



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

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

MINUTES

CITY OF THE DALLES PLANNING COMMISSION

CITY HALL COUNCIL CHAMBERS
313 COURT SREET
THE DALLES, OREGON 97058
CONDUCTED IN A MEETING ROOM IN COMPLIANCE WITH ADA STANDARDS
THURSDAY, FEBRUARY 20, 2020
6:00 P.M.

CALL TO ORDER

Chair Bybee called the meeting to order at 6:00 p.m.

ROLL CALL

Commissioners Present: Brent Bybee, Cody Cornett, Sherry DuFault, Bruce Lavier, and Steve Ross

Commissioners Absent: Mark Poppoff and Jeff Stiles

Staff Present: Director Steve Harris, City Attorney Gene Parker and Senior Planner Dawn Marie Hert

APPROVAL OF AGENDA

It was moved by Lavier and seconded by Cornett to approve the agenda as written. The motion passed 5/0; Bybee, Cornett, DuFault, Lavier, and Ross in favor, none opposed, Poppoff and Stiles absent.

Commissioner Poppoff arrived at 6:02 p.m.

APPROVAL OF MINUTES

Commissioner Lavier noted the signature block of the minutes was incorrect.

It was moved by DuFault and seconded by Ross to approve the minutes of February 6, 2020, as corrected. The motion passed 6/0; Bybee, Cornett, DuFault, Lavier, Poppoff and Ross in favor, none opposed, Stiles absent.

PUBLIC COMMENT

None.

LEGISLATIVE HEARING

Comprehensive Plan Amendment No. 46-20

Chair Bybee read the rules of a public hearing. He then asked if any Commissioner had ex parte contact or conflict of interest. Hearing none, Chair Bybee opened the public hearing at 6:04 p.m.

Senior Planner Hert presented the staff report. There were no questions.

Chair Bybee closed the public hearing at 6:06 p.m.

Commission discussion included:

Page 2 of the staff report, Goal 8 Policies, states,

~~“...A parks and open space standard of ten acres per 1,000 population should be adopted as part of the Parks Master Plan.~~ **The Parks and Recreation Master Plan shall include improvement, acquisition, and development recommendations that maintain the ratio of acres of park land per 1,000 residents at the current level of service.**

Commissioner Cornett asked if the removal of “10 acres” was incorrect. Senior Planner Hert replied the intent was to get away from a defined number and follow the current level of service. The current Master Plan does not include a specific number for the current level of service.

Harris said the industry standard for Parks and Recreation is moving away from a definitive number of acres per 1,000 population. The Master Plan will go toward a qualitative standard, i.e., parks within a certain distance of neighborhoods, various park sizes, community and regional parks. For that reason, they did not include a specific number in the update and approached the City to amend the Comprehensive Plan.

Parks in the area include 127.44 acres, almost 11 undeveloped acres, and nine acres of Riverfront Trail, totaling just over 320 acres. School facilities and other resources also available for recreation total just over 520 acres.

Commissioner DuFault said this amendment did not specify the current level of service. Cornett replied the current level of service is to maintain 8.71 acres per 1,000 residents, based on the equation provided by the National Recreation and Park Association (NRPA). The area they are improving is the distribution of parks.

Harris said based on the Master Plan 8.71 acres per 1,000 residents is the current ratio, not the current standard. The Parks District has recognized what the current standard is today and would like to maintain that standard. The staff report includes how many additional acres are required per year to maintain that standard.

DuFault suggested including a definition of the current level of service.

Harris suggested: “...The Parks and Recreation Master Plan shall include improvement, acquisition, and development recommendations that maintain the ratio of **8.71** acres of park land per 1,000 residents at the current level of service.

Hert clarified the Parks District concern was including a specific number. In the future, the District may be at a higher level of service. Removing the number would eliminate the need to again update the Comprehensive Plan.

Harris stated the existing language of Policy 10 has a parks and open space standard of 10 acres per 1,000. The highlighted portion reflects what exists today, 8.71 acres per 1,000. It would appear they want to maintain that current level.

DuFault suggested including, “maintain ratio consistent with NRPA standards.” Harris replied the policy language could be amended to reflect what the standard is in the currently adopted Parks

and Recreation Master Plan. Some discretion would be given up if the Parks District changed the standard.

Chair Bybee stated it had been a trend of other jurisdictions to eliminate a numerical value.

Cornett said he would like verbiage stating, "No resident shall have to walk further than x distance to a park."

Commission consensus was to continue this item until a representative of the Parks District is present to provide clarification.

It was moved by DuFault and seconded by Cornett to postpone a decision on CPA 46-20 pending clarification on the Goal 8 policy wording for current level of service. The motion passed 6/0; Bybee, Cornett, DuFault, Lavier, Poppoff and Ross in favor, none opposed, Stiles absent.

RESOLUTION

Resolution PC 589-20: Adoption of Comprehensive Plan Amendment CPA 46-20

The resolution was tabled to a later date.

Director Harris clarified if the Board's action was to extend the public hearing to a date certain additional noticing would not be required. Should the Board extend the public hearing to a date uncertain, the public hearing must be re-noticed.

City Attorney Parker said the public hearing must be re-opened to allow further testimony from a Parks District representative.

It was moved by Cornett and seconded by Lavier to re-open the public hearing until a date uncertain. The motion passed 6/0; Bybee, Cornett, DuFault, Lavier, Poppoff and Ross in favor, none opposed, Stiles absent.

STAFF COMMENTS

Director Harris provided the following updates:

The next meeting is scheduled for March 5, 2020; one item is on the agenda.

Budget preparation is in progress. A RARE planner will be requested through the University of Oregon for an internship. If successful, the position should begin in September or October and will assist with the West Side Area Study.

A meeting was conducted for the Economic Opportunities Analysis Advisory Committee to look at the commercial and industrial land supply. A second meeting will be held in March. The consultants will provide findings to the Planning Commission in April. This study is required by the State to allow expansion of the Urban Growth Boundary (UGB).

Additional items in the budget proposal include economic development, business retention and business attraction.

Design charrettes will be held on February 21, 2020, to create a public gathering place on Federal Street between East Second Street and the alley. This project has a tentative conclusion date of May 1. Design concepts and cost estimates will be presented to the Planning Commission, the Urban Renewal Agency, City Council and area businesses to determine if there is interest in moving forward.

Director Harris extended his thanks to City Attorney Parker for his efforts and said it was a pleasure to work with him.

COMMISSIONER COMMENTS OR QUESTIONS

Commissioner Poppoff commented that with higher densities we need rules on rental housing with a commission to review the housing ensuring grounds are maintained and safety standards met. These properties require oversight.

Harris replied there are cities that require a business license for rental properties and require an annual safety inspection for license renewal.

Poppoff suggested an inspection prior to new tenants. Harris replied the City may not have a role in that process. In some areas, an owner is required to go through a self-certification. Harris said he would be hesitant to go down that path.

DuFault asked if City Council had taken action on a business license. Harris responded there had been internal discussions regarding a business license; the item had not been presented before the Council.

Director Harris said the Urban Renewal Agency is under an Exclusive Negotiating Agreement with a prospective buyer for the Tony's Building. Due diligence is under way. The intended use is a fitness center.

A second addendum to the Disposition and Development Agreement (DDA) for the Recreation Building will be presented to the Urban Renewal Agency February 27, 2020. The exterior wall was further stabilized. Carpenter would like to move forward with the two undamaged buildings.

In response to Commission inquiries, Harris replied the Honald Building renovations are complete and ready to go on the market. Harris has had no contact with the new owner of the Griffith Motors site.

ADJOURNMENT

Chair Bybee adjourned the meeting at 6:53 p.m.

Respectfully Submitted
Paula Webb, Secretary
Community Development Department



Brent Bybee, Chair