

MINUTES

CITY COUNCIL WORK SESSION

March 9, 2020

5:30 p.m.

THE DALLES CITY HALL
313 COURT STREET
THE DALLES, OREGON

PRESIDING: Mayor Richard Mays

COUNCIL PRESENT: Linda Miller, Darcy Long-Curtiss, Rod Runyon

COUNCIL ABSENT: Tim McGlothlin, Position #3 vacant

STAFF PRESENT: City Manager Julie Krueger, City Clerk Izetta Grossman,
Community Development Director Steve Harris

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. McGlothlin absent; Position #3 vacant

PRESENTATIONS

Gorge Commission NSA Management Plan 2020 Update and City UGB/UAB Expansion Efforts

Community Development Director Steve Harris reviewed the agenda of speakers and background for the meeting.

Harris introduced Krystyna Wolnaikowski, Executive Director of Columbia Gorge Commission.

She reviewed the information provided. She answered questions regarding the process and assured the Council that the Commission was dedicated to defining minor vs major adjustments

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to the Urban Area Boundary. She said there were 7 employees at the Commission, originally there were 15 employees. She said the target date for completion of the plan was 2020 in August or September.

Rodger Nichols, Vice Chair of Columbia Gorge Commission said it was important to understand the difference between the Urban Growth Boundary – which was governed by the State of Oregon and the Urban Area Boundary – which is defined by the Columbia Gorge Commission.

He said no decision had been made on “no net loss” in acreage swaps.

Scott Edelman, Oregon Department of Land Conservation Development said he works closely with the Columbia Gorge Commission. He said State Land Use Goals are a guiding document. He said they are working toward a clear method for the Urban Growth Boundary criteria development.

Edelman said it was important that cities were allowed to grow. He said there was a process for making a case of need for boundary change. First define the need for a specific type of property; then find a solution (alternative land survey) to support the business needs.

Tyler Stone said the Columbia Gorge Commission had directed staff to look at regional areas such as The Dalles and Dallesport, WA. Nichols said staff was looking into it to bring the information back to the Board. He said a decision had not been made.

Wolnaikowski said the Board would still look at what a “region” would look like.

CJ Doxsee, Angelo Planning Group reviewed an updated memo (attached).

He said superfund sites have challenges, but cost constraint didn’t make it undevelopable.

He said he was hoping to get more information from the Port of The Dalles regarding the superfund sites.

He said the Advisory Group had asked that Amerities be removed from the buildable lands, as well as Columbia Gorge Community College and Mid Columbia Medical Center.

There was discussion about the Walmart property not really being available, as well as the Google property. While there is no start date for construction, it can be reasonably assumed that neither owner is willing to sell.

Hege said the inventory as written wouldn’t help The Dalles. He said The Dalles didn’t have

enough land for what was on its plate, much less a 20 year inventory.

Council said Consultant needed to consider the following:

- Cost constraints should be considered when determining what is a developable property.
- More properties labeled as "vacant" should be labeled as "committed" because of who owns the property
- More properties labeled as "vacant" should be labeled as "committed" where development has occurred on only a fraction of the lot's square footage.

Long-Curtiss asked for an extended completion date in order to get updates from the additional information Angelo was anticipating receiving.

Harris said the end of this study was scheduled to coincide with starting the West Side Study. He said it needed to go to Planning Commission before the Council.

City Manager Krueger said the dates could be adjusted as needed.

ADJOURNMENT

Being no further business, the meeting adjourned at 7:50 p.m.

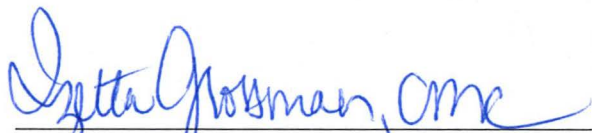
Submitted by/
Izetta Grossman, CMC
City Clerk

SIGNED:



Richard A. Mays, Mayor

ATTEST:



Izetta Grossman, CMC City Clerk