

MINUTES
Joint Buildable Lands Meeting
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MINUTES

JOINT BUILDABLE LANDS MEETING

September 3, 2020

Noon

VIA ZOOM

LIVESTREAM VIA City website

PRESIDING: Mayor Richard Mays

COUNCIL PRESENT: Linda Miller, Darcy Long-Curtiss, Tim McGlothlin, Rod Runyon, Scott Randall

WASCO COUNTY: Commissioners Scott Hege, Steve Kramer, Kathy Schwartz

PORT OF THE DALLES: Andrea Klaas, Executive Director, Commissioners Mike Courtney, Greg Weast, David Griffith, Staci Coburn, Robert Wallace

STAFF PRESENT: City Manager Julie Krueger, City Clerk Izetta Grossman, Community Development Director Steve Harris, Interim Community Development Director Alice Cannon, Senior Planner Dawn Hert, City Legal Counsel Jonathan Kara

Consultants Matt Hastie, CJ Doxsee of the Angelo Consulting Group

CALL TO ORDER

The meeting was called to order by Mayor Mays at Noon.

PRESENTATIONS PROCLAMATIONS

Community Development Director Steve Harris reviewed the staff report.

Matt Hastie, Angelo Consulting Group reviewed a PowerPoint presentation. (attached)

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DISCUSSION

There was much discussion around the Google undeveloped property and how those acres being included in the inventory hurts The Dalles when developers come looking for property and read this inventory, but it isn't really available.

Most all in attendance were concerned that the report could hurt the area.

Mr. Hastie said Inventory is not about available land, it's about capacity for employment. Google holdings are available for employment, and are therefore required to by State Statute to be included.

There were suggestions for removing:

- Theoretical from buildable
- Dallesport being mentioned at all in the report

Clarifying:

- Capacity vs. available
- Nature of supply
- Note Google and Walmart property owned with plans of development – not available

It was general consensus the report followed the State Statutes, but it didn't really work accurately for The Dalles.

A suggestion was to ask for grace for regional benefit, negotiate for the unique situation.

City Manager Julie Krueger said the report would come before Council at later date to be accepted.

She said she heard:

- Remove theoretical
- Add footnotes/additional information section that clarifies the land supply in The Dalles for development; percentage sold.
- Clearly identify that Dallesport is not part of The Dalles inventory.

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ADJOURNMENT

Being no further business, the meeting adjourned at 2:03 p.m.

Submitted by/
Izetta Grossman, CMC
City Clerk

SIGNED:

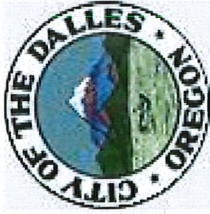


Richard A. Mays, Mayor

ATTEST:



Izetta Grossman, CMC City Clerk



Economic Opportunities Analysis Buildable Lands Inventory Results

Presentation to
The Dalles City Council
Port of the Dalles Commissioners
Wasco County Commissioners
September 3, 2020

LAND USE PLANNING
TRANSPORTATION PLANNING
PROJECT MANAGEMENT



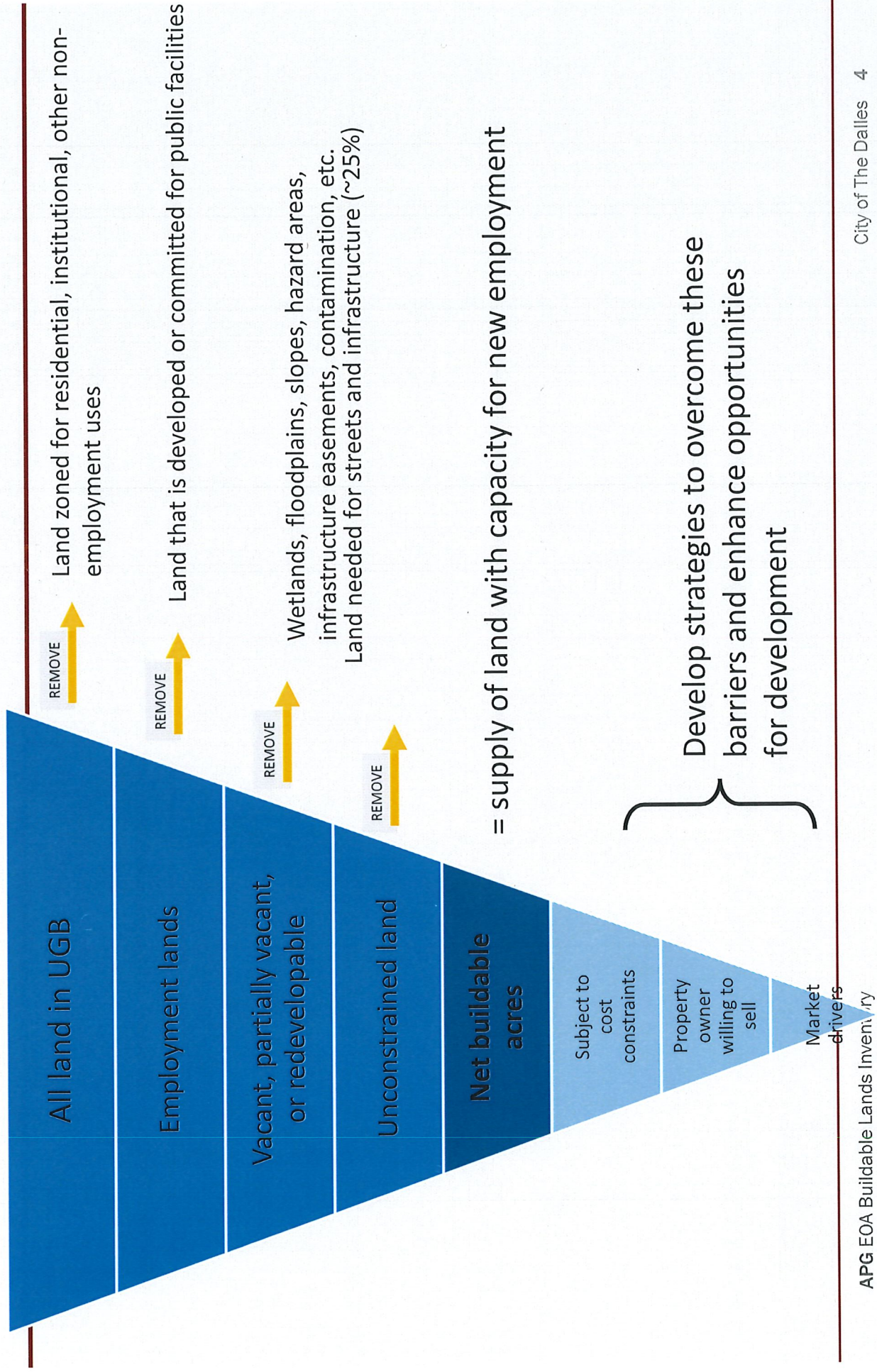
Project Background

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

Review Process

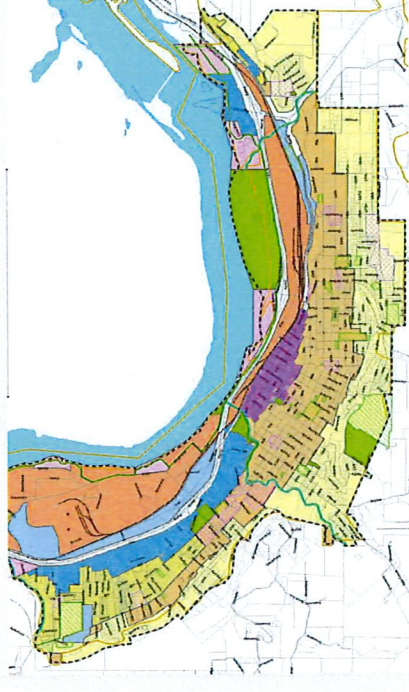
- Preliminary analysis based on readily available information (i.e., GIS data, aerial photos, etc.)
- Two meetings of Stakeholder Advisory Committee
- Additional meetings and review with Port and County
- Communication with Google representatives
- Consultation and direction from state agency staff
-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

Methodology



Key Definitions

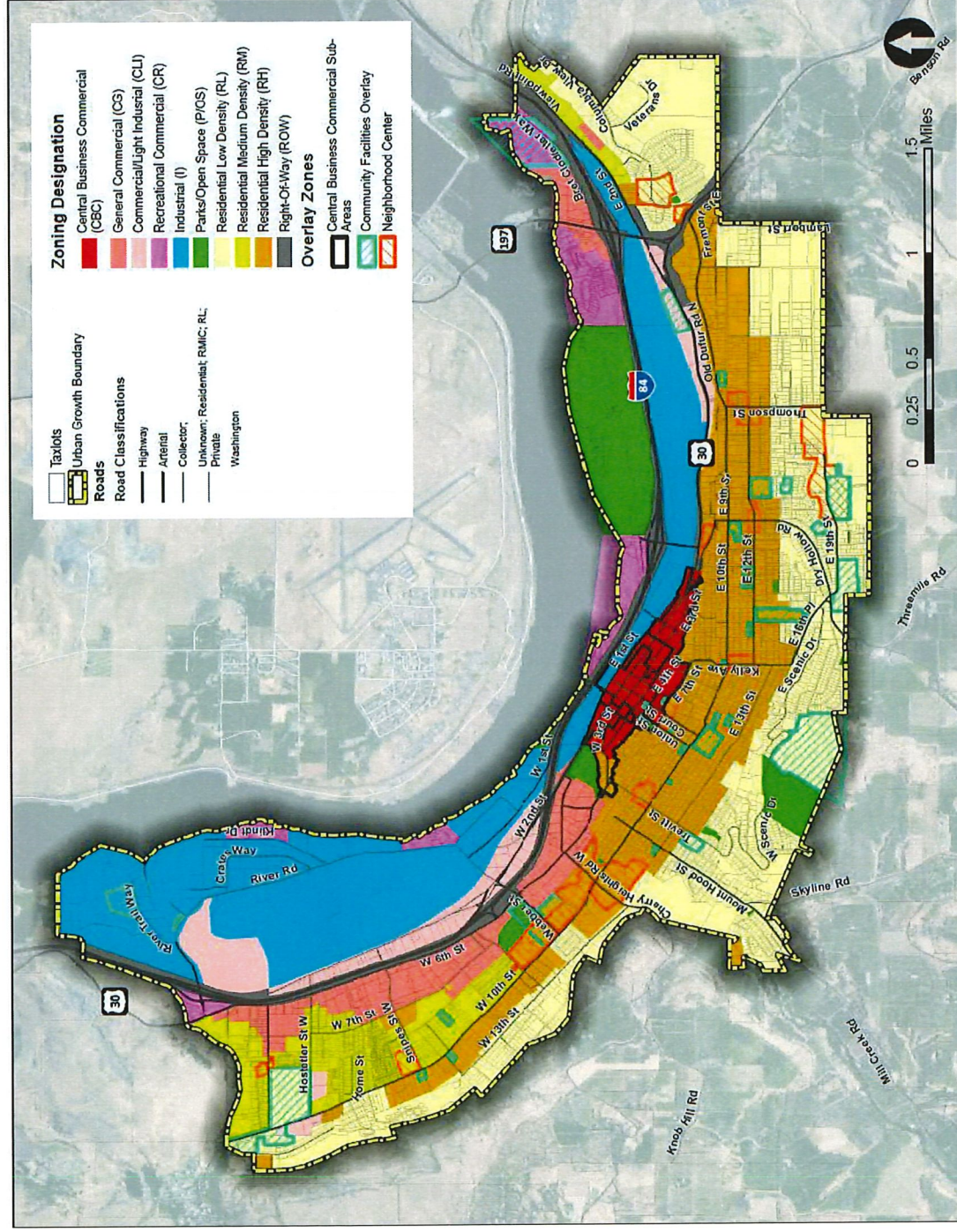
- **Developed:** Includes improvements; little to no additional capacity
- **Vacant:** Minimal to no physical improvements
- **Partially vacant:** Some improvements, with capacity for additional development
- **Committed:** Reserved for or committed to non-employment uses
- **Constrained:** Completely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



BLI Refinements

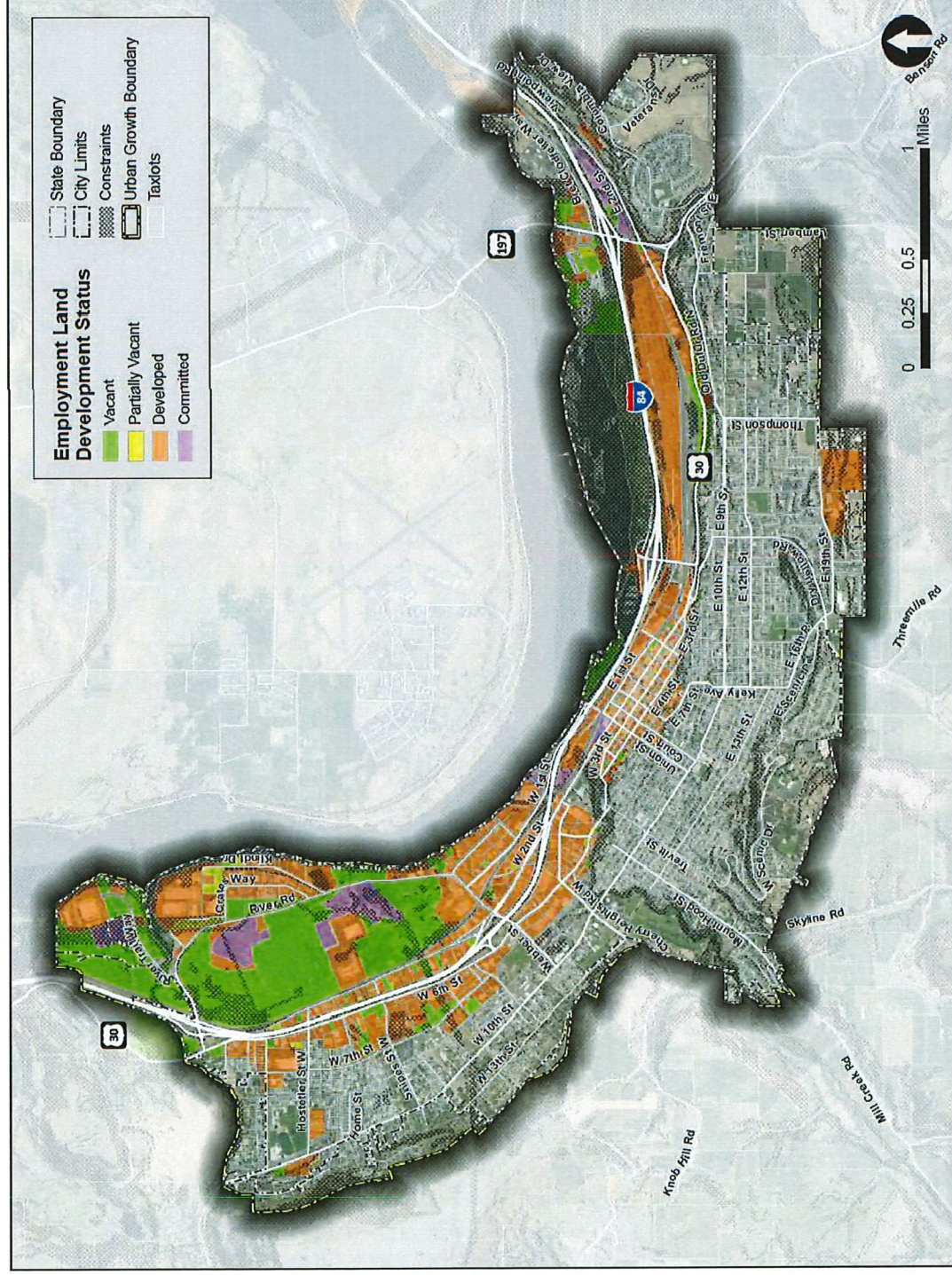
- Port owned sites
- Lockheed Martin site contamination
- BPA easements
- Community College site
- Amerities property
- Munsen paving sites
- Walmart site
- Capacity of Google sites

Zoning

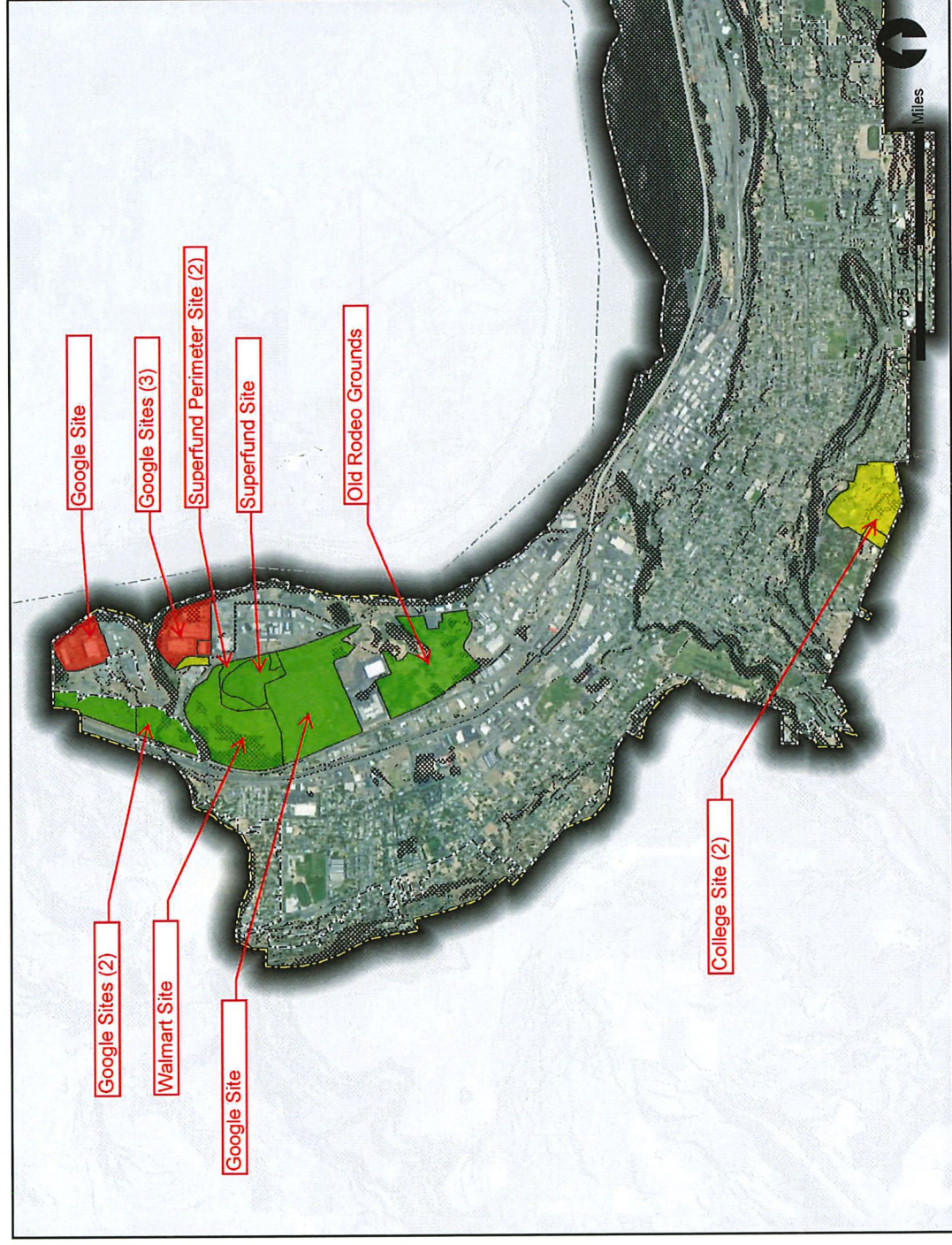




Inventory Results



Sites of Particular Interest



Summary of Results

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

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

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

Summary of Results

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

Findings

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