



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125
COMMUNITY DEVELOPMENT DEPARTMENT

AGENDA CITY OF THE DALLES PLANNING COMMISSION

CITY HALL COUNCIL CHAMBERS
313 COURT SREET
THE DALLES, OREGON 97058

CONDUCTED IN A MEETING ROOM IN COMPLIANCE WITH ADA STANDARDS

THURSDAY, FEBRUARY 20, 2020

6:00 P.M.

- I. **CALL TO ORDER**
- II. **ROLL CALL**
- III. **APPROVAL OF AGENDA**
- IV. **APPROVAL OF MINUTES** – February 6, 2020
- V. **PUBLIC COMMENT**
- VI. **LEGISLATIVE HEARING**
Comprehensive Plan Amendment No. 46-20. Updates to Policy #10 of Goal #8 Recreational Needs, of The Dalles Comprehensive Land Use Plan, in order to be consistent with the Northern Wasco County Parks and Recreation District's Parks and Recreation Master Plan.
- VII. **RESOLUTION**
Resolution PC 589-20: Adoption of Comprehensive Plan Amendment CPA 46-20
- VIII. **STAFF COMMENTS**
Next regularly scheduled meeting: March 5, 2020
- IX. **COMMISSIONER COMMENTS OR QUESTIONS**
- X. **ADJOURNMENT**



CITY of THE DALLES

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THE DALLES, OREGON 97058

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COMMUNITY DEVELOPMENT DEPARTMENT

MINUTES CITY OF THE DALLES PLANNING COMMISSION

CITY HALL COUNCIL CHAMBERS
313 COURT SREET
THE DALLES, OREGON 97058
CONDUCTED IN A MEETING ROOM IN COMPLIANCE WITH ADA STANDARDS
THURSDAY, FEBRUARY 6, 2020
6:00 P.M.

CALL TO ORDER

Chair Lavier called the meeting to order at 6:01 p.m.

ROLL CALL

Commissioners Present: Brent Bybee, Cody Cornett, Sherry DuFault, Bruce Lavier, Steve Ross, and Jeff Stiles
Commissioners Absent: Mark Poppoff
Staff Present: Director Steve Harris, City Attorney Gene Parker and Senior Planner Dawn Marie Hert

APPROVAL OF AGENDA

It was moved by DuFault and seconded by Ross to approve the agenda as written. The motion passed 6/0; Bybee, Cornett, DuFault, Lavier, Ross and Stiles in favor, none opposed, Poppoff absent.

ELECTION OF OFFICERS

Chair Lavier opened nominations for Chair. There were no nominations. Chair Lavier asked for volunteers; Commissioner Bybee volunteered.

Commissioner DuFault nominated Bybee for Chair; Commissioner Cornett seconded the nomination. The motion passed 5/0; Cornett, DuFault, Lavier, Ross and Stiles in favor, none opposed, Bybee abstained, Poppoff absent.

Chair Bybee opened nominations for Vice Chair.

Commissioner Lavier nominated DuFault; Commissioner Ross seconded the nomination. The motion passed 5/0; Bybee, Cornett, Lavier, Ross and Stiles in favor, none opposed, DuFault abstained, Poppoff absent.

APPROVAL OF MINUTES

It was moved by Lavier and seconded by Ross to approve the minutes of January 16, 2020, as written. The motion passed 4/0; Bybee, DuFault, Lavier, and Ross in favor, none opposed, Cornett and Stiles abstained, Poppoff absent.

PUBLIC COMMENT

None.

RESOLUTION

Resolution PC 588-20: Adoption of Denial of Adjustment 19-049, Taner Elliott

DuFault moved to approve Resolution PC 588-20, denial of Adjustment Application 049-19 of Taner Elliott for a reduction of the garage front yard setback from 20 ft. to 14.75 ft., a 26.25% reduction. In addition, DuFault moved for a subsequent approval of a 15% setback reduction for a 17 ft. garage front yard setback. Ross seconded the motion. The motion passed 4/0; Bybee, DuFault, Lavier, and Ross in favor, none opposed, Cornett and Stiles abstained, Poppoff absent.

QUASI-JUDICIAL HEARING

Adjustment 050-19: Michael and Christine Irish

Director Harris stated this would come before the Commission at a later date.

Outreach Meetings for Quasi-Judicial Public Hearings

Director Harris provided background:

In response to citizen comments regarding the housing code amendments, City Council directed Staff to return with alternatives for additional noticing and/or neighborhood meeting requirements for projects in residential zones.

The Dalles Municipal Code, Title 10 Land Use and Development, Section 10.3.020.050 C. 7. states, "Prior to the public hearing the applicant is recommended, but not required, to conduct an outreach meeting with nearby residents and others who may be affected by the development."

An outreach meeting is not required, but could be viewed as best management practices or a way to increase public awareness or transparency.

Discussion topics included:

- At what point in the application process would a neighborhood meeting be required, prior to the application submittal?
 - Distance requirements for noticing, 100 feet, 300 feet, or greater?
 - Would neighborhood meeting verification be required at time of application?
- Once an application is submitted, would a neighborhood meeting be included in the list of completeness item?
- Would staff be required to attend or facilitate the neighborhood meeting?
- Running the neighborhood meeting necessitates an understanding of the process.
- Consider this as a completeness item. Application deemed incomplete until the public meeting.
- An application may go through a number of changes during review. Would a new neighborhood meeting be required for each change or minor update?
- Would a neighborhood meeting be scheduled before or after Site Team review?
- Consider the weight assigned to public comments. At what point would an applicant make a decision under duress due to public opinion?

- Staff reviews a wide variety of applications for compliance with the Code. A definitive standard for a neighborhood meeting would be necessary to establish.
- Similar neighborhood meetings have resulted in a poor response and attendance in the past.
- Concerns that a neighborhood meeting might make the planning process more cumbersome and confusing.
- Does the noticing timeline for the comment period (14-days) and the appeal period (10-days) need to be increased?
- Is there a way to include a list of what applications were approved or submitted during a week into the newspaper?
- What would be the qualifying factors for a development that might require a neighborhood meeting? High traffic counts as established in a traffic study, for example?
- General consensus that a clear and accessible webpage of an active list of development reviews would be helpful.
- The language in the code states that neighborhood meetings are “recommended” and not “require”. Larger applications do go through the Site Team process, which serves as a pre-application, to which it is stated to developers that a public meeting is recommended.
- Consensus from the Planning Commission was to keep the language as is and to further examining alternative methods to improve notification to surrounding landowners.

Annual Report

Senior Planner Dawn Hert presented the Annual Report. See attached PowerPoint document.

STAFF COMMENTS

February 20, 2020 is the next scheduled Planning Commission meeting.

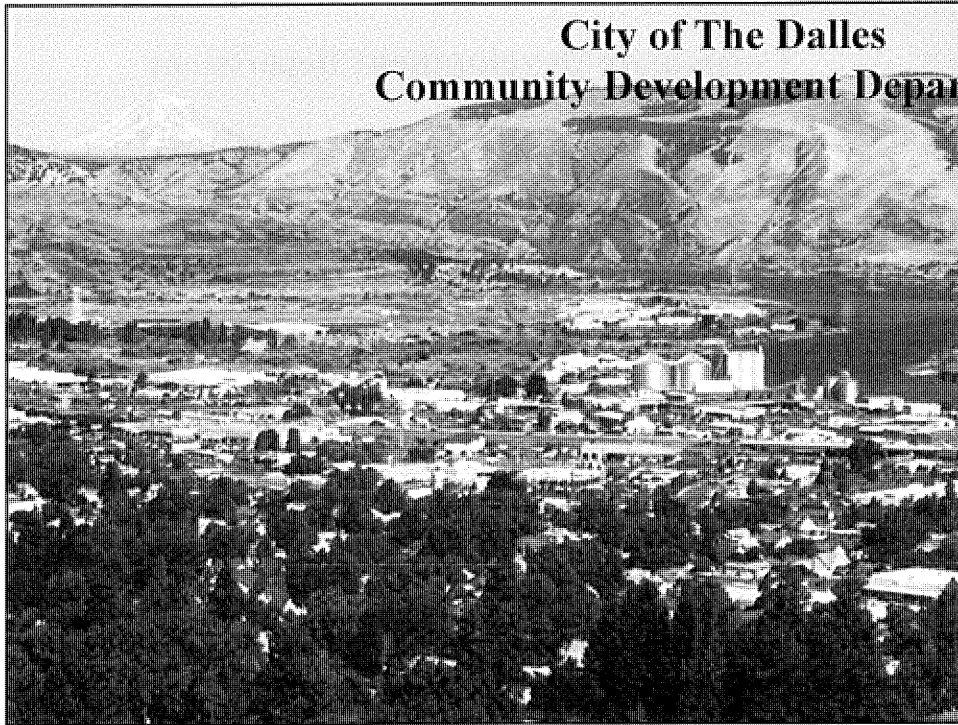
COMMISSIONER COMMENTS OR QUESTIONS

ADJOURNMENT

Chair Lavier adjourned the meeting at 7:17 p.m.

Respectfully Submitted
 Paula Webb, Secretary
 Community Development Department

Bruce Lavier, Chair



Community Development Department Mission

- The Community Development Department has the responsibility to regulate and enforce the orderly growth and development of the City in a manner consistent with City Council goals, standards and regulations to ensure the protection of the health, safety and welfare of its citizens. The Department seeks to provide responsive, accurate and consistent service to our citizens and customers; while aggressively pursuing meaningful citizen involvement in all planning endeavors.

- Department serves as staff to the Urban Renewal Agency and provides assistance for economic development, including activities for Main Street, Vertical Housing, Economic Development and Housing and Enterprise Zone.

- Department currently provides direct staff support to:
 - Planning Commission
 - Historic Landmarks Commission
 - Urban Renewal Agency Board
 - Columbia Gorge Regional Airport
 - Site Team Committee

Community Development Department

The Department consists of three divisions:

- Planning
- Codes Enforcement
- Economic Development

Staffing

- Seven permanent, full-time positions in the Department:
 - Director
 - Senior Planner
 - Associate Planner
 - Planner
 - Administrative Secretary
 - Community Development Analyst
 - Codes Enforcement Officer

CDD 2020-21 Goals, Projects & Highlights

- The primary goal of the Department is to continue to serve the citizens in the most professional manner possible.
- Continue to...
 - implement departmental procedures and processes that will improve customer service levels.
 - timely processing of entitlement applications and other departmental permits.
 - to engage Columbia River Gorge Commission staff and Board throughout the preparation process of the Gorge 2020 Management Plan with the goal of ensuring the City's concerns are addressed in the adopted Plan.
- Develop and implement metrics to measure changes in customer service levels.
- Maintain Certified Local Government designation by continuing historic preservation programs, special projects and other grant-funded eligible activities.
- Complete third and fourth phases of the 2017 Housing Strategies Report implementation program.
- Provide assistance in developing and implementing the City's economic development strategies and activities.
- Finalize and implement...
 - new mobile food vendor regulations and permitting processes.
 - new short term rental code and permitting processes.
- Undertake TGM grant funded Westside Area Study and Master Plan.

CDD 2019-20 Accomplishments/Comments

- Continued:
 - Staff support of the Planning Commission, Historic Landmarks Commission, Site Review Team, Urban Renewal Agency, Main Street and other community groups and Ad Hoc Committees.
 - Coordination with other City departments, citizens, special interest groups, and County, State and Federal agencies for both current and long range planning efforts.
 - To provide planning services to the County Planning Department within the Urban Growth Area, the City Public Works Department, and the Urban Renewal Agency.
- Completed the first and second phases of the 2017 Housing Strategies Report implementation program.
- Hosted the 2019 Regional Planners Meeting.
- Received Historic Preservation Grants from the State Historic Preservation Office:
 - Plaster Repair Workshop
 - Historic Walking Tour App (available for Android and iPhone)

CDD -2019 Permits and Land Use Applications

- 127 Building Permits
- 178 development applications including:
 - 27 Site Team/Pre-applications
 - 83 Sign Permits
 - 11 Site Plan Reviews
 - 3 Conditional Use Permits
 - 3 Home Business Permits
 - 11 Vacation Rentals
 - 9 Adjustments
 - 8 Minor Partitions
 - 8 Property Line Adjustments
 - 2 Subdivisions
 - 11 Historic Landmarks Commission applications
 - 2 Appeals
 - Additionally, the Department provided assistance to 1,434 public counter visits and 1,172 phone calls for general inquiries.

**CDD -Major Issues to be Resolved
in the Next 5 Years**

- Complete update to 2030 Vision Action Plan through an extensive community outreach and engagement program.
- Undertake and complete an update to the 2011 Comprehensive Land Use Plan.
- Provide staff support to updates and implementation of the Sewer Master Plan, Storm Water Master Plan, Water Master Plan, and Capital Improvement Plan consistent with the UGB and NSA amendments.
- Upon adoption of the Gorge 2020 Management Plan, assess the City's options to seek expansion of the Urban Growth Boundary and the NSA Urban Area boundary.
- Assist Urban Renewal Agency with development related matters in the Urban Renewal Plan Area.



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COMMUNITY DEVELOPMENT DEPARTMENT

STAFF REPORT Comprehensive Plan Amendment 46-20

Procedure Type: Legislative

Public Hearing Date: February 20, 2020

Applicant: City of The Dalles

Request: The proposed Comprehensive Plan Amendment updates Policy #10 of Goal #8: Recreational Needs of The Dalles Comprehensive Land Use Plan to be consistent with the Northern Wasco County Parks and Recreation District's Parks and Recreation Master Plan.

Properties: All properties within the City of The Dalles Urban Growth Boundary

Prepared by: Dawn Marie Hert, Senior Planner

BACKGROUND INFORMATION:

The proposed comprehensive plan amendment updates Policy #10 of Goal #8: Recreational Needs of The Dalles Comprehensive Land Use Plan to be consistent with the Northern Wasco County Parks and Recreation District's Parks and Recreation Master Plan.

The Northern Wasco County Parks and Recreation District Board adopted the Parks and Recreation Master Plan in April 2019. The Master Plan is the District's first adopted comprehensive system plan. Policy #10 of Goal #8: Recreational Needs of The Dalles Comprehensive Land Use Plan requires the adoption of the District's Park and Recreation Master Plan as a background document in Volume II of The Dalles Comprehensive Plan, in order to serve as the City's long range recreation plan for The Dalles Urban Area.

The proposed additions to The Dalles Comprehensive Plan are shown in **bold** text and proposed deletions are shown in ~~strikethrough~~ text as follows:

Goal 8 Policies

10. The Northern Wasco County Parks and Recreation District's Parks **and Recreation** Master Plan shall be adopted as a background document in Volume **II** of The Dalles Comprehensive Plan, to serve as the City's long range recreation plan for The Dalles Urban Area. ~~A parks and open space standard of ten acres per 1,000 population should be adopted as part of the Parks Master Plan.~~ **The Parks and Recreation Master Plan shall include improvement, acquisition, and development recommendations that maintain the ratio of acres of park land per 1,000 residents at the current level of service.**

Staff is recommending that the Planning Commission recommend the above changes of The Dalles Comprehensive Plan to the City Council.

COMMENTS:

As of the date of the staff report, no formal comments have been received by the Community Development Department.

A. CITY OF THE DALLES MUNICIPAL CODE – TITLE 10- LAND USE AND DEVELOPMENT

Article 10.3.010.040 Applications:

FINDING #1: This application is initiated by the Director pursuant to the provisions of Section 10.3.010.040 F. The application was deemed complete on January 16, 2020. Criterion met.

Article 10.3.020 Review Procedures, Article 10.3.020.060 Legislative Actions:

Section A. Decision types. 4. Amendments to the Comprehensive Plan:

FINDING #2: This application is for Amendments to the Comprehensive Plan. Criterion met.

Section B. Public Hearings. The Commission shall hold at least one legislative public hearing to review applications for legislative actions and, by duly adopted resolution, make a recommendation to the Council to approve, approve with conditions, or deny the request.

FINDING #3: The public hearing has been set for February 20, 2020. Criterion met.

Article 10.3.020.060 Legislative Actions:

Section C. Notice of Hearing. At least 10 days before the legislative hearings, notice of the hearing shall be published in a newspaper of general circulation.

FINDING #4: A notice of hearing containing the information required was published in The Dalles Chronicle on February 8, 2020. Criterion met.

Notice of Amendments as required by the State of Oregon, Department of Land Conservation and Development.

The Department of Land Conservation and Development requires a 35 day advance notice of any proposed amendments.

FINDING #5: The required notice was sent on January 16, 2020, which is 35 days prior to the first hearing on the text amendment to the Comprehensive Plan. Criterion met.

Section 10.3.020.070(A)(3) Staff Report.

A staff report shall be presented which identifies the criteria and standards applying to the application and summarizes the basic findings of fact. The staff report may also include a recommendation for approval, approval with conditions, or denial.

FINDING #6: The staff report has identified the criteria and standards as they relate to this application and has summarized the basic findings of fact. The staff report does include a recommendation for approval. Criterion met.

Section 10.3.110.030 Review Criteria

Proposed text amendments shall be consistent with the Comprehensive Plan, and State Laws and Administrative Rules.

FINDING #7: The proposed amendments are consistent with the Comprehensive Plan, State Laws, and Administrative Rules. Criterion met.

B. COMPREHENSIVE PLAN

1. Explain the justification for the proposed Comprehensive Plan Amendment.

FINDING #8: The reference in Policy #10 of Goal 8 to the Parks and Recreation Master Plan be adopted as part of the background documents for Volume II of the Comprehensive Plan is an error, as the Plan is clearly listed as part of the documents in Volume III on page 4. The proposed amendments update policy to correct the error and reference Volume III.

Policy 10 also includes a recommendation to adopt a parks and open space standard of ten acres per 1,000 population as park of the Parks and Recreation Master Plan. The adopted Parks and Recreation Master Plan does not include a specific level of service standard. The proposed amendments modify the policy to accurately reflect the vision and intent of the Plan.

The National Recreation and Park Association (NRPA) curates an annual report that summarizes key findings generated by the NRPA Park Metrics, a benchmarking tool that evaluates an agency's performance. Two benchmarks analyzed in the 2018 NRPA Performance Review report are the ratio of residents per park, and the acres of park land per 1,000 residents as a means of gauging appropriate level of service. The ratio of acres of park land per 1,000 residents is calculated based on the current acreage of park land (127.44 acres) and the current population estimate divided by 1,000 (12.744). Based on this equation, the acres of park land per 1,000 residents in The Dalles is 8.71 acres per 1,000 residents.

The District has a robust inventory of community resources: linear parks,

neighborhood parks, community parks, regional parks, special use parks, trails, and open spaces. These resources are also accompanied by school district facilities, city facilities, college facilities, private facilities, and facilities owned by the Columbia Land Trust, and other organizations. Overall, the District is performing well above the median in terms of overall operating expenditure, and expenditure per capita, and per park sites.

The Dalles can expect a population increase within the next 20 years. This growth prompts the need to consider how the existing levels of service benchmarks measured both as the ratio of residents per park, and the acres of park land per 1,000 residents, can continue to at least be maintained at their current level, if not improved. In order to maintain the ratio of residents per park at an appropriate service level, NWCPRD will need to increase the number of parks in its ownership by approximately one park (0.6 parks) every five years. In order to maintain the ratio of acres of park land per 1,000 residents at an appropriate service level, NWCPRD will need to increase the amount of park acreage in its ownership by approximately 7.7 acres every five years.

The Parks and Recreation Master Plan contains park improvement, acquisition, and development recommendations that are directed at maintaining the current level of service over the next 20 years, or through 2040. The proposed amendments to Policy #8 modify the policy to be consistent with the Plan. Therefore, this criterion is satisfied.

2. Describe how the proposed amendment is compatible with or will further the goals established by the Community for the subject area. The goals are listed in the Comprehensive Plan.

FINDING #9: The proposed amendment is compatible with Goal #8 as follows:
GOAL #8: RECREATIONAL NEEDS

To satisfy the recreational needs of the citizens of the state and visitors.

The goal includes several references to the District and the District Board:

- The “Parks and Recreation Needs” section of the goal discusses the Districts’ role in recreation planning and implementation and assistance is promoting and coordinating trail and park development.
- Policy #1 requires that the City “work with residents, community groups and the Northern Wasco County Park & Recreation District Board to identify and provide for park and recreation needs, to maintain and develop neighborhood and community parks, and to identify uses for underdeveloped park lands.”
- Policy #10 requires that the City adopt the District’s Park and Recreation Master Plan as a background document to The Dalles Comprehensive Plan.
- Policy #11 states that the [Park and Recreation Master Plan] “shall strive to provide neighborhood parks within a 5 minute walk or 1,500 feet of all residential areas” and that it “shall consider funding mechanisms for acquisition, development and maintenance of park and recreation

facilities.”

- Policy #12 states that the Plan should “encourage a connected park and open space system in order to provide for small private open space areas.” The policy further identifies potential pedestrian and bicycle and landscape improvements.

The community needs assessment component of the Park and Recreation Master Plan included focus group meetings, and online survey, stakeholder interviews, open house events, and an analysis of national, regional, and state recreation trends. The Plan’s vision statement is as follows:

“The Northern Wasco County Parks and Recreation District system is comprised of distinctive and accessible parks that promote healthy lifestyles, showcase social, cultural, educational, and recreational opportunities, and meet the needs of a diverse community.”

The vision is further articulated and defined by a series of goals and actions addressing identify, distribution and connectivity, funding and partnerships, maintenance and operations, sustainability, and community resiliency. The process that led to the preparation of the Plan, and subsequent adoption by the District Board, is demonstration of a concerted effort to meet the recreational needs of the citizens of the state and visitors, consistent with Goal #8. The proposed amendment does not affect any other goals in the Comprehensive Plan or create any inconsistency within the Comprehensive Plan. Therefore, this criterion is satisfied.

3. Describe how the proposed Comprehensive Plan Amendment will further the interests of public health, safety, and general welfare.

FINDING #10: The Parks and Recreation Master Plan contains specific goals that address public health, safety, and general welfare, as follows:

1. Identity

Create a unique parks system with a strong identity that encourages resident involvement and is safe and accessible for all.

2. Distribution and Connectivity

Improve physical connections between and to facilities and promote an equitable distribution of facilities within the community.

3. Funding and Partnerships

Evaluate and establish new mechanisms for funding existing and future park and recreation facilities and programs, while strengthening relationships between NW CPRD and other partners.

4. Maintenance and Operations

Manage and operate all facilities in a manner that promotes a safe, quality, and efficient parks system.

5. *Sustainability*

Incorporate sustainable practices in park facility design, maintenance, and operations, and increase resident awareness of NWCPRD actions.

6. *Community Resiliency*

Promote a social structure within the District's programming that encourages participation and diversity of activities and events.

The proposed amendments enable adoption of the Parks and Recreation Master Plan, as previously adopted by the District board, as a background document to the Comprehensive Plan. The inclusion of the Plan and its supporting goal and policy direction in the Comprehensive Plan framework will further public health, safety, and welfare interests consistent with the above criterion.

4. Describe the effect the proposed amendment would have on surrounding properties.

FINDING #11: The proposed amendments correct an inconsistency in the text of Policy #10 and update the Policy to reflect a new Plan adopted by the NWCPRD Board. As the proposed amendments affect a District-wide plan, they are not site-specific and have no effect on individual or surrounding properties. Therefore, this criterion is satisfied.

C. DISCUSSION

The proposed amendments are subject to revision or deletion. The Commission will forward a recommendation on the amendments to the City Council. The final decision on all the proposed amendments will be made by the City Council.

STAFF RECOMMENDATION:

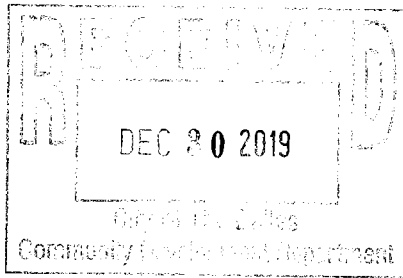
Staff recommends that the Planning Commission recommend to the Council the approval of the amendments as indicated below. The proposed additions to The Dalles Comprehensive Plan are shown in **bold** text and proposed deletions are shown in ~~strike~~through text as follows:

Goal 8 Policies

*10. The Northern Wasco County Parks and Recreation District's Parks **and Recreation** Master Plan shall be adopted as a background document in Volume # III of The Dalles Comprehensive Plan, to serve as the City's long range recreation plan for The Dalles Urban Area. ~~A parks and open space standard of ten acres per 1,000 population should be adopted as part of the Parks Master Plan.~~ **The Parks and Recreation Master Plan shall include improvement, acquisition, and development recommendations that maintain the ratio of acres of park land per 1,000 residents at the current level of service.***

COMPREHENSIVE PLAN AMENDMENT APPLICATION

CITY OF THE DALLES
Planning Department
313 Court Street
The Dalles, OR 97058
(541) 296-5481, ext. 1125
Fax (541) 298-5490
www.ci.the-dalles.or.us



Date Filed 12/30/19
File# CPA 46-20
Date Deemed Complete 1/16/20
Hearing Date PC - 2/20/20
Approval Date
Permit Log #
Other Cross Reference#

APPLICANT

LEGAL OWNER (If Different than Applicant)

Name City of The Dalles

Name

Address 313 Court Street
The Dalles, OR 97058

Address

Telephone # 541-296-5481 x 1129
E-mail Address dhert@ci.the-dalles.or.us

Telephone #

*If applicant is not the legal owner, attach either [1] owner consent letter, or; [2] copy of earnest money agreement, or; [3] copy of lease agreement.

PROPERTY INFORMATION

Address N/A - Text Amendments to Comprehensive Plan

Map and Tax Lot N/A

Size of Development Site N/A

Zone District/Overlay & Comprehensive Plan Designation N/A

REQUEST

- checkbox New Development checkbox Expansion/Alteration checkbox Change of Use X Amend Comp Plan Text

Brief Explanation: The proposed amendment updates Policy #10 of Goal #8: Recreational Needs of The Dalles Comprehensive Land Use Plan to be consistent with the Northern Wasco County Parks and Recreation District's Parks and Recreation Master Plan. Proposed additions are shown in bold text and proposed deletions are shown in strikethrough text:

Goal 8 Policies

10. The Northern Wasco County Parks and Recreation District's Parks and Recreation Master Plan shall be adopted as a background document in Volume H III of The Dalles Comprehensive Plan, to serve as the City's long range recreation plan for The Dalles Urban Area. A parks and open space standard of ten acres per 1,000 population should be adopted as part of the Parks Master Plan. The Parks and Recreation Master Plan shall include improvement, acquisition, and development recommendations that maintain the ratio of acres of park land per 1,000 residents at the current level of service.

JUSTIFICATION OF REQUEST

1. Explain the justification for the proposed Comprehensive Plan Amendment.
The Northern Wasco County Parks and Recreation District Board adopted the Parks and Recreation Master Plan in April 2019. The Master Plan is the District's first adopted comprehensive system plan. Policy #10 of Goal #8: Recreational Needs of The Dalles Comprehensive Land Use Plan requires the adoption of the District's Park and Recreation Master Plan as a background document in Volume II of The Dalles Comprehensive Plan, in order to serve as the City's long range recreation plan for The Dalles Urban Area. The reference in Policy #10 of Goal 8 to the Parks [and Recreation] Master Plan be adopted as part of the background documents for Volume II of the Comprehensive Plan is an error, as the Plan is clearly listed as part of the documents in Volume III on page 4. The proposed amendments update policy to correct the error and reference Volume III. Policy 10 also includes a recommendation to adopt a parks and open space standard of ten acres per 1,000 population as park of the Parks and Recreation Master Plan. The adopted Parks and Recreation Master Plan does not include a specific level of service standard. The proposed amendments modify the policy to accurately reflect the vision and intent of the Plan. The National Recreation and Park Association (NRPA) curates an annual report that summarizes key findings generated by the NRPA Park Metrics, a benchmarking tool that evaluates an agency's performance. Two benchmarks analyzed in the 2018 NRPA Performance Review report are the ratio of residents per park, and the acres of park land per 1,000 residents as a means of gauging appropriate level of service. The ratio of acres of park land per 1,000 residents is calculated based on the current acreage of park land (127.44 acres) and the current population estimate divided by 1,000 (12.744). Based on this equation, the acres of park land per 1,000 residents in The Dalles is 8.71 acres per 1,000 residents. The District has a robust inventory of community resources: linear parks, neighborhood parks, community parks, regional parks, special use parks, trails, and open spaces. These resources are also accompanied by school district facilities, city facilities, college facilities, private facilities, and facilities owned by the Columbia Land Trust, and other organizations. Overall, the District is performing well above the median in terms of overall operating expenditure, and expenditure per capita, and per park sites. The Dalles can expect a population increase within the next 20 years. This growth prompts the need to consider how the existing levels of service benchmarks measured both as the ratio of residents per park, and the acres of park land per 1,000 residents, can continue to at least be maintained at their current level, if not improved. In order to maintain the ratio of residents per park at an appropriate service level, NWCPRD will need to increase the number of parks in its ownership by approximately one park (0.6 parks) every five years. In order to maintain the ratio of acres of park land per 1,000 residents at an appropriate service level, NWCPRD will need to increase the amount of park acreage in its ownership by approximately 7.7 acres every five years. The Parks and Recreation Master Plan contains park improvement, acquisition, and development recommendations that are directed at maintaining the current level of service over the next 20 years, or through 2040. The proposed amendments to Policy #8 modify the policy to be consistent with the Plan. Therefore, this criterion is satisfied.
2. Describe how the proposed amendment is compatible with or will further the goals established by the Community for the subject area. *The goals are listed in the Comprehensive Plan.*
The proposed amendment is compatible with Goal #8 as follows:

GOAL #8: RECREATIONAL NEEDS

To satisfy the recreational needs of the citizens of the state and visitors.

The goal includes several references to the District and the District Board:

- The "Parks and Recreation Needs" section of the goal discusses the Districts' role in recreation planning and implementation and assistance is promoting and coordinating trail and park development.
- Policy #1 requires that the City "[w]ork with residents, community groups and the Northern Wasco County Park & Recreation District Board to identify and provide for park and recreation needs, to maintain and develop neighborhood and community parks, and to identify uses for underdeveloped park lands."
- Policy #10 requires that the City adopt the District's Park and Recreation Master Plan as a background document to The Dalles Comprehensive Plan.
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The community needs assessment component of the Park and Recreation Master Plan included focus group meetings, and online survey, stakeholder interviews, open house events, and an analysis of national, regional, and state recreation trends. The Plan's vision statement is as follows:

"The Northern Wasco County Parks and Recreation District system is comprised of distinctive and accessible parks that promote healthy lifestyles, showcase social, cultural, educational, and recreational opportunities, and meet the needs of a diverse community."

The vision is further articulated and defined by a series of goals and actions addressing identify, distribution and connectivity, funding and partnerships, maintenance and operations, sustainability, and community resiliency. The process that led to the preparation of the Plan, and subsequent adoption by the District Board, is demonstration of a concerted effort to meet the recreational needs of the citizens of the state and visitors, consistent with Goal #8. The proposed amendment does not affect any other goals in the Comprehensive Plan or create any inconsistency within the Comprehensive Plan. Therefore, this criterion is satisfied.

4. Describe how the proposed Comprehensive Plan Amendment will further the interests of public health, safety, and general welfare.

The Parks and Recreation Master Plan contains specific goals that address public health, safety, and general welfare, as follows:

1. *Identity - Create a unique parks system with a strong identity that encourages resident involvement and is safe and accessible for all.*
2. *Distribution and Connectivity - Improve physical connections between and to facilities and promote an equitable distribution of facilities within the community.*
3. *Funding and Partnerships - Evaluate and establish new mechanisms for funding existing and future park and recreation facilities and programs, while strengthening relationships between NWCPRD and other partners.*
4. *Maintenance and Operations - Manage and operate all facilities in a manner that promotes a safe, quality, and efficient parks system.*
5. *Sustainability - Incorporate sustainable practices in park facility design, maintenance, and operations, and increase resident awareness of NWCPRD actions.*
6. *Community Resiliency - Promote a social structure within the District's programming that encourages participation and diversity of activities and events.*

The proposed amendments enable adoption of the Parks and Recreation Master Plan, as previously adopted by the District board, as a background document to the Comprehensive Plan. The inclusion of the Plan and its supporting goal and policy direction in the Comprehensive Plan framework will further public health, safety, and welfare interests consistent with the above criterion.

- Describe the effect the proposed amendment would have on surrounding properties. The proposed amendments correct an inconsistency in the text of Policy #10 and update the Policy to reflect a new Plan adopted by the NWCPRD Board. As the proposed amendments affect a District-wide plan, they are not site-specific and have no effect on individual or surrounding properties. Therefore, this criterion is satisfied.

PLANS SUBMITTED: ~~NA~~ At least 15 copies of concept site plan.

CITY Initiated w/ Parks + Rec
Signature of Applicant

12/30/19
Date

[Signature]
Signature of Planner

1/16/2020
Date Deemed Complete



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125
COMMUNITY DEVELOPMENT DEPARTMENT

RESOLUTION NO. PC 589-20

A RESOLUTION OF THE PLANNING COMMISSION
RECOMMENDING CITY COUNCIL APPROVAL OF
AMENDMENTS TO POLICY NO. 10 OF GOAL NO. 8 -
RECREATIONAL NEEDS OF THE DALLES COMPREHENSIVE
LAND USE PLAN.

WHEREAS, an application was submitted for Comprehensive Plan Amendment No. 46-20 proposing amendments to Policy No. 10 of Goal No. 8 Recreational Needs of The Dalles Comprehensive Land Use Plan; and

WHEREAS, the City Planning Commission conducted a public hearing on February 20, 2020 to take testimony on the proposed Comprehensive Plan Amendment No. 46-20; and

WHEREAS, the Planning Commission has considered the public testimony and reviewed the proposed legislative amendments set forth in Comprehensive Plan Amendment No. 46-20, and based upon the proposed findings of fact and conclusions of law in the staff report and testimony presented during the hearing, the Planning Commission voted to recommend the amendment be forwarded to the City Council for their review and adoption;

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION AS FOLLOWS:

Section 1. The Planning Commission recommends that the proposed Comprehensive Plan Amendment No. 46-20 be approved and forwarded to the City Council for its review and adoption.

Section 2. This Resolution shall be effective upon its passage and approval. The Secretary of the Commission shall (a) certify to the adoption of the Resolution; (b) transmit a copy of the Resolution to the Applicant.

APPROVED AND ADOPTED THIS 20TH DAY OF FEBRUARY, 2020

Brent Bybee, Chair
Planning Commission

I, Steven Harris, Community Development Director for the City of The Dalles, hereby certify that the foregoing Resolution was adopted at a regular meeting of the Planning Commission, held on the 20th day of February, 2020.

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

ATTEST: _____

Steven Harris, AICP
Director, Community Development Department
City of The Dalles