

MINUTES
Regular City Council Meeting
March 22, 2021
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MINUTES

CITY COUNCIL MEETING
March 22, 2021
5:30 p.m.

VIA ZOOM
LIVESTREAM VIA City website

PRESIDING: Mayor Richard Mays

COUNCIL PRESENT: Darcy Long-Curtiss, Tim McGlothlin, Rod Runyon, Scott Randall, Dan Richardson

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, City Engineer Dale McCabe, Senior Planner Dawn Hert

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.

APPROVAL OF AGENDA

Mayor Mays noted the addition of a proclamation to the agenda.

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

PRESENTATIONS PROCLAMATIONS

Proclamation March Sexual Assault Awareness Month

Councilor Randall read the email he sent to Council earlier in the day (attached).

It was moved by Randall and seconded by Runyon to remove the words “systemic oppression” from the proclamation before reading it. The motion carried 3 to 1; Runyon, Randall, McGlothlin voting in favor; Long-Curtiss opposed; Richardson abstained due to not having time to review the issue thoroughly.

Mayor Mays invited Cassandra Chenowith of Haven to speak. Ms. Chenowith spoke about the importance of the proclamation and Thanked the Council for approving it.

Mayor Mays read the proclamation.

AUDIENCE PARTICIPATION

Kenny LaPoint, Mid-Columbia Community Action Council Director reported on the status of the Pallet Shelter (see attached). He said things were going well and he had hoped to ask for an extension of the move out deadline, but he understood the City’s Land Use Ordinances didn’t allow for it at this time.

Kenny and Karen Murray spoke in favor of the Pallett Shelter remaining year-round.

Rodger Nichols also spoke in favor, saying the City could quickly create an ordinance allowing the shelter.

Councilor Richardson asked if additional homeless people due to COVID would qualify as sufficient justification.

Mr. LaPoint said there was no data specifically proving there were more homeless people due to COVID.

Long-Curtiss said antidotally, she had found a number of people currently homeless have only been homeless since COVID.

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Mr. Alford said the Pallet Shelter had served far more people than had been served at the Warming Shelter the previous year.

Jonathan Kara, City Legal Counsel explained that there are State guidelines when addressing land use, needing State approval. He said the emergency resolution took the issue out of land use due winter weather. He said St. Vincent's warming shelter would not be approved under current rules.

Long-Curtiss said she was confident that City Attorney, City Manager and staff had worked hard to find all the options available.

CITY ATTORNEY REPORT

City Legal Counsel Jonathan Kara reported working with the Airport regarding water rights issues. He said they were almost to the end of it.

He said he had also been working with the Community Development Director on Land Use and Development ordinances.

CITY COUNCIL REPORTS

Councilor Runyon reported attending:

- League of Oregon Cities Conference call
- Representative Bonham's Zoom meeting

Councilor McGlothlin reported attending:

- Airport Board meeting – lease tracking updates

Councilor Long-Curtiss reported:

- March 31, Urban Renewal Agency meeting

Councilor Randall reported:

- Community Clean up – largest attendance, 3 truck loads of garbage; requested help from Public Works on cleaning the ditch across from the car dealers on Sixth Street

Councilor Richardson reported:

- Police Chief Ashmore spoke at Governmental Affairs

Mayor Mays reported:

- Lions Club

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- Rotary Club
- Governmental Affairs
- KODL
- Community Outreach Team
- Community Clean Up at Sorosis Park

CONSENT AGENDA

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

Items approved on the consent agenda were: 1) The minutes of the March 8, 2021 Regular City Council Meeting; 2) Resolution No. 21-009 Concurring with the Mayor's Appointments to Various Commissions and Committees; 3) Declare Community Development Department Vehicle as Surplus.

PUBLIC HEARINGS

Supplemental Budget

Finance Director Angie Wilson reviewed the staff report.

Mayor Mays asked for public testimony, hearing none, he closed the public hearing.

Resolution No. 21-008 A Resolution Adopting a Supplemental Budget for Fiscal Year 2020-21, Making Appropriations and Authorizing Expenditures From and Within The Sewer Special Reserve Fund of The City of The Dalles Adopted Budget

It was moved by Richardson and seconded by Long-Curtiss to approve Resolution No. 21-008 Adopting a Supplemental Budget for Fiscal Year 2020-21, Making Appropriations and Authorizing Expenditures From and Within The Sewer Special Reserve Fund of The City of The Dalles Adopted Budget. The motion carried 5 to 0, Richardson, Long-Curtiss, McGlothlin, Randall, Runyon voting in favor; none opposed.

CONTRACT REVIEW BOARD ACTIONS

Award Contract No. 2020-010 Westside Interceptor Upgrades Phase

Public Works Director Dave Anderson reviewed the staff report.

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It was moved by McGlothlin and seconded by Randall to authorize the City Manager to enter into contract with Crestline Construction, Contract No. 2020-010 Westside Interceptor Upgrades Phase 1 in an amount not to exceed \$1,531,025. The motion carried 5 to 0; McGlothlin, Randall, Runyon, Long-Curtiss, Richardson voting in favor; none opposed.

DISCUSSION ITEMS

HB2001 – Middle Housing Code Summary, Batches 1 & 2

Senior Planner Dawn Hert presented a PowerPoint (attached).

There was some discussion regarding a definition of a detached duplex, verses tiny home, and accessory dwelling unit.

Community Development Director Alice Cannon said tiny homes would be in the next batch; an accessory dwelling unit has strict size restrictions; and a detached duplex was more like two houses on one lot.

Mayor Mays asked how much of the changes were due to State Law?

Hert said duplexes being allowed was State Law. She said that staff; and the Planning Commission were looking at modifications to provide consistency throughout the ordinances.

Cannon said 75% in the package was required, however there were choices within the requirements.

Hert said the Advisory Committee Members were Joel Madsen; Nate Stice and Mary Handlin.

Long-Curtiss asked if the changes would have any effect on Legacy Development.

Hert said she would look into it and report back to Council.

EXECUTIVE SESSION

In accordance with ORS 192.660(2)(h) to consult with counsel concerning the legal rights and duties of a public body with regard to current litigation or litigation likely to be filed.

Mayor Mays recessed Open Session at 7:05 p.m.

Mayor Mays reconvene Open Session at 7:35 p.m.

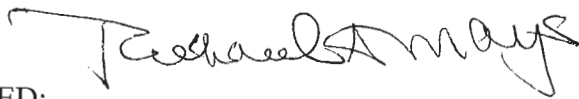
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ADJOURNMENT

Being no further business, the meeting adjourned at 7:36 p.m.

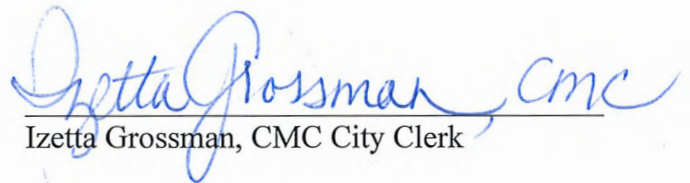
Submitted by/
Izetta Grossman, CMC
City Clerk

SIGNED:

A handwritten signature in black ink that reads "Richard A. Mays". The signature is written in a cursive style with a large, sweeping "R" and "M".

Richard A. Mays, Mayor

ATTEST:

A handwritten signature in blue ink that reads "Izetta Grossman, CMC". The signature is written in a cursive style with a large, sweeping "I" and "G".

Izetta Grossman, CMC City Clerk

From: Scott Randall <srandall@ci.the-dalles.or.us>

Date: March 22, 2021 at 10:18:20 AM PDT

To: "Izetta F. Grossman" <igrossman@ci.the-dalles.or.us>, Darcy Long-Curtiss <DLong-Curtiss@ci.the-dalles.or.us>, Rod Runyon <rrunyon@ci.the-dalles.or.us>, Richard Mays <rmays@ci.the-dalles.or.us>, Timothy McGlothlin <TMcGlothlin@ci.the-dalles.or.us>, Julie Krueger <jkrueger@ci.the-dalles.or.us>, Dan Richardson <drichardson@ci.the-dalles.or.us>

Subject: Re: Supplemental Agenda March 22

I fully support this proclamation, however I have an objection to some of the verbiage included in two of the paragraphs. I propose the phrases in question be removed. This can be done without changing the intent of the proclamation.

In paragraph 4 the phrase "by challenging a culture of systemic oppression", and in paragraph 6, the phrase "systemic oppression, the root cause of..." can be stricken from the text without changing the body of the message.

I think these phrases are politically charged, and only serve to drag us into a larger, ongoing national debate that will distract us from overseeing the affairs of the city. I have spoken with Mayor Mays this morning, and we agreed that communicating these concerns to the rest of the council could possibly resolve the issue ahead of tonight's meeting.

Thank you.

Looking forward to seeing you all, tonight.

Scott Randall



Mid-Columbia Community Action Council
Serving Hood River, Wasco and Sherman Counties
312 E. 4th St.
The Dalles, OR 97058

March 19, 2021

RE: The Dalles Pallet Shelters

Mayor Mays and The Dalles City Councilmembers,

First of all, I want to thank Mayor Mays, the City Council and City Staff for the collaboration and assistance over past few months as Mid-Columbia Community Action Council (MCCAC) took over the operation of The Dalles Pallet Shelter site. The shelter has served as a center for safety and stability for our most vulnerable community members during the difficult winter months we experience here in the Gorge. Not only has the shelter provided safety and stability but it has also provided an opportunity for transition and hope for the future. Since MCCAC took over the shelter in February, we have worked to provide shelter guests with access to other programs and services available throughout the community. These include behavioral health, medical and permanent housing opportunities. To date we have had seven (7) shelter guests transition into permanent housing; assisted five (5) guests with obtaining steady employment; four (4) of our guests are currently attending post-secondary education; and we have two (2) current guests who have received Housing Choice Vouchers from the Mid-Columbia Housing Authority and are searching for a permanent place to call home.

While we are incredibly grateful for the collaboration that has resulted in these outcomes, we approach the shelter closing deadline of March 31st with concern for our current guests who have no home or shelter to transition to. And we know that the City Council shares this concern and has been left with little to no options under that the existing land use system. With that concern I want to highlight that there is hope. The most immediate hope lies in House Bill 2006 (HB 2006) which is currently working its way through the Oregon Legislature. HB 2006 reestablishes the shelter siting flexibility that was originally allowed (for a 90 day window) in 2020 by House Bill 4001. HB 2006 seems to have significant support across the state and among many other communities who have been put in a position very similar to ours. By my best estimate, HB 2006 could pass both the House and Senate floors by the end of April and be signed into law in early May. With its existing emergency clause, this legislation will go into effect immediately upon signing. Should this happen I would strongly urge the Council to open discussions to extend MCCAC's use of the Dalles Pallet Shelter site to year round, as funding allows. MCCAC is committed to funding the site operations and I am proud to say that we were recently awarded over \$3 million in Emergency Solutions Grant COVID-19 (ESG-CV) funds to provide services to our houseless friends and neighbors between now and June of 2022. This includes funding the year round operation of The Dalles Shelter site.

Lastly, as we begin to shutdown The Dalles Pallet Shelters, we will be working with the nine (9) shelter guests who are medically fragile to ensure they have access to a safe place to heal by providing hotel/motel vouchers. MCCAC will also be working to maintain connections with the shelter guests and provide them with on-going case management and resource referral. With the hope for a future reopening of the shelter site, our consistent contact will allow us to quickly place our houseless friends and neighbors into the shelter units as they come back online.

Again, I want to thank the City Council and Mayor Mays for your on-going support of MCCAC and the Pallet Shelter site. I urge you to contact our state legislators and encourage their support for the immediate passage of HB 2006. Because of your partnership, the shelter operation has been a great success and we look forward to many more years of collaboration.

In service to our community,

A handwritten signature in black ink, appearing to read 'Kenny LaPoint', with a stylized, overlapping loop at the end.

-Kenny LaPoint, MCCAC Executive Director

The Dalles Middle Housing Code Project Update

Planning Commission/Advisory Committee
Presentation to City Council, March 22, 2021



Middle Housing Code Project



House Bill 2001 Background




- Passed during the Oregon 2019 State Legislative Session
- Expands housing options in Oregon cities by permitting middle housing in most residential areas
- Medium-sized cities (10,000 – 24,499) required to allow duplexes on any lot or parcel that allows detached single-family dwellings

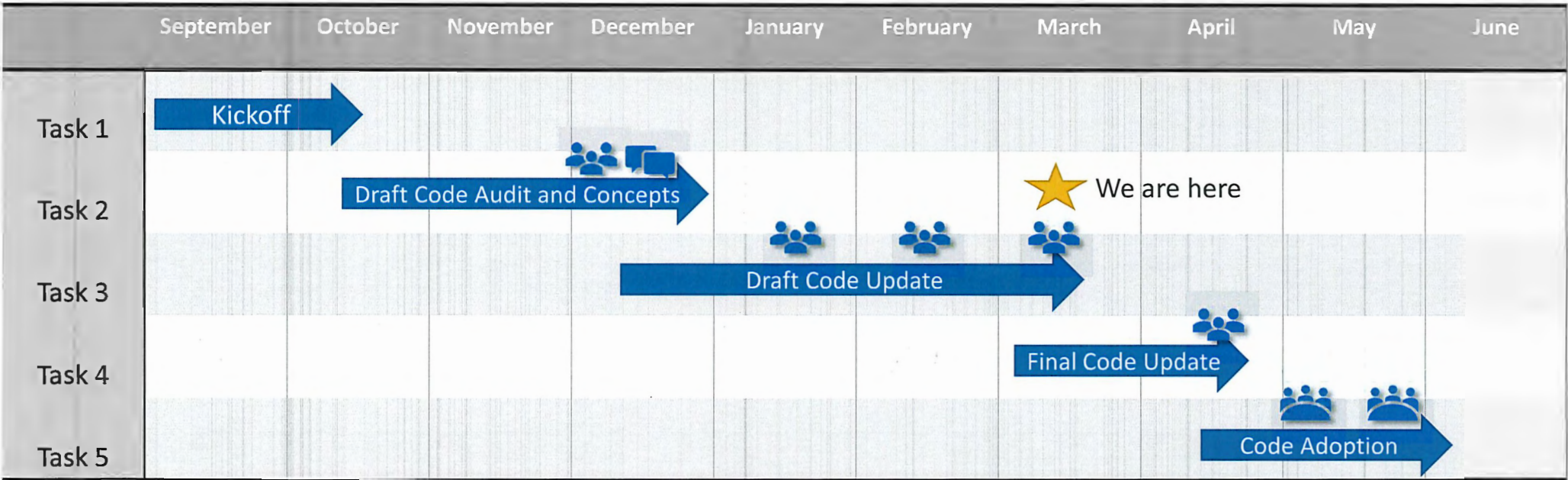
Overview

- City of The Dalles received grant funding from the Department of Land Conservation and Development (DLCD) for technical assistance
- Code amendments must be adopted by June 30, 2021



Schedule

-  Advisory Committee Meeting
-  Open House Meeting
-  Public Hearing

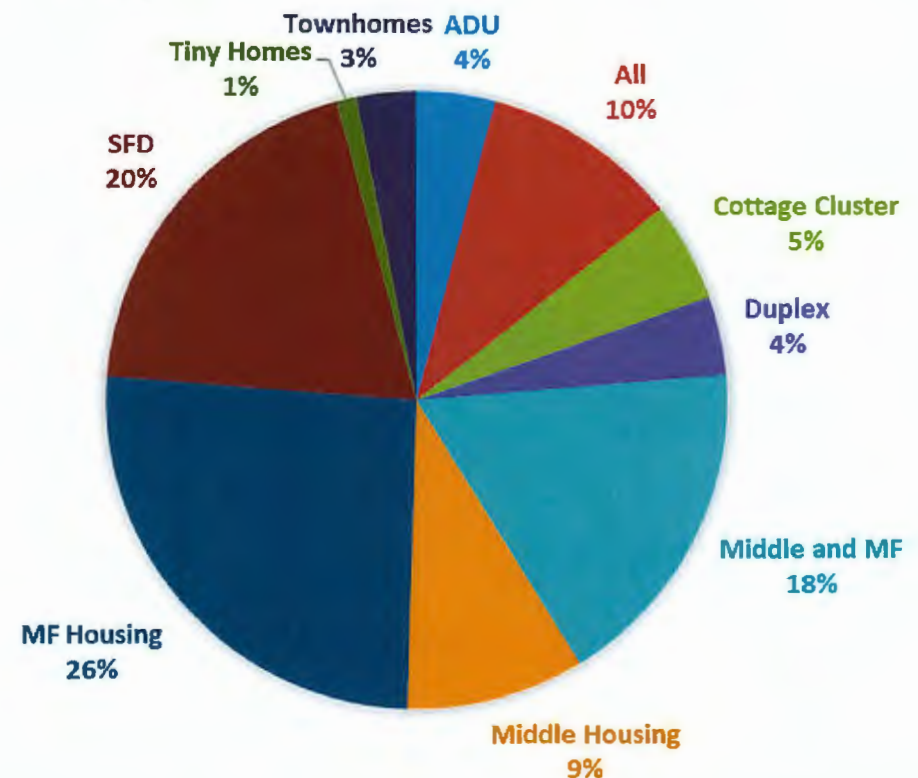


Public Outreach, Online Open House and Survey Results



- Survey open January 18th – March 1st
- Over 600 Open House visits and 171 survey responses
- Most respondents were homeowners (83%) and live in single-family homes (84%)
- Significant support for middle housing, some concerns over parking
- Highest ranked housing objectives
 - “affordable housing supply”
 - “homeownership opportunities”

What housing type would you like to see more of in The Dalles?

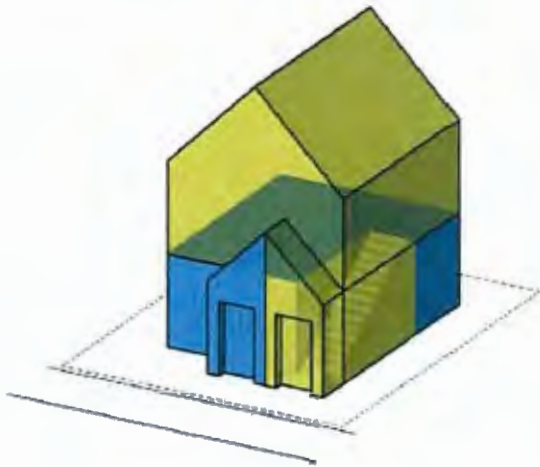


Batch #1- Issue#1: Attached vs Detached Duplex Units



The Meaning of Specific Words and Terms

Dwelling, Duplex. Two dwelling units located on a single lot or development site, either placed so that some structural parts are in common (attached), or so the units are physically separate structures (detached).



Stacked Duplex



Attached Duplex



Detached Duplex

Issue #2: Minimum Lot Sizes for Single Family & Duplexes



- Lot size increase for single-family detached in RM impact evaluation
- RM: 2,000 sqft to 4,000 sqft – 93 parcels in that range

RM Medium Density Residential	Standard		
	<u>Single-Family Attached, Row Houses, or Townhomes (3 or more units)</u>	One Dwelling Unit per Lot	Two Dwelling Units per Lot
Minimum Lot Area	<u>2,000 sq. ft. per dwelling unit</u>	4,000 2,000 sq. ft. per dwelling unit, not to exceed 25 units per gross acre	3,000 4,000 sq. ft. per dwelling unit, not to exceed 25 units per gross acre
Minimum Site Area per Dwelling Unit		3,500 sq. ft. OR 2,000 sq. ft. for small lot and townhouse clusters (3-8 units)	2,000 sq. ft.
Minimum Lot Width	<u>25 ft. for corner lots and lots with townhome end-units; and 20 ft. for interior lots</u>	25 ft. for corner lots and lots with townhome end units; and 20 ft. for interior lots	50 ft. <u>25 ft. for corner lots and 20 ft. for interior lots</u>

Issue #2: Minimum Lot Sizes for Single Family & Duplexes



- Lot size increase for single-family detached in RH impact evaluation
- RH: 1,500 sq. ft. to 2,500 sq. ft. – 32 parcels in that range

RH High Density Residential	Standard		
	<u>Single-Family Attached, Row Houses, or Townhomes (3 or more units)</u>	One Dwelling Unit per Lot	Two Dwelling Units per Lot
Minimum Lot Area	<u>1,500 sq. ft. per dwelling unit</u>	2,500 1,500 sq. ft. per dwelling unit, not to exceed 25 units per gross acre	2,500 sq. ft. per dwelling unit, not to exceed 25 units per gross acre
Minimum Site Area per Dwelling Unit		3,500 sq. ft. OR 2,000 sq. ft. for small lot and townhouse clusters (3-8 units)	2,000 sq. ft.
Minimum Lot Width	<u>25 ft. for corner lots and lots with townhome end-units; and 20 ft for interior lots</u>	25 ft. for corner lots and lots with townhome end-units; and 20 ft. for interior lots	<u>25 ft. for corner lots and 20 ft. for interior lots</u> 40 ft.

Batch #2 – Issue #1: Parking



- State-required parking for duplexes/single family is a max total of 2 spaces.
- Staff suggested amendment to triplexes and quadplexes to be consistent with duplexes.
- Commission and Advisory Committee reviewed three options below with a majority desiring a reduction in the current standard. **Split on which option is most appropriate.**

RESIDENTIAL Auto Parking	Current Standard	Option #1: 1 space/unit	Option #2: 2 spaces/unit	Option #3: 1.5 spaces/unit
Triplex	6 spaces	3 spaces	6 spaces	5 spaces
<u>Quadplex</u>	8 spaces	4 spaces	8 spaces	6 spaces

Next Steps



- **Revise Batch 3 Code Updates and Graphics**
- **Draft Combined Code Updates (Batches 1-3)**
- **Planning Commission/Advisory Committee Meeting #5 (04/22)**
- **Code Adoption Process (May-June)**