

**COMPREHENSIVE
LAND USE
PLAN**

**THE DALLES,
OREGON**

JULY, 2006

This Comprehensive Plan was adopted on July 10, 2006 and replaces the May 1994 document.

Goal 12, Transportation, was the focus of the 2006 document. In the fall of 2007 we will be amending the Comprehensive Plan again. This future amendment is necessary for the Urban Growth Boundary Amendment project that has been ongoing for the past two years. We will make every effort to provide you with a copy of the 2007 Comprehensive Plan as soon as possible. We thank you for your patience.

The Community Development Dept.

THE DALLES COMPREHENSIVE PLAN

City of The Dalles
May 1994

Amended July 10, 2006
General Ordinance 06-1268

Prepared by:
Spencer & Kupper
Portland, Oregon
and
City of The Dalles

ACKNOWLEDGEMENTS

The following group of dedicated citizens gave fifteen months of their time to draft the Revised Comprehensive Plan for The City of The Dalles for the 1994 update.

Ken Farner, Chairman
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Professional Planning Services provided by Spencer & Kupper, Portland, Oregon

The 2006 update was conducted through the City Planning Commission. The citizens making up the Planning Commission include:

Chair; Bruce Lavier, Ron Ahlberg, Derek Hiser, Jo Ann Wixon, Ted Bryant, Dean Wilcox, and Mark Popoff

Assistance with the Transportation Goal update was provided through the Oregon Department of Transportation.

Ed Moore, Planner

Staff Support: City of The Dalles Community & Economic Development Department

Daniel C. Durow, Community Development Department Director

Grant Support: Land Conservation and Development Commission, and Oregon Department of Transportation

The City's appreciation extends to the local, state, and federal resource agencies who provided assistance and information, and to the many citizens and interest groups who participated in the public workshop process critical to the development of this plan and the updates.

GENERAL ORDINANCE NO. 06-1268

AN ORDINANCE ADOPTING THE CITY OF THE DALLES
TRANSPORTATION SYSTEM PLAN, UPDATED JUNE, 2006

WHEREAS, the State of Oregon has adopted an administrative rule (OAR 660-012) to implement Statewide Planning Goal 12 (Transportation) to promote the development of safe, convenient and economic transportation systems; and

WHEREAS, OAR 660-12-0015(3) requires cities to prepare and adopt a Transportation System Plan (TSP) that establishes a system of transportation facilities and services adequate to meet identified local transportation needs and be consistent with the state TSP; and

WHEREAS, the City of The Dalles is required by OAR 660-012, also known as the Transportation Planning Rule (TPR) to adopt a local TSP as part of its comprehensive plan;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF THE DALLES
ORDAINS AS FOLLOWS:

Section 1. Goal 12 of the City of The Dalles Comprehensive Plan is hereby amended as shown in Exhibit A to this ordinance.

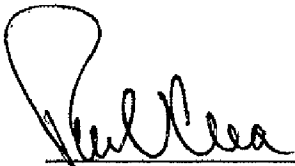
Section 2. The Transportation System Plan updated June, 2006, is hereby adopted by reference and incorporated herein to the adopted Comprehensive Plan for the City of The Dalles.

Section 3. Severability. The sections, subsections, paragraphs and clauses of this ordinance are severable. The invalidity of one section, subsection, paragraph, or clause shall not affect the validity of the remaining sections, subsections, paragraphs, and clauses.

PASSED AND ADOPTED THIS 10TH DAY OF JULY, 2006.

Voting Yes, Councilor: Seckora, Davison, Broehl, Zuki
Voting No, Councilor: None
Absent, Councilor: Tenney
Abstaining, Councilor: None

AND APPROVED BY THE MAYOR THIS 10TH DAY OF JULY, 2006.



Robb Van Cleave, Mayor

Attest:



Julie Krueger, MMC, Cit^y Clerk

THE DALLES COMPREHENSIVE PLAN

City of The Dalles, Oregon

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GOAL #1

CITIZEN INVOLVEMENT

To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.

The 1982 The Dalles Comprehensive Plan was prepared, adopted and acknowledged by utilizing a broad-based citizen involvement program. That program is included in the 1982 Plan, and is incorporated into this Plan by reference.

In September, 1992 a public involvement program was adopted by the City, and implemented during the preparation of this Revised Plan. The purpose of the public involvement program is to develop and implement a plan which establishes a Steering Committee, provides regularly scheduled opportunities for Committee review and comment on study tasks, and provides for meaningful, broad-based community participation during the course of the study. Organizations that were reached through the public involvement program including the Port of The Dalles, Wasco County, Columbia River Gorge Commission, major property owners, and the general public. The public involvement program* incorporated into this Plan by reference.

Two primary forums for public participation were used. First, a Steering Committee was formed and met throughout the project. Second, Community Workshops were undertaken at important points during the project where broad-based input was needed. The meetings of both groups were publicized and supported by staff of the Community & Economic Development Department.

Public input on key issues by specialized groups or individuals was needed. These key issues were housing and urbanization, natural resources and recreation, and commercial and industrial development. The Steering Committee formed sub-committees and included additional experts as needed. The sub-committees reported back to the full Steering Committee for discussion and revisions.

During the Comprehensive Plan revision process a separate 25-member citizen committee created a Community Vision, Pioneering The Dalles: A Vision for The Dalles in the Year 2020. The community vision for 2020 is of a riverfront town with inter-connected green spaces, integrated neighborhoods, enhanced business and educational opportunities, and a high level of citizen input to decision making. The Comprehensive Plan Steering Committee reviewed the Vision and several members served on both committees. To help make the Vision a reality, this Plan initiates mixed community, commercial, and residential use areas as "neighborhood centers", suggests design standards to insure that higher density infill is compatible with existing neighborhoods, and encourages a Parks Master Plan to be developed. There are many other examples of how the Vision statement is applied throughout the following elements of this Plan.

GOAL:

To develop a citizen involvement program that insures the opportunity for all citizens to become involved in all phases of the planning process.

*TASK 2 PUBLIC INVOLVEMENT PROGRAM, The Dalles Comprehensive Land Use Plan Rewrite, Spencer & Kupper, 1992 --

POLICIES:

1. The Citizen Involvement Program shall provide for the involvement of the community's citizens in the planning of the Urban Area's development.
2. Availability of planning information to interested citizens shall be maintained.
3. The land-use planning process and policy framework shall include opportunity for citizen input as a part of the basis for all decisions and actions related to the use of land.

IMPLEMENTING MEASURES:

1. A Citizen Involvement Program shall be maintained through the City's Planning Commission.
2. The Community & Economic Development Department shall make available plans and information related to land-use and development to all interested citizens.
3. Financial support for the Citizen Involvement Program will be provided through the Community

GOAL #2

LAND USE PLANNING

To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions.

Introduction

The Dalles Comprehensive Plan was adopted by the City in December, 1982, and along with implementing ordinances and an urban growth boundary agreement, was acknowledged for compliance with Statewide Planning goals by the Land Conservation and Development Commission (LCDC) on August 25, 1983. Since acknowledgement, the City prepared a Final Local Review Order (April, 1993) that was adopted by the LCDC in January, 1994.

This Plan Revision was undertaken in September, 1992 following a planning process adopted by the City.² This Plan will be adopted by the Planning Commission and City Council according to procedures for legislative revisions, and will be submitted to the Land Conservation and Development Commission for acknowledgement.

Amendments as appropriate to the City's zoning, subdivision, sign and mobile home park and other implementing ordinances will also be adopted in order to implement this Plan. In order to minimize cost and delays in administering ordinances, approval procedures which allow the Community & Economic Development Director to make certain administrative decisions for minor development proposals will be identified and adopted.

Comprehensive Plan Revision

This plan will be reviewed and revised as necessary according to the schedule for periodic review established by LCDC. The periodic review will include a citizen involvement program.

The Dalles City Council or City Planning Commission may initiate legislative changes to this Plan. Legislative changes involve the adoption of law or policy applicable citywide or to a broad geographical area. Examples of legislative changes are changes to Comprehensive Plan goals and policies, and changes to land use designations involving numerous parcels which may have widespread impacts beyond the immediate vicinity of these parcels.

A property owner may initiate quasi-judicial changes to this Plan. Quasi-judicial changes involve the application of existing law or policy to a small area or a specific factual situation. An example of a quasi-judicial change is a proposed change of land use designation for one or more parcels which does not have a significant effect beyond the immediate area of the subject parcels. If there is a question as to whether a specific request for a land use review is legislative or quasi-judicial, the decision will be made by the City Attorney. The decision will be based on current law and legal precedent. Requests for decisions on this issue must be in writing and must be filed with the Community & Economic Development Director, who will forward the request to the City Attorney. All public notification of proposed legislative and quasi-judicial changes to this Plan will comply with State law.

²Project Approach, The Dalles Comprehensive Land Use Plan Rewrite, Spencer & Kupper, 1992.

Community Vision Statement

During 1993, a community vision statement was created to facilitate actions toward a unified ideal of The Dalles in 2020. The vision is expected to guide policy making through the Comprehensive Plan and other policy-based documents. The vision statement, Pioneering The Dalles: A Vision for The Dalles in the Year 2020 (Anderson, 1993), is incorporated in this Plan by reference. Changes to the Plan should be consistent with the Vision Statement.

Urban Growth Management

The Dalles Urban Area contains both City and County jurisdiction. To ensure consistency, the City and County coordinate efforts to manage all lands within the urban growth boundary. The policy document used for this purpose is the "Urban Growth Area Joint Management Agreement," 1983, as revised 1992. Any changes to this agreement will be considered a legislative action.

GOALS:

1. To comply with the Statewide Planning Goals and assure that changes to this Plan comply with these goals.
2. To participate with other jurisdictions and special districts to assure appropriate land use and related issues are coordinated.
3. To assure that to the extent possible, land use reviews minimize cost and delay in administration.
4. To implement the community vision through the comprehensive planning process.

POLICIES:

1. Assure that policies in this Plan are implemented.
2. Establish Plan review and revision procedures which include provisions for participation by citizens and affected governments and special districts.
3. Assure an adequate factual base for decisions and actions.
4. Formally review the Comprehensive Plan, and revise as necessary, according to the schedule for periodic review established by LCDC.
5. Evaluate proposed Comprehensive Plan amendments according to the following criteria:
 - a. Compliance with the statewide land use goals and related administrative rules is demonstrated.
 - b. Conformance with the Comprehensive Plan goals, policies and implementation measures is demonstrated.
 - c. The change will not adversely affect the health, safety and welfare of the community.
 - d. Adequate public facilities, services and transportation networks are in place, or are planned to be provided with the proposed change.

Goal #2 - Land Use Planning

- e. Plan changes will be consistent with the vision.
- 6. Implement this Plan through appropriate ordinances and action. Implementing measures shall be developed to allow administrative review and approval authority.
- 7. The Community & Economic Development Director shall have authority to elevate any administrative review request to the Planning Commission for review and decision.

IMPLEMENTING MEASURES:

- 1. Implementing ordinances shall be consistent with this Plan.
- 2. The implementing ordinances shall allow administrative review and approval authority for minor development proposals.
- 3. The Community & Economic Development Department shall develop and maintain user-friendly application forms for all land use requests.
- 4. Findings shall be made to show that any Comprehensive Plan changes are consistent with the criteria listed in Policy #5 above.

GOAL #3

AGRICULTURAL LANDS

Goal 3 is not applicable to the City of The Dalles because there are no lands designated for farm use within The Dalles Urban Growth Boundary.

GOAL #4

FOREST LANDS

Goal 4 is not applicable to the City of The Dalles because there are no lands designated for forest use within The Dalles Urban Growth Boundary.

GOAL #5

OPEN SPACES, SCENIC AND HISTORIC AREAS, AND NATURAL RESOURCES

*To conserve open space and
protect natural and scenic resources.*

The Statewide planning goal directs the City to develop a program that will: 1) insure open space, 2) protect scenic and historic areas and natural resources for future generations, and 3) promote healthy and visually attractive environments in harmony with the natural landscape character. The goal requires that the location, quality and quantity of resources be inventoried. Where no conflicting uses for resources have been identified, those resources shall be managed so as to preserve their original character. Where conflicting uses have been identified, the economic, social, environmental and energy consequences of the conflicting uses shall be determined and programs developed to achieve the goal.

Introduction

The Dalles Comprehensive Plan, 1982, includes a description of the open space, scenic, historic and natural resources inventories in The Dalles. These inventories include visual and open space resources, historic resources, vegetative resources, wildlife and fishery resources, mineral and aggregate resources, and energy resources. These inventories are incorporated as part of this Plan by reference. Since 1982, the historic resources inventory was updated and is incorporated as part of this Plan by reference. In addition, The Dalles Riverfront Plan was prepared in 1989, and includes detailed resource inventories along the Columbia River. The resource assessment chapter of The Dalles Riverfront Plan is incorporated as part of this Plan by reference.

For purposes of this Plan, the following definitions will be used:

Open Space: Land that supports vegetation and natural features rather than structures.

Scenic Areas: Area that is valued for its inherent scenic or aesthetic quality, or serves as a key viewing area of the City of The Dalles.

Historic: Lands, sites structures and objects that have local, regional, statewide or national historical significance.

Natural: Land and water that has substantially retained its natural character, and land and water that, although altered in character, is important as habitats for plant, animal or aquatic life, for the study of its natural historical, scientific or paleontological features, or for the appreciation of its natural features.

Open space

The purpose of this goal and policy for the City of The Dalles is to serve as a link to the other resources addressed here as well as Goals 8 through 14. Open Space can range from forest or agricultural lands to landscaped areas in parking lots or along stream corridors. Open space areas are the lungs of the city and are available for the general public to use, study, investigate, play in or mediate upon during their leisure time.

Open spaces can offer an escape from crime, pollution, crowding, noise, a sedentary work life, and other problems associated with urban living. Providing nearby open space for leisure time activity also addresses conservation of resources and softens the effects of social and economic distress by allowing individuals to use such areas without incurring expense or travel time, gas, etc.

Natural, Scenic and Historic Resources

The purpose of this goal is to protect areas which are necessary to the long-term health of the economy of the community; for example, open spaces, indigenous land forms, mineral and aggregate sources, energy resource areas, significant areas, historically significant as determined by the Historical Landmarks Commission and visually aesthetic.

The intent of the policy is to protect these areas for their natural resource values. Water, energy, open space, scenic vistas, historic resources, habitat, are all limited, finite resources. Inappropriate land uses can destroy their future use. Significant habitat and ecological areas are important to the public for their educational, recreational, research and quality of life value, and they often function to balance the affects of other land uses.

Historic resources as identified by the Historical Landmarks Commission must be protected as a valuable asset and demonstration of our rich historic past. If destroyed, this resource like many other cannot be regained. Extreme care needs to be exercised in the review and expansion of any historic facility.

Areas of Significant Environmental Concern

It is the intent of this Plan to ensure that all local, state and federal regulations are met when proposed public and private actions affect "areas of significant environmental concern". Areas of significant environmental concern include floodway boundaries identified by the Federal Emergency Management Agency, historic landmarks as approved by the Historical Landmarks Commission, geologic hazards as identified in the Landslide Hazard Study, 1991, and wetlands as identified by the National Wetlands Inventory Maps. Other types of significant resources such as the Columbia Bluffs, may also be included.

An amendment of this Plan will be required in order to add new resource categories as areas of significant environmental concern. The development review process for projects in these areas may result in the imposition of design standards or other requirements in order to minimize adverse environmental and aesthetic impacts.

GOALS:

1. To conserve and protect the open space, natural, and scenic resources of the area.
2. To operate the City's established open space and parks in a coordinated fashion with the Northern Wasco County Parks and Recreation District, recognizing that the City does not have a department for the management of recreational facilities or programs at this time.
3. To recognize, protect and enhance the historical importance of the community, and to promote increased public awareness and participation in historic preservation.

Goal #5 - Open Spaces, Scenic and Historic Areas, and Natural Resources

POLICIES:

1. Link and integrate the protection and enhancement of Open Space into Goal 8, Recreation.
2. Develop and maintain a current map and inventory areas of significant environmental concern including floodway boundaries identified by the Federal Emergency Management Agency, historic landmarks as approved by the Historical Landmarks Commission, geologic hazards as identified in Landslide Hazard Study, 1991, and wetlands as identified by the National Wetlands Inventory Maps. A site specific wetlands analysis, completed by a qualified biologist, may further delineate wetland boundaries.
3. Require that legislative and quasi-judicial actions affecting areas of significant environmental concern meet all applicable local, state and federal regulations.
4. Encourage the use of vegetative coverings for property to control soil erosion, reduce airborne dust, and improve the aesthetic quality of the urban environment; also providing habitat for non-game wildlife habitat such as birds and squirrels.
5. Develop updated landscaping standards.
6. Promote and provide incentives to protect and enhance Mill Creek, Chenoweth Creek, Fifteen Mile Creek and Three Mile Creek for their natural and recreational values, consistent with The Dalles Riverfront Plan. See Goal 8, Recreation.
7. Promote the development of a linear park system and nature trail along Mill and Chenoweth Creeks and a multipurpose trail along the Columbia River consistent with Goals 8 and 12 and The Dalles Riverfront Plan.
8. Enforce the weed abatement ordinances to ensure maintenance of all private, and public property to avoid the spread of noxious weeds.
9. Identify and protect feasible renewable energy resources (see Goal #13; Energy).
10. Encourage urban area building owners to improve the appearance of the rear of their buildings and develop alleys as attractive avenues to access shops.
11. Identify and protect key viewing areas of the city such as Sorosis Park, and other panoramic vistas from visual blocking.
12. Owners of historical buildings and sites that have been identified by the historical landmarks Commission or the State Inventory of Historic Properties shall be encouraged to maintain the historical integrity of their properties. Exterior alterations to designated local Historic Landmarks shall require review by the Historical Landmarks Commission.
13. Encourage the restoration and sympathetic renovation of historic properties throughout the city, and preserve the historic integrity of the community.
14. Document, protect, and preserve significant archaeological sites within the city.
15. Encourage the adoption of additional local and National Register Historic Districts.
16. Encourage stream enhancement programs through coordination between civic, school, and natural resource agencies.

