

**JOINT WORKSESSION
CITY OF THE DALLES PLANNING COMMISSION
CITY OF THE DALLES CITY COUNCIL
MINUTES**

Thursday, November 18, 2010
City Hall Council Chambers
313 Court Streets
The Dalles, OR 97058
Conducted in a handicap accessible room

CALL TO ORDER:

Chair Lavier called the meeting to order at 6:00 pm.

BOARD

MEMBERS PRESENT: Bruce Lavier, Ron Ahlberg, Mark Poppoff, Chris Zukin, Ted Bryant, John Nelson

BOARD

MEMBERS ABSENT: Benjamin Hoey

CITY COUNCIL

MEMBERS PRESENT: Jim Wilcox, Carolyn Wood, Dan Spatz, Bill Dick

CITY COUNCIL

MEMBERS ABSENT: Tom McGlothlin, Brian Ahier

STAFF PRESENT:

City Manager Nolan Young, City Attorney Gene Parker, Community Development Department Director Dan Durow, City Engineer Dale McCabe, Senior Planner Richard Gassman, Associate Planner Dawn Hert, Administrative Secretary Brenda Green, RARE Planner Thomas Gilbertson

APPROVAL OF AGENDA:

It was moved by Bryant and seconded by Nelson to approve the agenda as submitted. The motion carried unanimously; Hoey, McGlothlin and Ahier absent.

PERIODIC REVIEW WORKSHOP; The Dalles Comprehensive Land Use Plan: Community Development Director Durow explained that the work session was a time for the Planning Commission and City Council to sit down together and talk about policies. Durow introduced consultant; Greg Winterowd from Winterbrook Planning and gave a brief overview of his credentials. Durow explained that due to the hold up with the Gorge Commission the Periodic Review had to be broken down into two phases; and that the current work session would focus on Phase I; inside the current Urban Growth Boundary. Durow then gave a summary of the next steps, and what would be involved in Phase II.

Greg Winterowd, Principal Planner; Winterbrook Planning, 310 SW Fourth Ave, Ste 1100, Portland OR 97204 summarized the previous work done by the City Council, Planning Commission and staff.

He explained the difficulties that occurred with the Gorge Commission and stated that in consideration of it being unlikely that the City will be able to expand its boundaries in the near future, it was important to utilize the available land as efficiently as possible; especially industrial land. Winterowd pointed out that it was important to identify the types of employment the City would like to attract in order to preserve appropriate land for those employers. He then summarized the key points in the staff report and went over what the goal of the work session was.

Mayor Wilcox suggested that in consideration of the Vision Action Plan not being adopted until summer of 2011, any references to it should show that a changing document is being referenced.

Mayor Wilcox stated that in reference to greater housing density, he felt that people came to The Dalles because of the lower density. He indicated that smaller lots could be and have been created but that it's hard to sell them.

Mr. Winterowd responded that the current projections and suggested amendments were made with the knowledge that The Dalles is not Portland and that the Planning Commission and the City Council had previously expressed their opinions that higher density was not what the city wanted

Mr. Winterowd introduced the idea of a business park zone and described its intentions and where it could be useful. He also described Oregon's plan in which the state is looking for larger sites to attract large industries.

Mayor Wilcox felt that before the hearings were completed, work sessions should be offered for those property owners affected by the recommended changes; especially the industrial land owners. Wilcox also felt that considering the unexpected find of vernal pools, it would be important to retain flexibility within the large lots in order to be prepared for other unexpected findings.

Commissioner Nelson suggested that when pushing for higher density it was important to add additional amenities in order to make the higher density areas a more desirable; such as shared open space, and interesting architecture. He pointed out the success of the town houses that were built facing Mill Creek.

City Manager Young suggested that if work sessions were to be set up, he felt the Planning Commissioners should be the ones involved in collecting the information and bringing a suggestion to the elected officials.

Chair Lavier pointed out that the Planning Commission had had positive results from applicants who took the time to meet with affected property owners. He felt that work sessions would be beneficial.

Commissioner Zukin also liked the idea of work sessions involving property owners and then expressed his opinion that it was important to have flexibility within the zoning ordinances.

Mayor Wilcox pointed out that City Staff is bound to administer the rules that the City Council has given them and that it's important that when ordinances are found that don't make sense that they are brought up for review. Wilcox also agreed that the Planning Commissioners should be the ones involved with being on the sub committees.

Mr. Winterowd stressed that the decision that needs to be made is if the community wants to have large lots preserved for larger developers, and if yes, where should those large lots be.

City Manager Young read from a letter that was submitted by Andrea Klass, Executive Director of Port of The Dalles. Klass was concerned about the limitations that the proposed Conceptual Master Plan (CMP) would create. She felt that the current process works and that it does not need to be fixed. Her letter was admitted as "Exhibit A".

Senior Planner Gassman explained that finding more wetlands than expected through the Wal-Mart

application, changed the amount of buildable land. He added that there would not be an answer as to how much was potentially undevelopable unless a study was done.

Councilor Dick referred to a study that had been done when the Port was making decisions on land development. He stated that they had decided on a goal to lure industries that utilized one to two acre plots.

Scott Mengis, 1405 Chinook Street, The Dalles, felt that it would not be a good idea to hold onto lots larger than one to two acres for very long. He shared that he knew of an industry that was looking for two hundred acres in this area to site a distribution center, but that they had found that none were available.

There was a general discussion about where available land was in the area. Both Tygh Valley and Dallesport were mentioned as areas where industry would benefit The Dalles by proximity, although it was pointed out that Tygh Valley was probably too far off the corridor to be chosen as a feasible site.

Mayor Wilcox felt that marketing to, and saving land for, the smaller industries was a better fit for The Dalles. He pointed out that when a small industry goes down it doesn't take the entire town down.

Commissioner Ahlberg pointed out that it was important to make a decision and move forward before more regulations were created.

Director Durow also encouraged moving forward with a decision as soon as possible. He stated that in regards to the Economic Opportunities Analysis (EOA) staff would look into moving that along quickly as well. He stated that if it was the wish of the Council and Commission to target industries that don't need as much land, staff would build that into the plan.

Mayor Wilcox pointed out that it would be difficult for a large industry to locate in The Dalles due to lack of adequate housing.

Chair Lavier stated that in consideration of the vernal pools, it was unlikely that there are any fifty acre lots available. He felt it important to have flexibility to accommodate different needs.

Director Durow mentioned the idea of a wetland bank, but agreed that it would be best to not wait for those studies and plans to be completed.

Director Durow and Mr. Mengis discussed both the possibilities and the concerns of incorporating some of the flat lands that are currently outside of the City's Urban Growth Boundary, as well as the needs of the entire county for a certain amount of industrial land.

There were multiple comments about Dallesport having large lot potential and allowing The Dalles to move to the marketing of smaller industrial lots.

Director Durow summarized what the Council and Commission had discussed. He stated staff will look into the EOA and the removal of the requirement for the large industrial lots. He also stated that subcommittees would be set up to look at both residential and industrial zoning needs. Commissioners Nelson, Bryant and Poppoff volunteered for the residential subcommittee and Commissioners Zukin, Lavier and Ahlberg volunteered for the industrial subcommittee. Durow then stated that the proposed changes would be brought to a public hearing in front of the Planning Commission after the 45 day notice period had expired. The Planning Commission would then make a recommendation to City Council who would then also have a hearing.

Director Durow reported that the cultural work required in Phase II of the Periodic Review was in process and that the grant deadline is the end of June 2011.

COMMISSIONER COMMENTS:


Commissioner Bryant stated that he had had a request from some citizens to address the Planning Commission in regards to concerns surrounding a manufactured home that had been placed at 939 Chenoweth Loop. Senior Planner Gassman reported that the owners of the manufactured home in question were currently working with City staff to resolve the issues; and stated that he would talk to the citizens to give them an update of the situation.

City Manager Young suggested to the Planning Commissioners ways to assist citizens that approach them with concerns. Young asked them to try to resolve the concerns by first working with staff. He also commented that it would be appropriate for the Commissioner to go with the citizen while talking to staff.

NEXT MEETING: The next Planning Commission meeting is scheduled for December 2, 2010.

ADJOURNMENT: The Planning Commission meeting was adjourned at 7:55 p.m.

Submitted by
Brenda Green, Administrative Secretary



Bruce Lavier, Planning Commission Chair