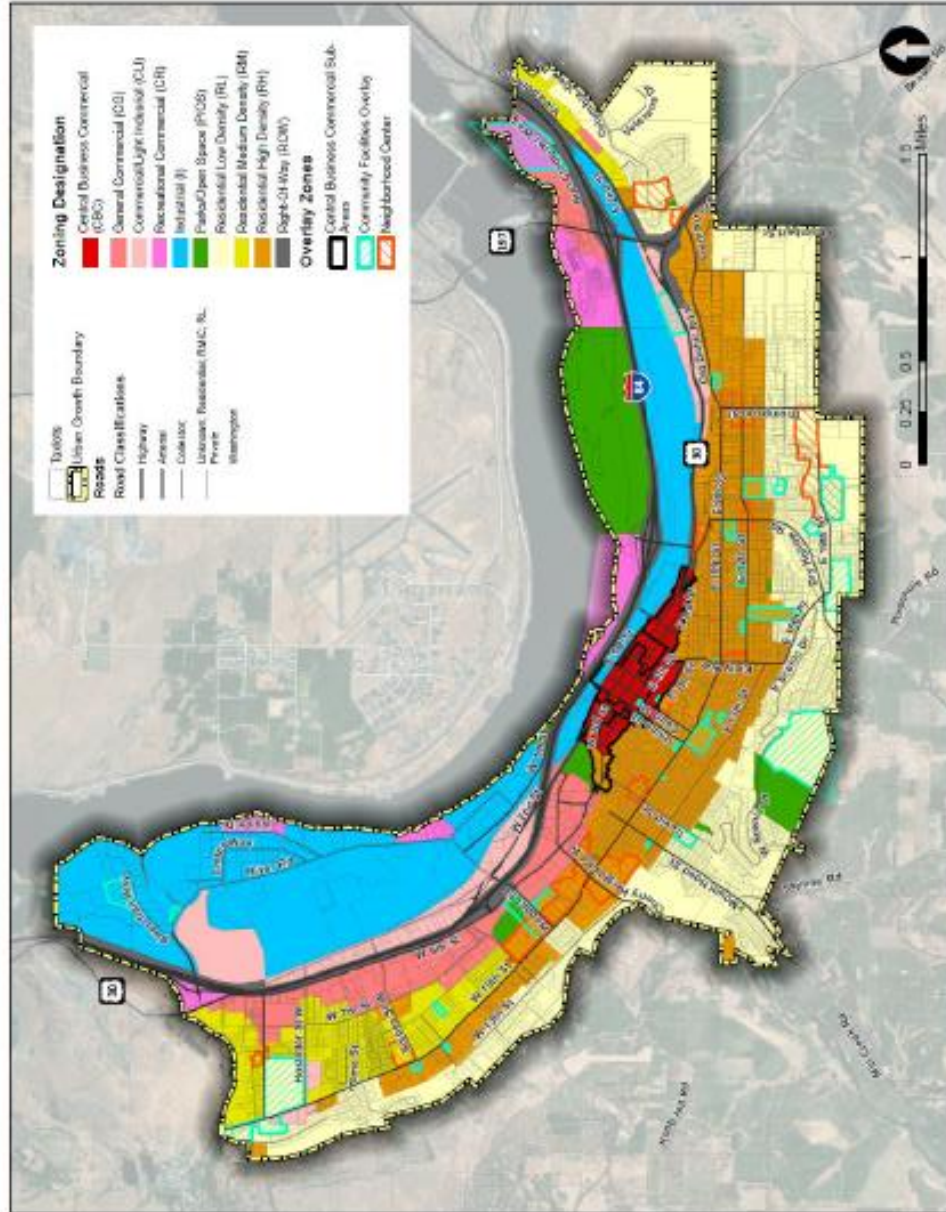
Key Definitions

- **Developed:** Includes improvements; little to no additional capacity
- **Vacant:** Minimal to no physical improvements
- **Partially vacant:** Some improvements, with capacity for additional development
- **Committed:** Reserved for or committed to non-employment uses
- **Constrained:** Completely or partially constrained by specific features or hazards

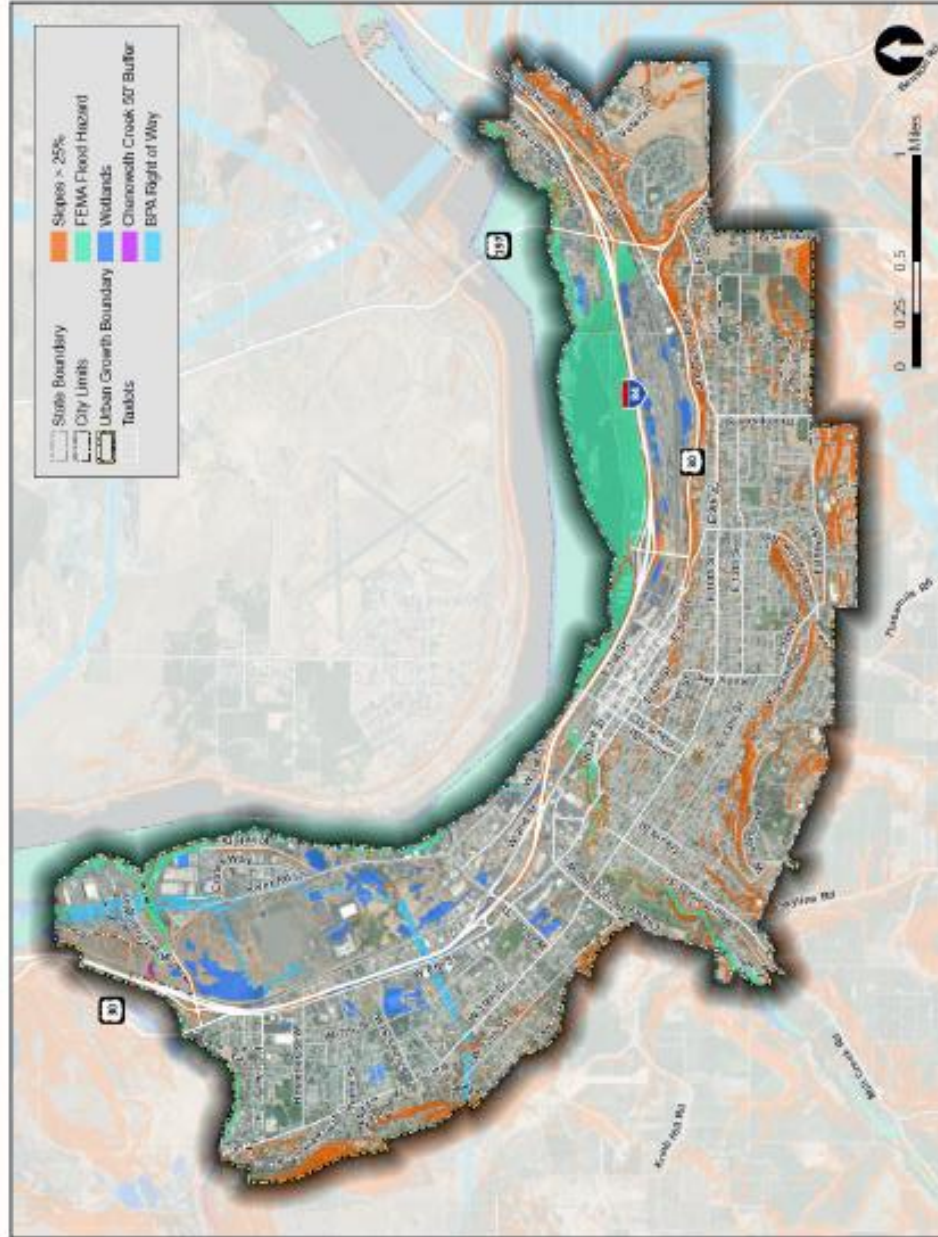


<h2>BLI Refinements</h2> <ul style="list-style-type: none">• Port owned sites• Lockheed Martin site contamination• BPA easements• Community College site• Amerities property• Munsen paving sites• Walmart site• Capacity of Google sites	APG EOA Buildable Lands Inventory	City of The Dalles 6
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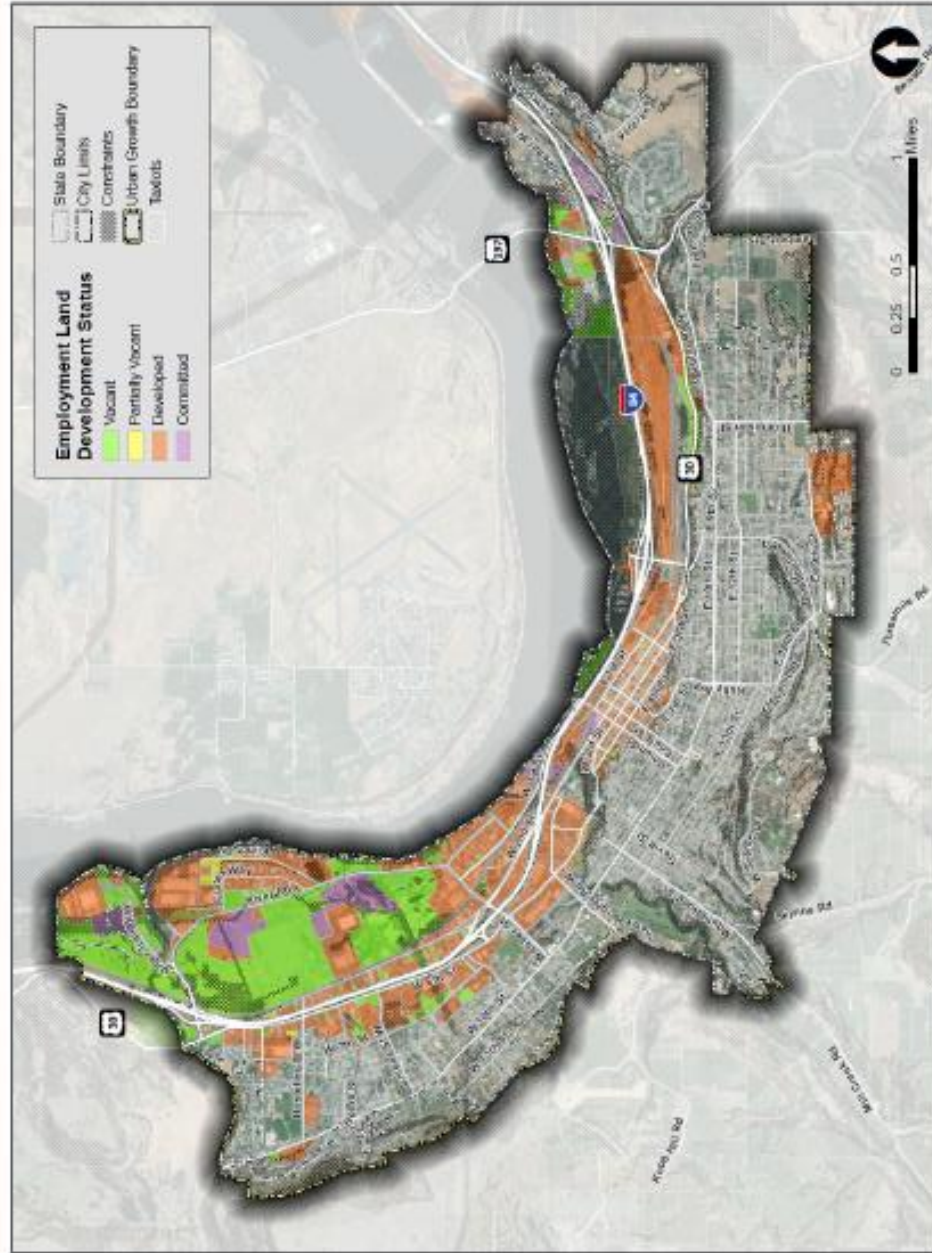
Zoning



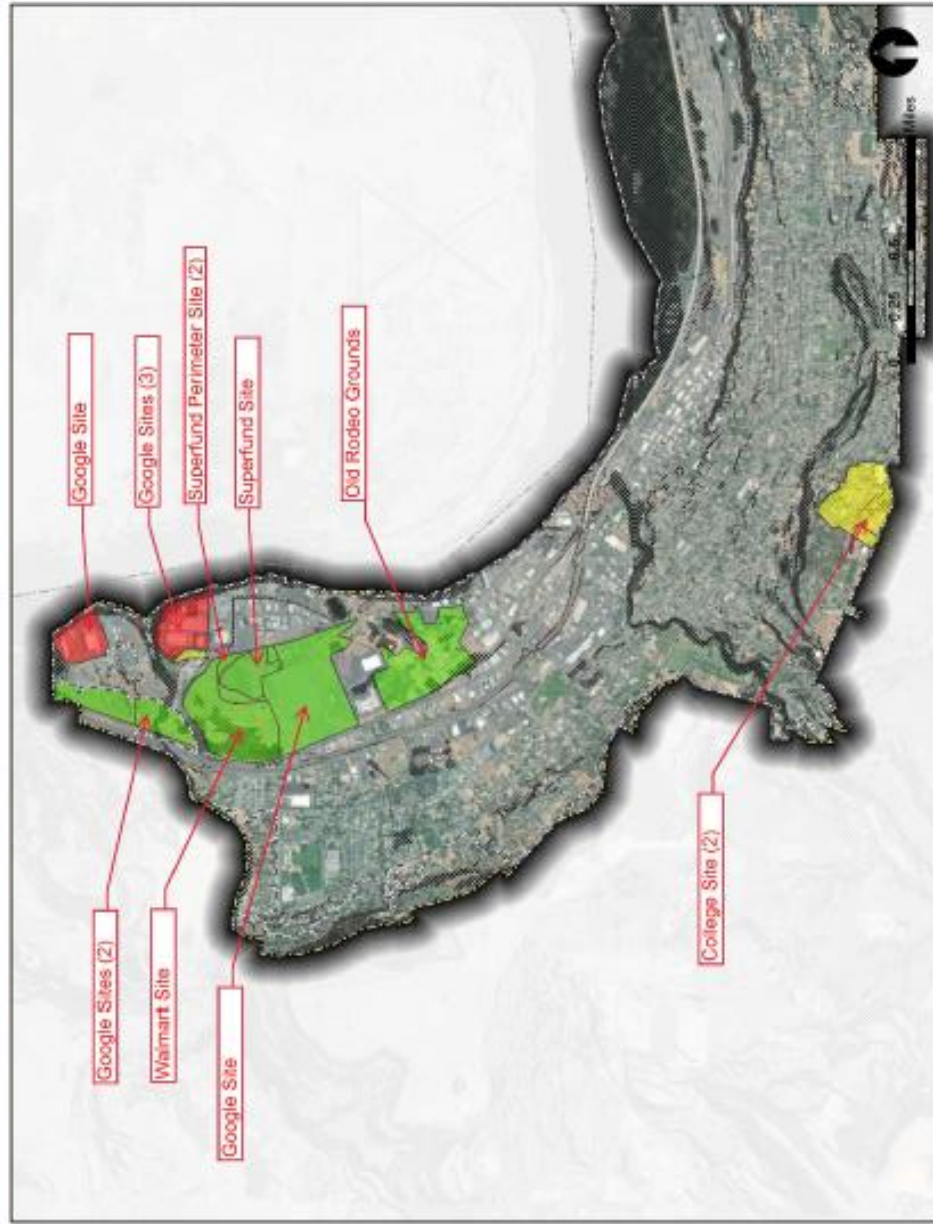
Constraints



Inventory Results



Sites of Particular Interest



APG EOA Buildable Lands Inventory

City of The Dalles 1 0

Summary of Results

Employment Zone	Partially Vacant Land		Vacant Land		Total Buildable Land
	Gross	Net	Gross	Net	
CBC	3	1	3	2	3
CG	3	1	22	18	19
CLI	1	0	48	38	38
CR	1	0	28	22	22
I	6	3	201	171	175
Total	15	7	304	253	261

Employment Zone	Estimated Net Land Demand (acres)	Net Buildable Land (acres)	Surplus/Deficit (acres)
Commercial	65 – 78	86	8 – 21
Industrial	69 – 101	175	74 – 106
Total	134 - 179	261	82 – 127

Note: All numbers have been rounded to the nearest whole number

Summary of Results

	0-2 acres	2-5 acres	5-12 acres	12-18 acres	18+ acres
Partially Vacant					
Number of Sites	7	0	0	0	0
Acres	3	0	0	0	0
Vacant					
Number of Sites	24	9	1	1*	3*
Acres	13	27	9	12	141
Total Number of Sites	31	9	2	1	3
Total Acres	16	27	19	12	141

Findings

- Analysis is consistent with state requirements
- Inventory indicates a surplus of employment land
- Results likely do not provide basis for UGB expansion
- May be possible to document unmet need for specific use or site (beyond this effort)
- Industrial supply dominated by large sites already owned and planned for development (e.g., Google sites)
- Limited supply of more traditional “available/marketable” sites, causing potential continued shortage for other users
- Larger regional supply of land includes sites in Dallesport