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Regular City Council Meeting  
July 12, 2021  
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MINUTES

CITY COUNCIL MEETING

July 12, 2021

5:30 p.m.

VIA ZOOM

LIVESTREAM VIA City website

**PRESIDING:** Mayor Richard Mays

**COUNCIL PRESENT:** Darcy Long-Curtiss, Tim McGlothlin, Rod Runyon, Scott Randall,  
Dan Richardson

**COUNCIL ABSENT:** None

**STAFF PRESENT:** City Manager Julie Krueger, Legal Counsel Jonathan Kara, City  
Clerk Izetta Grossman, Finance Director Angie Wilson,  
Community Development Director Alice Cannon, Public Works  
Director Dave Anderson, Human Resources Director Daniel  
Hunter, Senior Planner Dawn Hert

**CALL TO ORDER**

The meeting was called to order by Mayor Mays at 5:30 p.m.

**ROLL CALL OF COUNCIL**

Roll Call was conducted by City Clerk Grossman. All Councilors present.

**PLEDGE OF ALLEGIANCE**

Mayor Mays asked Councilor Long-Curtiss to lead the Pledge of Allegiance.

Councilor Long-Curtiss invited the audience to join in the Pledge of Allegiance.

**APPROVAL OF AGENDA**

It was moved by Richardson and seconded by Randall to approve the agenda as submitted. The motion carried 5 to 0; Randall, Richardson, Runyon, McGlothlin, Long-Curtiss voting in favor; none oppose.

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### **AUDIENCE PARTICIPATION**

Chuck Gomez, Granada Theatre reported on an event at Lewis and Clark Park on July 17. He said it was the first of Legends in The Dalles concert series. He said the event would open at Noon with food and drinks available for purchase; music beginning at 4pm.

He said there were two more events scheduled on August 4, and September 11.

### **CITY ATTORNEY REPORT**

Legal Counsel Jonathan Kara said he was working with staff on a number of long-range projects. He said he had attended a board meeting at Northern Wasco County Public Utilities District; and met with the Executive Director of the Port of The Dalles.

### **CITY COUNCIL REPORTS**

Councilor Runyon reported:

- Mid-Columbia Veterans Memorial Committee – tour of Veterans Museum at City Hall

Councilor Long-Curtiss reported:

- Special Council Meeting- Emergency Declaration
- Spoke with constituent regarding rumor that Google was negotiating the getting water from Chenoweth Aquifer. She asked that the community have an opportunity to weigh in before a decision was made.

Public Works Director Dave Anderson said there were negotiations underway, however, he had not heard Chenoweth Aquifer mentioned. He clarified that transfer of water rights required State approval.

Mayor Mays said the Google agreement would be approved at a public meeting, where the public could comment.

Long-Curtiss said people would like an opportunity to talk about their concerns before the Google agreement was approved. She said the community would like a forum to voice their concerns before negotiations were concluded. She suggested a joint meeting with the County Commissioners and City Council.

City Manager Krueger said she had not heard that mentioned at any of the meetings.

Councilor McGlothlin reported:

- Sites for homeless shelter/Mid-Columbia Community Action Council offices
- Airport Board – fuel sales through the roof

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He said he was at Mama Janes' the other day and another patron told a story of a very nice police officer was very kind and helped them find the restaurant. He congratulated Officer Koji Nagamatsu for his kindness and representing the City well.  
Mayor Mays announced that Julie and Kevin Ryan were the July Beautification Award recipients.

**CONSENT AGENDA**

It was moved by McGlothlin and seconded by Long-Curtiss to approve the Consent Agenda as presented. The motion carried 5 to 0; Randall, Richardson, Runyon, McGlothlin, Long-Curtiss voting in favor; none oppose.

Items approved on the consent agenda were: 1) The minutes of the June 28, 2021 Regular City Council Meeting; 2) The minutes of the June 30, 2021 Special City Council Meeting; 3) Resolution No. 21-017 Concurring with the Mayor's Appointment to the Beautification Committee.

**PUBLIC HEARING**

Special Ordinance No. 21-588 Granting Zoning Ordinance Amendment #103-21 And Comprehensive Plan Amendment #48-21 for Property Located on East Second Street, Further Described as 1N 13E 1AA, Tax Lot 100

Mayor Mays reviewed the process for a Public Hearing.

Mayor Mays asked for the staff report.

Senior Planner Dawn Hert reviewed the staff report.

Mayor Mays asked for Council questions.

Mayor Mays asked for testimony.

Umair Sheikh, PO Box 3178, Vancouver, Washington said his family owns the property and felt the outstanding view and easy access from I84 would make a perfect wedding venue. He said events at the proposed venue would bring additional dollars to The Dalles for hotel accommodations, caterers and florist as well as other businesses.

Mayor Mays closed the hearing.

Mayor Mays asked for Council discussion.

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Richardson clarified that neighbors within 300 feet were notified of the zone change. He said he would like to see that number expanded.

Mayor Mays asked staff to look into the possibility of expanding the notification area, and to report back to Council.

Runyon asked for clarification of the required two public hearings.

Senior Planner Hert said the first hearing was with the Planning Commission and the second hearing was before Council.

Runyon asked if the property was in the National Scenic Area. Hert said it was not.

Long-Curtiss said she was in favor of the zone change. She said the venue would bring additional business to The Dalles.

It was moved by McGlothlin and seconded by Runyon to adopt Special Ordinance No. 21-588 Granting Zoning Ordinance Amendment #103-21 and Comprehensive Plan Amendment #48-21 for Property Located on East Second Street, further described as 1N 13E 1AA, tax lot 100. The motion carried 5 to 0; Randall, Richardson, Runyon, McGlothlin, Long-Curtiss voting in favor; none oppose.

**CONTRACT REVIEW BOARD**

**Authorization to Purchase a new Cat 315 Excavator**

Public Works Director Dave Anderson reviewed the staff report.

It was moved by Randall and seconded by Long-Curtiss to authorize the purchase of a new Cat 315 excavator with an optional tilting bucket and rock ripper from Peterson Cat through a Sourcewell pricing agreement in an amount not to exceed \$229,946.99. The motion carried 5 to 0; Randall, Richardson, Runyon, McGlothlin, Long-Curtiss voting in favor; none oppose.

**ACTION ITEMS**

**Special Ordinance No. 21-587 Annexing Certain Additional Properties Located in the Urban Growth Boundary of the City of The Dalles Pursuant to ORS 222.125 (Consent Annexations; ANX#74-21 Decker, ANX #75-21 Legacy Development Group, ANX #76-21 City of The Dalles, and ANX#77-21 Lloyd)**

Community Development Director Dawn Hert reviewed the staff report.

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It was moved by Randall and seconded by Long-Curtiss to adopt Special Ordinance No. 21-587 Annexing Certain Additional Properties Located in the Urban Growth Boundary of the City of The Dalles Pursuant to ORS 222.125 (Consent Annexations; ANX#74-21 Decker, ANX #75-21 Legacy Development Group, ANX #76-21 City of The Dalles, and ANX#77-21 Lloyd). The motion carried 5 to 0; Randall, Richardson, Runyon, McGlothlin, Long-Curtiss voting in favor; none oppose.

Approval of Transfer of Airport Management Contract

City Manager Julie Krueger reviewed the staff report.

Richardson asked if Renard was employed by TacAero.

Renard said he was currently, but would not be once the transaction was complete.

City Manager Julie Krueger thanked the Rasmussen's for their service to the Airport. She said she appreciated all the work they had done.

McGlothlin seconded the City Manager's comments.

It was moved by McGlothlin and seconded by Runyon to approve the transfer of ownership of Aviation Management Services to Jeff Renard. The motion carried 5 to 0; Randall, Richardson, Runyon, McGlothlin, Long-Curtiss voting in favor; none oppose.

ADJOURNMENT

Being no further business, the meeting adjourned at 6:37 p.m.

Submitted by/  
Izetta Grossman, CMC  
City Clerk

SIGNED:



Richard A. Mays, Mayor

ATTEST:



Izetta Grossman, CMC City Clerk



# City of The Dalles City Council

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MONDAY, JULY 12, 2021 | 5:30 PM



# Zoning Map Amendment - ZOA #103-21 & Comprehensive Map Amendment - CPA #48-21

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**Applicant:** Umair Sheikh

**Address:** Vacant Parcel adjacent to 3550 East 2<sup>nd</sup> Street

**Assessor's Map and Tax Lot:** 1N 13E 1 AA 100

**Zoning District:** Residential Medium Density

**Proposal:** *Consideration of Zoning Map change and a Comprehensive Plan Land Use Designation amendment from Residential Medium Density to General Commercial.*



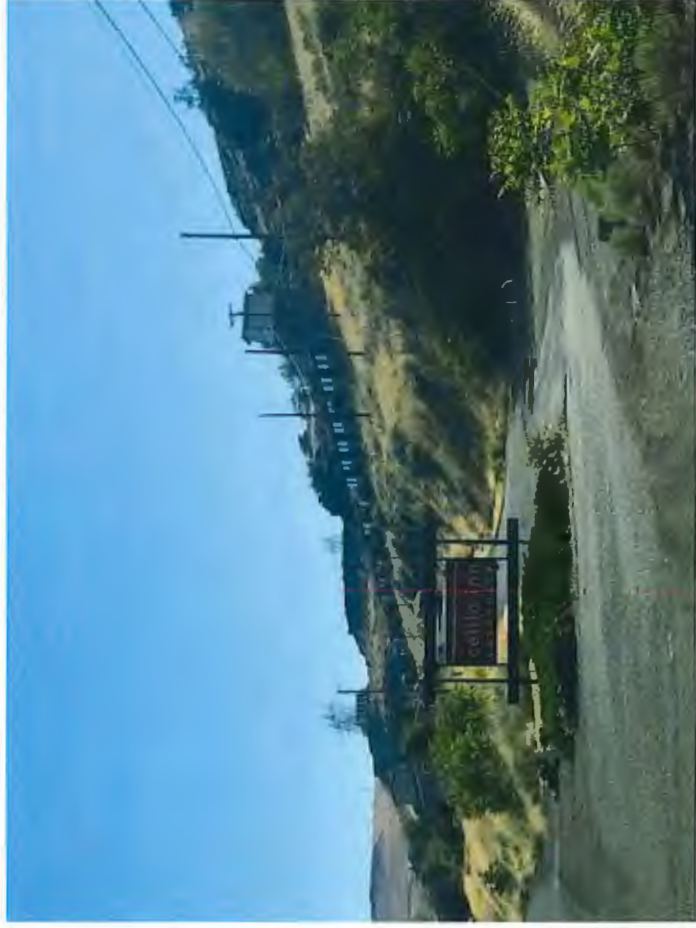
# Subject Property





# Photos

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6-1

# Photos of Subject Property

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# Photos of Adjacent Motel Property

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# Photos of Surrounding Properties

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# The Dalles Municipal Code

## Zone Change Review Criteria (Section 10.3.100.030)

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*A zone change shall be granted if the following criteria are met*

- A. Conformance. The proposed zone change conforms to the Comprehensive Plan, including the Transportation System Plan, and all other provisions of this Title.*
- B. Suitability. The site is adequate in size and shape for uses normally allowed by the proposed zone.*
- 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, and the planned function, capacity, and performance standards as adopted in the Transportation System Plan. Requirements of the State Transportation Planning Rule shall apply to those land use actions that significantly affect the transportation system, as defined by OAR 660-012-0060.*
- D. Adverse Effect. The proposed zone change shall have minimal adverse effect on existing and future surrounding development.*

# The Dalles Municipal Code

## Zone Change Review Criteria (Section 10.3.100.030)

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*A zone change shall be granted if the following criteria are met:*

- A. Conformance. The proposed zone change conforms to the Comprehensive Plan, including the Transportation System Plan, and all other provisions of this Title. **Criterion met.***
- B. Suitability. The site is adequate in size and shape for uses normally allowed by the proposed zone.*
- C. Streets and Traffic. The site will be adequately served by street for the type and volume generated by uses that may be permitted in the new zone, and the planned function, capacity, and performance standards as adopted in the Transportation System Plan. Requirements of the State Transportation Planning Rule shall apply to those land use activities that significantly affect the transportation system, as defined in OAR 660-012-0000.*
- D. Adverse Effect. The proposed zone change shall have minimal adverse effect on existing and future surrounding development.*



# The Dalles Municipal Code

## Zone Change Review Criteria (Section 10.3.100.030)

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*A zone change shall be granted if the following criteria are met:*

- A. Conformances. The proposed zone change conforms to the Comprehensive Plan, including the Transportation System Plan, and all other provisions of this Title. Criterion met.*
- B. Suitability. The site is adequate in size and shape for uses normally allowed by the proposed zone. Criterion met.*
- C. Streets and Traffic. The site is or will be adequately served or served for the type and volume generated by uses that may be permitted in the new zone, and the planned function capacity, and performance standards as adopted in the Transportation System Plan. Requirements of the State Transportation Planning Rule shall apply to projects or actions that significantly affect the transportation system, as defined by DSR 660-01-24060.*
- D. Adverse Effect. The proposed zone change shall have minimal adverse effect on existing and future surrounding development.*



# The Dalles Municipal Code

## Zone Change Review Criteria (Section 10.3.100.030)

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*A zone change shall be granted if the following criteria are met:*

- A. Conformance. The proposed zone change conforms to the Comprehensive Plan, including the Transportation System Plan, and all other provisions of this Title. Criterion met.*
- B. Suitability. The site is adequate in size and shape for uses normally allowed by the proposed zone. Criterion met.*
- C. Streets and Traffic. The site is, or will be, adequately served by streets for the type and volume generated by uses that may be permitted in the new zone, and the planned function capacity, and performance standards as adopted in the Transportation System Plan. Requirements of the State Transportation Planning Rule shall apply to those land use actions that significantly affect the transportation system, as defined by OAR 660-012-0060. **Criterion met.***
- D. Adverse Effect. The proposed zone change shall have minimal adverse effect on existing and future surrounding development.*

# The Dalles Municipal Code

## Zone Change Review Criteria (Section 10.3.100.030)

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*A zone change shall be granted if the following criteria are met:*

- A. Conformance. The proposed zone change conforms to the Comprehensive Plan, including the Transportation System Plan, and all other provisions of this Title. **Criterion met.***
- B. Suitability. The site is suitable in size and shape for use normally allowed by the proposed zone. **Criterion met.***
- C. Streets and Traffic. The site is, or will be, adequately served by streets for the type and volume generated by uses that may be permitted in the new zone, and the planned function, capacity, and performance standards as adopted in the Transportation System Plan. Requirements of the State Transportation Planning Rule shall apply to those land use actions that significantly affect the transportation system, as defined by OAR 660-012-0000. **Criterion met.***
- D. Adverse Effect. The proposed zone change shall have minimal adverse effect on existing and future surrounding development. **Criterion met.***

# The Dalles Comprehensive Plan

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- **Goal #1. Citizen Involvement.**

*To develop a citizen involvement program that ensures the opportunity for citizens to be involved in all phases of the planning process.*

- **Goal #2. Land Use Planning.**

*To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions.*

- **Goal #10. Housing.**

*To provide for the housing needs of citizens of the state.*

- **Goal #9. Economic Development.**

*To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.*



# The Dalles Comprehensive Plan

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## **Goal #1. Citizen Involvement.**

*To develop a citizen involvement program that ensures the opportunity for citizens to be involved in all phases of the planning process.*

***Policy 3.** The land-use planning process and policy framework shall include opportunity for citizen input as a part of the basis for all decisions and actions related to the use of land.*

# The Dalles Comprehensive Plan

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## **Goal #2. Land Use Planning.**

*To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions.*

*Policy 6. Implement this Plan through appropriate ordinances and action. Implementing measures shall be developed to allow administrative review and approval authority.*



# The Dalles Comprehensive Plan

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## **Goal #10. Housing.**

*To provide for the housing needs of citizens of the state.*

***Policy 6.** Encourage energy conservation by increasing residential densities in mixed use centers, along major linear streets that may one day serve as future transit corridors, and near commercial and employment centers.*

***Policy 8.** Flexibility in implementing ordinances is needed to accommodate infill and to foster a variety of development scenarios and housing options.*

***Policy 12.** High density residential areas shall be located near commercial and employment areas, along major streets, and where streets and other public facilities have adequate capacity.*

***Implementing Measures. Mixed Use Residential Measures.** Mixed-Use (Commercial and Residential) developments can take many forms, including retail space on the ground floor with office space above, rental apartments above ground floor retail space, and structures combining offices and hotels or hotels and private residential units.*

# The Dalles Comprehensive Plan

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## **Goal #9. Economic Development.**

*To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.*

**Industrial and Commercial Land Use Needs.** *In order to capitalize on long-range economic and employment shifts, The Dalles will need to add to its existing supply of land for commercial uses within the UGB. Similar conversions of Port industrial lands along the riverfront can produce a mixed use area to accommodate a slightly different market, including freeway commercial and recreational users. Smaller gains are provided through the use of Neighborhood Centers to allow residential and neighborhood commercial uses to develop near focal intersections in town. Finally, The Dalles has voiced a desire to accommodate reasonable home business opportunities that can provide an affordable start-up location for emerging businesses.*

**Economic Opportunities Analysis.** *In 2006, the City of The Dalles contracted with Winterbrook Planning and ECONorthwest, a land use economics consulting firm, to prepare an updated Economic Opportunities Analysis (EOA) consistent with the requirements of statewide planning Goal 9 and the Goal 9 administrative rule (OAR 660-009 as revised in December 2005).*

*The 2011 EOA identified potential growth industries for The Dalles as follows:*

*Retail and Services. The State's forecast for nonfarm employment forecast for 2004 to 2014 projects that more than half of employment growth in Region 9, which includes Wasco County, will be in Retail and Services. As a regional center for retail and services, The Dalles may attract the following industries:*

*The Dalles' setting within the Columbia River Gorge, access to a variety of outdoor recreation, and the growing presence of viniculture make The Dalles attractive to tourists. Industries that serve tourists, such as food services and accommodations, are likely to grow if tourism increases.*

**Policy #10.** *Encourage tourism-related services as an element in the diversification of the community's economy.*

**Policy #14.** *Encourage the start-up and growth of small to medium sized businesses providing family wage jobs. Develop reasonable standards to allow home business start-ups.*



# Oregon Statewide Planning Goals

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## **The Proposed Zoning Map Amendment and Comprehensive Map Amendment is:**

- In conformity with all applicable State statutes.
  - ORS 197.610, Local Government Notice of Amendment or New Regulation;
  - ORS 197.250, Compliance with Goals Required, and
  - ORS 197.763, Conduct of Local Quasi-Judicial Land Use Hearings
- Applicable Municipal Code standards, were developed in compliance with the applicable State statutes and implement their requirements.
  - Notice of the proposed amendment has been provided to DLCD as required by ORS 197.610.
  - Notice and availability of the staff report and the conduct of the Planning Commission's hearing will be consistent with ORS 197.763.
- In conformity with the Statewide planning goals whenever they are determined to be applicable.
  - Goal #1 - Citizen Involvement
  - Goal #2- Land Use Planning
  - Goal #10 – Housing
  - Goal #12- Transportation

# Staff Recommendation

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*Move to approve Special Ordinance No. 21-588 , An Ordinance Granting Zoning Ordinance Amendment #103-21 and Comprehensive Plan Amendment #48-21 for Property located on East Second Street, further described as 1N 13E 1AA, tax lot 100.*