

AGENDA
REGULAR CITY COUNCIL MEETING

April 12, 2021

5:30 p.m.

VIA ZOOM

<https://zoom.us/j/97070964800?pwd=OW96TFZRL25VaXBLdmw4MlZDZDJNZZ09>

Meeting ID: 970 7096 4800 Passcode: 726785

Dial +1 346 248 7799 +1 669 900 6833

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

 A. Goldendale Energy Storage Project Update

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
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.

CITY OF THE DALLES

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

- A. Approval of the March 23, 2021 Regular City Council Meeting Minutes

11. CONTRACT REVIEW BOARD ACTIONS

- A. Authorization to award Contact No. 21-004 Timber Management Dog River Pipeline Replacement
- B. Authorization to award Contract No. 21-001 2021 Scrub Seal Street Maintenance Contract
- C. Authorization to award Contract No. 21-002 ADA Improvements Project

12. ACTION ITEMS

- A. Consideration of Next Steps for the Employment Land Buildable Lands Inventory Report Project
- B. Authorization to Provide Water and Sanitary Sewer Services to Property Outside the City Limits

13. DISCUSSION ITEMS

- A. 2015 Taylor Lake Enterprise Zone Fee Distribution and Project Prioritization Report

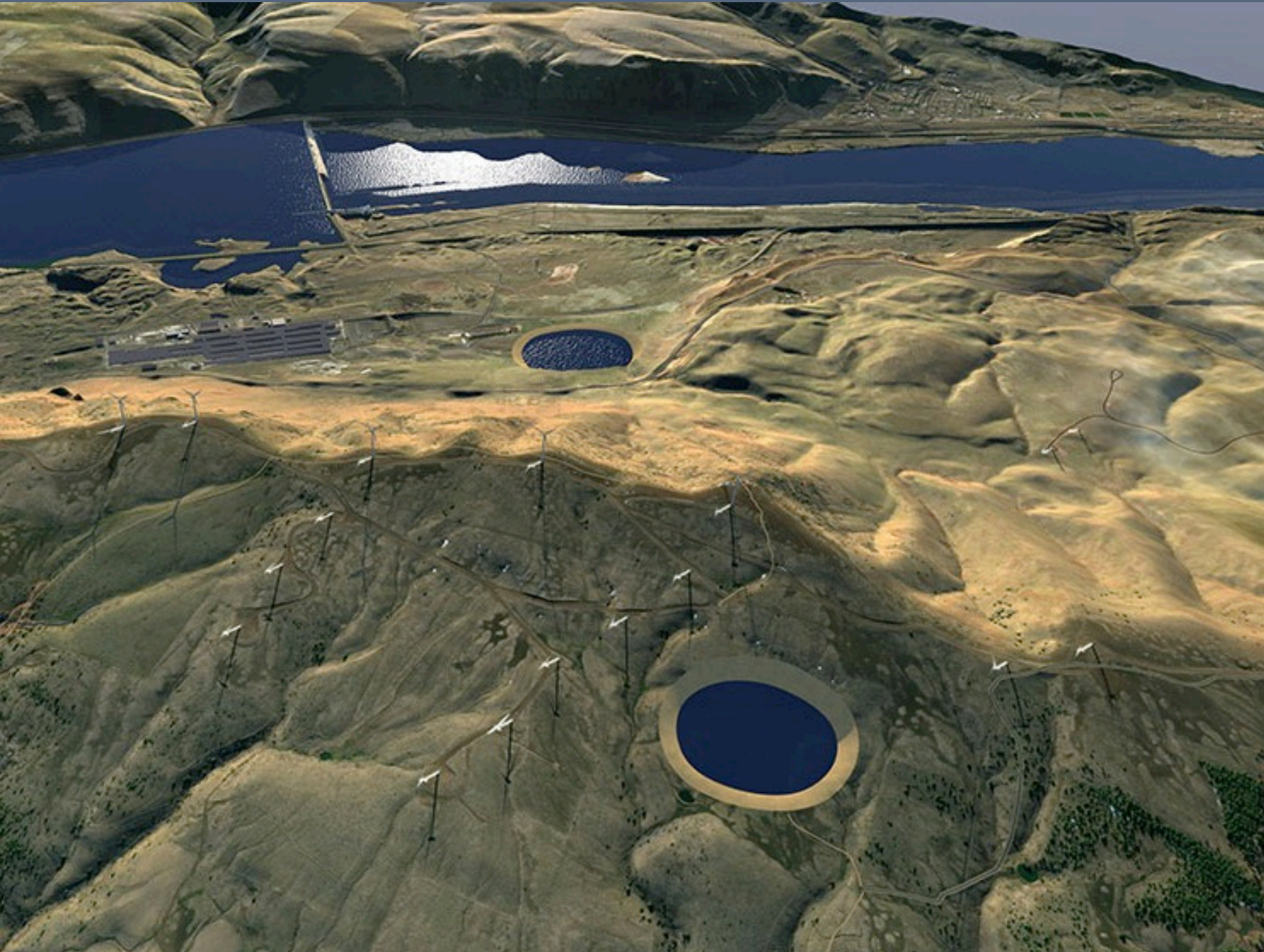
14. ADJOURNMENT

This meeting conducted VIA Zoom

Prepared by/
Izetta Grossman, CMC
City Clerk

—— Goldendale —— Energy Storage

A community-driven approach to a carbon-free and equitable power grid



Introduction

Erik Steimle
V.P. of Project Development
Rye Development, LLC

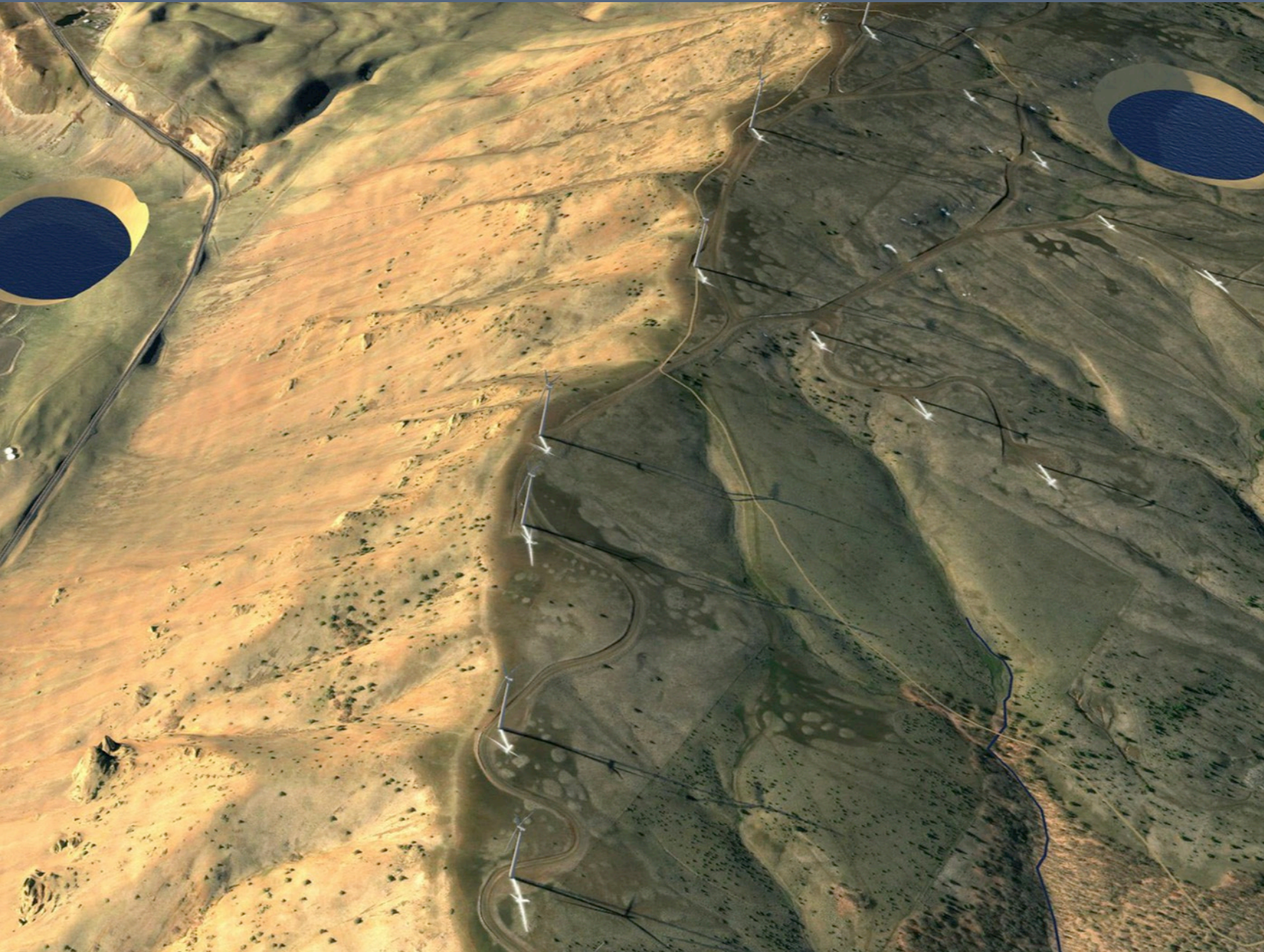
Two Projects in Development:

- Swan Lake – 394 MW
- Goldendale – 1,200 MW

Goldendale Energy Storage Project

- What is the project?
- What is pumped hydro storage?
- Why is storage critical for the modern electricity grid?
- What does the Goldendale Energy Storage project mean for the region?
- Q&A





Project Overview

Project Owner:

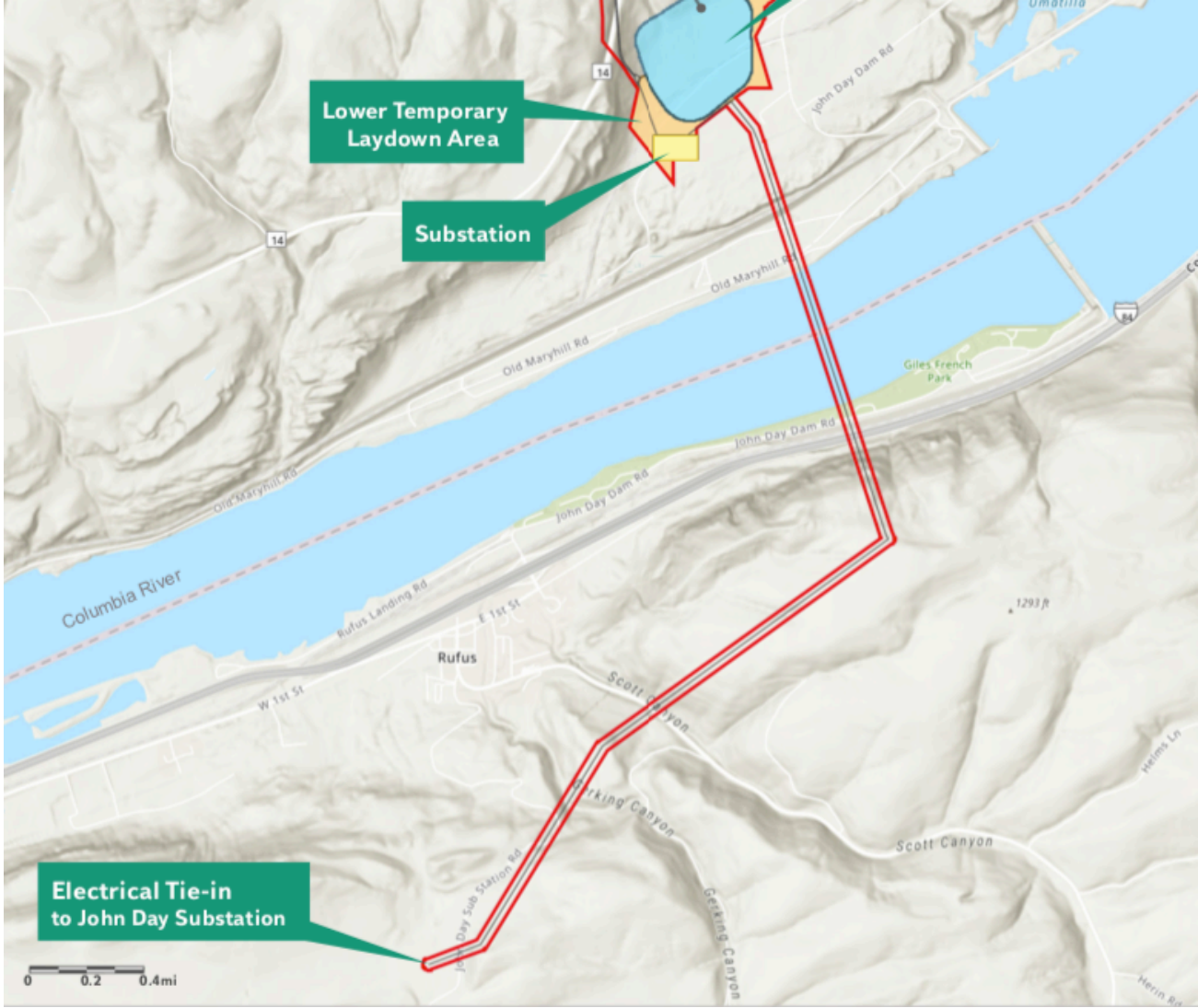
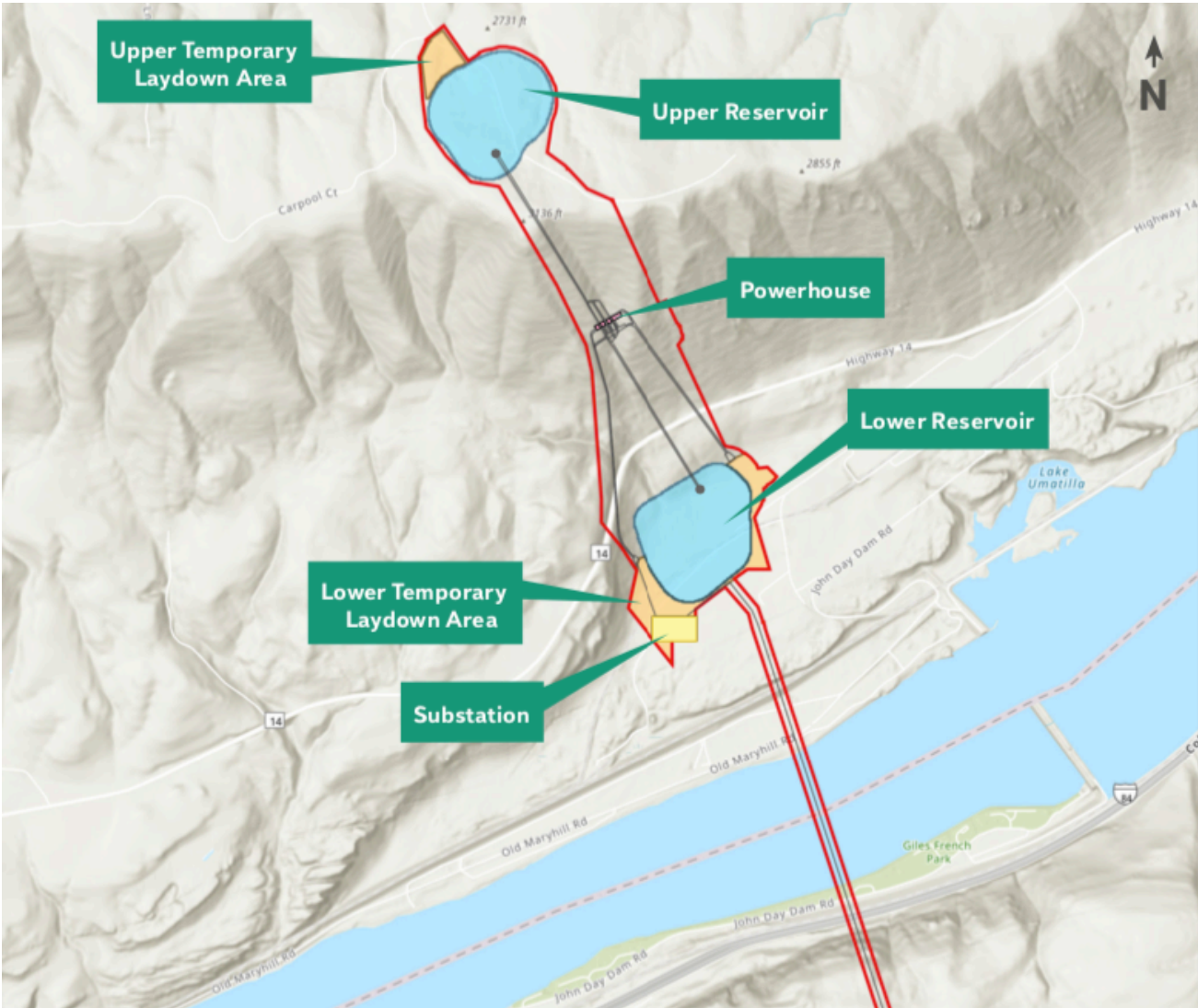
Copenhagen Investment Partners

Developer:

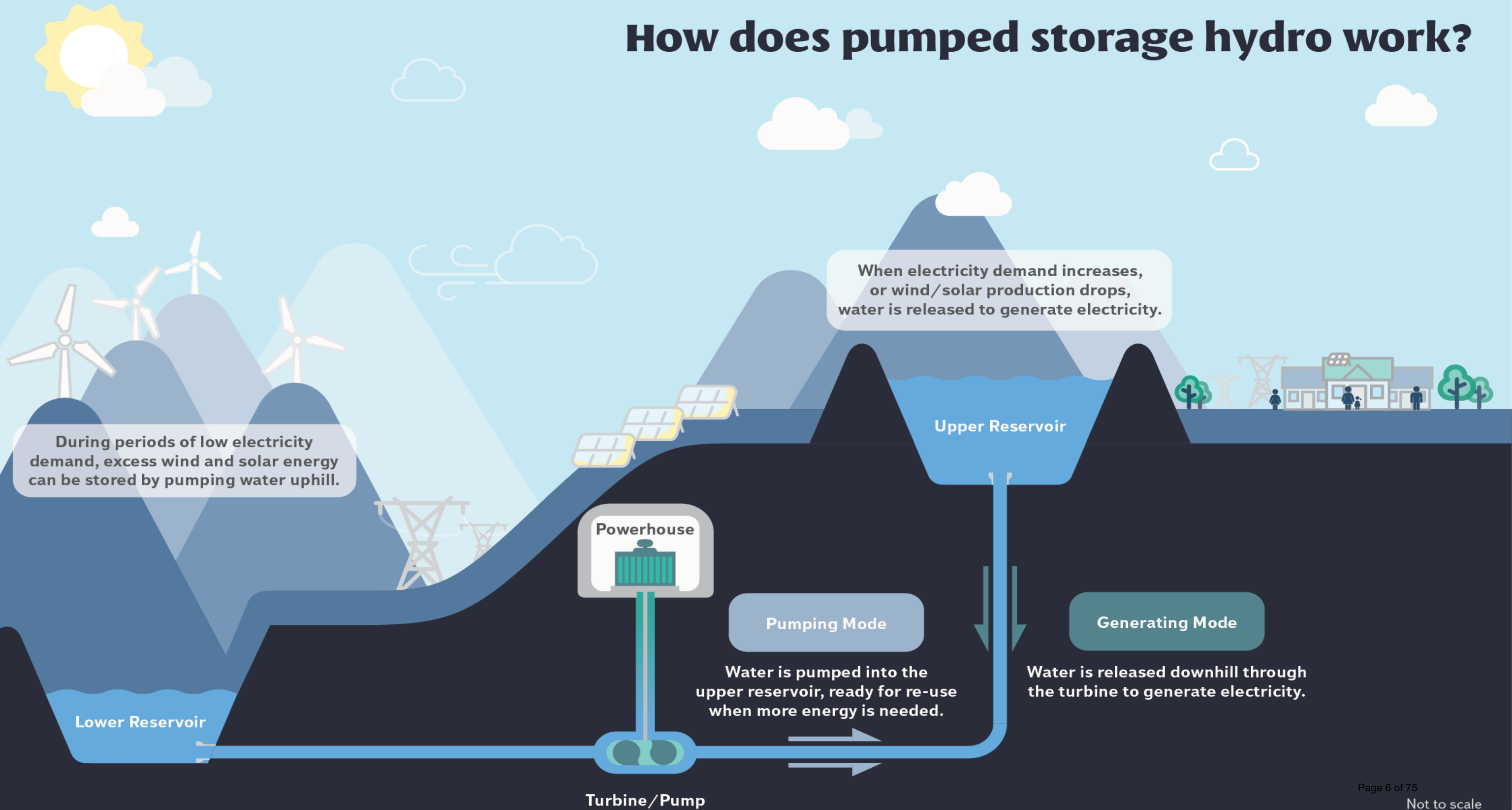
Rye Development, LLC

- Closed-loop pumped hydro storage
- Energy Overlay Zone, Klickitat County
- Generating 1,200 MW clean electricity
- Providing storage for the region's abundant wind and solar power

Project Location



How does pumped storage hydro work?



Meeting clean energy and climate goals

Washington

100% renewable energy by 2050 mandate

Oregon

50% renewable energy by 2040 goal,
potential for 100% commitment in the near
future

California

100% renewable energy by 2040 mandate





Fueling the local economy

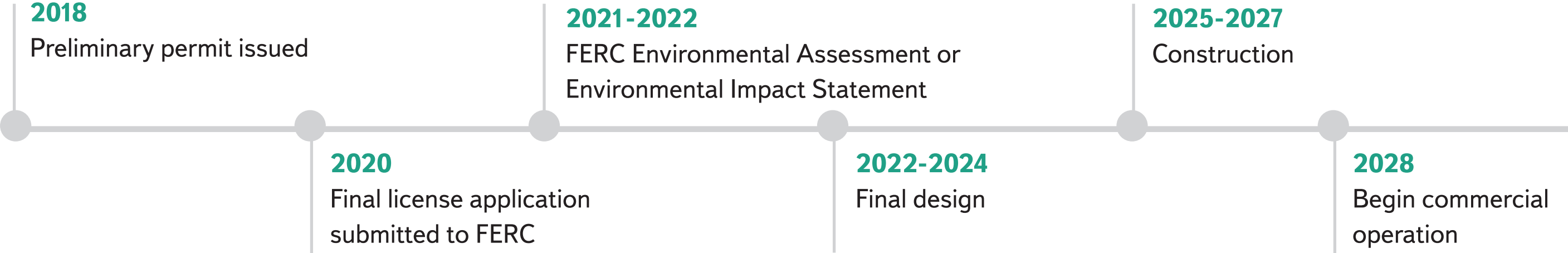
- \$2+ billion project
- More than 3,000 family-wage jobs during construction, and another 60 permanent jobs
- Number One Washington project in Mid-Columbia Economic Development District's economic development strategy

Minimizing environmental impact

- Revitalizes a former brownfield site into a clean energy resource
- Helps us reduce our emissions and dependence of fossil fuels
- “Closed-loop” systems do not involve construction of a new dam on a river.
- Lower investment in transmission infrastructure compared to other clean energy options



Timeline



Stay up to date. Sign up for our newsletter at:

www.goldendaleenergystorage.com



Thank You

Erik Steimle

V.P. of Project Development

Rye Development, LLC

830 NE Holladay St., Portland, OR 97232

t: 503.998.0230

erik@ryedevelopment.com



AGENDA STAFF REPORT

AGENDA LOCATION: Item #10 A

MEETING DATE: April 12, 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 March 23, 2021 Regular City Council Meeting Minutes.

BUDGET IMPLICATIONS: None.

SYNOPSIS: The minutes of the March 23, 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 March 23, 2021 Regular City Council meeting minutes.

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:

Richard A. Mays, Mayor

ATTEST:

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 design.

-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

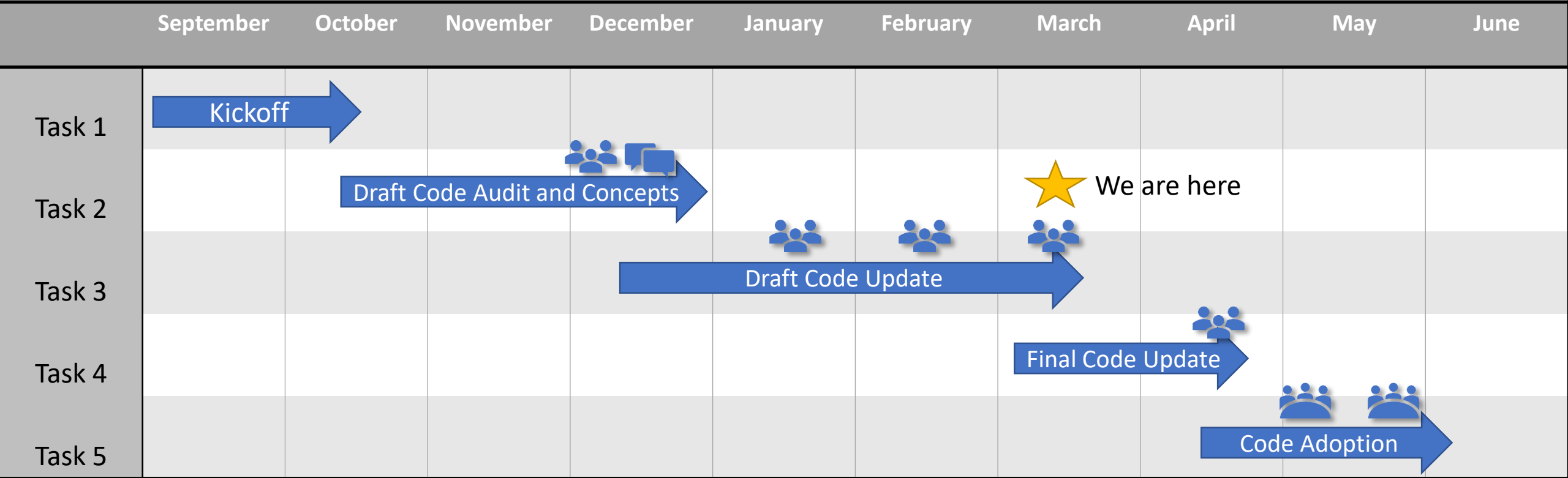
Overview


- 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



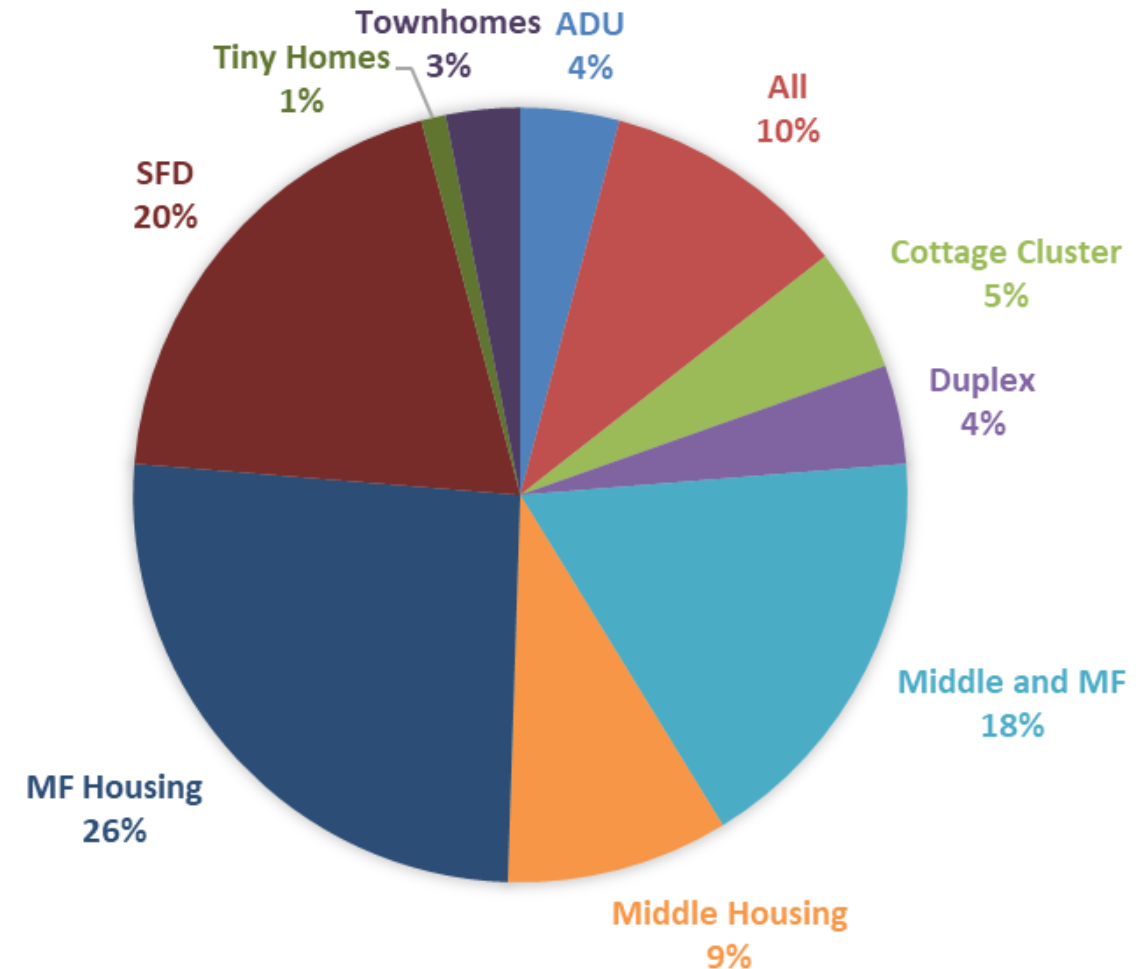
 We are here

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?

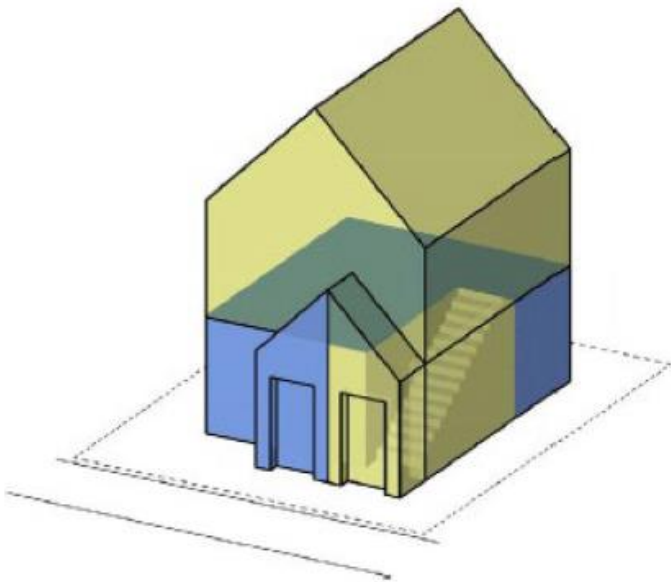


Batch #1- Issue#1: Attached vs Detached Duplex Units

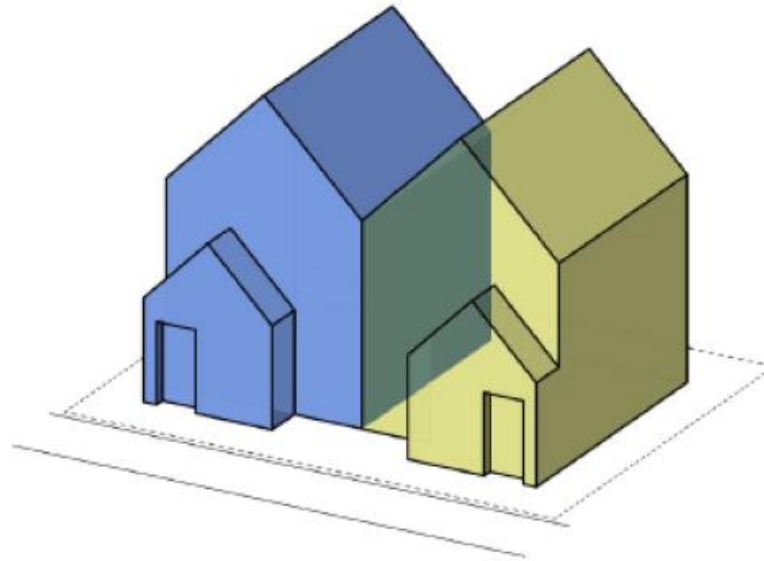


The Meaning of Specific Words and Terms

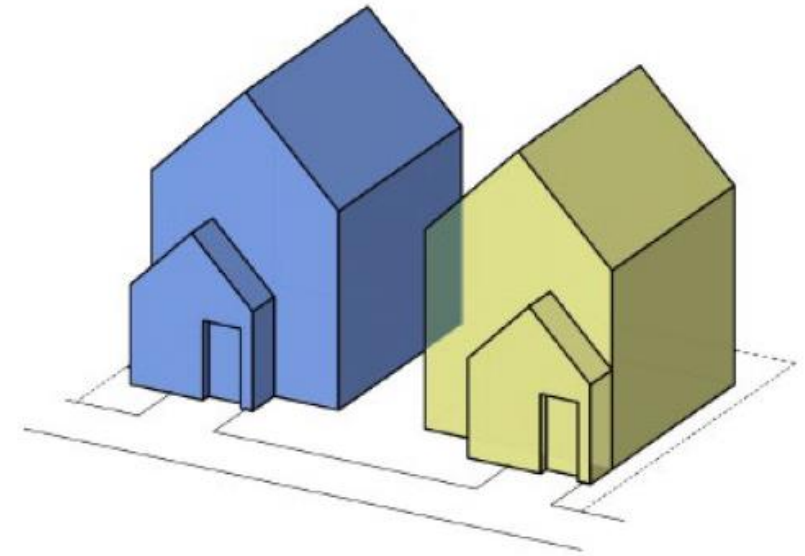
Dwelling, Duplex. Two dwelling units located on a single lot or development site, either placed so that some structural parts are in common (attached), or so the units are physically separate structures (detached).



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

- **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)**



AGENDA STAFF REPORT

AGENDA LOCATION: Contract Review Board Item #11A

MEETING DATE: April 12, 2021

TO: Honorable Mayor and City Council

FROM: Dave Anderson, Public Works Director

ISSUE: Award of Contract No. 21-004 Timber Management Consultant Services contract for the Dog River Pipeline Replacement Project

BACKGROUND: One of the elements of the Dog River Pipeline Replacement project this is scheduled to be completed in 2021 is removal of timber along the pipeline corridor thereby clearing it for pipeline construction in 2022. The City has historically contracted with a timber management consultant whenever timber harvests or other management activities have occurred on its Watershed properties. For this project, which will occur on US Forest Service properties, the consultant will assist the City in the developing a scope of work for the logging work, recruiting qualified logging contractors, coordination with the US Forest Service, and administration of the timber removal work.

Historically, the City has awarded these timber management professional-services contracts on a sole-source basis to a qualified firm, which is specifically allowed in the City's Contract Review Board Rules (Section 01-0130(6)). For this project, staff is recommending award of a contract to WyEast Timber Services LLC located in Hood River. The City previously contracted with WyEast to develop and implement a salvage timber harvest following the 2013 Government Flats Complex Fire; that project was a success. WyEast is familiar with the City's objectives and priorities for the Dog River Pipeline Replacement project and understands the essential nature of coordination with the US Forest Service for this work.

WyEast submitted a proposal to the City for the project. That proposal (attached) indicated an estimated cost for consultant services of \$68,000 to \$75,000 with a not-to-exceed cost of \$82,000. The reason for the range of costs is that the project involves a lot of uncertainty as it is occurring on US Forest Service lands and many details of the logging work are yet to be known. In addition, there has been a lot of turn-over in staff at the Forest Service as relates to the project and there may be more effort on the part of the

City's consultant to finalize certain project elements such as location and size of staging areas, access corridors, decking of logs, log lengths, disposal of slash and stumps, etc.

BUDGET ALLOCATION: Fund 53, the Water Reserve Fund, allocates \$10,267,977 for the Dog River Pipeline Replacement Project. This timber management consultant services contract is part of the work anticipated within that budgeted amount. There are adequate funds available for this contract.

COUNCIL ALTERNATIVES:

- A. **Staff Recommendation:** *Move to authorize the City Manager to enter into contract with WyEast Timber Services LLC in an amount not to exceed \$82,000 for Contract No. 2021-004, the Dog River Pipeline Timber Management Consultant Services contract.*
- B. Deny authorization to award contract No. 2021-004 to WyEast Timber Services and provide additional direction to staff.



Timber Services, LLC

WyEastTimberServices.com

3763 Neal Creek Road, Hood River, OR 97031
(209) 840-1919

March 10, 2021

Dave Anderson
Public Work Director
1215 West 1st Street
The Dalles, OR 97058

Dear Mr. Anderson:

Wyeast Timber Services, LLC (WTS) appreciates the opportunity to submit a proposal to The City of The Dalles (CTD) for the Dog River Pipeline Timber Management. WTS understands the importance of this job and the amount of effort it has taken for this job to become reality. WTS has a great working relationship with the USFS and we will strive to make the timber removal seamless between all parties.

Below is a list of tasks WTS will implement and oversee for this project:

Task 1

1. Develop a work plan that provides for the removal of standing and large-downed timber from the pipeline construction corridor and planned staging and decking areas of the project.
 - 1.1 Meet with USFS to confirm timber removal parameters. The general concept of the work is to remove standing trees and large downed wood from the 25-foot wide construction corridor of the pipeline replacement project, the planned staging areas for the project, and any log-decking areas identified by USFS for the merchantable timber. Parameters to be determined may include, but not be limited to:
 - 1.1.1 Length and diameter specifications for the logs
 - 1.1.2 Size and locations of log decks and associated access corridors
 - 1.1.3 Method of disposal for slash
 - 1.1.3.1 Piling/burning
 - 1.1.3.2 Grinding into chips for use on the pipeline replacement project or other USFS activities; if chipped, temperature management of storage piles must be addressed.
 - 1.1.3.3 Other means
 - 1.1.4 Seasonal timing of the work
 - 1.1.5 Implementation of relevant Project Design Criteria (PDCs) and Mitigation Measures identified in the USFS Dog River Pipeline Replacement Environmental Assessment, dated June 2020, Section 2.3 (attached).

- 1.2 Develop methods to conduct logging operations without damaging the existing wooden pipeline. Such methods may include, but not be limited to:
 - 1.2.1 Establishing a logging corridor that runs along but does not cross the existing pipeline
 - 1.2.2 Use of “road plates” or other weight distribution methods if crossing the pipeline is necessary
- 1.3 Develop a work plan that protects water quality throughout the project including, but not limited to, Dog River and Brooks Meadow Creek. Related to Brooks Meadow Creek, the work plan must either
 - 1.3.1 Provide a temporary crossing structure for vehicles, approved by USFS, at the open creek crossing of Brooks Meadow Creek, or
 - 1.3.2 Restrict project-related traffic on FS Road 1700-014 so that it enters/exits from the north end of the road and does not cross Brooks Meadow Creek.
- 1.4 Clearly delineate the trees to be removed or the areas to be cleared.

Task 2

- 2 Select a contracted logger acceptable to the City identified through competitive bidding processes.
 - 2.1 Obtain bids from a minimum of three qualified logging contractors to perform specified timber removal work identified in Task 1.1. Logging contractors must be eligible to operate on US Forest Service properties.
 - 2.2 Provide a recommendation to City regarding award of the logging contract based upon price, the logging contractor’s capabilities as they relate to the project specifications, and Agent’s knowledge of the quality and compliance of prior work completed by the logger.

Task 3

- 3 Conduct a prework meeting with participation of USFS staff, the logging contractor, Agent and City staff to review project specifications and parameters.

Task 4

- 4 Provide oversight of timber removal activities in compliance with project specifications.
 - 4.1 Provide on-site inspections of timber removal activities sufficient to ensure compliance with all project specifications including relevant PDCs and Mitigation Measures and related guidance from authorized USFS staff.
 - 4.2 In addition to any scheduled on-site meetings, site inspections should also be unannounced to the logging contractor and vary in scheduling.

Task 5

- 5 Review for accuracy and sufficiency all pay requests submitted by the logging contractor; make recommendations to City related to payment.

Because of the complexity of this job WTS estimates the management of this project to be between \$68,000 and \$75,000 with a not to exceed of \$82,000. If during task 1.1 scoping that the USFS asks for further requirements; those additional management tasks will be reported to the City Manager about a possible contract increase.

Name	Title	Hourly Rate
Paul Jones	Senior Forestry Manager	\$125.00/hr
Brian Beaulaurier	Senior Forester	\$120.00/hr
Lily De La Rosa	Office Manager	\$72.00/hr

Thank you for the opportunity to submit a quote for this project. WTS understands the complexity of the project and is confident that our team can achieve the above tasks.

Sincerely,

Paul Jones



AGENDA STAFF REPORT

AGENDA LOCATION: Contract Review Board Item #11B

MEETING DATE: April 12, 2021

TO: Honorable Mayor and City Council

FROM: Dave Anderson, Public Works Director

ISSUE: Authorization to award Contract No. 2021-001 – 2021 Scrub Seal Contract

BACKGROUND: One of the City's greatest challenges is the provision of adequate maintenance to its transportation systems within the labor, financial and equipment resources available. Currently, the Public Works Department utilizes a number of treatments including crack sealing, chip sealing, fog sealing, asphalt overlays and inlays, and full reconstructions to maintain its paved street system. These treatments are completed through a combination of in-house work, partnerships with other local public agencies, and contracted work in an effort to get the most value for the maintenance dollar spent. Treatments that involve repaving of a street with hot-mix asphalt often trip requirements to upgrade all associated sidewalk ramps to meet current Americans with Disabilities Act (ADA) standards, which significantly increases the project costs, and thereby makes some projects unaffordable. It's worth noting that the City has an ADA Transition Plan and is committed to improving pedestrian access through-out the community, but this effort takes time, has a finite amount of funding available to it, and is initially focused on priority areas like school zones and public facilities access routes.

In recent years, the Public Works Department has utilized a lot of chip seal treatments to preserve pavement surfaces. This is an effective and relatively low-cost treatment that can be used on streets that still have fairly good street surface conditions, and it does not trigger ADA requirements. However, it is important that crack sealing be conducted ahead of any chip seal application. Much of the City's crack sealing is completed in-house and is very labor intensive. Contracted crack sealing can relieve the burden from the City's crews during our summer construction season, but costs 2½ to 3 times more than the in-house work. It is now also common practice to apply a fog seal coat of oil over new chip seals to better lock in the rock and extend the life of the chip seal. This year, staff has developed a contracted project to try out a new street maintenance technique called a scrub seal. A scrub seal essentially performs both the crack sealing

and the chip seal at the same time. For this project, a contractor uses a piece of equipment to apply oil and then spread it over the street surface and into the cracks with a series of brushes. The chip rock is then applied to complete the chip seal. For our project, a fog seal would also be applied to complete the treatment. Not all street conditions are good candidates for this treatment, but for those that are, this maintenance technique may provide a good solution, with less labor, at an affordable cost.

The 2021 scrub seal project, which will be an evaluation of the type of treatment, is proposed for Bridge Street from 10th to 14th Streets, and East Scenic Drive from the Sorosis Park entrance to East 15th Place. The project was advertised for bid and two responses were received. The bid results are outlined in the table below.

Sierra Santa Fe	\$ 71,720
Intermountain Slurry Seal	\$100,038

The lowest responsible bid was received from Sierra Santa Fe for the 2021 Scrub Seal contract.

BUDGET ALLOCATION: The adopted FY2020-21 budget includes \$600,000 in line 005-0500-000.75-10 of the Street Fund allocated for chip seal projects. Of that \$600,000, \$70,000 was allocated for this project; the low bid is \$71,720. Because we have been able to again complete the scheduled chip seal projects this year in partnership with the County rather than hiring a contractor, only \$205,000 of that \$600,000 was projected to be spent this year, leaving a uncommitted balance of \$395,000. Because the low bid is higher than estimated, this project would use \$1,720 of the remaining \$395,000 budgeted. There are adequate funds available for this contract.

ALTERNATIVES:

- A. **Staff Recommendation:** *Move to authorize the award of Contract No. 2021-001 for the 2021 Scrub Seal Contract to Sierra Santa Fe in an amount not to exceed \$71,720.*
- B. Deny authorization to award the contract and provide additional direction to staff on how to proceed.



AGENDA STAFF REPORT

AGENDA LOCATION: Contract Review Board Item #11C

MEETING DATE: April 12, 2021

TO: Honorable Mayor and City Council

FROM: Dale McCabe, PE, City Engineer

ISSUE: Recommendation for award of 2021 ADA Improvement Project
Contract No. 2021-002

BACKGROUND: The City of The Dalles Public Works Department advertised for bids for the 2021 ADA Improvement Project, Contract No. 2021-002. The scope of work for the project was stated as follows: "The work to be performed shall consist of furnishing all materials, labor and equipment necessary to complete the concrete work for 27 curb ramps including concrete curb and gutter, concrete curb, and concrete sidewalk. All work will be conducted in accordance with the contract documents."

At the June 10th, 2019 City Council meeting, the Council adopted Resolution No. 19-016, the City of The Dalles 2019 Americans With Disabilities Act (ADA) Transition Plan to comply with federal regulations. Those same regulations require the City to update certain curb ramps because of specific street maintenance activities that have been performed in the recent past across the community which triggered ADA requirements.

This contract, which utilizes funding from both the 2020 and 2021 budgetary allocations, will consist of performing concrete work that will address installing new ADA ramps along the Union Street corridor between Downtown The Dalles and the High School, and at the intersection of W 11th Street and Mt. Hood Street. Another task associated with this contract will consist of performing concrete repairs to the Brewery Grade Staircase that makes a pedestrian connection between Brewery Grade and E 9th Street; normal street maintenance funds are being used for this element of the contract since the stairs are not part of the ADA Transition Plan.

The bid opening for this contract was held on March 30, 2021 for which we

received one responsive bid. The bid received was as follows:

1. Van Nevel Concrete and Curb, in the amount of \$217,414.17

The Engineer's Estimate for this project was \$264,436.00.

The bid was reviewed by City staff to make sure that the proper material was submitted and the bid was deemed complete.

BUDGET IMPLICATIONS: A total of \$275,000 was budgeted for this project in the Street Department budget, Line Code 005-0500-000.75-10 of the 2020/2021 budget. There are sufficient funds available for this project.

COUNCIL ALTERNATIVES:

1. **Staff Recommendation:** *Authorize the City Manager to enter into contract with Van Nevel Concrete and Curb for the 2021 ADA Improvement Project, Contract No. 2021-002, in an amount not to exceed \$217,414.17.*
2. Request that staff provide additional information in response to questions raised by City Council.
3. Deny authorization to proceed with the contract.



AGENDA STAFF REPORT

AGENDA LOCATION: Action Item #12A

MEETING DATE: April 16, 2021

TO: Honorable Mayor and City Council

FROM: Dawn Marie Hert, Senior Planner
Community Development Department

ISSUE: Consideration of Next Steps for the Employment Land Buildable
Lands Inventory Report Project

BACKGROUND: The City's consultant completed and updated a series of memos detailing the results of the Employment Buildable Lands Inventory (BLI) completed in mid-2020. 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.

Planning Commission recommendation on November 19, 2020. At the November 19, 2020 meeting, 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 two options for the Planning Commission to consider.

Staff's recommendation to the Planning Commission was to delay adoption of the Buildable Land Inventory until the data showed that The Dalles is deficient in its supply of employment land over the coming 20-year time horizon. The 2020 BLI results show that the City has sufficient supply of employment land during this horizon. Staff pledged to return with an update to the Employment BLI data within two years for Planning Commission and City Council consideration.

After a very thorough discussion by the Planning Commission detailing the pros and cons of the options, Planning Commission reached consensus to recommend that the City Council adopt the Employment Opportunities Analysis; Employment Buildable Lands Inventory. The Planning Commission stated 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 and incorporated into the City's

Comprehensive Plan, it will be difficult for staff to use the data in future policy discussions about land supply.

City Council discussion on February 8, 2021. At the February 8 City Council meeting, staff offered both options for discussion. The Council was split on which option to choose and asked staff return to discuss this again at a future meeting.

Ultimately, the Council asked staff to evaluate how much time and effort it would take to adopt the BLI, incorporating it into the Comprehensive Plan. Staff has evaluated this option and believes the Comprehensive Plan amendments and the legislative hearing process would take approximately four to six months. Most of this time is needed to provide required notice and time to support the legislative land use process. Staff has capacity to complete this work, if Council decides to move forward with this option.

Staff has concluded that its new recommended option is to adopt the Employment BLI and incorporate it into The Dalles Comprehensive Plan. This will ensure that the current data can be used in future policy discussions about local land use needs.

BUDGET IMPLICATIONS: If Council decides to adopt the Employment BLI into the Comprehensive Plan, sufficient staff workload capacity and funds are available to complete this work. If the Council decides to delay adoption of the BLI for up to two years, staff will ensure that sufficient staff time and dollars are available in the budget to update the BLI data for Council review and possible adoption within two years.

COUNCIL ALTERNATIVES:

1. **Planning Commission and Staff Recommendation:** *Move to adopt the Employment Opportunities Analysis; Employment Buildable Lands Inventory, and amend the Comprehensive Plan for completion in summer 2021.*
2. Take no action at this time on the Employment Opportunities Analysis; Employment Buildable Lands Inventory document and data. Direct staff to return to the City Council with an update on the status of the Employment BLI within two years.

ATTACHMENTS:

Exhibit A – Transmittal Memo dated 10/09/20

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



LAND USE PLANNING
TRANSPORTATION PLANNING
PROJECT MANAGEMENT

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” Dorse, 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.

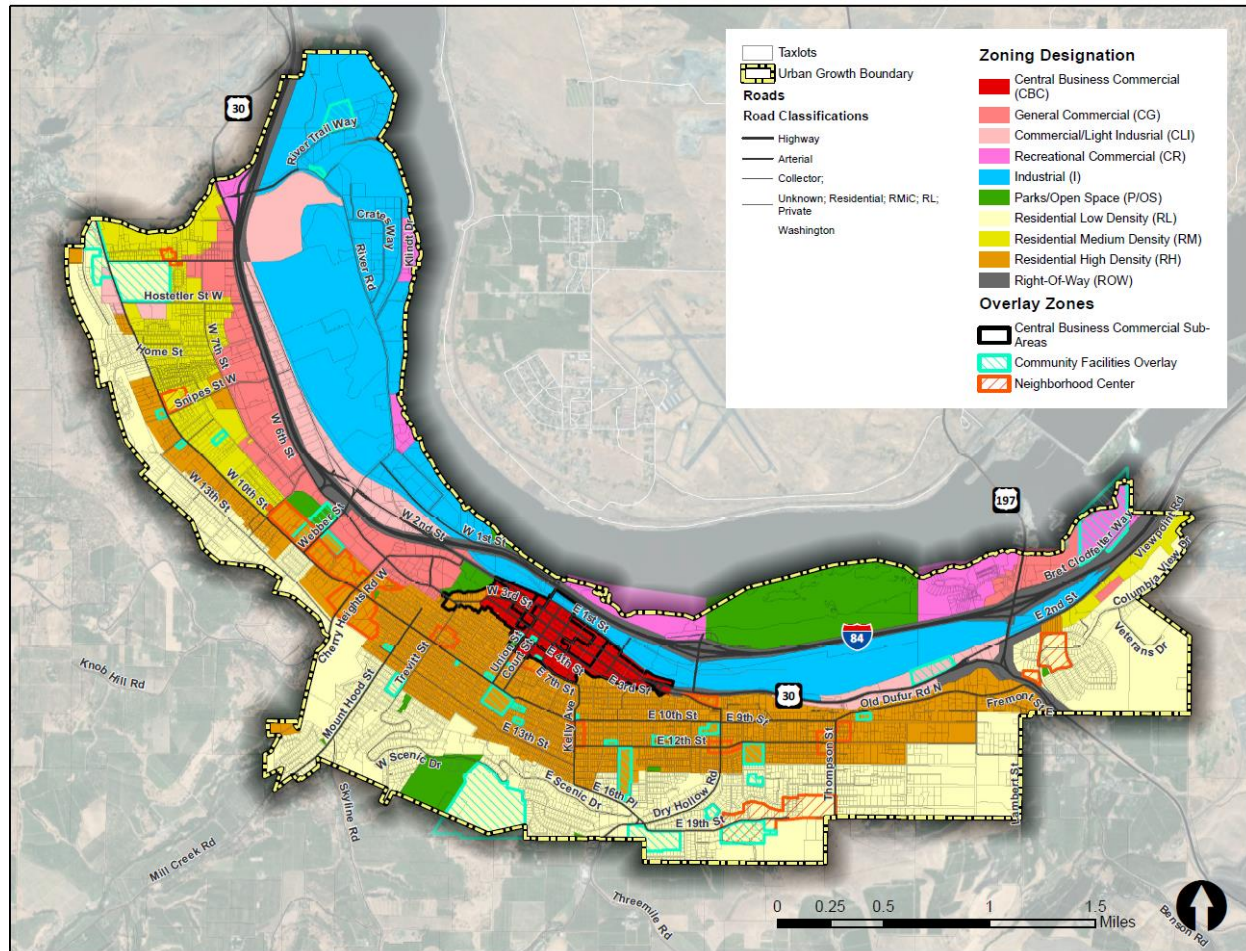
STEP 1: DETERMINE LAND TYPE

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.

LandType

- Residential
- Employment
- Other

State Boundary

City Limits

Urban Growth Boundary

Taxlots

0 0.25 0.5 1 Miles

North Arrow

	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

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

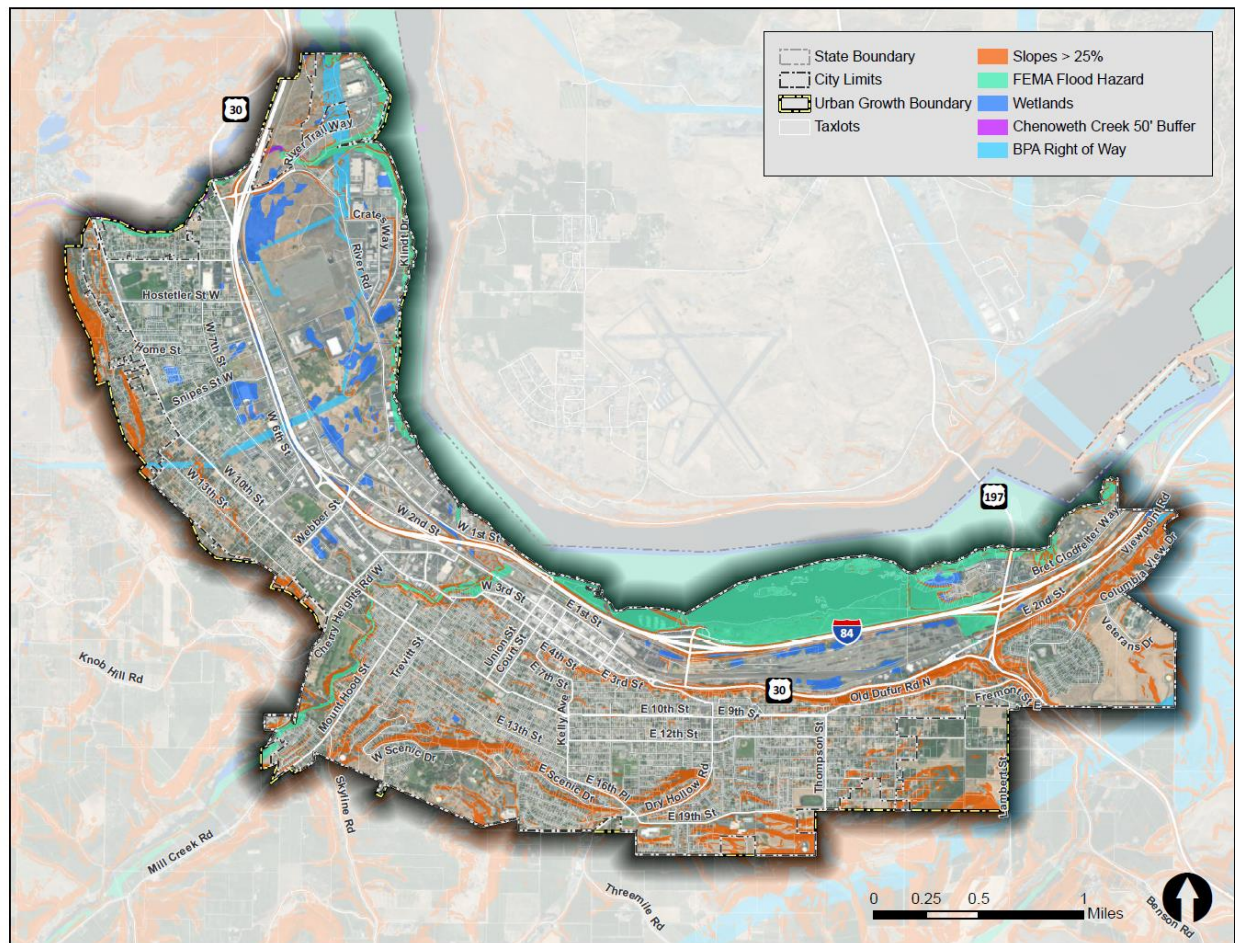


Table 2: The Dalles Development Constraints

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 improvements ⁷
 - 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.

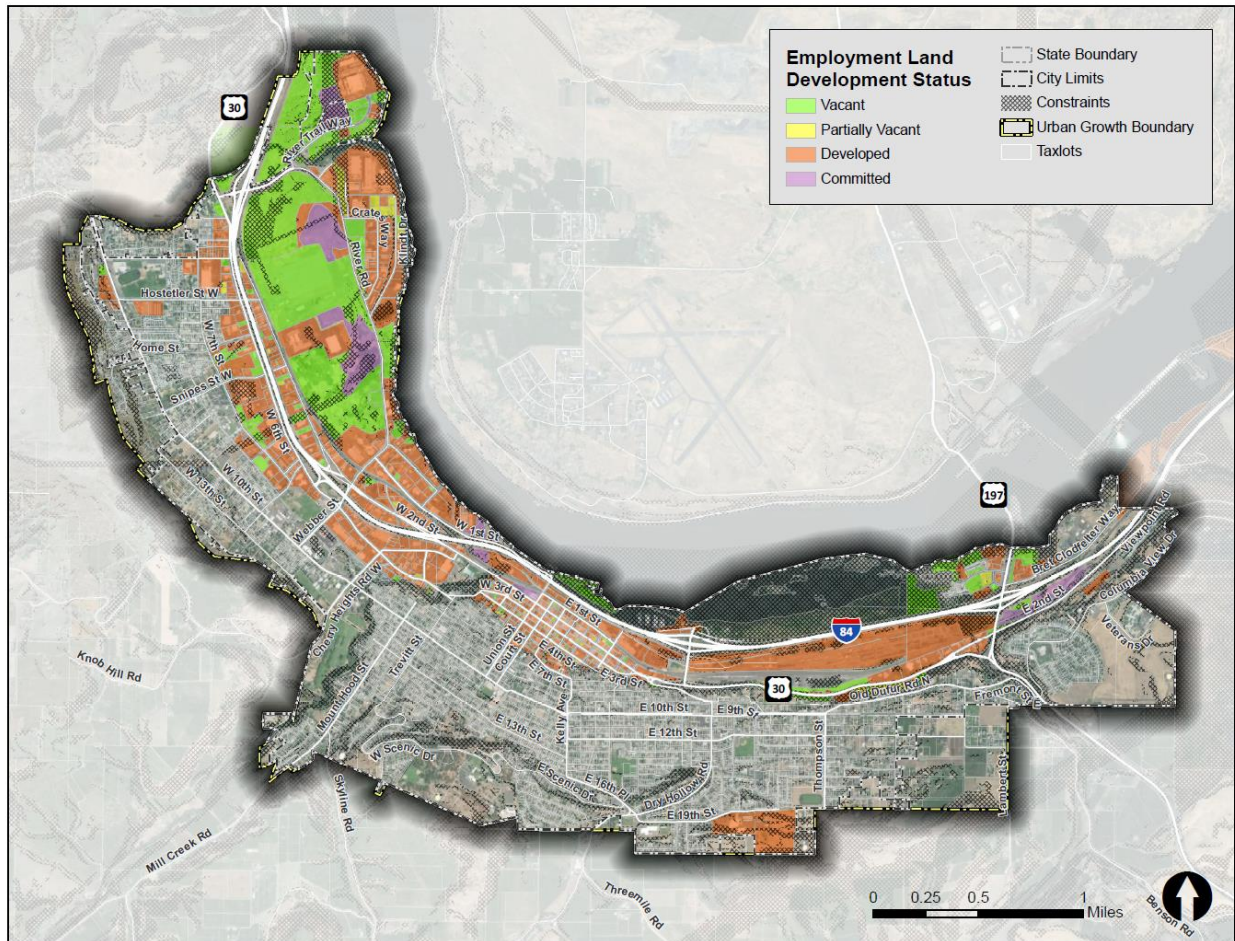
Figure 4 shows the classification of employment land within the UGB.

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.

Figure 4: Employment Land by Development Status



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 1	Employment Land	New Employment	Sq.Ft./Employee	Total SF Needed	Floor Area Ratio*	Gross Acres Needed	Net Buildable 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	Employment Land	New Employment	Sq.Ft./Employee	Total SF Needed	Floor Area Ratio*	Gross Acres Needed	Net Buildable Acres
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	Employment Land	New Employment	Sq.Ft./Employee	Total SF Needed	Floor Area Ratio*	Gross Acres Needed	Net Buildable Acres
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.



AGENDA STAFF REPORT

AGENDA LOCATION: Action Item #12 B

MEETING DATE: April 12, 2021

TO: Honorable Mayor and City Council

FROM: Dave Anderson, Public Works Director

ISSUE: Authorization to provide water and sanitary sewer services outside the City limits

BACKGROUND: The City has received a request from the owners of Tax Lot 1N 13E 11 AA 1501 to connect to the City water and sanitary sewer systems. This property is located outside the City limits and within the Urban Growth Area, along the East 17th Street right-of-way between Morton and Richmond Streets. The property is immediately adjacent to the City limits and is bounded by the City on two sides. The request is to support the construction of a new single-family residence on the property.

A City water main exists in East 17th Street near the property and can be extended at the property owner's expense to serve the property. A new sanitary sewer main needs to be extended through a neighboring property to be able to service the property with gravity service; this new main could then also serve other adjacent properties as they develop in the future. The neighboring property owner has agreed to grant easements for construction of the new sanitary sewer main. Staff proposes that the City construct the new sewer main and then work through the City Council to form a reimbursement district to recover its costs as properties connect to it in the future. The Public Works Department has the resources and expertise to construct the needed sanitary sewer main.

The provision of water or sanitary sewer services outside the City Limits requires authorization from the City Council. The practice has been to require consents to annex as a condition of providing water and/or sanitary sewer services to properties located outside the City limits and inside the Urban Growth Area, thereby allowing for the option of annexation in the future if desired. Consents to annex have been obtained from the owners of all properties involved with this request.

BUDGET IMPLICATIONS: There will be no cost to the City to extend the water main. If approved, the City will expend an estimated \$60,659, including City labor, materials and equipment costs, to construct a new sanitary sewer main to serve the area and recover those costs over time as properties develop and connect to the new main. The property owners making the request will pay a \$2317 in Water SDCs, \$1789 in Sewer SDCs, and their share of the costs to construct the new sewer main. Once the lot is occupied, they will pay for monthly utility services at out-of-City rates, which are currently 1.5 times the in-City rates for water and 1.7 times for sewer, until such time as they may be annexed.

COUNCIL ALTERNATIVES:

1. **Staff recommendation:** *Move to authorize the provision of City water and sanitary sewer services to the property identified as Tax Lot 1N 13E 11 AA 1501.*
2. Move to deny the provision of City water and sanitary sewer services outside the City limits to Tax Lot 1N 13E 11 AA 1501.
3. Provide additional direction to staff.



MEMORANDUM

SUBJECT: 2015 Design LLC Fees

TO: City of The Dalles City Council

FROM: MATTHEW KLEBES AND CARRIE PIPINICH, MCEDD/Wasco County EDC

DATE: 3/30/2021

BACKGROUND INFORMATION:

Wasco County and the City of The Dalles signed a Long Term Enterprise Zone Abatement Agreement with Design LLC in 2015. Under this agreement, Design LLC, pays an annual community service fee each year of abatement. The initial annual fees generated by this agreement were allocated to the construction of the Columbia Gorge Community College (CGCC) Treaty Oak Skill Center and campus housing per an IGA signed by all three parties in early 2019.

Staff is proposing a method to identify potential areas of investment for future payments related to this agreement upon fulfillment of the current obligation. Representatives from the two sponsoring jurisdictions have considered various possibilities and are proposing a two-step process. This process would leverage the existing Wasco County Economic Development Commission's (EDC) annual Community Enhancement Project (CEP) process to identify potential projects and then EDC and Sponsor staff would further screen submitted projects with additional prioritization criteria developed by the Sponsors to create an annual project funding recommendation for consideration.

This proposal capitalizes on an existing project identification and ranking process familiar throughout Wasco County that focuses on supporting non-recurring projects related to critical infrastructure and economic development. This process is further described in the attached documents. MCEDD currently provides staffing support to the Wasco County EDC and could provide additional project vetting and award management support for the City and County to implement this proposal.

Attachments to this memo include overviews of the proposed process, the Community Enhancement Project process, and the Wasco County Economic Development Commission.

Request: Staff is seeking input from the City Council and County Commission on moving forward a 2-year trial of the proposed process with annual assessment. Funds would be allocated using the yearly budget process with resources from the 2015 Design LLC agreement's fees.

Attachment A: Proposed Grant Process

Issue: The Dalles/Wasco County Enterprise Zone Sponsors are seeking a clear and efficient method to identify potential areas of investment for fees garnered from the 2015 agreement with Design LLC.

Opportunity: The community came together to support the Skills Center and created a facility that will have a lasting impact on The Dalles and Wasco County through pooling resources to meet a key need around workforce training. With the one-time resources available through this agreement, there is an opportunity to identify other priority projects to lay a foundation for our community into the future. Staff propose incorporation of the Wasco County Economic Development Commission's (EDC) annual Community Enhancement Project (CEP) process (see attachment C for further detail) to provide an intake method to gather projects across Wasco County that can be used by Sponsors for funding consideration.

Rationale: This approach would capitalize on an established process many community stakeholders are already familiar with and would provide a single, clear approach to vetting projects countywide for consideration. Additionally, engaging with the EDC, MCEDD and other local partners through this process supports connecting local project proponents to a broader range of resources including other funding sources and technical assistance.

Annual Timeline:

1. Annual Budget Process Allocation which includes Sponsor representative recommendations on (March-June):
 - a. Community Service Fee Grant allocation
 - b. Review of Sponsor Prioritization criteria
2. EDC Staff conducts Community Enhancement Project process, including soliciting and developing its ranking of projects (October-December)
3. Final CEP list presented to Board of County Commissioners for acknowledgement (January)
4. EDC and Sponsor staff apply sponsor prioritization criteria to CEP results to develop a funding recommendation for consideration by Sponsors' governing bodies (February)
5. Funding recommendation provided to City Council and County Commission for consideration of awards (March)
6. Awards funded through grant agreements (April-May)

EDC Project Ranking:

The EDC only ranks 10 projects on an annual basis, incorporating the others without ranking into its Strategic Action Plan. Community Enhancement Project criteria as established by the EDC include:

- Projects that address an economic development challenge or opportunity
- Critical infrastructure-broadly defined. This could include core infrastructure (ex water/waste water) but could also include things that address community viability and vitality.
- Readiness to proceed—do they have community support? Do they have a feasible pathway for funding the project?

- Impact/Timeliness of ranking—does inclusion in the top 10 of the EDC’s project rankings have an impact on the project’s strategy for moving forward this year?

Sponsor Project Ranking:

The Sponsoring entities would approve the criteria utilized to determine grant funding for projects that provide community wide benefit through the annual process as noted above. Below are draft Sponsor Prioritization Criteria:

- EDC Ranking: All projects submitted to the Wasco County EDC will be considered with additional focus on those that are ranked as this reflects readiness to proceed and community support.
- Critical Infrastructure: These are projects that support long term community economic development foundations in Wasco County and have strong potential for positive impact on property values.
- Economic Opportunity: This criteria focuses on increasing access to economic opportunities for underserved communities or addressing a significant economic development barrier through collaborative approaches.
- Leveraging Outside Resources: Providing matching funds for additional funding sources or filling a gap where other funding resources are not readily available to meet a key community economic development need.
- Non-recurring: Ongoing program support for operations is not available through this funding source.

Eligible Entities and Administrative Considerations:

- Local Governments and Nonprofits (no religious affiliation) are eligible
- One year to begin use of the funds for approved projects with annual project updates to Council and Commission until project close out.

Attachment B: EDC Overview

Formation + Purpose: The Commission was formed in 1986 by an order for the County Court at the time, and updated in 2003 and 2015. The current order notes the purpose and membership of the group. The EDC acts as the economic development arm of Wasco County, focusing on job creation and increasing capacity throughout the County. The EDC is directly responsible for:

- Keeping the BOCC apprised of economic development activity, opportunities, and needs throughout the County;
- Collaborating with, and providing technical assistance to, local entities to accomplish projects focused on the above outcomes and to bring further investment into Wasco County;
- Providing leadership on countywide economic development efforts.

The EDC accomplishes these efforts through engagement from its membership and stakeholders along with staff support. The EDC has no project investment budget currently other than the contract with MCEDD to provide staffing for Commission activities and technical assistance provision for economic development efforts in Wasco County.

The EDC has two leadership positions that are elected annually by the EDC, the Chair and Vice Chair. Current leadership includes Chair Megan Thompson and Vice Chair Nan Wimmers.

Membership + Appointments Process: The EDC has 11 members appointed by the Wasco County Board of Commissioners. There are three geographically focused seats (North, Central, and South County), one seat for a representative of the City of The Dalles, one seat for a representative of the Port of The Dalles, one seat focused on a representative of the Chambers of Commerce in the County, and several industry focused representatives (fruit growers, dryland crops/cattle, and utilities) and two at-large positions. Each seat is appointed for a four year term.

To fill vacancies for all but the seats appointed to represent specific entities, the EDC staff conducts outreach about the opening including developing a press release, posting it on the website, including it in the MCEDD newsletter, reaching out to partner entities to request their assistance in spreading the word, and direct outreach to potential candidates. Current membership of the EDC can be found on its [website](#).

Attachment C: CEP Process Overview Background

The EDC's annual Community Enhancement Project Prioritization Process occurs during the fall each year. This process provides an opportunity for the EDC to engage with and support community priorities throughout Wasco County, highlight key projects that support economic opportunity as they seek funding, and identify areas to focus the EDC's technical assistance. For project proponents, this process also provides additional visibility to the County Commission and potential funders and inclusion in the EDC's Strategic Plan annual update.

Our current process for gathering project information focuses on holding local meetings in Dufur, Maupin, Mosier, The Dalles, and at least one gathering for unincorporated communities and very small cities. These meetings provide an opportunity for attendees to give an overview of their project and discuss local community priority projects. As our communities and local organizations have become familiar with this new process, the conversations and cross pollination of ideas have also become valuable outcomes. After the local meetings, staff develops brief project descriptions based on the overviews provided at the meetings and gives project owners an opportunity to review for accuracy. This information is the foundation for the EDC's prioritization discussion in December.

Exhibits:

- 2021 CEP Process Overview Memo
- Current Project List

Memorandum

Date: September 3, 2020
To: Wasco County Economic Development Commission
From: Carrie Pipinich, EDC Staff
Re: 2021 CEP Process

The EDC's annual Community Enhancement Project Prioritization Process occurs during the fall each year. This process provides an opportunity for the EDC to engage with and support community priorities throughout Wasco County, highlight key projects that support economic opportunity as they seek funding, and identify areas to focus the EDC's technical assistance.

Our current process for gathering project information focuses on holding local meetings in Dufur, Maupin, Mosier, The Dalles, and at least one gathering for unincorporated communities and very small cities. These meetings provide an opportunity for attendees to give an overview of their project and discuss local community priority projects. As our communities and local organizations have become familiar with this new process, the conversations and cross pollination of ideas have also become valuable outcomes. After the local meetings, staff develops brief project descriptions based on the overviews provided at the meetings and gives project owners an opportunity to review for accuracy. This information is the foundation for the EDC's prioritization discussion in December.

Given the additional pressure on many of our local communities and partners as they respond to impacts from COVID-19, staff proposes to continue with the same process via virtual platforms this fall.

***Request:** A more detailed description of the process is included below. Staff requests feedback from the EDC as we begin the process to develop the 2021 Community Enhancement Project list.*

Community Prioritization Meetings: The agenda for these meetings provides for a roundtable of project updates and descriptions by the relevant City and other local organizations and then a group discussion of that community's priorities to identify their top three to five projects to share with the EDC for consideration in the countywide CEP list. Through the discussion, there are also opportunities to highlight places where collaboration could be of value for entities in the area as well.

Staff conducts outreach to project owners in advance of the meetings. This includes an agenda as well as the following:

- Explanation of the overarching CEP process and its value
- The criteria the EDC will utilize in developing a countywide prioritization and encouragement to share information relevant to those criteria in the community prioritization meeting.
- A request to come prepared to give an overview of their projects (where in the project development process they are, what resources are committed, etc) as well as any plans they already have in place for seeking funding (local fundraising, grant sources, legislative requests, etc).

The following local meetings will be organized by staff with support from local partners where appropriate:

- a. Small Cities: With engagement from the relevant Small Cities Committee members on the EDC and City representatives, meetings will be held focused on Mosier, Dufur, and Maupin with local project proponents.
- b. Unincorporated/Rural Communities: Staff will conduct outreach to our unincorporated communities to support local prioritization meetings based on geography and depending on project owner interest and engagement. In the 2020 CEP process, staff held one meeting in Tygh Valley to support our unincorporated communities based on response to outreach.
- c. The Dalles: One meeting will be held focused on The Dalles to discuss prioritization of key projects from the City and other local entities. As in last year's process, this will likely be noticed as a work session for the EDC due to the number of Commissioners from The Dalles area.

Staff requests that the EDC Commissioners participate in the local meeting most relevant to them or their work, although they are welcome at others as there is interest!

Ranking Criteria: Staff encourages continuing to utilize the same criteria as used in 2020. They include focus on:

- Projects that address an economic development challenge or opportunity.
- Critical infrastructure-broadly defined. This could include core infrastructure (ex water/waste water) but could also include things that address community viability and vitality.
- Readiness to proceed—do they have community support? Do they have a feasible pathway for funding the project?
- Impact/Timeliness of ranking—does inclusion in the top 10 of the EDC's project rankings have an impact on the project's strategy for moving forward this year?

The EDC could also explore a focus on improving longer term economic resilience or opportunities to address impacts of COVID-19 in this year's process. Inclusion of this type of criteria could support identifying projects in Wasco County that could have a bigger impact in today's climate as well as prepare for any potential additional funding available focused on addressing the current crisis.

EDC Prioritization: Staff will work with the Chair to develop a DRAFT countywide prioritization of the top 10 projects based on the CEP criteria, alignment with the EDC's overarching mission and goals, and respecting local community prioritization where possible. This will be provided to the EDC for discussion and revisions at our December 3rd meeting.

Board of County Commissioners Acknowledgement and Regional Prioritization Participation: Staff will take the draft prioritization list developed by the EDC to the County Commission for their input and acknowledgement during January or February. Their acknowledged list would move forward to the MCEDD regional conversation and be incorporated in to the Comprehensive Economic Development Strategy. However, the full list of projects would continue to be incorporated into the EDC's action plan.

Technical Assistance: As part of this process, the EDC will also be asked to discuss projects that would most benefit from technical assistance from staff and Committees. This will inform the 2020 proposed workplans to be developed in the new year.

2021 Wasco County Community Enhancement Projects

<i>Rank</i>	<i>Project Sponsor</i>	<i>Project</i>
1	City of The Dalles	<u>Dog River Pipeline Upgrade:</u> The City has completed the permitting process for the project with the Forest Service and is beginning of final engineering for the project. The City is still seeking the last pieces of the funding package in 2020 but has secured the majority of the funding.
2	Q-Life Intergovernmental Agency	<u>Cascades East Interconnection Colocation Facility:</u> In the Northwest, major locations are in areas threatened by the Cascadia Subduction. This would mean that the internet was largely inaccessible in the event of a subduction event. Q-life is developing a carrier neutral internet exchange where providers and emergency communications networks can meet in The Dalles, Oregon and access scalable communication paths. The new location for this facility's colocation with the 911 Dispatch Center and Emergency Operations Center also supports enhanced emergency communications.
3	City of Mosier	<u>Joint Use Facility + Plaza:</u> The City of Mosier and the Mosier Fire District are partnering to develop a joint use facility that will include a City Hall, Fire Hall, and multipurpose community space in downtown Mosier on the North side of Highway 30. The building will house a full-service, 3-bay fire station, city hall offices, and community meeting & training center. In addition to these core functions, the approximately 10,000 sf building will include a kitchen, restrooms, public works garage, storage, outdoor plaza, and parking. In addition, the outdoor space around the Joint Use Facility would be developed into an outdoor plaza with a bike hub to support community gatherings and welcome cyclists coming into town off of the Historic Columbia River Highway. The estimated total project cost is \$4.5 million and is estimated to be completed by 2023.
4	Wasco County Soil and Water Conservation District	<u>Fifteenmile Water Below Ground Storage Pilot Project:</u> Low stream flow is identified as a primary limiting factor in the Fifteenmile watershed, impacting protected species, agricultural producers, and the City's water sources. The proposed pilot project would address two key uncertainties for determining the feasibility of a subsurface storage project to store water during high flow times and provide a more stable and ecologically beneficial water supply. The total cost of the full project if the pilot proves successful would be approximately \$1.5 million. The pilot portion could be completed if the submitted grant applications are funded.

5	Maupin Chamber of Commerce, Maupin School District	<u>Deschutes Rim Athletic Complex:</u> Maupin has begun the development process for a multi-purpose athletic facility at South Wasco County High School called the Deschutes River Athletic Complex that will replace the current, egg-shaped track. The new, state-of-the-art complex will include track and field facilities with an 8-lane IAAF certified track, a football field, and related spectator facilities that will accommodate a wide range of uses with opportunities for significant local impacts. For the first time, track and field athletes will get the opportunity to perform in Maupin for a home audience for regular season meets and the District will have the opportunity to host larger high school meets as well as provide opportunities to host concerts or sports camp groups. These opportunities for additional use of the facility will bring additional traffic to local businesses in the off season. Lastly, the facility will also provide a safe and level walking, jogging, and running facility that will contribute to community fitness. The project team is working to be completed by the World Track and Field Championships in 2022. Total estimated project cost is \$1.26 million.
6	Columbia Gorge Regional Airport	<u>Fuel Farm Upgrades:</u> The airport needs to expand capacity to store aviation fuel to meet increasing demand for Jet A fuel. Additionally, the current equipment for refilling tanks is not adequate, and the airport is interested in moving them above ground to be proactive about reducing opportunities for environmental contamination. Reliable fuel access is critical for use as an airbase for firefighting apparatus and to attract additional aviation-related industries. This project is estimated at less than \$400,000.
7	Columbia Gorge Regional Airport	<u>Aviation Maintenance Training Hangar:</u> CGRA is partnering with Columbia Gorge Community College to construct a training hangar for the College's Aviation Maintenance Program. This project would be mutually beneficial for both the airport and the college, generating greater use of the airport's facilities and create an improved workforce pipeline for this industry. Total estimated costs for the building and construction of site infrastructure are \$3.5 million.
8	City of Mosier	<u>Mosier Wastewater Treatment Plant:</u> This project focuses on needed maintenance and improvements for the wastewater treatment plan as well as implementation of a tertiary treatment wetland that will replace a damaged outfall pipe that empties into the Columbia River. This solution provides several environmental benefits and avoids potential adverse impacts of extending the existing outfall pipe farther into the Columbia River. In addition, the 2020 WWTP Plan Update proposes further improvements to the facility that will reduce solids output and provide useable phosphorous collection for agricultural fertilizer. The final plan was recently sent the Department of Environmental Quality for approval and would cost \$2.5 million.

9	City of Maupin	<u>Donkey Trail:</u> The City of Maupin is working to redesign the “Donkey Trail” in town. The trail is an old dirt track at the east end of town and is often used by students and others to access the downtown area, despite the trail itself being very rocky, covered in sagebrush, and sitting partially on private land. The redesign plans include connecting the trail to residential areas in Upper Maupin as well as connecting Mt. Fir Park to the downtown Kaiser Park. This trail would address critical pedestrian safety concerns throughout the City and support greater school safety. It would also provide an emergency access route for fire and ambulance in the event of a closure of the highway between the curves leading to downtown. Estimated cost would be \$250,000.
10	North Wasco Park and Recreation District	<u>Mill Creek Greenway:</u> Several years ago, the Park District initiated an effort to connect and enhance existing trail segments in the Mill Creek Greenway that would allow for residents, seniors, and children to travel between the senior complex (at the south end) and Thompson Park (at the north end) without crossing a street. The proposed project would construct a paved, ADA compliant path through the Greenway to allow for greater accessibility and safety as well as improve access to the existing Riverfront Trail with very limited traffic interactions from these areas. Engineering and construction bids have been developed for the project.

Priority Issues:

- The Dalles Urban Growth Boundary/Urban Area Boundary Expansion Process:**
 There has been significant activity on this front in 2020. The Gorge Commission adopted a new policy framework through their Management Plan update limiting cumulative opportunities for urban areas to expand moving forward. The City of The Dalles also completed a buildable lands inventory for its employment lands. This inventory indicated that per state requirements, the City is not able to expand its UGB based on the undeveloped land within the current boundary. Developable employment lands are critical to supporting business development, retention and expansion opportunities for this community moving forward. To meet this need, The City, Port, and EDC are collaborating on a brownfield assessment program with funding from EPA and exploring opportunities to leverage the current employment lands within the UGB to support economic development. As additional development occurs that reduces the inventory of vacant or underutilized land, other next steps are being evaluated.
- Issue: Columbia Gorge Childcare:** There continues to be a shortage of qualified childcare in the Columbia Gorge region, particularly in The Dalles and Wasco County. A public childcare center could help address this shortage along with other potential strategies. A feasibility study would be the first step in this process to identify potential partners, the physical scope, regulatory requirements and capital construction sources; as well as identify the long-term operational costs of a childcare center. Potential partners should recognize

that a public childcare center, if it is to meet the needs of residents from all income levels, will likely require an on-going operational subsidy. This speaks to the need for long-term partnership agreements to ensure the center's economic viability. The study would cost approximately \$100,000. CGCC is spearheading this discussion.

- **Issue: Housing:** Housing prices have continued to rise quickly in Wasco County over the last several years for both home purchases and rental units. We have consistently heard from employers and real estate professionals that the challenges in access and affordability for residents and potential employees seeking to come to Wasco County have hindered businesses' ability to grow. Better understanding this need and opportunities to address it will impact access to a robust workforce moving forward.
- **Issue: Broadband.** COVID-19 has further highlighted the gaps in broadband service availability for communities across Wasco County. Continuing to focus on creative strategies to address this need will support diverse businesses, educational access, and many more key services to create vibrant communities.

Additional Projects Not Ranked:

Wamic Water and Sanitary Authority	Waste Water System I & I Improvements
City of Shaniko	Water Source Improvements
Mosier Community School	Building Upgrades and Addition
City of Mosier	Resiliency Plan and Comprehensive Plan Update
City of Maupin	City Park Improvements
City of Maupin	City Park Expansion
White River Health District	Deschutes Rim Clinic Expansion
Bakeoven Watershed Council	Watershed Enhancement Projects
Life Raft Health Clinic	Clinic Establishment
City of Dufur	Sidewalk Improvements
The Dalles Art Center	People's Forge Project Sculpture
The Dalles Art Center	WOOL Project