

# **CITY OF THE DALLES PLANNING COMMISSION MINUTES**

**Thursday, November 4, 2010**

City Hall Council Chambers

313 Court Streets

The Dalles, OR 97058

*Conducted in a handicap accessible room*

## **CALL TO ORDER:**

Chair Lavier called the meeting to order at 6:30pm.

## **COMMISSIONERS**

### **PRESENT:**

Bruce Lavier  
Chris Zukin  
Mark Poppoff  
Ted Bryant  
John Nelson  
Ron Ahlberg

## **COMMISSIONERS**

### **ABSENT:**

Benjamin Hoey

## **STAFF PRESENT:**

City Attorney Gene Parker  
Community Development Dept. Director Daniel Durow  
Senior Planner Richard Gassman  
Planning Tech. Denise Ball  
RARE Planner Thomas Gilbertson

## **APPROVAL OF AGENDA:**

It was moved by Bryant and seconded by Zukin to approve the agenda as submitted. The motion carried unanimously, Hoey absent.

## **APPROVAL OF MINUTES:**

It was moved by Bryant and seconded by Poppoff to approve the minutes of September 16, 2010 as submitted. The motion carried unanimously, Hoey absent.

## **PUBLIC COMMENT:**

None

## **PUBLIC HEARING:**

1. **Quasi-Judicial Public Hearing** – Application # CPA 38-10 and ZOA 76-10 of Icon Holdings, LLC to change the Comprehensive Plan Map and Zoning Ordinance Map from “CR”-Recreational Commercial District to “CG”-General Commercial District. Property is located at 441 Lone Pine Blvd. and is further described as 1N 13E 1BA tax lots 600, 601, 1300, 1400, and 1500.

Chair Lavier read the rules for conducting a public hearing. None of the Commissioners had ex-parte contact, bias, or conflict of interest and there were no challenges from the audience. Chair Lavier declared the Public Hearing open and asked for the Staff Report presentation.

Senior Planner Gassman noted that the original application had indicated a zone change for 24 acres. The application was amended however and the amount of acreage should read 4.2 acres. ODOT did comment in a letter dated November 4, 2010 that is included with these minutes as Exhibit 1. A copy of the letter was presented to each Commissioner.

Gassman explained that the change was being requested because the current CR zone has a 60% lot coverage restriction whereas the CG zone has no lot coverage restriction. The applicant wants to attain maximum density of this property. Three of the parcels are split zoned, part CR and part CG. There is a 30 foot high water setback along the river on parcel 500. Riparian Protection is being required of Municipalities by DEQ and will be addressed in next years’ LUDO amendments. A 50 foot setback from waterways may be required at that time. Senior Planner Gassman said he recommends a 50 foot zone line for parcel 500 leaving the CR zone along the river.

Commissioner Ahlberg clarified the map he was looking at and the properties in question. He asked if Water’s Edge was affected and Gassman said no, they are already developed and they did meet the 30 foot setback. Ahlberg asked how large the lot next to Water’s Edge is and Gassman said about two acres. Ahlberg clarified that the lot in front of the Condo’s will not be developed and Gassman said that is correct.

Commissioner Nelson asked where the Water’s Edge building would be in relationship to a 50 foot setback and Gassman said it would be 20 feet, approximately, into that 50 feet.

**PROPONENTS:**

Robert Gilham, 1524 Sherman Ave, Hood River, 97031 introduced himself as the developer of Lone Pine Village. Mr. Gilham explained that the conservancy areas will remain. What is being proposed is 85% lot coverage to allow for commercial development and required parking. He clarified that the 50 foot zone line is not a setback, the northern 50 feet would remain as CR zoning, and the rest of lot 500 would be CG.

Mr. Gilham explained that he is proposing large lot residential upscale apartments that will be compatible with the Condo’s to the west. This will avoid a large parking lot and garbage containers that would be located in that location with normal commercial development.

Chair Lavier asked how a 50 foot setback would impact this development. Mr. Gilham said he would prefer the same setback as Water’s Edge, however, 50 feet could possibly be ok.

Commissioner Bryant asked if the distance is measured on the slope or horizontal and Gassman replied

horizontal.

Commissioner Nelson is concerned about view blockage. Mr. Gilham said some views will be compromised. He added that he has conceded 5 acres in conservancy for the Condo property owners; he has restored the Lagoon, and built the River Front Trail through his development. This development still needs to pencil out.

Commissioner Zukin asked about the ODOT comments. Gassman pointed out that the notice had indicated it was going to be 24 acres and that is what got ODOT's attention. Mr. Gilham said he and Brad DeHart., ODOT, had a very good conversation.

**OPPONENTS:**

None

**DISCUSSION:**

Senior Planner Gassman said he spoke with Ana Jovanovic from ODOT and explained that the application should have been corrected to 4.2 acres. The conditions ODOT is requesting in Jovanovic's letter can be handled during the following CUP hearing.

The public testimony portion of the hearing was closed.

**DELIBERATIONS:**

Commissioners and Staff had a brief discussion that clarified previous testimony. The Commission agreed that this rezone makes sense.

**Motion:**

Commissioner Zukin moved to recommend that the City Council approve this application for a rezone from CR to CG for the five lots that have no frontage on the river. Lot 2N 13E 36 tax lot 500 is also recommended for approval except for the 50 feet adjacent to the river, leaving that portion of the lot in the CR zone. Commissioner Ahlberg seconded the motion and it carried unanimously, Hoey absent.

2. **Quasi Judicial Hearing** – Application CUP 161-10 of Icon Holdings, LLC to allow a residential development in an area designated on their Master Plan for commercial development. The property is a vacant lot off Lone Pine Blvd. addressed as 441 Lone Pine Blvd. and further described as 2N 13E 36 tax lot 500. Current zoning at the time of this hearing is CR.

Chair Lavier dispensed with re-reading the rules for a Public Hearing as there were no new audience members. None of the Commissioners had ex-parte contact, bias, or conflict of interest and there were no challenges from the audience. Chair Lavier declared the Public Hearing open and asked for the Staff Report presentation.

Senior Planner Gassman presented the Staff Report. He explained when a use changes from commercial to residential a Condition Use Permit is required. The ODOT provisions from the previous CPA/ZOA hearing can be added to the conditions of approval for this CUP application. ODOT has been flexible with both the applicant and Staff and all parties have reciprocated which has benefited the process.

Commissioner Bryant asked about projected trip generation with this proposed development. Gassman explained that the proposed apartment complex will be 40 to 42 units and would not trigger the requirement for a roundabout.

**PROPONENTS:**

Robert Gilham, 1524 Sherman Ave, Hood River, 97031, introduced himself as the developer of Lone Pine Village. Mr. Gilham explained that the original Master Plan had proposed mixed use, commercial development on the main floor with residential apartments above. Mr. Gilham explained that he is proposing large lot residential upscale apartments that will be compatible with the Condo's to the west. This will avoid a large parking lot and garbage containers that would be located in that location with normal commercial development. This also creates a simpler development financing scenario. The roundabout is scheduled for development in the next three to five years at the current development pace subject to yearly monitoring with traffic studies.

**OPPONENTS:**

None.

The public testimony portion of the hearing was closed.

**DELIBERATIONS:**

Commissioners and Staff had a brief discussion that clarified the ODOT provisions.

**Motion:**

Commissioner Ahlberg moved to approve CUP application 161-10 based upon findings of fact in the Staff Report with the four original conditions of approval and two new conditions as follows:

5. *The applicant will be required to finalize and sign the amendment to ODOT Agreement No. 23174 pertaining to traffic volumes and the need to construct a roundabout at the intersection of Lone Pine and Highway 197.*
6. *The applicant will be required to implement the trip cap, which is part of the ODOT Agreement.*

Commissioners Zukin and Bryant jointly seconded the motion and it carried unanimously, Hoey absent.

**RESOLUTIONS:**

Commissioner Zukin moved to adopt Resolution 499-10 recommending City Council approval of CPA 38-10 and ZOA 76-10 of Icon Holdings, LLC. Commissioner Bryant seconded the motion and it carried unanimously, Hoey absent.

Commissioner Bryant moved to adopt Resolution 500-10 approving CUP 161-10 of Icon Holdings, LLC. Commissioner Zukin seconded the motion and it carried unanimously, Hoey absent.

**VISION ACTION PLAN PRESENTATION:**

Thomas Gilbertson, RARE planner, gave a presentation on the Assessment and review of the 2002 Vision Action Plan. Mr. Gilbertson showed an entertaining power point presentation on the seventy nine 2002 Vision Action Plan strategies, broken into first tier and second tier levels. Overall, fourteen strategies have been completed, thirty-three are still in progress, and thirty-two have had no action due

to lack of information or contact personnel.

Mr. Gilbertson also presented a chart summarizing the Vision Process that will be undertaken for the 2010 update of the Vision Action Plan. Public meetings, surveys, and engaging school teachers and students with visioning exercises will be part of the overall process.

**COMMISSIONER COMMENTS:**

Commissioner Bryant asked for an update on the fence at Tenth and Trevitt and the Dirt Huggers debris pile. Community Development Director Durow said Senior Planner Gassman, who left the meeting following the public hearings, would need to update the Commission on the Dirt Huggers debris pile. The fencing concern will be forwarded to the Codes Officer, John Dennee. Durow asked Planning Tech. Ball to notify Gassman and Dennee. Gassman will be asked to email the Commission on the Dirt Hugger situation.

Bryant said the McDonald's lighting issue has been taken care of.


Director Durow said the School District is working with Staff to bring the electronic reader board into a more residentially friendly display pattern. Dennis Whitehouse has been extremely cooperative and willing to modify the sign hours and brightness.

Commissioners and Staff had a brief discussion on the Walmart wetland issue. Director Durow said positive progress is being made. Ron Ahlberg left the meeting at 9:15 pm.

**NEXT MEETING:** The next scheduled meeting is November 18, 2010 at 6 pm. It is a joint work session with City Council to do a periodic review of The Dalles Comprehensive Land Use Plan. Dinner will be provided between 5 and 6 pm in the upstairs conference room. Planning Tech. Denise Ball asked the Commissioners to bring their original packets from the October 7<sup>th</sup> meeting, which was postponed.

**ADJOURNMENT:** The Planning Commission meeting was adjourned at 9:23 p.m.

Submitted by  
Denise Ball, Planning Tech.

  
\_\_\_\_\_  
Bruce Lavier, Planning Commission Chair



Theodore R. Kulongoski, Governor

Department of Transportation  
Region 4 Planning  
63085 N. Highway 97, Ste. 107  
Bend, OR 97701  
Telephone (541) 388-6046  
FAX (541) 388-6361  
ana.jovanovic@odot.state.or.us

November 4, 2010

TO: Richard Gassman, The Dalles Community Development  
CC via e-mail: Jayme Bennet, Icon Holdings, Inc.

**Subject: Rezone and CUP application for Lone Pine Development**

Dear Dick,

The Oregon Department of Transportation (ODOT) appreciates the opportunity to review and comment on rezone and conditional use permit application by Icon Holdings, Inc. (ZOA 76-10, CPA 38-10, CUP161-10). We have reviewed the information available for this land use action and recommend the following conditions of approval:

1. Finalize and sign agreement with ODOT:  
Together with Icon Holdings, Inc., ODOT is currently working on an amendment to the Lone Pine Development Agreement No. 23174. Final agreement should be signed and executed before the rezone or CUP is approved. This would set up a transportation improvement process based on traffic generation and independent of zoning changes.
2. Implement trip cap for Lone Pine PUD:  
The above-mentioned agreement, and the phased transportation improvements it outlines, follows a trip cap that requires Icon Holdings, Inc. to:
  - build a "T" intersection once 67 new peak hour trip have been generated, and
  - build a roundabout, and related I-84 ramp improvements, once 378 accumulative peak hour trips have been generated, andLone Pine Development is not to exceed the total of 674 accumulated trips.  
Any current or future rezones should maintain same conditions.

The application lacks documentation and analysis of traffic generation, potential impacts, concurrency with planned transportation improvements, and proposed mitigation for the rezone. These are all important requirements of the Transportation Planning Rule (TPR). We understand the developer has a master plan in mind and the proposed land use action is a minor change. ODOT recommends that Icon Holdings, Inc. develop a new traffic study that reflects actual changes in the master plan.

Given that ODOT has worked with Icon Holdings, Inc. on this development before, we are confident that, together with the City of The Dalles, we can resolve all outstanding issues through continued conversation. Please feel free to contact ODOT Region 4 Planning office if you have any questions or concerns.

Sincerely,

Ana Jovanovic  
ODOT Region 4 Planning  
ana.jovanovic@odot.state.or.us

EXHIBIT 1

## Brenda Green

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**From:** Richard Gassman  
**Sent:** Tuesday, November 02, 2010 9:53 AM  
**To:** DEHART Brad  
**Cc:** Brenda Green  
**Subject:** Rezone

Brad, in our phone conversation today, you pointed out that our notice of the requested rezone at Lone Pine said there were 24 acres involved. In reality there is about 4.2 acres involved. The City will be recommending about 4 of those acres be rezoned. We will not be recommending rezoning that portion of the larger lot that is within 50 feet of the Columbia River.

I am not sure where the figure of 24 acres came from. It obviously is a mistake and I appreciate you pointing it out.

**City of The Dalles**

**Staff Report to the Planning Commission**

**Comprehensive Plan Amendment No. 38-10  
Zone Change Amendment No. 76-10**

**Icon Holdings LLC**

Prepared by: Dick Gassman, Senior Planner *DG*

Procedure Type: Quasi-Judicial

Hearing Date: November 4, 2010

Assessor's Map: 1N 13E 1BA, tax lots 600, 601, 1300, 1400, 1500,  
2N 13E 36 tax lot 500

Address: 441 Lone Pine Blvd

Comprehensive Plan  
Designation: "CR" Recreational Commercial District

Zoning District: "CR" Recreational Commercial District

City Limits: Inside

Request: To change the Comprehensive Plan Map and Zoning Ordinance  
Map from CR – Recreational Commercial District to CG – General  
Commercial District.

**BACKGROUND INFORMATION**

There are a total of six lots in this request, as shown on the attached map. Three of the lots are zoned exclusively CR. Three of the lots have a small portion of each lot zoned CG. The total area of the lots is approximately 4.25 acres. No attempt has been made to determine how much of the total area is already zoned CG. The applicant is requesting a Comprehensive Plan/Zoning Map amendment from CR to CG so that all of the lots are entirely zoned CG.

## NOTIFICATION

Property owners within 300 feet, City Departments, franchise utilities, Mid-Columbia Fire & Rescue, Wasco County Health Department, and State Building Codes were mailed a notice on October 15, 2010, as required by Sections 3.100.020 B. 1. and 3.020.050 D. An additional notice was published in The Dalles Chronicle on October 17, 2010. The Department of Land Conservation and Development was also notified because this request involves a Post-Acknowledgement Plan Amendment.

## COMMENTS

As of the date of this staff report, no comment had been received.

## REVIEW

### A. LAND USE AND DEVELOPMENT ORDINANCE 98-1222

#### Section 3.010.040 Applications

##### **B. Completeness.**

**FINDING A-1:** The applications were found to be complete on September 20, 2010. The 120-day State mandated decision deadline is January 18, 2011. The hearing is within the required time line. Criterion met.

#### Section 3.020.050 Quasi-Judicial Actions

- A. Decision types. 9. Zone Changes. 10. Comprehensive Plan Changes as part of the general authority of the Commission.

**FINDING A-2:** This application is for a Zone Change per section 3.100 of the Land Use and Development Ordinance (LUDO) and a Comprehensive Plan Map change per Goal #2, Land Use Planning, of the Comprehensive Plan. The hearings are combined because the issues are essentially the same for both requests. Criterion met.

- B. Staff Report. The Director shall prepare and sign a staff report for each quasi-judicial action, 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 A-3:** The staff report will detail criteria and standards relevant to a decision, all facts will be stated, and explanations given. This will be detailed through a series of findings directly related to relevant sections and subsections of the ordinance as they relate to this request. Criterion met.
- C. Public Hearings. The quasi-judicial process requires a public hearing within 45 days from the date the application is deemed complete. The application was deemed complete on September 20, 2010. The 45 day period ends on November 4, 2010.

**FINDING A-4:** The first public hearing is scheduled for November 4. Criterion met.

- D. Notice of Hearing. Notice of hearing is required to be sent at least 10 days prior to the hearing.

**FINDING A-5.** Appropriate mailings to property owners within 300 feet and notice to affected departments and agencies were made on November 15, 2010. A notice was published in the local paper on October 17, 2010. The required 45 day notice was sent to DLCD on September 20, 2010. Criterion met.

### **Section 3.100.030 Review Criteria**

A Zone Change shall be granted if the following criteria are met:

- A. Conformance. The proposed Zone Change conforms to the Comprehensive Plan and all other provisions of this Ordinance.

**FINDING A-7:** The request is to change the zoning map and the comprehensive plan map which will make the zone change conform to the comprehensive plan map. Criterion met.

- B. Suitability. The site is adequate in size and shape for uses normally allowed by the proposed zone.

**FINDING A-8:** The property is approximately 4.25 acres. This is adequate in size and shape for commercial purposes. In addition, the land is already zoned commercial. This request is to change from one type of commercial zone to another type of commercial zone. Criterion met.

- C. Streets and Traffic. The site is, or will be, adequately served by streets for the type and volume of traffic generated by uses that may be permitted in the new zone.

**FINDING A-9:** The properties are served by Lone Pine Blvd. A new entrance to the Lone Pine site has recently been constructed to better serve the development at this site. At some point in the future a roundabout may be required, but the present street system is adequate for now. Criterion met.

- D. Adverse Effect. The proposed Zone Change shall have minimal adverse effect on existing and future surrounding development.

**FINDING A-10:** The uses allowed in the CG zone should not have an adverse effect on any of the surrounding properties. The adjacent properties to the south are already zoned CG. The rest of the site is zoned CR, although a portion of the existing development is residential and much of the future development is proposed to be residential. The slight differences between the CR and CG zones should not adversely affect any of the existing or future surrounding development. Criterion met.

## B. COMPREHENSIVE PLAN

The Comprehensive Plan was adopted in 1994.

Goal 2 allows that a property owner may initiate changes to the Comprehensive Plan.

**FINDING B-1:** This application has been approved by the property owner. Criterion met.

Property owner initiated changes are processed using the quasi-judicial process.

**FINDING B-2:** The quasi-judicial process is being used for this request. Criterion met.

Goal 2, policy 5 includes the following review criteria for Comprehensive Plan amendments:

- a. Compliance with the statewide land use goals and related administrative rules.
- b. Conformance with the Comprehensive Plan goals, policies and implementation measures.
- c. The change will not adversely affect the health, safety and welfare of the community.
- d. Adequate public facilities, services and transportation networks are in place, or are planned to be provided with the proposed change.
- e. Plan changes will be consistent with the vision.

**FINDING B-3:** There is nothing in the requested change that violates any of these policies. Criterion met.

## DISCUSSION

The main reason for this rezone request is to allow more lot coverage for the commercial development than is allowed in the CR zone. The CR zone has a limitation of 60% lot coverage while the CG zone has no limitation on lot coverage. Staff supports this request in general as it is helpful to concentrate the commercial development in this area so that the rest of the Lone Pine site can accommodate residential development.

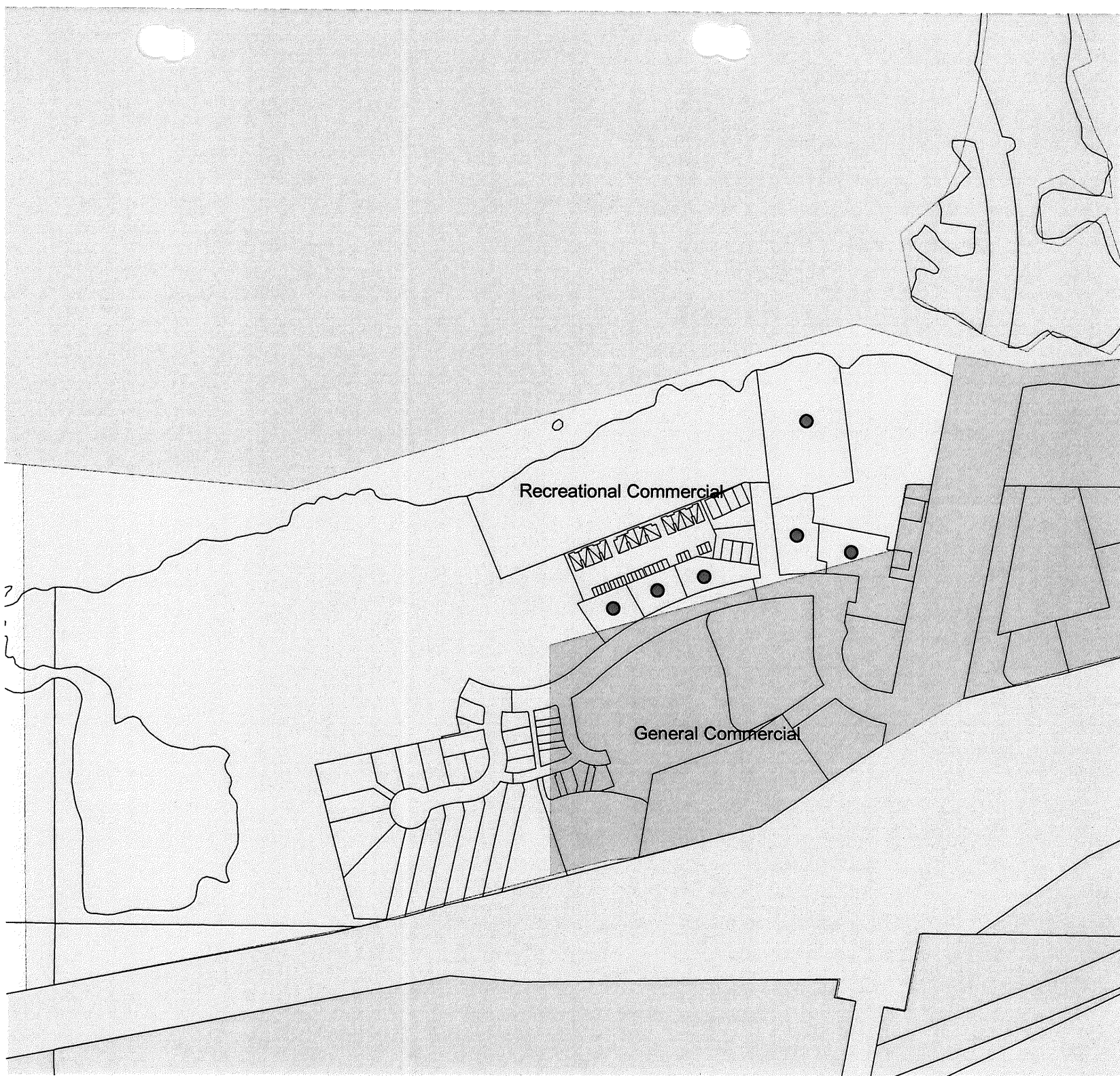
The request is to rezone 6 lots. The Commission does not have to treat all lots the same. The Commission may recommend rezoning some but not all of the lots. While the lots have much in common, the lot adjacent to the Columbia River could be considered different in principle. The City has placed several lots along the River in the CR category. In addition, the CR development standards have a special setback for the Columbia River. The staff would like to preserve this setback. Legal counsel has indicated that placing a condition of approval on a rezone request may not be appropriate. The other alternative is to rezone only a portion of this lot, leaving the area next to the river in the CG zone. We will have more information for discussion on this issue at the hearing.

Other than the issue of the setback on the lot adjacent to the River, this application meets all the code requirements for a comprehensive map and zoning map change.

## **RECOMMENDATION**

The Planning Commission's role is to forward a recommendation on the request to the City Council. The Commission may recommend approval, possibly approval with conditions, or denial. The City Council will hold another public hearing and make a final decision.

Staff recommends approval of this application requesting a rezone from CR to CG for the five lots that have no frontage on the river. Staff recommends approval of the request for lot 2N 13E 36 tax lot 500 except for the 50 feet adjacent to the river, leaving that portion of the lot in the CR zone.



Recreational Commercial

General Commercial



● Subject Parcels  
for Zone Change

## Properties Within 300 Feet of ZOA 76-10 and CPA 38-10



0 300 600 1,200 Feet

Community Development Dept.  
October 2010

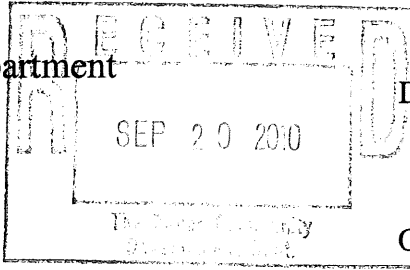
Icon Zone Change and Comp. Plan Amendment





COMPREHENSIVE PLAN AMENDMENT APPLICATION

CITY OF THE DALLES
Community Development 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 9.20.10
File# CPA 38-10
Date Deemed Complete 9.20.10
Hearing Date 11-4-10
Approval Date
Permit Log #
Other Cross Reference#

APPLICANT

Name Jeyme Bennett
Address 201 Osprey Lane W
The Dalles, OR 97058
Telephone # 541-490-7411
E-mail Address jbennett@iconwest.com

LEGAL OWNER (If Different than Applicant)

Name ICON HOLDINGS, LLC
Address 201 Osprey Lane West
The Dalles, OR 97058
Telephone # 541-386-1204

\*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 441 LP Blvd, 411 LP Blvd, 501 LP Blvd. + phase 3 + 9
Map and Tax Lot 2N 13E 36 TL 500; 1N 13E 1BA 600; 1N 13E 1BA 601;
1N 13E 1BA 1300; 1N 13E 1BA 1400; 1N 13E 1BA 1500
Size of Development Site
Zone District/Overlay CR/CG/PUD
Comprehensive Plan Designation CR

REQUEST

- checkbox New Development
checkbox Expansion/Alteration
checkbox Change of Use
checkbox Amend Approved Plan

Brief Explanation: re-zone from CR-CG

**JUSTIFICATION OF REQUEST**

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

The shapes of the 3 remaining lots in the subdivision have shifted to accommodate the wellness center parking and city access for the well so the general layout and orientation of the other buildings need to rotate

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.

it is difficult to blend residential and commercial into one building ie: 2 users that conflict

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

This is only a request for from one type of commercial to another not radically different uses

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

The original zoning is commercial and the new zone request is a variation on the same use.  
ie: CR -> CB

**PLANS SUBMITTED:**

At least 15 copies of concept site plan.

Jaime Bennett  
Signature of Applicant

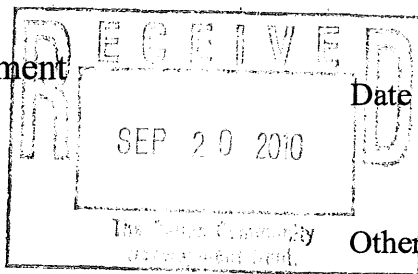
9-20-2010  
Date

\_\_\_\_\_  
Signature of Planner

9-20-10  
Date Deemed Complete

# ZONE CHANGE APPLICATION

CITY OF THE DALLES  
 Community Development 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 \_\_\_\_\_  
 File# 76-10-20A  
 Date Deemed Complete \_\_\_\_\_  
 Hearing Date 11-4-10  
 Approval Date \_\_\_\_\_  
 Permit Log # \_\_\_\_\_  
 Other Cross Reference# \_\_\_\_\_

## APPLICANT

Name Jayme Bennett  
 Address 201 Osprey Lane W  
The Dalles, OR 97058  
 Telephone # 541-490-7411  
 E-mail Address jbennett@iconwest.com

## LEGAL OWNER (If Different than Applicant)

Name ILON HOLDINGS, LLC  
 Address 201 Osprey Lane W  
The Dalles, OR 97058  
 Telephone # 541-386-1204

\*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 441 LP Boulevard 411 LP Boulevard & 501 LP Blvd + phase 3 + phase 9  
 Map and Tax Lot 1 N 13E IBA 600, 601, 1300, 1400, 1500  
2 N 13 36 T.L. 500  
 Size of Development Site \_\_\_\_\_  
 Zone District/Overlay CR/CG/PUD  
 Comprehensive Plan Designation CR

## REQUEST

New Development     Expansion/Alteration     Change of Use     Amend Approved Plan

Brief Explanation: re zone from CR -> CG

**JUSTIFICATION OF REQUEST**

1. What are the special circumstances (size, shape or topography of lot, location of surroundings) that do not apply to other properties in the same vicinity and zone?

The shapes of the 3 remaining lots in the subdivision have shifted to accommodate the Wellness Center parking and city access so the general layout and orientation of other buildings need to rotate

2. What difficulties and unnecessary hardships will be created without a Zone Change to the property?

it is difficult to blend residential and commercial into one building

3. Explain why the Zone Change will not be detrimental to the public safety, health and welfare.

This is only a request from 2 uses in the same area being separated into 2 separate parcels rather than mixed

4. Explain why this Zone Change, if granted, would not be contrary to the intent of the Zoning Ordinance.

The original zoning is commercial and the new zone request is a variation on the same use.  
ie: CR -> CG

**NOTE:** This application must be accompanied by the information required in Section 3.100: Zone Changes, contained in Ordinance No. 98-1222, The City of The Dalles Land Use and Development Ordinance.

**PLANS SUBMITTED:**

At least 15 copies of concept site plan.

Jane Bennett  
Signature of Applicant

Sept. 20, 2010  
Date

\_\_\_\_\_  
Signature of Planner

9-20-10  
Date Deemed Complete

1

# Notice of

# Proposed Amendment

DATE  
STAMP

For DLCD Use Only

THIS FORM **MUST BE RECEIVED** BY DLCD

**45 DAYS PRIOR TO THE FIRST EVIDENTIARY HEARING**

PER ORS 197.610, OAR CHAPTER 660 - DIVISION 18 AND SENATE BILL 543,  
EFFECTIVE JUNE 30, 1999

Jurisdiction: City of The Dalles Local file number: 20A 76-10

Date First Evidentiary hearing: November 4, 2010 Date of Final Hearing: December 13, 2010

Date this Notice of Proposed Amendment was mailed to DLCD: September 20, 2010

Is this a **REVISED** Proposal previously submitted to DLCD?  YES  NO Date Submitted: \_\_\_\_\_

- |  |  |
|--|--|
| <input type="checkbox"/> Comprehensive Plan Text Amendment | <input checked="" type="checkbox"/> Comprehensive Plan Map Amendment |
| <input type="checkbox"/> Land Use Regulation Amendment     | <input checked="" type="checkbox"/> Zoning Map Amendment             |
| <input type="checkbox"/> New Land Use Regulation           | <input type="checkbox"/> Other: _____                                |

Briefly Summarize Proposal. Do not use technical terms. Do not write "See Attached". (limit of 500 characters)

Request to rezone and change comprehensive plan designation on seven lots of approximately 24 acres from CR - Recreational Commercial to CG - General Commercial.

Plan Map Changed from: CR - Commercial Recreational to CG - Commercial General

Zone Map Changed from: CR - Commercial Recreational to: CG - Commercial General

Location: N13E 1BA 600, 601, 1300, 1400, 1500; ~~1300~~ 100 Acres Involved: c. 26

Specify Density: Previous: 2013E 36 lot 500 N/A New: N/A

Applicable Statewide Planning Goals: Goal 2

Is an Exception Proposed?  YES  NO

Affected State or Federal Agencies, Local Governments or Special Districts:  
Wasco County

Local Contact: Richard Grossman  
Address: 313 Court Street  
Fax Number: 541-298-5490

Phone: (541) 296-5481 Extension: 1151  
City: The Dalles, OR Zip: 97058  
Email Address: rgrossman@ci.the-dalles.or.us

DLCD File No.: \_\_\_\_\_

# City of The Dalles

## Staff Report

### Conditional Use Permit No. 161-10

#### Icon Holdings LLC

Prepared by: Dick Gassman, Senior Planner *DG*

Procedure Type: Quasi-Judicial

Hearing Date: November 4, 2010

Assessor's Map: 2N 13E 36 tax lot 500

Address: Vacant lot off Lone Pine Blvd.

Comprehensive Plan Designation: "CR" Recreational Commercial District

Zoning District: "CR" Recreational Commercial District

City Limits: Inside

Request: To allow a residential development in an area designated on Master Plan for commercial.

#### BACKGROUND INFORMATION

The subject property is a vacant lot located west of the newly constructed Water's Edge building at Lone Pine. In the Master Plan Conditional Use Permit approved in 2006, this area was shown as part of the commercial development. The applicant is considering a residential development at this location. The provisions of the Land Use and Development Ordinance (LUDO) indicate that if an owner proposes changing the Master Plan by constructing a residential building where a commercial building had originally

been approved, the owner must obtain approval through the Conditional Use Permit process. No building plans have yet been submitted.

The application is processed as a Conditional Use Permit (CUP) based on the requirements in the Land Use and Development Ordinance (LUDO) as a major modification of an existing CUP.

## **NOTIFICATION**

Property owners within 300 feet, City Departments, franchise utilities, Mid-Columbia Fire & Rescue, Wasco County Health Department, and State Building Codes were mailed a notice on October 15, 2010, as required by Section 3.020.050 D. A notice was published in The Chronicle on October 17, 2010.

## **COMMENTS**

As of the date of the preparation of this report, no comments have been received.

## **RECOMMENDATION**

Approval of the Conditional Use Permit application, with conditions, based upon the following findings-of-fact.

## **LAND USE AND DEVELOPMENT ORDINANCE 98-1222**

### **Section 3.010.040 Applications**

**B. Completeness.** An application shall be considered complete when it contains the information required by this Ordinance, addresses the appropriate criteria for review and approval of the request, and is accompanied by the required fee, unless waived by the City Council per Section 1.120. Complete applications shall be signed and dated by the Directors.

**FINDING 1:** The application was found to be complete on October 14, 2010. It has been dated and signed as complete. The 120-day State mandated decision deadline is February 12, 2011. The hearing date is set for November 4, 2010. Criterion met.

### **Section 3.020.050 Quasi-Judicial Actions**

A. Decision types. Quasi-judicial actions include, but are not limited to, the following: 3. Conditional Use Permits:

**FINDING 2:** This application is for a Conditional Use Permit per Section 9.050.060 E and 3.020.050. Conditional Use Permits require a quasi-judicial hearing per Section 3.050.030. The hearing is a quasi-judicial hearing. Criterion met.

- B. Staff Report. The Director shall prepare and sign a staff report for each quasi-judicial action, 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 with conditions, or denial.

**FINDING 3:** The staff report will detail criteria and standards relevant to a decision, all facts will be stated, and explanations given. This will be detailed through a series of findings directly related to relevant sections and subsections of the ordinance as they relate to this request. Criterion met.

- C. Public Hearings. Applications for quasi-judicial planning actions shall be heard within 45 days from the date the application is deemed complete.

**FINDING 4:** The public hearing is scheduled for November 4, 2010, within 45 days from October 14, 2010. Criterion met.

- D. Notice of Hearing. At least 10 days before a scheduled quasi-judicial public hearing, notice of the hearing shall be mailed to a variety of parties including property owners within 300 feet of the property.

**FINDING 5.** Appropriate mailings to property owners within 300 feet and notice to affected departments and agencies were made on October 15, 2010. A notice was published in the newspaper on October 17, 2010. Criterion met.

#### **Section 3.050.030 Review Procedures**

- A. Applications. Conditional Use Permit applications shall be accompanied by at least 15 copies of the concept site plan, and when required two copies of the detailed landscape and construction/design plans, per the provisions of Section 3.030: Site Plan Review.

**FINDING 6:** The plans that were submitted were adequate for this review. Criterion met.

#### **Section 3.050.040 Review Criteria for Conditional Use Permit**

- A. Permitted Conditional Uses. The proposed use is conditionally permitted in the zone district where it is proposed to be located.

**FINDING 7:** A residential development is allowed conditionally in either the CR or CG zone when it is part of a Planned Unit Development (PUD). A PUD, No. 12-05, was approved for this site in 2006. Criterion met.

- B. Standards. The proposed use conforms to all applicable standards of the zone district where the use is proposed to be located. The proposed use will also be consistent with the purposes of this ordinance, applicable policies of the Comprehensive Plan, and any other statutes, ordinances, or policies that may be applicable.

**FINDING 8:** A PUD can allow a mix of uses. Developing this site for residential purposes is allowable, subject to the overall limitation on amount of residential development. It is possible that a section previously designated for residential use will have to be either developed commercially, or a zone change requested. The proposed facility will meet all development standards. Criteria met.

C. Impact. The proposed structure(s) and use(s) shall be designed and operated in such a way as to meet the standards of this section. Impacts caused by the construction of the conditional use shall not be considered regarding a decision on the validation of the application.

1. Noise impacts across the property line shall not exceed 60 decibels. Noise related to traffic impacts shall not be included in this determination. Nothing in this section shall modify other noise ordinance standards as adopted by the City.

**FINDING 9:** The noise discussed here usually refers to noise associated with operation of equipment or amplified sound. It is not anticipated that noise volume from a residential development will exceed 60 decibels. Criterion met.

2. Lighting impacts across the property line shall not exceed 0.5 foot-candles (a foot candle is the amount of light falling up a 1-square-foot surface which is 1 foot away from a 1-candlepower light source.)

**FINDING 10:** Lighting will be required to stay within code limitations. Criterion met conditionally.

3. Dust and other particulate matter shall be confined to the subject property.

**FINDING 11:** No dust is expected from this operation. Criterion met.

4. The following odors shall be completely confined to subject property:
  - a. industrial and/or chemical grade chemicals, solvents, paints, cleaners, and similar substances;
  - b. fuels, and
  - c. fertilizers, manure, or other animal waste products, other than for landscape installation and maintenance.

**FINDING 12:** No odors are expected. Criterion met.

5. Vibrations shall not be felt across the property line.

**FINDING 13:** No vibrations are anticipated. Criterion met.

6. The transportation system is capable, or can be made capable, of supporting the additional transportation impacts generated by the use. Evaluation factors shall include, but are not limited to:
  - a. Street designation and capacities; and
  - b. On-street parking impacts.

**FINDING 14:** This facility is in the Lone Pine area. The transportation system is capable of handling the existing level of traffic, but when the entrance to Lone Pine can no longer handle the traffic volume, the applicant will be required to redo the entry. The applicant has entered into an agreement with the Oregon Department of Transportation for this purpose. Internally all streets are fully improved. Criterion met.

7. In areas designated as Historic Districts, proposed development and

redevelopment shall first require review and approval of the Historic Landmarks Commission in accordance with the procedures of the Historic Resources Ordinance (General Ordinance No. 94-1194.)

**FINDING 15:** This area is not in a Historic District. Criterion met.

**Section 9.050.050 Conceptual Development Plan Review, for Planned Developments**

B. Review Criteria. Requests for approval of a Conceptual Development Plan shall be reviewed to assure consistency with the purposes of this Chapter, the Comprehensive Plan, the appropriate Site Plan Review criteria, and applicable provisions of this and other city Ordinances, policies and standards. In addition, the following compatibility factors shall be considered:

1. Basic site design (the organization of uses on a site).
2. Visual elements (scale, structural design and form, materials, and so forth).
3. Availability of, and impacts on, existing infrastructure and utilities.
4. Noise attenuation.
5. Noxious odors.
6. Surface water run-off and methods to control run-off.
7. Lighting.
8. Signage.
9. Landscaping for buffering and screening.
10. Traffic.
11. Effects on off-site parking.
12. Effects on air and water quality.

**FINDING 16:** Most of these review criteria assume there is definite proposal. At this stage the applicant is simply requesting approval to develop one lot with a residential development rather than a commercial development as was originally approved. Most of these review criteria will be considered when there is a Site Plan Review application with a specific proposal. The one element that is relevant at this stage is #1, the basic site design. Originally the applicant had grouped all of the commercial development at the east end of the site. Now a portion of this commercial area is being proposed for residential development. However, the proposed site is adjacent to the existing condominium development, which is arguably the best location for a residential development. Criterion met upon approval of the Planning Commission.

D. Modification of a Conceptual Development Plan. An applicant may request review of previously approved plans for purposed of modifying such plans, stating the reasons. The Commission, upon finding that the petition is reasonable and valid, may consider redesign in whole or in part of the original Conceptual Development Plan. In reviewing a modification request, the Commission shall follow the procedures required for a Conceptual Development Plan submittal. Decisions on modification requests must be consistent with the review criteria in Subsection (B) above.

**FINDING 17:** If the Planning Commission approves the modification request, this lot would be approved for residential development, subject to Site Plan Review approval. If developed residentially, this would count toward the total amount of

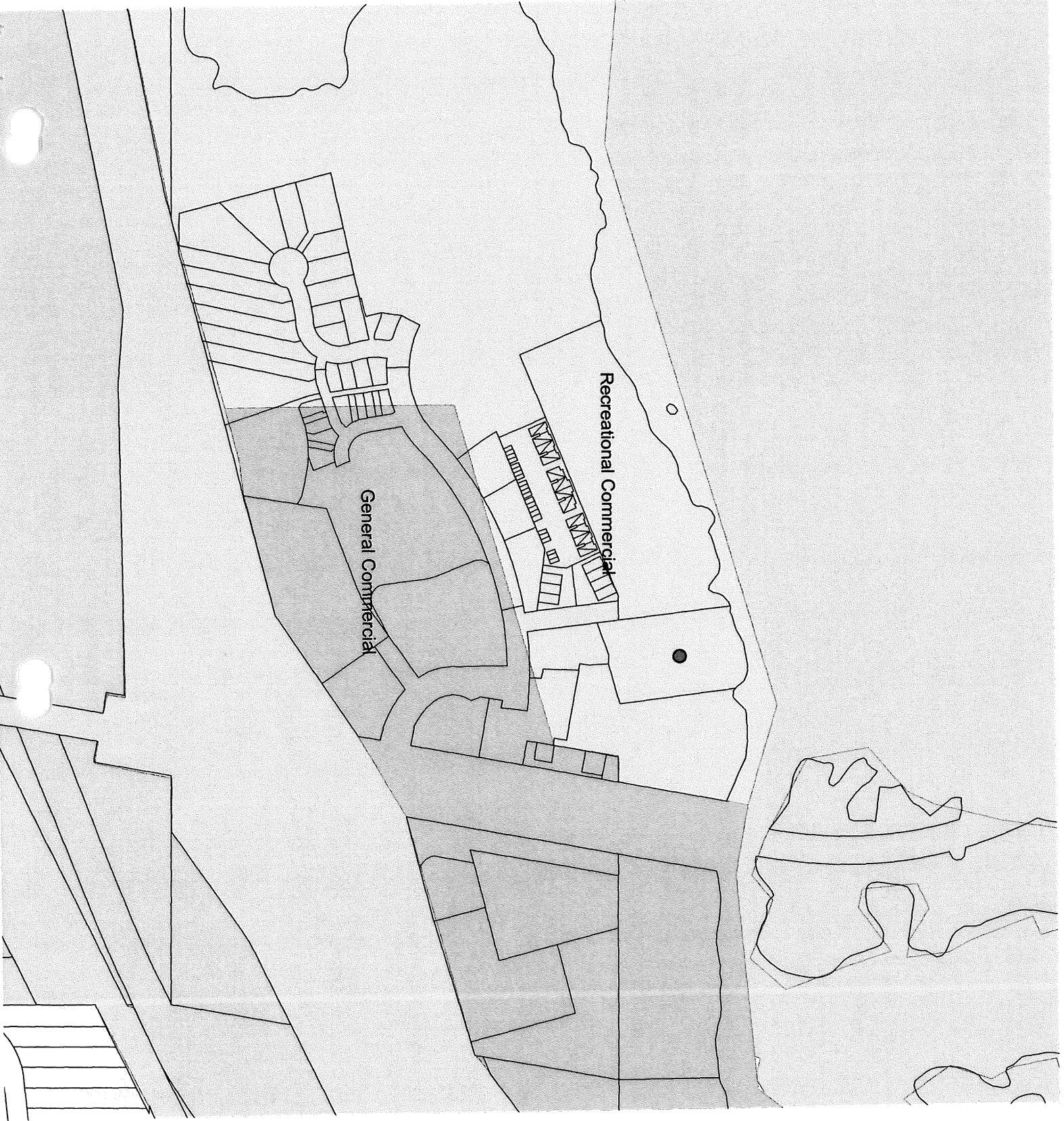
residential development allowed in a PUD. Other lots may have to be developed commercially. Criterion met conditionally.

**IF APPROVED, RECOMMENDED CONDITIONS OF APPROVAL:**

Staff recommends approval of the Application of Icon Holdings LLC, CUP 161-10, subject to the following conditions:

Conditional Use Permit Conditions:

1. Any improvements must be completed in accordance with Land Use and Development Ordinance 98-1222, as amended.
2. The actual development proposal will require Site Plan Review approval per the provisions of LUDO Section 3.050.030 B.
3. PUD 12-05 is modified to allow residential development at this location.
4. Except as modified in this process, PUD 12-05 remains in effect.



General Commercial

Recreational Commercial

## RESOLUTION NO. P.C. 499-10

Recommending approval of Comprehensive Plan Amendment #38-10 and Zone Change Amendment #76-10 of Icon Holdings, LLC to change the Comprehensive Plan Map and Zoning Ordinance Map from CR – Recreational Commercial District to CG – General Commercial District. Property is located at 441 Lone Pine Blvd and is further described as 1N 13E 1BA, tax lots 600, 601, 1300, 1400, 1500, and 2N 13E 36 tax lot 500. Property is zoned “CR” – Recreational Commercial District.

### I. RECITALS:

- A. The Planning Commission of the City of The Dalles has on November 4, 2010 conducted a public hearing to consider the above request. A staff report was presented, stating the findings of fact, conclusions of law, and a staff recommendation.
- B. Staff’s report of Comprehensive Plan Amendment #38-10 and Zone Change Amendment #76-10 and the minutes of the November 4, 2010 Planning Commission meeting, upon approval, provides the basis for this resolution and are incorporated herein by reference.

### II. RESOLUTION:

Now, therefore, be it RECOMMENDED by the Planning Commission of the City of The Dalles that the City Council of the City of The Dalles approve the Comprehensive Plan Amendment # 38-10 and the Zone Change Amendment #76-10.

The Secretary of the Commission shall (a) certify to the adoption of the Resolution; (b) transmit a copy of the Resolution along with a stamped approved/denied site plan or plat to the applicant.

APPROVED AND ADOPTED THIS 4<sup>th</sup> DAY OF NOVEMBER 2010

\_\_\_\_\_  
Bruce Lavier, Chairman  
Planning Commission

I, Dan Durow, Community Development Director for the City of The Dalles, hereby certify that the foregoing Resolution was adopted at the regular meeting of the City Planning Commission, held on the 4<sup>th</sup> of November 2010.

AYES:  
NAYS:  
ABSENT:  
ABSTAIN:

ATTEST: \_\_\_\_\_  
Dan Durow, Community Development Director  
City of The Dalles

## **RESOLUTION NO. P.C. 500-10**

Adopting Conditional Use Permit Application #161-10 of Icon Holdings, LLC to allow a residential development in an area designated on Master Plan for commercial. Property is a vacant lot off Lone Pine Blvd and is further described as 2N 13E 36 tax lot 500. Property is zoned "CR" – Recreational Commercial District.

### **I. RECITALS:**

- A.** The Planning Commission of the City of The Dalles has on November 4, 2010 conducted a public hearing to consider the above request. A staff report was presented, stating the findings of fact, conclusions of law, and a staff recommendation.
- B.** Staff's report of Conditional Use Permit 161-10 and the minutes of the November 4, 2010 Planning Commission meeting, upon approval, provides the basis for this resolution and are incorporated herein by reference.

### **II. RESOLUTION:**

Now, therefore, be it FOUND, DETERMINED, and RESOLVED by the Planning Commission of the City of The Dalles as follows:

- A.** In all respects as set forth in Recitals, Part "I" of this resolution.
- B.** Conditional Use Permit 161-10 is hereby approved with the following Conditions of Approval:
  - 1. Any improvements must be completed in accordance with Land Use and Development Ordinance 98-1222, as amended.
  - 2. The actual development proposal will require Site Plan Review approval per the provisions of LUDO Section 3.050.030 B.
  - 3. PUD 12-05 is modified to allow residential development at this location.
  - 4. Except as modified in this process, PUD 12-05 remains in effect.

### **III. APPEALS, COMPLIANCE, AND PENALTIES**

- a.** Any party of record may appeal a decision of the Planning Commission to the City Council for review. Appeals must be made according to Section 3.020.080 of the Land Use and Development Ordinance, and must be filed with the City Clerk within ten (10) days of the date of mailing of this resolution.
- b.** Failure to exercise this approval within the time limits set either by resolution or by ordinance will invalidate this permit.
- c.** All conditions of approval must be met within the time limits set by this resolution or by ordinance. Failure to meet any condition will prompt enforcement proceedings that can result in: 1) permit revocation; 2) fines of up to \$500.00 per day for the violation period; 3) a civil proceeding seeking injunctive relief.

The Secretary of the Commission shall (a) certify to the adoption of the Resolution; (b) transmit a copy of the Resolution along with a stamped approved/denied site plan or plat to the applicant.

APPROVED AND ADOPTED THIS 4<sup>th</sup> DAY OF NOVEMBER 2010

\_\_\_\_\_  
Bruce Lavier, Chairman  
Planning Commission

I, Dan Durow, Community Development Director for the City of The Dalles, hereby certify that the foregoing Resolution was adopted at the regular meeting of the City Planning Commission, held on the 4<sup>th</sup> of November 2010.

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST: \_\_\_\_\_  
Dan Durow, Community Development Director  
City of The Dalles



## AGENDA STAFF REPORT

MEETING DATE	AGENDA LOCATION	AGENDA REPORT #

**TO:** Planning Commission

**FROM:** Thomas A Gilbertson, RARE Planner *TAG*  
Community Development Department

**THRU:** Nolan Young, City Manager

**DATE:** November 4, 2010

**ISSUE:** Assessment and review of 2002 Vision Action Plan strategies and public involvement process report for the 2010 update.

**RELATED CITY COUNCIL GOAL:** Goal 3.C – Pursue Funding for Update of the Vision Action Plan.

**BACKGROUND:** Concluding in 2002, through the hard work and dedication of the Citizen Advisory Committee as well as the general public, The City of The Dalles updated its original 1995 Vision Action Plan. The update process assessed the community's progress toward achieving original action plan strategies and outlined necessary actions for continuing to make our future vision a reality. This document now provides the community an opportunity to look into the past and revisit those actions identified as priorities to the vision as well as to gauge the progress/success of those actions. A brief report (Attachment A) on the current status of strategies identified in the 2002 Vision Action Plan is included to give a sense of the city's progress towards accomplishing those strategies.

The Vision Action Plan gains traction through its adoption, update process, and implementation; and The Dalles City Council officially identified funding this process as a goal for the current fiscal year. The update process uses the status of current strategies and extensive public input to develop new actions that guide the community to proceed

with meeting the vision. The proposed Vision Process (Attachment B) is included to outline the tasks needed to satisfy the council goal with completion expected in July 2011.

Additionally, the Community Development Department is soliciting feedback from the Planning Commission and City Council for any recommendations concerning the process.

**BUDGET IMPLICATIONS:**

Every attempt will be made to cover expenses from the existing Community Development Department budget. Additional funding, if needed, would require assistance and approval of the City Council.

## ATTACHMENT A

The following report summarizes the status of the seventy-nine strategies developed during the 2002 update of the Vision Action Plan. The seventy-nine Vision Action Plan strategies are broken down into two levels – first-tier and second-tier. In 2002, there were thirty first-tier strategies identified by the Citizens Advisory Committee and general public. These strategies are found on pages twenty-four through thirty-seven of the 2002 Vision Action Plan with more detailed descriptions located in Appendix B. During the 2002 update, forty-nine second-tier strategies were identified by the Citizens Advisory Committee and general public. These strategies are listed on varying pages of the 2002 Vision Action Plan starting on page twenty-five and ending on page thirty-seven.

Each strategy is placed in a group according to where it was originally outlined in one of the six different focus areas of the 2002 Vision Action Plan. Each focus area is listed in bold with its corresponding strategies outlined below. The vast majority of strategies are highlighted with a color that indicates their overall progress. Strategies highlighted in green have been completed since the 2002 update. The strategies highlighted in yellow are still in progress meaning that a significant amount of work has been undertaken to accomplish these actions. Strategies highlighted in red show areas in which no action has been taken. Furthermore, strategies shown in grey indicated areas that became missed opportunities or were simply not considered since the 2002 Vision Action Plan update. Also included in this attachment are two tables that group strategies based on whether they can be considered on-going activities or one time projects.

Overall, fourteen different strategies from the 2002 Vision Action Plan were completed (18%). Ten of these were first-tier strategies (33%) with the remaining four being second-tier strategies (8%). Thirty-three of the seventy-nine overall strategies are still in progress – a number accounting for nearly forty-two percent of all strategies. Of the thirty-three strategies still in progress, four-teen were first-tier actions (47%) and nine-teen were second-tier actions (39%). As of 2010, there has been no action toward accomplishing six of the first-tier strategies (20%) and twenty-three of the second-tier strategies (47%). Also important to note is that progress on five strategies (one first-tier and four second-tier) hasn't been collected as of 10/25/2010 due to a lack of information or contact personnel.

## 2002 Vision Action Plan

### First-Tier Strategies

■ = Completed   ■ = In Progress   ■ = No Action   ■ = Not Considered

#### **Creating Economic Vitality:**

Strategy 1.1 – Complete the Riverfront Development Plan

Strategy 1.2 – Complete a broadband network to serve the community

Strategy 1.3 – Develop downtown vacant land and buildings, including second story space

Strategy 1.4 – Enhance National Historic Districts thru expansion and renovations

Strategy 1.5 – Expand workforce training programs at CGCC, opportunity driven

Strategy 1.6 – Create a competitive advantage to attract new port businesses

#### **Improving Governance and Infrastructure:**

Strategy 2.1 – Develop opportunities to share administrative services

Strategy 2.2 – Move forward with next improvement in wastewater treatment plant

Strategy 2.3 – Institute publicly funded street and sidewalk improvements

Strategy 2.4 – Develop ADA corridor between core areas of the community

#### **Fostering Cultural Enrichment:**

Strategy 3.1 – Complete Renovation of Civic Theatre

Strategy 3.2 – Secure stable funding for the purchase and operation of the Granada Theatre

Strategy 3.3 – Complete ADA accessibility at the Art Center

Strategy 3.4 – Support/Enhance museums and historical buildings thru funding and events

Strategy 3.5 – Increase awareness/participation in cultural events thru marketing campaign (Dana)

Strategy 3.6 – Enhance K-12 music programs (thru community support/funding) (Grey Wyst – Columbia River for Music) (school district)

#### **Providing Recreation and Open Space:**

Strategy 4.1 – Complete the Riverfront Trail along the Columbia River

Strategy 4.2 – Develop family-based community recreation center

Strategy 4.3 – Develop site specific open space opportunities in the downtown area

Strategy 4.4 – Fund daily youth activities

Strategy 4.5 – Improve visual attractiveness of city thru partnerships to reduce litter and increase landscaping.

#### **Enhancing Education and Human Services:**

Strategy 5.1 – Merge school districts 9 and 12 (The Dalles and Chenoweth)

Strategy 5.2 – Support CGCC thru partnerships, signage, and training

Strategy 5.3 – Add more degree choices at CGCC

Strategy 5.4 – Support assisted living opportunities that are affordable

#### **Strengthening and Sustaining Community Life:**

Strategy 6.1 – Apply for and secure “All American City” status

Strategy 6.2 – Consolidate historic sites under one organization

Strategy 6.3 – Involve youth in government thru internships, mentor programs, appointments

Strategy 6.4 – Build a downtown “Pioneer Square” facility to be used as a gathering place

Strategy 6.5 – Embrace and integrate Healthy Communities model

### First-Tier Strategies Completed:

- Strategy 1.1 – Complete the Riverfront Development Plan
- Strategy 1.2 – Complete a broadband network to serve the community
- Strategy 1.5 – Expand workforce training programs at CGCC, opportunity driven
- Strategy 1.6 – Create a competitive advantage to attract new port businesses
- Strategy 2.1 – Develop opportunities to share administrative services
- Strategy 3.3 – Complete ADA accessibility at the Art Center
- Strategy 4.5 – Improve visual attractiveness of city thru partnerships to reduce litter and increase landscaping.
- Strategy 5.1 – Merge school districts 9 and 12 (The Dalles and Chenoweth)
- Strategy 5.3 – Add more degree choices at CGCC
- Strategy 5.4 – Support assisted living opportunities that are affordable

### First-Tier Strategies In Progress:

- Strategy 1.1 – Complete the Riverfront Development Plan
- Strategy 1.3 – Develop downtown vacant land and buildings, including second story space
- Strategy 1.4 – Enhance National Historic Districts thru expansion and renovations
- Strategy 2.2 – Move forward with next improvement in wastewater treatment plant
- Strategy 2.3 – Institute publicly funded street and sidewalk improvements
- Strategy 2.4 – Develop ADA corridor between core areas of the community
- Strategy 3.1 – Complete Renovation of Civic Theatre
- Strategy 3.2 – Secure stable funding for the purchase and operation of the Granada Theatre
- Strategy 3.4 – Support/Enhance museums and historical buildings thru funding and events
- Strategy 4.1 – Complete the Riverfront Trail along the Columbia River
- Strategy 4.2 – Develop family-based community recreation center
- Strategy 4.3 – Develop site specific open space opportunities in the downtown area
- Strategy 5.2 – Support CGCC thru partnerships, signage, and training
- Strategy 6.4 – Build a downtown “Pioneer Square” facility to be used as a gathering place

### First-Tier Strategies No Action:

- Strategy 4.4 – Fund daily youth activities
  - Lack of resources (funding)
- Strategy 6.2 – Consolidate historic sites under one organization
  - Lack of leadership and support
- Strategy 6.3 – Involve youth in government thru internships, mentor programs, appointments
  - Lack of resources (funding)
- Strategy 6.5 – Embrace and integrate Healthy Communities model
  - Lack of resources (funding)

### First-Tier Strategies Not Considered:

- Strategy 6.1 – Apply for and secure “All American City” status
  - Lack of resources and support

## 2002 Vision Action Plan Tier-Two Strategies

### Creating Economic Vitality:

- Expand the Urban Growth Boundary
- Construct a tour boat dock
- Soften property tax burden in community
- Develop a Parking Plan in downtown
- Implement a marketing and promotional program (Public Relations)
- Cultivate the entrepreneurs within the community
- Redevelopment of all vacant industrial/commercial land and buildings
- Identify economic leakage and develop business to stop or reduce it
- Develop an incubator program
- Streamline/simplify the permit process and regulations for new development

### Improving Governance and Infrastructure:

- Broadcast public meetings
- Plan and implement ongoing townhall/citizen-wide meetings
- Develop and maintain a community web page
- Complete the 19<sup>th</sup> Street/Thompson Street transportation corridor
- Update the Vision Action Plan in 2006

### Fostering Cultural Enrichment:

- Promote annual Native American/ethnic celebrations
- Enhance the Discovery Center/Museum
- Establish a performing arts celebration (week/end)
- Utilize the ethnic leadership of the community as a resource
- Establish regular meeting of community art groups to coordinate efforts
- Participate in the Regional Arts Council
- Establish an annual Multi-Ethnic celebration
- Provide public awareness of "Artists in Residence" program

### Providing Recreation and Open Space:

- Establish an event/festival committee
- Develop a Master Plan for enhancement/amenities along Riverfront Trail
- Develop an incentive plan to encourage landscaping city/county property
- Utilize and coordinate existing athletic facilities (Civic, etc.)
- Acquire land to develop an athletic complex
- Create open space within a five-minute walk of residential areas
- Require open space as part of any plan/design of public facilities
- Secure public funding of recreational facilities
- Establish requirement of adjoining open space area to new developments

### Enhancing Education and Human Services:

- Acquire support of city in education and human service goals
- Maintain "sense of place" through developing historical resources
- Utilize "40 Assets" for healthier children
- Revisit city's role in human services
- Develop plan involving stakeholders in the school merge
- Strengthen support services for bilingual/bicultural families (school district)
- Create a seamless education system (school district)

- Provide better health care insurance coverage for children (unsure)
- Provide English as second language programs (school district)

### Strengthening and Sustaining Community Life:

- Create inter-generational participation opportunities
- Expand and institutionalize community festivals
- Develop museum at old US Mint Building
- Enhance the Community Volunteer Center
- Create a project to bring community together on a frequent basis
- Open section of tunnels under the city
- Identify/Strengthen partnerships with other gorge communities
- Develop additional historical interpretive sites

■ = Complete ■ = In Progress ■ = No Action ■ = Not Considered

### Tier-Two Strategies Completed:

- Develop plan involving stakeholders in the school merge
- Develop and maintain a community web page
- Plan and implement ongoing townhall/citizen-wide meetings
- Develop a Parking Plan in downtown

### Tier-Two Strategies In Progress:

- Expand the Urban Growth Boundary
- Construct a tour boat dock
- Implement a marketing and promotional program (Public Relations)
- Redevelopment of all vacant industrial/commercial land and buildings
- Identify economic leakage and develop business to stop or reduce it
- Streamline/simplify the permit process and regulations for new development
- Complete the 19<sup>th</sup> Street/Thompson Street transportation corridor
- Enhance the Discovery Center/Museum
- Utilize the ethnic leadership of the community as a resource
- Develop a Master Plan for enhancement/amenities along Riverfront Trail
- Require open space as part of any plan/design of public facilities
- Secure public funding of recreational facilities
- Acquire support of city in education and human service goals
- Maintain "sense of place" through developing historical resources
- Create inter-generational participation opportunities
- Expand and institutionalize community festivals
- Create a project to bring community together on a frequent basis
- Identify/Strengthen partnerships with other gorge communities
- Develop additional historical interpretive sites

### Tier-Two Strategies No Action:

- Soften property tax burden in community
  - Lack of resources and overall ability.
- Develop an incubator program
  - Lack of resources
- Broadcast public meetings
  - Lack of resources

## First-Tier Strategies Report Card

One Time Projects	Ongoing Activities
<p><b>Creating Economic Vitality:</b></p> <ul style="list-style-type: none"> <li>▪ Strategy 1.1 – Complete the Riverfront Development Plan</li> <li>▪ Strategy 1.2 – Complete a broadband network to serve the community</li> </ul>	<p><b>Creating Economic Vitality:</b></p> <ul style="list-style-type: none"> <li>▪ Strategy 1.3 – Develop downtown vacant land and buildings, including second story space</li> <li>▪ Strategy 1.4 – Enhance National Historic Districts thru expansion and renovations</li> <li>▪ Strategy 1.5 – Expand workforce training programs at CGCC, opportunity driven</li> <li>▪ Strategy 1.6 – Create a competitive advantage to attract new port businesses</li> </ul>
<p><b>Improving Governance and Infrastructure:</b></p> <ul style="list-style-type: none"> <li>▪ Strategy 2.2 – Move forward with next improvement in wastewater treatment plant</li> <li>▪ Strategy 2.3 – Institute publicly funded street and sidewalk improvements</li> <li>▪ Strategy 2.4 – Develop ADA corridor between core areas of the community</li> </ul>	<p><b>Improving Governance and Infrastructure:</b></p> <ul style="list-style-type: none"> <li>▪ Strategy 2.1 – Develop opportunities to share administrative services</li> </ul>
<p><b>Fostering Cultural Enrichment:</b></p> <ul style="list-style-type: none"> <li>▪ Strategy 3.1 – Complete Renovation of Civic Theatre</li> <li>▪ Strategy 3.2 – Secure stable funding for the purchase and operation of the Granada Theatre</li> <li>▪ Strategy 3.3 – Complete ADA accessibility at the Art Center</li> </ul>	<p><b>Fostering Cultural Enrichment:</b></p> <ul style="list-style-type: none"> <li>▪ Strategy 3.4 – Support/Enhance museums and historical buildings thru funding and events</li> <li>▪ Strategy 3.5 – Increase awareness/participation in cultural events thru marketing campaign (Dana)</li> </ul>
<p><b>Providing Recreation and Open Space:</b></p> <ul style="list-style-type: none"> <li>▪ Strategy 4.1 – Complete the Riverfront Trail along the Columbia River</li> <li>▪ Strategy 4.2 – Develop family-based community recreation center</li> </ul>	<p><b>Providing Recreation and Open Space:</b></p> <ul style="list-style-type: none"> <li>▪ Strategy 4.3 – Develop site specific open space opportunities in the downtown area</li> <li>▪ Strategy 4.4 – Fund daily youth activities</li> <li>▪ Strategy 4.5 – Improve visual attractiveness of city thru partnerships to reduce litter and increase landscaping</li> </ul>
<p><b>Enhancing Education and Human Services:</b></p> <ul style="list-style-type: none"> <li>▪ Strategy 5.1 – Merge school districts 9 and 12 (The Dalles and Chenoweth)</li> </ul>	<p><b>Enhancing Education and Human Services:</b></p> <ul style="list-style-type: none"> <li>▪ Strategy 5.2 – Support CGCC thru partnerships, signage, and training</li> <li>▪ Strategy 5.3 – Add more degree choices at CGCC</li> <li>▪ Strategy 5.4 – Support assisted living opportunities that are affordable</li> </ul>
<p><b>Strengthening and Sustaining Community Life:</b></p> <ul style="list-style-type: none"> <li>▪ Strategy 6.1 – Apply for and secure “All American City” status</li> <li>▪ Strategy 6.2 – Consolidate historic sites under one organization</li> <li>▪ Strategy 6.4 – Build a downtown “Pioneer Square” facility to be used as a gathering place</li> </ul>	<p><b>Strengthening and Sustaining Community Life:</b></p> <ul style="list-style-type: none"> <li>▪ Strategy 6.3 – Involve youth in government thru internships, mentor programs, appointments</li> <li>▪ Strategy 6.5 – Embrace and integrate Healthy Communities model</li> </ul>

## Tier-Two Strategies Report Card

One Time Projects	Ongoing Activities
<p style="text-align: center;"><b>Creating Economic Vitality:</b></p> <ul style="list-style-type: none"> <li>▪ Expand the Urban Growth Boundary</li> <li>▪ Construct a tour boat dock</li> <li>▪ Develop a Parking Plan in downtown</li> <li>▪ Develop an incubator program</li> <li>▪ Streamline/simplify the permit process and regulations for new development</li> </ul>	<p style="text-align: center;"><b>Creating Economic Vitality:</b></p> <ul style="list-style-type: none"> <li>▪ Soften property tax burden in community</li> <li>▪ Implement a marketing and promotional program (Public Relations)</li> <li>▪ Cultivate the entrepreneurs within the community</li> <li>▪ Redevelopment of all vacant industrial/commercial land and buildings</li> <li>▪ Identify economic leakage and develop business to stop or reduce it</li> </ul>
<p style="text-align: center;"><b>Improving Governance and Infrastructure:</b></p> <ul style="list-style-type: none"> <li>▪ Complete the 19<sup>th</sup> Street/Thompson Street transportation corridor</li> <li>▪ Update the Vision Action Plan in 2006</li> </ul>	<p style="text-align: center;"><b>Improving Governance and Infrastructure:</b></p> <ul style="list-style-type: none"> <li>▪ Broadcast public meetings</li> <li>▪ Plan and implement ongoing townhall/citizen-wide meetings</li> <li>▪ Develop and maintain a community web page</li> </ul>
<p style="text-align: center;"><b>Fostering Cultural Enrichment:</b></p> <ul style="list-style-type: none"> <li>▪ Enhance the Discovery Center/Museum</li> </ul>	<p style="text-align: center;"><b>Fostering Cultural Enrichment:</b></p> <ul style="list-style-type: none"> <li>▪ Promote annual Native American/ethnic celebrations</li> <li>▪ Establish a performing arts celebration (week/end)</li> <li>▪ Utilize the ethnic leadership of the community as a resource</li> <li>▪ Establish regular meeting of community art groups to coordinate efforts (MCEDD)</li> <li>▪ Participate in the Regional Arts Council (MCEDD/Dana)</li> <li>▪ Establish an annual Multi-Ethnic celebration</li> </ul>
<p style="text-align: center;"><b>Providing Recreation and Open Space:</b></p> <ul style="list-style-type: none"> <li>▪ Develop a Master Plan for enhancement/amenities along Riverfront Trail</li> <li>▪ Develop an incentive plan to encourage landscaping city/county property</li> <li>▪ Require open space as part of any plan/design of public facilities</li> <li>▪ Establish requirement of adjoining open space area to new developments</li> </ul>	<p style="text-align: center;"><b>Providing Recreation and Open Space:</b></p> <ul style="list-style-type: none"> <li>▪ Establish an event/festival committee</li> <li>▪ Utilize and coordinate existing athletic facilities (Civic, etc.)</li> <li>▪ Create open space within a five-minute walk of residential areas</li> <li>▪ Secure public funding of recreational facilities</li> </ul>
<p style="text-align: center;"><b>Enhancing Education and Human Services:</b></p> <ul style="list-style-type: none"> <li>▪ Develop plan involving stakeholders in the school merge</li> <li>▪ Provide better health care insurance coverage for children (unsure)</li> </ul>	<p style="text-align: center;"><b>Enhancing Education and Human Services:</b></p> <ul style="list-style-type: none"> <li>▪ Acquire support of city in education and human service goals</li> <li>▪ Maintain "sense of place" through developing historical resources</li> <li>▪ Utilize "40 Assets" for healthier children</li> <li>▪ Revisit city's role in human services</li> </ul>
<p style="text-align: center;"><b>Strengthening and Sustaining Community Life:</b></p> <ul style="list-style-type: none"> <li>▪ Develop museum at old US Mint Building</li> <li>▪ Enhance the Community Volunteer Center</li> <li>▪ Open section of tunnels under the city</li> </ul>	<p style="text-align: center;"><b>Strengthening and Sustaining Community Life:</b></p> <ul style="list-style-type: none"> <li>▪ Create inter-generational participation opportunities</li> <li>▪ Expand and institutionalize community festivals</li> <li>▪ Create a project to bring community together on a frequent basis</li> <li>▪ Identify/Strengthen partnerships with other gorge communities</li> <li>▪ Develop additional historical interpretive sites</li> </ul>

- Promote annual Native American/ethnic celebrations
  - Lack of resources and opportunity/volunteer commitments
- Establish a performing arts celebration (week/end)
  - Uncertain
- Establish an annual Multi-Ethnic celebration
  - Uncertain
- Develop an incentive plan to encourage landscaping city/county property
  - Lack of resources
- Utilize and coordinate existing athletic facilities (Civic, etc.)
  - Lack of leadership
- Acquire land to develop an athletic complex
  - Lack of resources
- Create open space within a five-minute walk of residential areas
  - Lack of resources
- Establish requirement of adjoining open space area to new developments
  - Lack of support
- Utilize "40 Assets" for healthier children
  - Lack of support
- Revisit city's role in human services
  - Lack of resources
- Enhance the Community Volunteer Center
  - Lack of resources
- Establish an event/festival committee
  - Lack of communication and support
- Provide better health care insurance coverage for children
  - Lack of leadership, support, and possible reliance on statewide support

#### **Tier-Two Strategies Not Considered:**

- Update the Vision Action Plan in 2006
  - Lack of staff support and financial resources
- Develop museum at old US Mint Building
  - Taken over by private sector
- Open section of tunnels under the city
  - Lack of resources, conflicts with other projects

## **ATTACHMENT B**

The following document summarizes the Vision Process that will be undertaken for the 2010 update of the Vision Action Plan. The various steps for the update are broken down by monthly activities. The Vision Process outlines a series of public meetings taking place from January through April. Within the Vision Process is an attempt to engage school teachers and students with visioning exercises that will take place in February. Two surveys will be sent out to the general public during the Vision Process. The first is the Community Attitude Survey that will be sent out after the first public meeting with the Citizens Advisory Committee in January. This survey intends to gauge how the general public feels about the quality of life and level of government services in The Dalles. The second survey is the Strategy Status Assessment Survey – which will not be sent out until after the last public meeting in April. The second survey aims to determine which Vision Action Plan strategies (developed during the public input process) are considered the most important for the community.

## Vision Process

(Tentative timeline)

<p>September:</p> <ul style="list-style-type: none"> <li>• Vision Action Plan Process Outline</li> <li>• Community Information Collection (report)</li> <li>• Community Conditions Assessment (report)</li> </ul>	<p>March:</p> <ul style="list-style-type: none"> <li>• Third Public Meeting (with CAC) <ul style="list-style-type: none"> <li>○ Discuss ways of address trends</li> <li>○ Develop New Strategies</li> </ul> </li> <li>• Public Awareness Campaign</li> </ul>
<p>October:</p> <ul style="list-style-type: none"> <li>• Community Conditions Assessment</li> <li>• Vision Action Plan Strategy Status Assessment</li> <li>• Informational Interviews</li> </ul>	<p>April:</p> <ul style="list-style-type: none"> <li>• Fourth Public Meeting (with CAC) <ul style="list-style-type: none"> <li>○ Validate Trend Strategies</li> <li>○ Resolve any remaining questions or issues</li> </ul> </li> <li>• Prepare Strategy Assessment Survey</li> </ul>
<p>November:</p> <ul style="list-style-type: none"> <li>• Appoint Citizen Advisory Committee</li> <li>• Public Awareness Campaign</li> </ul>	<p>May:</p> <ul style="list-style-type: none"> <li>• Mail out Strategy Assessment Survey <i>(news paper)</i></li> <li>• Collect Information and Compile Surveys and Records</li> <li>• Prepare update for City Council review</li> </ul>
<p>December:</p> <ul style="list-style-type: none"> <li>• Complete Community Profile</li> <li>• Prepare Materials for Public Meetings</li> <li>• Develop Surveys (any necessary changes)</li> </ul>	<p>June:</p> <ul style="list-style-type: none"> <li>• Validate VAP Strategies with Stakeholder Groups</li> <li>• VAP before Planning Commission with recommendation for the City Council</li> </ul>
<p>January:</p> <ul style="list-style-type: none"> <li>• First Public Meeting (with CAC) <ul style="list-style-type: none"> <li>○ Introduction</li> <li>○ Community Values</li> <li>○ Vision Statement</li> </ul> </li> <li>• Mail out Community Attitude Survey</li> <li>• Evaluate Public Input and Information</li> </ul>	<p>July:</p> <ul style="list-style-type: none"> <li>• Discussion Item before City Council</li> <li>• Prepare Final Draft of Vision Action Plan update.</li> <li>• Thank all involved participants</li> <li>• Implementation – adoption by numerous local agencies and non-profit organizations</li> </ul>
<p>February:</p> <ul style="list-style-type: none"> <li>• Second Public Meeting (with CAC) <ul style="list-style-type: none"> <li>○ Validate Community Values and Vision Statement</li> <li>○ Introduction to Community Trends/Conditions</li> <li>○ Trend and Condition Handouts</li> </ul> </li> <li>• Engage Teachers and Youth in Visioning Exercises</li> </ul>	<p>August:</p>