

AGENDA

REGULAR CITY COUNCIL MEETING

SEPTEMBER 12, 2022

5:30 p.m.

CITY HALL COUNCIL CHAMBER

313 COURT STREET

And

VIA ZOOM

<https://us06web.zoom.us/j/88147760127?pwd=bzF6UVBBS0EvaDIxTEVyRngrbExmQT09>

Meeting ID: 881 4776 0127

Passcode: 007612

Dial 1 253 215 8782 or 1 346 248 7799

1. CALL TO ORDER
2. ROLL CALL OF COUNCIL
3. PLEDGE OF ALLEGIANCE
4. APPROVAL OF AGENDA
5. PRESENTATIONS/PROCLAMATIONS

A. Introduction to M109, The Oregon Psilocybin Services Act – Oregon Health Authority, Angela Allbee

B. Main Street Program Update – Chris Zukin

6. AUDIENCE PARTICIPATION

During this portion of the meeting, anyone may speak on any subject which does not later appear on the agenda. Up to five minutes per person will be allowed. Citizens are encouraged to ask questions with the understanding that the City can either answer the question tonight or refer that question to the appropriate staff member who will get back to you within a reasonable amount of time. If a response by the City is requested, the speaker will be referred to the City Manager for further action. The issue may appear on a future meeting agenda for City Council consideration.

7. CITY MANAGER REPORT
8. CITY COUNCIL REPORTS

CITY OF THE DALLES

"By working together, we will provide services that enhance the vitality of The Dalles."

9. CONSENT AGENDA

Items of a routine and non-controversial nature are placed on the Consent Agenda to allow the City Council to spend its time and energy on the important items and issues. Any Councilor may request an item be “pulled” from the Consent Agenda and be considered separately. Items pulled from the Consent Agenda will be placed on the Agenda at the end of the “Action Items” section.

- A. Approval of the July 25, 2022 Regular City Council Meeting Minutes
- B. Resolution No. 22-029 Amending Resolution No. 22-024 Climate Resiliency Ad-Hoc Committee Members
- C. Resolution No. 22-030 Concurring with the Mayor’s Appointment to the Planning Commission

10. PUBLIC HEARINGS

- A. CPA#53-22, EOA and Employment BLI Comprehensive Goal 9 Revisions and adoption of documents as background documents in the Comp Plan
 - 1. General Ordinance No. 22-1391 Approving Comprehensive Plan Goal 9 Revisions and Adoption of the Economic Opportunities Analysis (EOA) and Employment Buildable Lands Inventory (BLI) Documents to The Dalles Comprehensive Plan, Volume II: Background Documents
- B. ZOA 102-22, Stream Corridor Overlay Amendments
 - 1. General Ordinance No. 22-1392 Approving Amendments to The Dalles Municipal Codes Chapter 10.5.130 to Bring the City’s Stream Corridor Overlay Zoning Regulations into Compliance with State Required Standards
- C. Special Ordinance No. 22-595, A Special Ordinance Annexing A Certain Additional Property Located in the Urban Growth Boundary of The City of The Dalles Pursuant to ORS 222.125 (Consent Annexation: ANX#80-22 - Rundell)

11. CONTRACT REVIEW BOARD ACTIONS

- A. Approve Purchase of Library Outreach Sprinter Van

12. ACTION ITEMS

- A. Approval of New Lease Agreement with Washington Department of Natural Resources and Columbia Gorge Regional Airport

CITY OF THE DALLES

"By working together, we will provide services that enhance the vitality of The Dalles."

- B. Approval to Purchase Police Tablets Instead of Leasing

13. EXECUTIVE SESSION

In accordance with ORS 192.660(2)(h) to consult with counsel concerning the legal rights and duties of a public body with regard to current litigation or litigation likely to be filed.

- A. Recess Open Session
- B. Reconvene Open Session **Using Regular Session Login above**
- C. Decision, if any

14. ADJOURNMENT

This meeting conducted in person and VIA Zoom

Prepared by/
Izetta Grossman, CMC
City Clerk

City of The Dalles

Introduction to The Oregon Psilocybin Services Act

Angie Allbee, Section Manager
Oregon Psilocybin Services

September 12, 2022



Oregon Psilocybin Services Section

Oregon Psilocybin Services is a new section housed within the Oregon Health Authority Public Health Division's Center for Health Protection.

The OPS team has been designed around three program areas:

- **Policy and Engagement**
- **Licensing**
- **Compliance**

Each program will center on health equity, including outreach to partners and communities and working to ensure access to services.

Ballot Measure 109: The Oregon Psilocybin Services Act

In November of 2020, Ballot Measure 109, the Oregon Psilocybin Services Act was passed by voters in Oregon. The ballot measure is now codified as ORS 475A.

M109 created a license and regulatory framework for production of psilocybin and facilitation of psilocybin services for adults 21 years of age and older and created the Oregon Psilocybin Advisory Board that makes recommendations to OHA.

M109 does not:

- Create a consumer market for psilocybin
- Allow for export or import of psilocybin
- Allow licensees to interact with unregulated markets

License Types

Manufacturer License

- Cultivates fungi and manufactures psilocybin products
- Cannot cultivate outdoors
- Premise must have defined boundaries
- Cannot exceed production quantities established in rule
- Product tracking system required to track manufacturing, sale and transfer of psilocybin products to prevent diversion, ensure accurate accounting, ensure accurate reporting of lab testing results

Laboratory License

- All psilocybin products must be tested by a licensed lab prior to sale.
- Labs must be accredited by the Oregon Environmental Laboratory Accreditation Program
- Testing results must be entered in the product tracking system

License Types (cont'd)

Facilitator License

- Supervises sessions where clients consume psilocybin.
- Must complete **OHA approved training program** as a condition of licensure.
- Must pass exam approved or administered by OHA

Service Center License

- Cannot be located within 1000 feet of a school
- Must have defined boundaries
- Transfers psilocybin products to client for use during administration session

Psilocybin Services

Psilocybin will only be administered to persons 21 years or older in licensed service center settings under the supervision of trained and licensed facilitators.

Psilocybin Services may include:

- Preparation Session
- Administration Session
- Integration Session (optional)

Product tracking system required to track manufacturing, sale and transfer of psilocybin products to:

- Prevent diversion
- Ensure accurate accounting
- Ensure accurate reporting of lab testing results

Local Government Issues

Local Government Opt-Out:

- Local governments (cities and counties) may adopt ordinances that prohibit Manufacturers and Service Centers
- Ordinances must be referred to voters at the next general election

Local Government Time Place and Manner Regulations

- Local governments may adopt reasonable regulations on hours, location, and operation of licenses

Land Use Compatibility Statements (LUCS)

- Applicants for Service Center and Manufacturer licenses are required to request a LUCS from their local government before submitting a license application

Site Requirements

Service Centers:

- GIS mapping tool for school proximity
- Cannot be located on public land; must have defined boundaries
- Cannot be located within a residence
- Cannot be located in an area within city limits that is zoned exclusively for residential use

Manufacturers:

- Cannot be located on public land; must have defined boundaries
- Outdoor cultivation is prohibited
- Landlord must consent to use

TPM:

- OPS will not track local time place and manner regulations

License and Application Fees, Taxes

License and Application Fees

- License and application fees will be set in rule later this year
- Oregon Psilocybin Services will be a fee-based program and fees must cover the costs associated with the agency's work

Taxes

- Service Centers collect a 15% tax on the sale of psilocibin products payable to Oregon Department of Revenue
- Local taxes and fees are prohibited
- Psilocybin services are not taxed

OHA Key Dates

- **November 24, 2021:** Preliminary recommendations from OPAB
- **December 2021:** Public Listening Sessions
- **January 1, 2022:** Community Interest Survey
- **May 13, 2022:** Effective Date for Expedited Rules.
- **June 1, 2022:** OHA begins accepting applications for training programs
- **June 30, 2022:** Recommendations for Remaining Rules
- **July 2022:** Public Listening Sessions
- **September 2022:** RAC for Remaining Rules
- **November 1-21, 2022:** Public Comment for Remaining Rules
- **December 30, 2022:** Effective Date for Remaining Rules
- **January 2, 2023:** OHA begins accepting applications for licensure



Thank You!

Please visit our website:

<https://www.oregon.gov/psilocybin>



AGENDA STAFF REPORT

AGENDA LOCATION: Item #9 A-C

MEETING DATE: September 12, 2022

TO: Honorable Mayor and City Council

FROM: Izetta Grossman, CMC, City Clerk

ISSUE: Approving items on the Consent Agenda and authorizing City staff to sign contract documents.

- A. **ITEM:** Approval of the July 25, 2022 Regular City Council Meeting Minutes.

BUDGET IMPLICATIONS: None.

SYNOPSIS: The minutes of the July 25, 2022 Regular City Council meeting have been prepared and are submitted for review and approval.

RECOMMENDATION: That City Council review and approve the minutes of the July 25, 2022 Regular City Council meeting minutes.

- B. **ITEM:** Resolution No. 029 Amending Resolution No. 024 Regarding Members of the Joint Ad-hoc Climate Resiliency Committee

BUDGET IMPLICATIONS: None

SYNOPSIS: Resolution No. 22-029 Amending Resolution No. 024 Regarding members of the Joint Ad-hoc Climate Resiliency Committee has been prepared for your review.

RECOMMENDATION: Approve Resolution No. 22-029 Amending Resolution No. 22-024 Regarding Members of the Joint Ad-hoc Climate Resiliency Committee

- C. **ITEM**: Concurrence with the Mayor's Appointment to the Planning Commission

BUDGET IMPLICATIONS: None

SYNOPSIS: Resolution No. 22-030 Concurring with the Mayor's Appointment to the Planning Commission has been prepared for your review.

RECOMMENDATION: Approve Resolution No. 22-030 Concurring with the Mayor's Appointment to the Planning Commission

MINUTES

CITY COUNCIL MEETING
COUNCIL CHAMBER, CITY HALL
JULY 25, 2022
5:30 p.m.

VIA ZOOM/ IN PERSON

PRESIDING: Mayor Richard Mays

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

COUNCIL ABSENT: None

STAFF PRESENT: City Manager Matthew Klebes, City Attorney Jonathan Kara, City Clerk Izetta Grossman, Finance Director Angie Wilson, Interim Planning Director Joshua Chandler, Public Works Director Dave Anderson, Police Chief Tom Worthy, Human Resources Director Daniel Hunter

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. Long via zoom, Richardson, Runyon, Randall, McGlothlin and Mayor present.

PLEDGE OF ALLEGIANCE

Mayor Mays invited the audience to join in the Pledge of Allegiance.

APPROVAL OF AGENDA

It was moved by Randall and seconded by McGlothlin to approve the agenda as submitted. The

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motion carried 5 to 0; Randall, McGlothlin, Long, Richardson, Runyon voting in favor; none opposed.

PRESENTATIONS PROCLAMATIONS

Distinguished Young Women – Zora Richardson

Mayor Mays read the Certificate of Recognition (see attached) and awarded Ms. Richardson a City medallion.

Tiffany Prince, Wasco County Distinguished Young Women Chair thanked the Mayor for honoring Ms. Richardson. She said Ms. Richardson deserved all the recognition, and she hoped they remained in contact.

Ms. Richardson encouraged all business owners to consider donations to Distinguished Young Women. She said it was a great organization that provided needed scholarships.

QLife Strategic Plan – Lee Weinstein, President

Lee Weinstein presented the PowerPoint included in the agenda packet.

Carrie Pipinish, Mid-Columbia Economic Development District asked everyone to reach out if they need the links to surveys.

She said Rural Innovations Strategies, Inc report (RISI) was funded by Google. Scott Hege, Wasco County Commissioner and former Chair of QLife said the goal was 150 mbps, up and down speed. He said based on information from the Feds, even more would be needed up.

Pipinish encouraged everyone to do the speed test for the survey.

CITY MANAGER REPORT

City Manager Matthew Klebes reported:

- Steven Day's short term rental records confirm he is in full compliance with TRT and STR ordinances. He said Mr. Day is looking forward to maintaining a good working relationship with the City.
- Asked for consensus to sign Memorandum of Understanding (MOU) for House Bill 4123 grant for Mid-Columbia Community Action Council. It was the consensus of Council to have City Manager proceed with MOU.
- Oregon Department of Transportation Safe Routes to School grant application with Northern Wasco County School District 21

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- Part 2 of application
- July 31st deadline
- Chenoweth Elementary
- 7th and 10th Street – staff identified 10th Street highest priority
- Bike and pedestrian safety; sidewalks and marked cross walks
- Funding match \$400,000 pledge – 50% City; 50% D21
- If successful, will work with staff for budget resolution
- Award in October, January memorandum of understanding with successful grantee
- April need match
- 5 years to complete

After some discussion it was the consensus of the Council to move forward with the grant process.

City Manager Klebes introduced Joshua Chandler as the Interim Planning Director.

He said he attended the Oregon City County Managers Association with the Human Resources Manager.

CITY COUNCIL REPORTS

Councilor Richards reported:

- Dog River Pipeline Groundbreaking – thanked staff for seeing this project through
- Urban Renewal Agency Board meeting

Councilor Randall reported:

- Dog River Pipeline Groundbreaking – learned quite a bit of history

Councilor McGlothlin reported:

- Columbia Gorge Regional Airport Board meeting
- Urban Renewal Agency Board meeting
- Met with developers and Mayor at the Airport

Councilor Long reported:

- Dog River Pipeline Groundbreaking
- Urban Renewal Agency Board meeting
 - Transition with Alice Cannon consulting
 - Incentive program update
 - 1st Street project – give back federal grant; funding ODOT contract

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- Traffic Safety Commission
- Attended fundraiser for Space Children Advocacy Center (only Gorge resource for coordination of services for victims of child abuse).
 - Might come to Council in the future for support of expansion project

Mayor Mays said he had toured the Space Children Advocacy Center. He said it was a very good program.

Councilor Runyon reported:

- Thanked Alice Cannon for her work at the City.
- Thanked Codes Enforcement Officer Nikki Lesich for working on a campaign to clean up weeds in downtown

Mayor Mays reported:

- Dog River Pipeline Groundbreaking
- KODL
- Rotary
- Tour of Orchard View Farms

CONSENT AGENDA

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

Items approved on the consent agenda were: 1) The minutes of the July 11, 2022 Regular City Council Meeting.

CONTRACT REVIEW BOARD

Award Contract No. 2022-011 Trevitt Street Utilities Upgrade Phase 1

Public Works Director Dave Anderson reviewed the staff report.

It was moved by Runyon and seconded by Long to authorize the City Manager to enter into contract with Crestline Construction in an amount not to exceed \$1,175,887.00 for Contract No. 2022-011, the Trevitt Street Utility Upgrades Phase I project. The motion carried 5 to 0; Runyon, Long, McGlothlin, Richardson, Randall voting in favor; none opposed.

Award Engineering Contract for Sorosis Reservoir Roof Repair Project

Public Works Director Anderson reviewed the staff report.

Councilor Long said the project was critical and time sensitive.

It was moved by Richardson and seconded by Long to authorize the City Manager to enter into an engineering and related services agreement with Tank Industry Consultants for the Sorosis Reservoir Roof Repair Project in an amount estimated to be \$199,532. The motion carried 5 to 0; Richardson, Long, Runyon, McGlothlin, Randall voting in favor; none opposed.

ACTION ITEMS

Resolution No. 22-027 Promulgating and Adopting a Continuity of Operations Plan for the City of The Dalles

Human Resources Director Daniel Hunter reviewed the staff report.

Runyon noted some clerical updates to the documents to reflect current staff.

It was moved by McGlothlin and seconded by Randall to approve Resolution No. 22-027 Promulgating and Adopting a Continuity of Operations Plan for the City of The Dalles. The motion carried 5 to 0; McGlothlin, Randall, Runyon, Long, Richardson voting in favor; none opposed.

Resolution No. 22-028 Authorizing Transfers of Funds Between Various Departments of the General Fund

Finance Director Angie Wilson reviewed the staff report.

In response to a question Wilson said GASP 87 are the laws of government accounting.

It was moved by Runyon and seconded by McGlothlin to approve Resolution No. 22-028 Authorizing Transfers of Budgeted Amounts between Categories of Various Funds of the City of The Dalles Budget, Making Appropriations and Authorizing Expenditures for Fiscal Year Ending June 30, 2023. The motion carried 5 to 0; Runyon, McGlothlin, Long, Randall, Richardson voting in favor; none opposed.

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Special Ordinance No. 22-594 Accepting Real Property near the 2400 block of West 14th Street for Public Right of Way Purposes

City Attorney Jonathan Kara reviewed the staff report.

Richardson asked if Kara would advise staff to use the process used in general.

Kara said he would not recommend it.

It was moved by Richardson and seconded by Randall to adopt Special Ordinance No. 22-594 Accepting Real Property near the 2400 block of West 14th Street for Public Right of Way Purposes. The motion carried 5 to 0; Richardson, Randall, Long, Runyon, McGlothlin voting in favor; none opposed.

League of Oregon Cities Legislative Priorities

City Manager Klebes reviewed the staff report.

After some discussion it was the consensus of the Council to forward staff recommended priorities, adding mental health and addiction, increase in crime.

DISCUSSION ITEMS

Community Vision Town Hall and Survey Results from April/May 2022

City Manager Matthew Klebes and Aubrie Koenig, project consultant, Barney & Worth reviewed the staff report and presentation.

City Manager Klebes said the next step was to identify 1 or 2 representatives from each partner organization to facilitate a draft plan. He said it was important to see the partner organizations goals and actions to avoid duplication of effort, and produce a document that will be used over time.

It was the consensus of the Council to proceed with Barney and Worth for the next steps as presented.

Klebes said the Work Session would include the City Manager, a representative from Council and representatives from partner organizations.

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Richardson asked for the draft to come before Council as a discussion item; then the next meeting for adoption.

ADJOURNMENT

Being no further business, the meeting adjourned at 7:42 p.m.

Submitted by/
Izetta Grossman, CMC
City Clerk

SIGNED:

Richard A. Mays, Mayor

ATTEST:

Izetta Grossman, CMC City Clerk

RESOLUTION NO. 22-029

A RESOLUTION AMENDING RESOLUTIONS NO. 22-024 REGARDING THE MEMBERS OF THE JOINT AD-HOC CLIMATE RESILIENCY COMMITTEE FOR THE CITY OF THE DALLES AND WASCO COUNTY

WHEREAS, the City Council of the City of The Dalles requested an ad-hoc committee regarding climate resiliency;

WHEREAS, the Wasco County Board of Commissioners agree a climate resiliency committee would be appropriate in service to the citizens of Wasco County;

WHEREAS, it is agreed the committee would consist of representatives from the Oregon Department of Forestry, Wasco County Soil and Water Conservations, Wasco County, City Councilors and citizens representing the citizens at large;

WHEREAS, the representatives must be from agencies serving Wasco County and/or the City of The Dalles and appointed with agreement of both the City Council of The Dalles and Wasco County Board of Commissioners; and

WHEREAS, there was not equitable representation from both the City and the County.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF THE DALLES AS FOLLOWS:

Appointment of Committee Members. The Committee shall be comprised of 11 (eleven) members:

- Tyler Stone, *Wasco County* Administrator;
- Lisa Gambee, *Wasco County*, County Clerk;
- Paula Grendel, *North Central Public Health*;
- Scott Randall, *City of The Dalles*, City Councilor;
- Dan Richardson, *City of The Dalles*, City Councilor;
- Eric Hansen, *City of The Dalles*, Assistant Public Works Director;
- Brian Reel, *Oregon Department of Forestry*, Stewardship Forester;
- Ryan Bessette, *Wasco County Soil and Water Conservation District*, District Technician;
- Kurt Conger, Northern Wasco County PUD
- Bruce Schwartz, *Citizen*; and
- Debi Ferrer, *Citizen*.

City Manager Matthew Klebes is a non-voting member.

PASSED AND ADOPTED THIS 12TH DAY OF SEPTEMBER, 2022.

Voting Yes, Councilors: _____

Voting No, Councilors: _____

Absent, Councilors: _____

Abstaining, Councilors: _____

**AND APPROVED BY THE MAYOR THIS 12TH DAY OF SEPTEMBER
2022.**

Richard A. Mays, Mayor

Attest:

Izetta Grossman, CMC, City Clerk

RESOLUTION NO. 22-030

**A RESOLUTION CONCURRING WITH THE MAYOR'S APPOINTMENTS
TO THE PLANNING COMMISSION**

WHEREAS, there is a vacancy on the Planning Commission with the resignation of Alan Easling;

WHEREAS, the Mayor has elected to appoint John Grant to fill the open position;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL AS
FOLLOWS:**

Section 1. The City Council concurs with the appointment of:

John Grant to the Planning Commission completing the term of Alan Easling, expiring April 30, 2024.

Section 2. This Resolution shall be effective September 12, 2022.

PASSED AND ADOPTED THIS 12th DAY OF SEPTEMBER, 2022.

Voting Yes, Councilors: _____
Voting No, Councilors: _____
Absent, Councilors: _____
Abstaining, Councilors: _____

AND APPROVED BY THE MAYOR 12th DAY OF SEPTEMBER, 2022.

SIGNED:

ATTEST:

Richard A. Mays, Mayor

Izetta Grossman, CMC, City Clerk



AGENDA STAFF REPORT

AGENDA LOCATION: Public Hearing Item #10A

MEETING DATE: September 12, 2022

TO: Honorable Mayor and City Council

FROM: Joshua Chandler, Interim Community Development Director
Alice Cannon, Consultant – Cannon Service Solutions

ISSUE: Legislative Public Hearing and consideration of Ordinance No. 22-1391, approving Comprehensive Plan Goal 9 Revisions: Amendments and Adoption of the Economic Opportunities Analysis (EOA) and Employment Buildable Lands Inventory (BLI) documents to The Dalles Comprehensive Plan, Volume II: Background Documents (CPA 53-22)

BACKGROUND: State law requires cities to periodically update and produce a twenty-year inventory of buildable land (BLI) for both employment and residential uses. City staff worked extensively on this project in 2019 and 2020, holding public involvement sessions to discuss the methodology and results with a technical committee, the Planning Commission, City Council, and the Wasco County Board of Commissioners.

This inventory covers land within the City's urban growth boundary (UGB) consistent with Oregon statutory and administrative rule requirements. It does not cover land within the community of Dallesport, Washington, although that area is considered part of a larger regional employment area from an economic development perspective. This refined BLI also suggested recommended amendments to the Comprehensive Plan policies, addressing economic development strategies and actions.

At the Planning Commission meeting on March 17, 2022, and the City Council meeting on March 28, 2022, staff presented the proposed modifications to the Comprehensive Plan for discussion. No modifications were recommended by either the Commission or the Council at those discussion meetings.

Documents attached to Ordinance No. 22-1391 detail the proposed text amendments to the Comprehensive Plan (Exhibit C). In addition, the attached documents entitled

Employment Buildable Lands Inventory, Angelo Planning Group, Oct. 2020 (Exhibit B), Economic Development Action Plan, Bridge Economics, 2019 (Exhibit D), and Additional Economic Development Action Plan, Angelo Planning Group, 2020 (Exhibit E) are proposed for adoption as Background Documents in Volume II of the Comprehensive Plan.

The Planning Commission held a public hearing on these amendments May 19, 2022. The Commission offered no additional comments and unanimously recommended approval of CPA 53-22.

Notification:

Columbia Gorge News published a notice of this hearing on August 24, 2022. City staff also sent the notice to the local news media and posted it on the City's website. Wasco County Planning also reviewed the draft amendments and participated in a Planning Commission discussion on this topic on March 17, 2022 offering verbal support for the amendment. Additional noticing requirements of The Department of Land Conservation and Development (DLCD) are discussed below.

Comments:

No comments were received prior to the completion of this staff report. Additionally, no comments were received prior to or at the May 19, 2022 Planning Commission hearing.

Procedure:

The Dalles Municipal Code, Section 10.3.010.040 Applications

F. Applications for Legislative Actions. A legislative action may be initiated by the Director, the Historic Landmarks Commission, the Planning Commission, the Council, or at the request of an applicant or resident of the city.

FINDING #1: This application was initiated by City Council pursuant to the provisions of Section 10.3.010.040 (F). **Criterion met.**

The Dalles Municipal Code, Article 10.3.020.060 Legislative Actions

A. Decision types.

4. Amendments to the Comprehensive Plan:

FINDING #2: This application is for Amendments to the Comprehensive Plan per Article 10.3.110. **Criterion met.**

B. Public Hearings.

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

FINDING #3: The Planning Commission held a public hearing on this matter on Thursday, May 19, 2022. The Commission approved the amendments unanimously by Resolution No. 607-22. **Criterion met.**

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

FINDING #4: A notice of Planning Commission hearing was published in Columbia Gorge News on May 4, 2022. A notice of public hearing for the City Council hearing was published on August 24, 2022. **Criterion met.**

Notice of Hearing as required by ORS 227.186.

ORS 227.186 requires that all property owners whose property is rezoned must be provided notice at least 20 days, but no more than 40 days, prior to the date of the first hearing. For purposes of this provision, rezone includes any change that limits or prohibits uses previously allowed in a zone.

FINDING #5: The City Attorney has concluded that the notice of hearing detailed in ORS 227.186 is not required because this Comprehensive Plan Amendment does not constitute a “rezone” of property. **Criterion not applicable.**

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

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

FINDING #6: City staff sent the required notice to the DLCD on March 10, 2022, which is 70 days prior to the first public hearing. **Criterion met.**

Review Criteria:

I. City of The Dalles Municipal Code, Title 10 Land Use and Development

Section 10.3.110.030 Review Criteria

Proposed text amendments shall be consistent with the Comprehensive Plan, and State Laws and Administrative Rules, including the State Transportation Planning Rule OAR 660-012-0060. Proposed text amendments shall be consistent with the adopted Transportation System Plan and the planned function, capacity, and performance standards of the impacted facility or facilities. 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.

No finding #7?

FINDING #7: The City of The Dalles has broad discretion to adopt text changes. Each of the proposed amendments is consistent with the Comprehensive Plan, State Laws, and Administrative Rules.

II. The Dalles Comprehensive Plan

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

FINDING #8: Local Comprehensive Plans must be consistent with Statewide Planning Goal 9 and the Goal 9 Administrative Rule. The Buildable Lands Inventory (BLI) and Economic Opportunities Analysis (EOA) was conducted within the requirements of these goals. An EOA (OAR 660-009-0015) requires cities to identify the major categories of industrial or other employment uses that could reasonably be expected to locate or expand in the planning area based on information about

national, state, regional, county or local trends, and identify the number of sites by type reasonably expected to be needed to accommodate projected employment growth based on the site characteristics typical of expected uses. In addition, cities are required to include an inventory of vacant and developed lands within the planning area designated for industrial or other employment use and estimate the types and amounts of industrial and other employment uses likely to occur in the planning area.

Industrial and commercial development policies (OAR 660-009-0020). Cities with a population over 2,500 are required to develop commercial and industrial development policies based on the EOA. Local comprehensive plans must state the overall objectives for economic development in the planning area and identify categories of industrial and other employment uses desired by the community. Local comprehensive plans must also include policies that commit the city or county to designate an adequate number of employment sites of suitable sizes, types, and locations. More specifically, plans must identify the approximate number, acreage and characteristics of sites needed to accommodate industrial and other employment uses to implement plan policies and must designate serviceable land suitable to meet identified site needs. The Comprehensive Plan must also include policies to provide necessary public facilities and transportation facilities for the planning area.

The BLI Methodology used is consistent with OAR 660-009-0015 and was conducted in steps detailed in the attachments to Ordinance No. 22-1391 document. Adoption of the 2019 EOA and 2020 BLI as Comprehensive Plan Volume II Background documents, as well as the proposed text amendments will bring the city into compliance with Planning Goal 9 and the Goal 9 Administrative Rule.

2. Describe how the proposed amendment is compatible with or will further the goals established by the Community for the subject area.

FINDING #9: The proposed amendment is compatible with the following goals:

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 1 calls for “the opportunity for citizens to be involved in all phases of the planning process.” The policy recommendations of the EOA were developed in collaboration with an advisory committee comprised of local property owners and developers, as well as representatives of the Planning Commission, the School District, and local utility providers. The EOA and BLI final report has been discussed at Planning Commission and City Council meetings.

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 2 requires the City of The Dalles to have and follow a comprehensive land use plan and implement regulations. The City of The Dalles Comprehensive Plan has been adopted and acknowledged. This application proposes to amend the text and

adopt both the EOA and BLI as Comprehensive Plan Volume II Background Documents.

GOAL #9: Economic Development

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

The Department of Land Conservation and Development states that the purpose of Goal 9 planning is to make sure cities have adequate land available to realize economic growth and development opportunities. Goal 9 requires The Dalles to have a working inventory of areas suitable for economic growth where public infrastructure is available. The Employment BLI recommended for approval with this amendment addresses this need. The proposed Goal 9 policies support future economic development actions in The Dalles in support of developing employment uses on the 20-year supply of employment land.

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

FINDING #10: The EOA contains specific goal policies that address public health by providing strategies to aid in education, talent growth and business. These strategies will assist the city in maximizing local talent growth and recruitment for the City's important economic sectors.

The proposed amendments include adoption of the EOA and BLI as background documents to the Comprehensive Plan. The inclusion of the Plans and the supporting goal and policy direction in the Comprehensive Plan framework will further public health, safety, and welfare interests consistent with the above criterion.

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

FINDING #11: The proposed comprehensive plan text amendments and adoption of the EOA and BLI will provide the strategies and guiding documents to ensure compliance with Statewide Planning Goal 9 and the Goal 9 Administrative Rule. Specific changes identified have the potential to positively impact properties located in the Industrial and Commercial zones.

To capitalize on long-range economic and employment trends, The Dalles will need to improve the efficiency of development on its existing supply of land for commercial uses within the UGB. The Dalles is well positioned to benefit from an increase in service, retail and tourism activity through the Columbia Gorge Discovery Center, The Dalles Riverfront Park and Trail, Google clusters, area sporting activities, and historic points of interest. In addition, new commercial development and retail leakage from Washington will help strengthen The Dalles as the retailing center of the Mid-Columbia Region. The Columbia Gorge Community College and the Mid-Columbia Medical Center make The Dalles the health care and educational center for the region and are important work force training centers.

BUDGET IMPLICATIONS: None.

COUNCIL ALTERNATIVES:

1. **Staff recommendation:** *Move to adopt Ordinance No. 22-1391, an ordinance approving Comprehensive Plan Goal 9 Revisions: Amendments and Adoption of the Economic Opportunities Analysis (EOA) and Employment Buildable Lands Inventory (BLI) documents to The Dalles Comprehensive Plan, Volume II: Background Documents by title only.*
2. Decline adoption of Ordinance No. 22-1391.

ATTACHMENTS:

- Attachment #1 – General Ordinance 22-1391
 - Exhibit A – Findings of Fact, CPA No. 53-22
 - Exhibit B – Employment Buildable Lands Inventory – FINAL DRAFT, Angelo Planning Group, 2020
 - Exhibit C – The Comprehensive Plan Goal 9 Revisions, Angelo Planning Group, 2022
 - Exhibit D – Economic Development Action Plan, Bridge Economics, 2019
 - Exhibit E – Additional Economic Development Action Plan, Angelo Planning Group, 2020
- Attachment #2 – Planning Commission Resolution No. 607-22
- Attachment #3 – Planning Commission minutes, May 19, 2022, page 3 of 26

GENERAL ORDINANCE NO. 22-1391

AN ORDINANCE APPROVING COMPREHENSIVE PLAN GOAL 9 REVISIONS: AMENDMENTS AND ADOPTION OF THE ECONOMIC OPPORTUNITIES ANALYSIS (EOA) AND EMPLOYMENT BUILDABLE LANDS INVENTORY (BLI) DOCUMENTS TO THE DALLES COMPREHENSIVE PLAN, VOLUME II: BACKGROUND DOCUMENTS

WHEREAS, Oregon law mandates the City to periodically update The Dalles Comprehensive Land Use Plan (**Comprehensive Plan**) with and produce a twenty-year inventory of buildable land for both employment and residential uses and consistent with OAR 660-009-0015;

WHEREAS, the City submitted an application for Comprehensive Plan Amendment 53-22 (**CPA 53-22**) proposing a text amendment to Comprehensive Plan Goal #9 and adoption of the 2020 Employment Buildable Lands Inventory, The Dalles Economic Action Plan, and The Dalles Economic Development Action Plan as Background Documents;

WHEREAS, Staff brought this matter for Planning Commission discussion on March 17, 2022, and for City Council discussion on March 28, 2022, both at regular and noticed meetings of the respective governing bodies;

WHEREAS, the Planning Commission conducted a noticed public hearing at its regular May 19, 2022, meeting to take public testimony on the proposed CPA 53-22, and unanimously voted to adopt PC Resolution No. 607-22 and recommending the proposed CPA 53-22 be forwarded to the City Council for its review and adoption; and

WHEREAS, on September 12, 2022, the City Council considered the public testimony and reviewed the proposed amendments set forth in CPA 53-22 and, based upon the proposed findings of fact and conclusions of law in the staff report and testimony presented during the hearing, incorporated herein by this reference, the City Council voted to approve the proposed amendments.

NOW, THEREFORE, THE COUNCIL OF THE CITY OF THE DALLES ORDAINS AS FOLLOWS:

Section 1. The City Council hereby approves and adopts the findings of fact and conclusions of law connected with **Comprehensive Plan Amendment #53-22**, attached to and made part of this Ordinance as Exhibit “A”.

Section 2. The City Council hereby approves **Comprehensive Plan Amendment #53-22** consistent with the Planning Commission’s recommendation:

1. The document *Employment Buildable Lands Inventory—FINAL DRAFT* dated October 8, 2020, and created by Angelo Planning Group, attached to and made part of this

Ordinance as Exhibit “B”, shall be added to the Comprehensive Plan, Volume II: Background Documents, Section F.

2. The Comprehensive Plan’s text shall be amended consistent with the Planning Commission’s recommended revisions, attached to and made part of this Ordinance as Exhibit “C”, through the additions and deletions recommended through its PC Resolution No. 607-22.
3. The document *The Dalles Economic Development Action Plan (2019 to 2024)* dated 2019 and created by Bridge Economic Development, attached to and made part of this Ordinance as Exhibit “D”, shall be added to the Comprehensive Plan, Volume II: Background Documents, Section M.
4. The document *The Dalles Economic Development Action Plan – Possible Additional Actions Related to Land Supply* dated 2019 and created by Angelo Planning Group, attached to and made part of this Ordinance as Exhibit “E”, shall be added to the Comprehensive Plan, Volume II: Background Documents, Section M.

Section 3. This Ordinance shall be effective 30 days after adoption.

PASSED AND ADOPTED THIS 12TH DAY OF SEPTEMBER, 2022,

Voting Yes	Councilors:	_____
Voting No	Councilors:	_____
Abstaining	Councilors:	_____
Absent	Councilors:	_____

AND APPROVED BY THE MAYOR THIS 12TH DAY OF SEPTEMBER, 2022.

Richard A. Mays, Mayor

ATTEST:

Izetta Grossman, CMC, City Clerk

EXHIBIT “A”**FINDINGS OF FACT AND CONCLUSIONS
OF LAW FOR CPA #53-22****BACKGROUND INFORMATION:**

State law requires cities to periodically update and produce a twenty-year inventory of buildable land (BLI) for both employment and residential uses. City staff worked extensively on this project in 2019 and 2020, holding public involvement sessions to discuss the methodology and results with a technical committee, the Planning Commission, City Council, and the Wasco County Board of Commissioners.

This inventory covers land within the City’s urban growth boundary (UGB) consistent with Oregon statutory and administrative rule requirements. It does not cover land within the community of Dallesport, Washington, although that area is considered part of a larger regional employment area from an economic development perspective. This refined BLI also suggested recommended amendments to the Comprehensive Plan policies, addressing economic development strategies and actions.

At the Planning Commission meeting on March 17, 2022, and the City Council meeting on March 28, 2022, staff presented the proposed modifications to the Comprehensive Plan for discussion. No modifications were recommended by either the Commission or the Council at those discussion meetings.

Documents attached to Ordinance No. 22-1391 detail the proposed text amendments to the Comprehensive Plan (Exhibit C). In addition, the attached documents entitled *Employment Buildable Lands Inventory, Angelo Planning Group, Oct. 2020* (Exhibit B), *Economic Development Action Plan, Bridge Economics, 2019* (Exhibit D), and *Additional Economic Development Action Plan, Angelo Planning Group, 2020* (Exhibit E) are proposed for adoption as Background Documents in Volume II of the Comprehensive Plan.

The Planning Commission held a public hearing on these amendments May 19, 2022. The Commission offered no additional comments and unanimously recommended approval of CPA 53-22.

Notification:

Columbia Gorge News published a notice of this hearing on August 24, 2022. City staff also sent the notice to the local news media and posted it on the City’s website. Wasco County Planning also reviewed the draft amendments and participated in a Planning Commission discussion on this topic on March 17, 2022 offering verbal support for the amendment. Additional noticing requirements of The Department of Land Conservation and Development (DLCD) are discussed below.

Comments:

No comments were received prior to the completion of this staff report. Additionally, no comments were received prior to or at the May 19, 2022 Planning Commission hearing.

Procedure:***The Dalles Municipal Code, Section 10.3.010.040 Applications***

F. Applications for Legislative Actions. A legislative action may be initiated by the Director, the Historic Landmarks Commission, the Planning Commission, the Council, or at the request of an applicant or resident of the city.

FINDING #1: This application was initiated by City Council pursuant to the provisions of Section 10.3.010.040 (F). **Criterion met.**

The Dalles Municipal Code, Article 10.3.020.060 Legislative Actions

A. Decision types.

4. Amendments to the Comprehensive Plan:

FINDING #2: This application is for Amendments to the Comprehensive Plan per Article 10.3.110. **Criterion met.**

B. Public Hearings.

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

FINDING #3: The Planning Commission held a public hearing on this matter on Thursday, May 19, 2022. The Commission approved the amendments unanimously by Resolution No. 607-22. **Criterion met.**

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

FINDING #4: A notice of Planning Commission hearing was published in Columbia Gorge News on May 4, 2022. A notice of public hearing for the City Council hearing was published on August 24, 2022. **Criterion met.**

Notice of Hearing as required by ORS 227.186.

ORS 227.186 requires that all property owners whose property is rezoned must be provided notice at least 20 days, but no more than 40 days, prior to the date of the first hearing. For purposes of this provision, rezone includes any change that limits or prohibits uses previously allowed in a zone.

FINDING #5: The City Attorney has concluded that the notice of hearing detailed in ORS 227.186 is not required because this Comprehensive Plan Amendment does not constitute a “rezone” of property. **Criterion not applicable.**

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

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

FINDING #6: City staff sent the required notice to the DLCD on March 10, 2022, which is 70 days prior to the first public hearing. **Criterion met.**

Review Criteria:**I. City of The Dalles Municipal Code, Title 10 Land Use and Development****Section 10.3.110.030 Review Criteria**

Proposed text amendments shall be consistent with the Comprehensive Plan, and State Laws and Administrative Rules, including the State Transportation Planning Rule OAR 660-012-0060. Proposed text amendments shall be consistent with the adopted Transportation System Plan and the planned function, capacity, and performance standards of the impacted facility or facilities. 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.

No finding #7?

FINDING #7: The City of The Dalles has broad discretion to adopt text changes. Each of the proposed amendments is consistent with the Comprehensive Plan, State Laws, and Administrative Rules.

II. The Dalles Comprehensive Plan**1. Explain the justification for the proposed Comprehensive Plan Amendment.**

FINDING #8: Local Comprehensive Plans must be consistent with Statewide Planning Goal 9 and the Goal 9 Administrative Rule. The Buildable Lands Inventory (BLI) and Economic Opportunities Analysis (EOA) was conducted within the requirements of these goals. An EOA (OAR 660-009-0015) requires cities to identify the major categories of industrial or other employment uses that could reasonably be expected to locate or expand in the planning area based on information about national, state, regional, county or local trends, and identify the number of sites by type reasonably expected to be needed to accommodate projected employment growth based on the site characteristics typical of expected uses. In addition, cities are required to include an inventory of vacant and developed lands within the planning area designated for industrial or other employment use and estimate the types and amounts of industrial and other employment uses likely to occur in the planning area.

Industrial and commercial development policies (OAR 660-009-0020). Cities with a population over 2,500 are required to develop commercial and industrial development policies based on the EOA. Local comprehensive plans must state the overall objectives for economic development in the planning area and identify categories of industrial and other employment uses desired by the community. Local comprehensive plans must also include policies that commit the city or county to designate an adequate number of employment sites of suitable sizes, types, and locations. More specifically, plans must identify the approximate number, acreage and characteristics of sites needed to accommodate industrial and other employment uses to implement plan policies and must designate serviceable land suitable to meet identified site needs. The Comprehensive Plan must also include policies to provide necessary public facilities and transportation facilities for the planning area.

The BLI Methodology used is consistent with OAR 660-009-0015 and was conducted in steps detailed in the attachments to Ordinance No. 22-1391 document. Adoption of the 2019 EOA and 2020 BLI as Comprehensive Plan Volume II Background documents, as well as the

proposed text amendments will bring the city into compliance with Planning Goal 9 and the Goal 9 Administrative Rule.

2. Describe how the proposed amendment is compatible with or will further the goals established by the Community for the subject area.

FINDING #9: The proposed amendment is compatible with the following goals:

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 1 calls for “the opportunity for citizens to be involved in all phases of the planning process.” The policy recommendations of the EOA were developed in collaboration with an advisory committee comprised of local property owners and developers, as well as representatives of the Planning Commission, the School District, and local utility providers. The EOA and BLI final report has been discussed at Planning Commission and City Council meetings.

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 2 requires the City of The Dalles to have and follow a comprehensive land use plan and implement regulations. The City of The Dalles Comprehensive Plan has been adopted and acknowledged. This application proposes to amend the text and adopt both the EOA and BLI as Comprehensive Plan Volume II Background Documents.

GOAL #9: Economic Development

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

The Department of Land Conservation and Development states that the purpose of Goal 9 planning is to make sure cities have adequate land available to realize economic growth and development opportunities. Goal 9 requires The Dalles to have a working inventory of areas suitable for economic growth where public infrastructure is available. The Employment BLI recommended for approval with this amendment addresses this need. The proposed Goal 9 policies support future economic development actions in The Dalles in support of developing employment uses on the 20-year supply of employment land.

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

FINDING #10: The EOA contains specific goal policies that address public health by providing strategies to aid in education, talent growth and business. These strategies will assist the city in maximizing local talent growth and recruitment for the City’s important economic sectors.

The proposed amendments include adoption of the EOA and BLI as background documents to the Comprehensive Plan. The inclusion of the Plans and the supporting goal and policy

direction in the Comprehensive Plan framework will further public health, safety, and welfare interests consistent with the above criterion.

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

FINDING #11: The proposed comprehensive plan text amendments and adoption of the EOA and BLI will provide the strategies and guiding documents to ensure compliance with Statewide Planning Goal 9 and the Goal 9 Administrative Rule. Specific changes identified have the potential to positively impact properties located in the Industrial and Commercial zones.

To capitalize on long-range economic and employment trends, The Dalles will need to improve the efficiency of development on its existing supply of land for commercial uses within the UGB. The Dalles is well positioned to benefit from an increase in service, retail and tourism activity through the Columbia Gorge Discovery Center, The Dalles Riverfront Park and Trail, Google clusters, area sporting activities, and historic points of interest. In addition, new commercial development and retail leakage from Washington will help strengthen The Dalles as the retailing center of the Mid-Columbia Region. The Columbia Gorge Community College and the Mid-Columbia Medical Center make The Dalles the health care and educational center for the region and are important work force training centers.



MEMORANDUM**Employment Buildable Lands Inventory – FINAL DRAFT**
City of The Dalles Employment Opportunities Analysis

DATE October 8, 2020

TO Alice Cannon and Dawn Hert, City of The Dalles

FROM Andrew Parish, Clinton “CJ” Doxsee, and Matt Hastie, APG

CC Alisa Pyszka and, Bridge Economic Development

INTRODUCTION

This memorandum describes the methodology of and updated results of the 2020 Employment Buildable Lands Inventory (BLI). The BLI represents the second phase of an Economic Opportunities Analysis (EOA) for the City. The first phase of the EOA, conducted by Bridge Economic Development, identified employment conditions and trends, target industries, employment land needs, and draft strategies and actions to achieve the City’s economic objectives.

This memo has been revised from a previous draft based on comments provided by members of the project’s Stakeholder Advisory Committee (SAC), the Planning Commission, and City Council. It also reflects additional analysis by the consulting team in response to the received comments, as well as a continued emphasis on consistency with state requirements and standards and direct consultation with staff from the Oregon Department of Land Conservation and Development (DLCD). The memorandum in Attachment A provides a more in-depth summary of revisions that were considered and/or incorporated. Changes to the analysis and resulting assessment included:

- Clarifying how certain types of property constraints are addressed in the inventory.
- Reclassifying, adding, or removing a number of inventory properties based on SAC feedback.
- Comparing the BLI with employment land needs identified in the Phase 1 EOA.
- Assessing and describing the need for industrial sites of specific sizes.

Once the BLI has been further refined as needed, it will be used to update the City’s recommended economic development strategies and actions. The BLI also will be used to inform the upcoming Westside Planning process.

This inventory covers land within the City’s urban growth boundary (UGB), consistent with Oregon statutory and administrative rule requirements. It does not cover land within the community of Dallesport, Washington although that area is considered part of a larger regional employment area

from an economic development perspective. As an example, the City of The Dalles co-owns the Dallesport Airport and markets land there for economic development purposes.

Regulatory Basis

The BLI is conducted consistent with the requirements of statewide planning Goal 9 and the Goal 9 administrative rule (OAR 660-009).

1. **Economic Opportunities Analysis (OAR 660-009-0015).** The Economic Opportunities Analysis (EOA) requires communities to identify the major categories of industrial or other employment uses that could reasonably be expected to locate or expand in the planning area based on information about national, state, regional, county or local trends; identify the number of sites by type reasonably expected to be needed to accommodate projected employment growth based on the site characteristics typical of expected uses; include an inventory of vacant and developed lands within the planning area designated for industrial or other employment use; and estimate the types and amounts of industrial and other employment uses likely to occur in the planning area.
2. **Industrial and commercial development policies (OAR 660-009-0020).** Cities with a population over 2,500 are required to develop commercial and industrial development policies based on the EOA. Local comprehensive plans must state the overall objectives for economic development in the planning area and identify categories or particular types of industrial and other employment uses desired by the community. Local comprehensive plans must also include policies that commit the city or county to designate an adequate number of employment sites of suitable sizes, types and locations. The plan must also include policies to provide necessary public facilities and transportation facilities for the planning area.
3. **Designation of lands for industrial and commercial uses (OAR 660-009-0025).** Cities and counties must adopt measures to implement policies adopted pursuant to OAR 660-009-0020. Appropriate implementation measures include amendments to plan and zone map designations, land use regulations, public facility plans, and transportation system plans. More specifically, plans must identify the approximate number, acreage and characteristics of sites needed to accommodate industrial and other employment uses to implement plan policies, and must designate serviceable land suitable to meet identified site needs.

As noted above, the City of The Dalles has already developed an economic development strategy that incorporates two distinct elements. First is a long-term evaluation of the city's 20-year projected employment growth and corresponding amount of land necessary to accommodate that growth. Second is a short-term 5-year action plan for immediate programs and projects that the city and its economic development partners can implement to grow the existing economic base. This analysis builds on the first element – the EOA – through developing the BLI.

BLI Methodology

Consistent with OAR 660-009-0015, the BLI is conducted in several steps, described below.

- **Step 1: Determine Land Type** – This step identifies all land within the UGB as either residential, employment, or other, based on zoning and other characteristics.
- **Step 2: Identify and Calculate Constraints** – This step identifies development constraints and removes them from the inventory to get an accurate measurement of the amount of developable land within the UGB.
- **Step 3: Classify Land by Development Status** – This step classifies land into categories of Vacant, Partially Vacant, Developed, and Committed, based on a series of filters using available data.
- **Step 4: Inventory Results** – This step reports the results of the analysis in various ways, and accounts for land needed for right-of-way and other public uses to arrive at total developable net acreage within the UGB.
- **Step 5: Comparison of Need and Supply** – This step compares the supply of buildable land identified in the inventory with the land needs projected in Phase 1 of the EOA and describes the need for parcels of different sizes zoned for industrial uses.

The remainder of this memorandum addresses each of the above steps in turn.

STEP 1: DETERMINE LAND TYPE

Land in the City of The Dalles is categorized into Residential, Employment, and Other. This classification is made primarily by zoning designation as shown in Figure 1. Exceptions were made for cases based on existing land use, property ownership, or other circumstances. This categorization is broadly consistent with the 2016 residential BLI conducted by the City and APG, with the following general changes:

- Changes in zoning (i.e. change from residential to employment zones or vice versa).
- Limitations due to available access (i.e. slope constraints).
- Reductions to amount of unconstrained land to reflect portion of sites within UGB.
- Some properties owned by the Port of The Dalles are located just outside the floodplain, but near the riparian zone along the Columbia River, including one with a trail. These properties were removed from the inventory as constrained or committed to natural resources and/or recreational use.
- The Amerities Plant property, which is located outside of assessed tax lot records, was categorized as Employment.¹

¹ Because the site is located outside of assessed tax lot record data, there are no tax assessor records that would typically be used to determine if the site is vacant, developed, or redevelopable. The site is largely developed based on visual inspection from aerial photos and confirmation from local stakeholder input, including property owner representatives.

Taxlots
 Urban Growth Boundary

Roads
 Highway
 Arterial
 Collector;
 Unknown; Residential; RMIC; RL;
 Private
 Washington

Road Classifications
 Highway
 Arterial
 Collector;
 Unknown; Residential; RMIC; RL;
 Private
 Washington

Zoning Designation
 Central Business Commercial (CBC)
 General Commercial (CG)
 Commercial/Light Industrial (CLI)
 Recreational Commercial (CR)
 Industrial (I)
 Parks/Open Space (PIOS)
 Residential Low Density (RL)
 Residential Medium Density (RM)
 Residential High Density (RH)
 Right-Of-Way (ROW)

Overlay Zones
 Central Business Commercial Sub-Areas
 Community Facilities Overlay
 Neighborhood Center

Map labels include: Knob Hill Rd, Mill Creek Rd, Skyline Rd, Cherry Hill Rd, W 2nd St, W 1st St, W 10th St, W 11th St, W 12th St, W 13th St, W 14th St, W 15th St, W 16th St, W 17th St, W 18th St, W 19th St, W 20th St, W 21st St, W 22nd St, W 23rd St, W 24th St, W 25th St, W 26th St, W 27th St, W 28th St, W 29th St, W 30th St, W 31st St, W 32nd St, W 33rd St, W 34th St, W 35th St, W 36th St, W 37th St, W 38th St, W 39th St, W 40th St, W 41st St, W 42nd St, W 43rd St, W 44th St, W 45th St, W 46th St, W 47th St, W 48th St, W 49th St, W 50th St, W 51st St, W 52nd St, W 53rd St, W 54th St, W 55th St, W 56th St, W 57th St, W 58th St, W 59th St, W 60th St, W 61st St, W 62nd St, W 63rd St, W 64th St, W 65th St, W 66th St, W 67th St, W 68th St, W 69th St, W 70th St, W 71st St, W 72nd St, W 73rd St, W 74th St, W 75th St, W 76th St, W 77th St, W 78th St, W 79th St, W 80th St, W 81st St, W 82nd St, W 83rd St, W 84th St, W 85th St, W 86th St, W 87th St, W 88th St, W 89th St, W 90th St, W 91st St, W 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Figure 2: The Dalles Land Types

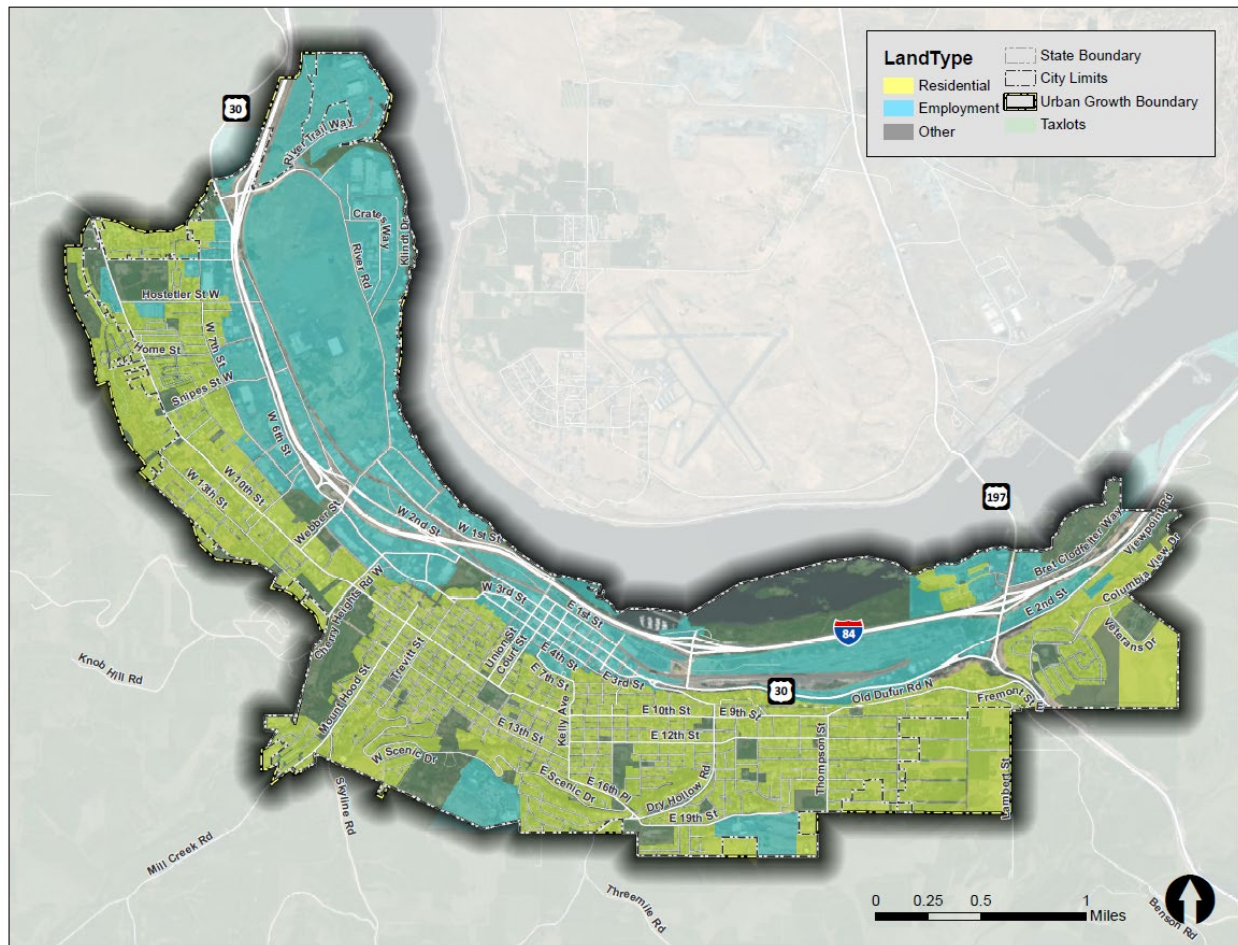


Table 1: The Dalles Land Type

	Number of Tax Lots	Gross Acres ²
Employment	885	1,518
Residential	5,690	1,724
Other	129	1,109
Total³	6,704	4,352

² Acres rounded down to whole number

³ Gross acreage includes a limited number of tax lots that are partially located inside The Dalles UGB.

STEP 2: CALCULATE CONSTRAINTS

As defined in OAR 660-009-005, “Development Constraints” are factors that temporarily or permanently limit or prevent the use of land for economic development. Development constraints include, but are not limited to, wetlands, environmentally sensitive areas such as habitat, slope, topography, infrastructure deficiencies, parcel fragmentation, or natural hazard areas. The constraints used for this analysis include:

- Slopes greater than 25% (Source: Oregon Department of Geologic and Mineral Industries)
- FEMA Flood Hazard Area (Source: FEMA)
- Wetlands (Source: US Fish and Wildlife Service National Wetlands Inventory)
- Area within 50’ of Chenoweth Creek (Source: Oregon Geospatial Enterprise Office)
- The superfund site is considered an environmental constraint and removed
- Bonneville Power Administration (BPA) Right-of-Way Easements⁴

Land affected by these constraints is removed from the inventory. Figure 3 shows the location of these constraints.

Some land within the study area are subject to additional cost constraints such as cultural/archeological sites or areas within the City’s geohazard overlay. Cultural/archeological sites may be protected or prohibited from development or may require additional documentation or protection of resources found on the site.⁵ Regulations for sites within the geohazard overlay require studies by qualified geologic specialists to be prepared prior to developing the site and that structures be designed and built to withstand geologic conditions.

Although these cost constraints pose a limitation to site developability, they are still considered to be buildable over the planning horizon and have not been removed from the inventory. Cost constraints represent an added cost to development, making its developability less attractive or feasible relative to other sites. However, it does not prohibit the site from developing within the planning horizon. Sites that encounter some form of cost constraint would require additional investment in the form of time or money to be developed.

To the extent that property owners can provide additional information that shows that development is prohibited on all or a portion of these sites within the planning horizon, that acreage can be deducted from the total inventory.

⁴ The BPA administers an application process for development within its easements. Although certain types of development are allowed in these areas, BPA staff and applicants note that no structures are allowed within the easement areas and non-structural development (i.e. parking lots) is extremely limited and site-dependent. In addition, accommodating development on a site with an easement typically requires relocating easements and facilities at the owners expense. Such relocation processes are very costly and can take years to complete. As a result, all land within BPA easements is considered constrained from development for the purposes of the inventory.

⁵ Locations of cultural/archeological sites are not publicly available to protect the resource. A site is considered developable until this information is known, at which point appropriate mitigation measures would be identified and implemented.

Figure 3: The Dalles Development Constraints

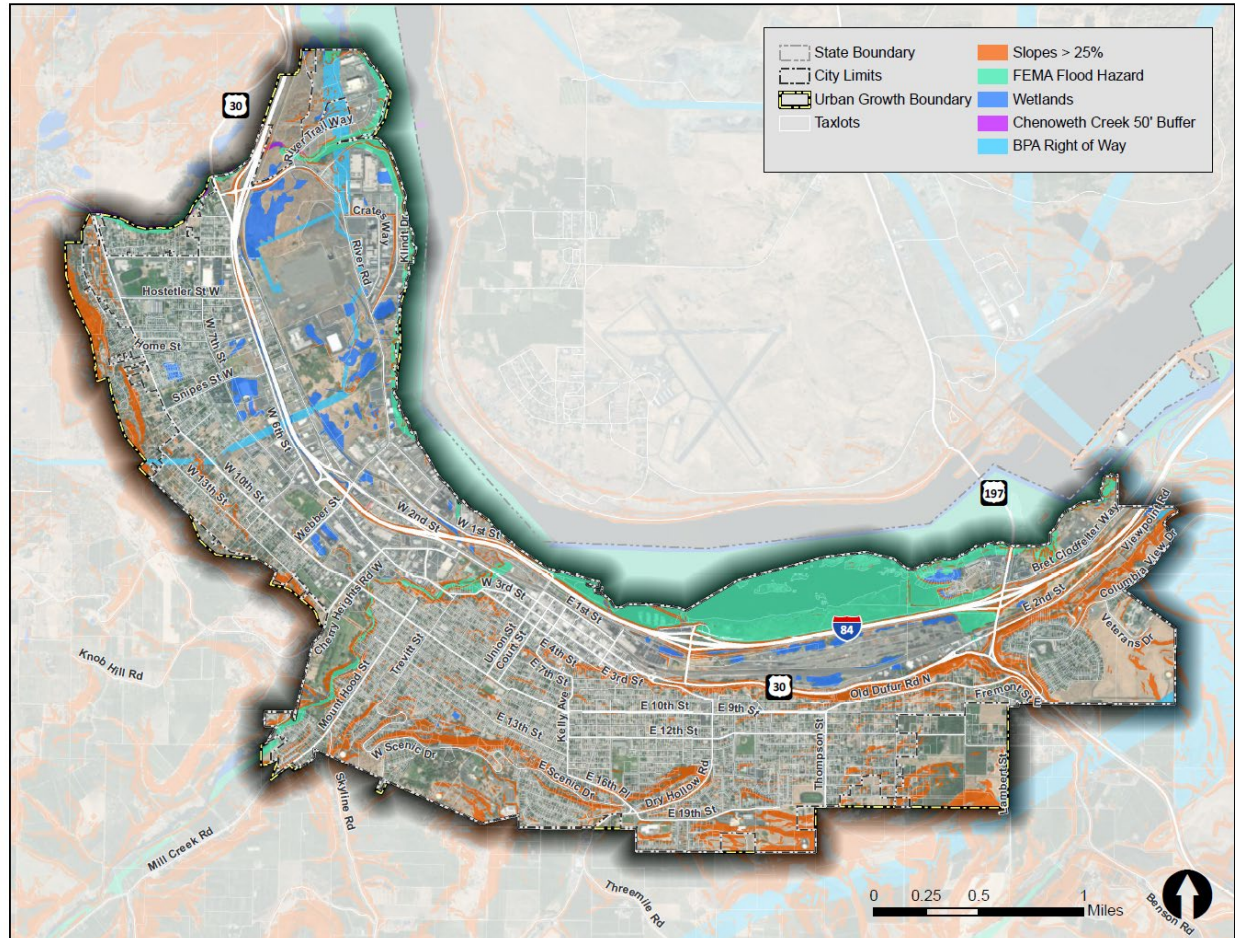


Table 2: The Dalles Development Constraints

Category ⁶	Gross Acres Within Tax Lots	Gross Constrained Acres	Gross Buildable Acres
Employment	1,518	407	1,110
Residential	1,724	314	1,410
Other	1,109	403	706
Total	4,352	1,125	3,226

⁶ Acres rounded down to whole number

STEP 3: CLASSIFY EMPLOYMENT LAND BY DEVELOPMENT STATUS

Employment land within the study area was classified by development status, as follows:

- **“Vacant”** land meets one or more of the following criteria:
 - equal to or larger than ½ acre and not currently containing permanent improvements ⁷
 - equal to or larger than 5 acres where less than ½ acre is occupied by permanent buildings or improvements
 - improvement value is less than \$5,000 or less than 5% of the property’s land value.
- **“Partially Vacant”** land has an improvement value of between 5% and 40% of the land value, or is greater than one acre in size with at least ½ acre not improved (based on aerial photo). This land will assume that 50% is vacant/50% is developed unless aerial photos or other information shows otherwise.
- **“Developed”** land has an improvement value greater than 40% of the land value and does not meet the definition of vacant or partially vacant.
- **“Committed”** land is either vacant or partially vacant but has been removed from inventory as being developable because the property is committed to a non-employment use or cannot be developed for an employment use during the planning period. Committed land does not include properties planned for some type of employment use by the existing owner, but not necessarily available to other businesses for sale or lease. The following areas are not anticipated to develop over the planning horizon based on input from local stakeholders.
 - The Port of The Dalles owns several commercial and industrial properties within the study area. Many of these properties currently do not have improvements on them (\$0 improvements value according to tax assessor data). The Port identified several of these properties that would not be developable within the study horizon. These properties were categorized as committed.
 - Several properties are owned by the federal government.⁸ There are no known plans for these sites to develop or redevelop within planning horizon. These properties are classified as committed and removed from available land inventory.

⁷ Improvements include anything with an “improvement value” as defined by the Wasco County tax assessor, consistent with state administrative rule and statutory definitions. Examples typically include buildings or other permanent structures, associated equipment or machinery, and utility facilities located on the site. Improvements for taxation purposes are further defined in Oregon Administrative Rule (OAR) 150-037-0010.

⁸ Oregon Administrative Rules allow for federally owned properties to be removed from a BLI.

Table 3: Summary of Employment Land Gross Acreage by Development Status⁹

Employment Zone¹⁰	Developed	Committed	Partially Vacant	Vacant	Total Gross Acres
CBC	55	2	3	3	65
CG	165	0	3	22	191
CLI¹¹	92	0	1	48	142
CR	101	0	1	28	130
I (subtotal)	260	58	6	233	558
<i>Google Sites</i>	<i>40</i>	<i>0</i>	<i>0</i>	<i>182</i>	<i>222</i>
<i>Other Sites</i>	<i>220</i>	<i>58</i>	<i>6</i>	<i>51</i>	<i>336</i>
RL	22	0	0	0	22
Total	697	60	15	336	1,110

The gross acreage of buildable land summarized in Table 3 was reduced further to account for undeveloped sites owned by Google that are subject to non-disclosure agreements which comprise approximately 222 (gross) acres of unconstrained land. The amount of available land at undeveloped Google sites was estimated based on current approximate employment estimates for developed sites in The Dalles. (see Attachment B for methodology). The ratio of projected employment at the existing Google sites, compared to other industrial land in The Dalles, is approximately 0.85. In other words, employment estimates at undeveloped Google sites is anticipated to be approximately 85% of what would typically be assumed for average employment density on other sites in the inventory. This ratio was developed based on employment estimate discussions with Google representatives and Enterprise Zone employment estimates. This analysis is described in more detail in a separate memo. Applying this ratio to undeveloped Google sites results in a reduction of approximately 32 gross acres of vacant Industrial zoned land in the inventory due to these estimated low employment densities.

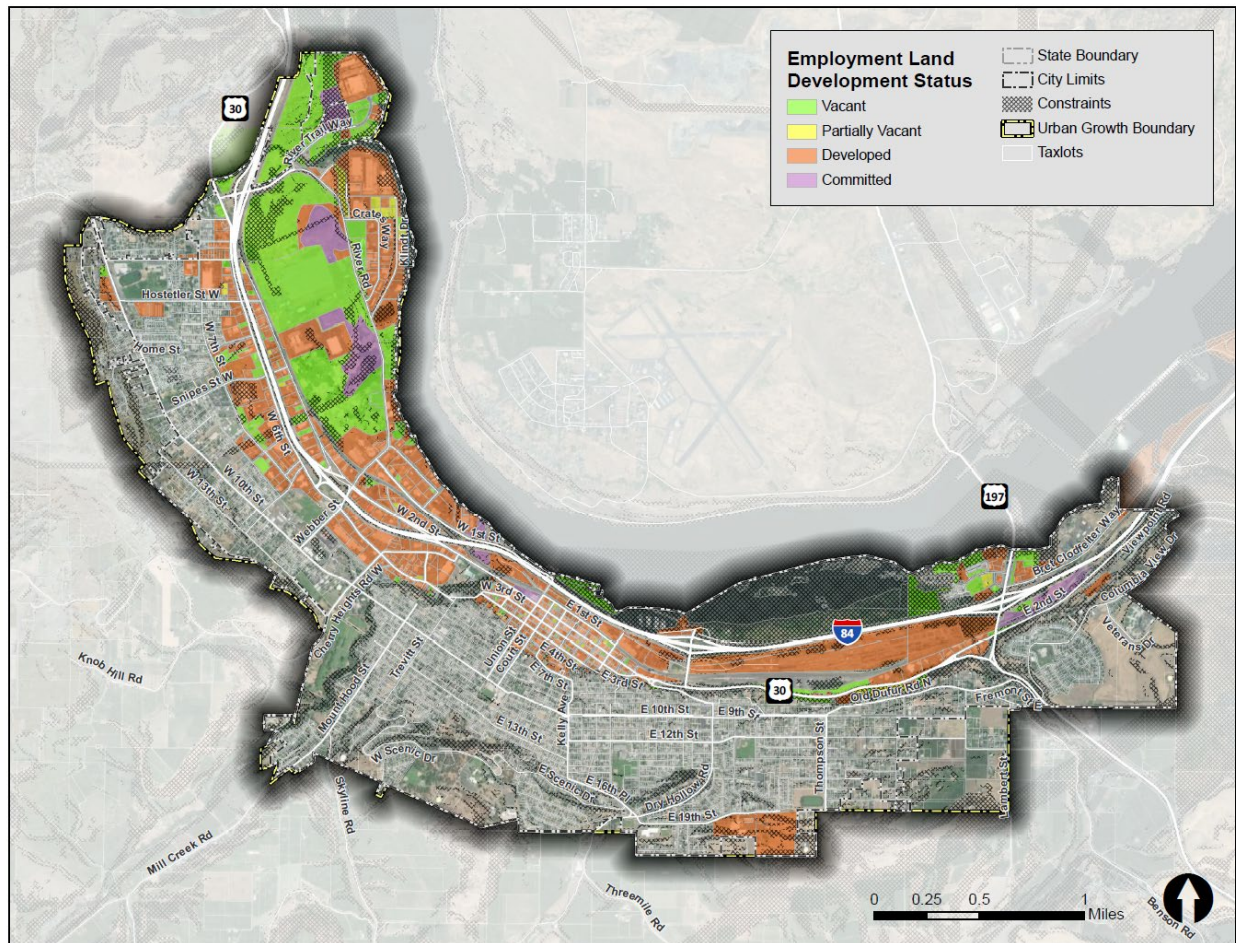
Figure 4 shows the classification of employment land within the UGB.

⁹ Source: Wasco County Tax Assessment data; Angelo Planning Group; Stakeholder Advisory Committee input

¹⁰ Acres rounded down to whole number

¹¹ The Walmart site is in the CLI zone and comprises of approximately 38 vacant acres. The site was confirmed vacant during a site visit. A portion of the site received land use approval for a Walmart facility. However, the decision was appealed and is still under review in the legal appeals process. The site is considered vacant and considered buildable for this analysis because no building permit has been issued and the land use approval itself does not guarantee the site's development.

Figure 4: Employment Land by Development Status



STEP 4: PRELIMINARY RESULTS

There is an estimated 319 gross acres of vacant or partially vacant employment land in The Dalles. The gross acreage accounts for the reduction in 32 acres of available land on sites owned by Google based on lower assumed employment densities on those sites. The following assumptions were used to determine the net acreage of land within the City. The assumptions are consistent with those used in Phase 1 of the EOA.

- 50% of all employment land identified as partially vacant will not be developable to account for existing development and infrastructure.
- 15% of industrial employment land (I zone) will be set aside to account for infrastructure, setbacks, etc.
- 20% of commercial employment land (CBC, CG, CLI, and CR zones) and residential land (RL zone) will be set aside to account for infrastructure, setbacks, etc.

There is an estimated 261 acres available for employment land after accounting for existing development on partially vacant land and set asides for infrastructure-related and other needs on vacant land. Table 4 below provides a summary for each zone.

Table 4: Gross & Net Developable Acres of Employment Land

Employment Zone ¹²	Partially Vacant Land		Vacant Land		Total Buildable Land
	Gross	Net	Gross	Net	
CBC	3	1	3	2	3
CG	3	1	22	18	19
CLI	1	0	48	38	38
CR	1	0	28	22	22
I (subtotal)	6	3	201	171	175
<i>Google Sites</i>	0	0	150	127	127
<i>Other Sites</i>	6	3	51	44	47
Total	15	7	304	253	261

¹² Acres rounded down to whole number.

Phase 1 of the City's EOA conducted three analysis scenarios that estimated the projected need for employment land. The scenarios incorporate different growth projections and employment assumptions. Figure 5 provides a summary of the land demand forecast for each scenario. Based on the scenarios, the total need for net buildable acres ranges between 134 to 179 acres.

Figure 5: The Dalles Land Demand Forecast, 2018-2038 (Source: The Dalles Economic Opportunities Analysis & Action Plan, 2019)

Scenario 1	Employment Land	New Employment	Sq.Ft./Employee	Total SF Needed	Floor Area Ratio*	Gross Acres Needed	Net Buildable Acres
Scenario 1	Industrial	672	750	503,967	0.15	81.7	69.4
	Office	350	250	87,530	0.30	7.1	5.7
	Retail	235	350	82,166	0.25	6.1	4.9
	Accommodation/Food	351	300	105,263	0.50	3.9	3.1
	Institutional	1,057	750	792,795	0.30	64.5	51.6
	Total	2,665		1,571,722		163.3	134.7
Scenario 2	Employment Land	New Employment	Sq.Ft./Employee	Total SF Needed	Floor Area Ratio*	Gross Acres Needed	Net Buildable Acres
Scenario 2	Industrial	929	750	697,042	0.15	113.0	96.0
	Office	459	250	114,711	0.30	9.3	7.5
	Retail	180	350	63,077	0.25	4.7	3.8
	Accommodation/Food	576	300	172,883	0.50	6.4	5.2
	Institutional	1,182	750	886,259	0.30	72.1	57.6
	Total	3,326		1,933,973		205.5	170.0
Scenario 3	Employment Land	New Employment	Sq.Ft./Employee	Total SF Needed	Floor Area Ratio*	Gross Acres Needed	Net Buildable Acres
Scenario 3	Industrial	985	750	739,090	0.15	119.8	101.8
	Office	468	250	116,963	0.30	9.5	7.6
	Retail	418	350	146,228	0.25	10.9	8.7
	Accommodation/Food	418	300	125,459	0.50	4.7	3.7
	Institutional	1,186	750	889,446	0.30	72.3	57.9
	Total	3,475		2,017,186		217.2	179.7

*Floor Area Ratio (FAR) is the ratio of total usable building area relative to the total area of the site. It allows a consideration of the entire floor area of a building as opposed to its footprint.

Source: OED QCEW and Bridge ED

For comparison purposes, this memorandum generalizes the net buildable land zoning from this land inventory into two categories: commercial (CBC, CG, CLI, CR, and RL zones) and industrial (I zone). The land inventory is based on the City's zoning, each which allow for a range of employment uses. Commercial uses are allowed in most employment zones. By contrast and with few exceptions, industrial uses are limited to the I zone.

A similar generalization is done for employment land categories in the EOA: commercial (Office, Retail, Accommodation/Food, and Institutional) and industrial (Industrial). This comparison generalizes all EOA employment categories as commercial, except for the industrial employment category.

The following table includes a preliminary comparison of the total net buildable land from this inventory with the projected need for employment land based on Phase 1 of the City's Economic

Opportunities Analysis. As summarized in the table, The Dalles has a total surplus of between 82 and 127 net acres of land.

Most of the employment demand is needed for industrial employment (demand for 69 to 101 net acres). Based on the land inventory, the City can accommodate that demand within the planning horizon with a supply of approximately 175 net acres of buildable land zoned for industrial use.

The need for commercial employment is lower, with approximately 65 to 78 net acres needed. According to the BLI, The Dalles has an estimated available supply of 86 net acres of buildable land.

Table 5: Land Demand Acreage and Buildable Land Inventory Comparison Summary

Employment Zone¹³	Estimated Net Land Demand (acres)	Net Buildable Land (acres)	Surplus/ Deficit (acres)
Commercial	65 – 78	86	8 – 21
Industrial	69 – 101	175	74 – 106
Total	134 - 179	261	82 – 127

In addition to estimating an overall land need, Bridge Economic Development (Bridge) has assessed the need for sites of different sizes to meet typical industrial employment needs of target industries in The Dalles (see accompanying April memorandum). The purpose of this analysis is to summarize initial information about the market for certain size properties and to elicit feedback from the project Stakeholder Advisory Committee about these observations, including opinions about the ability of available industrial sites to accommodate the type of future projected users identified in the memo.

In their assessment, Bridge identified the need for a combination of both smaller sites (2-5 acres) and larger sites (12-18 acres). Smaller sites typically are needed for office and warehouse space with buildings that range from 3,000 to 16,000 square feet for various tenants and which come with dock and grade loading. Larger sites generally accommodate one large or a few larger manufacturing facilities. These building types have different loading and parking requirements than the smaller multi-tenanted buildings and therefore have a more efficient site layout or higher floor area ratio (FAR) than the buildings on smaller sites. This information is described in more detail in the separate memo prepared by Bridge, including examples of these types of sites in The Dalles and other comparable communities.

The following table summarizes the number of vacant or partially vacant sites identified in the BLI in these and other size categories in the Industrial zone. Only sites in the Industrial Zone were counted. The number of sites for all categories are based on the number of unconstrained acres,

¹³ Acres rounded down to whole number.

the 50% deduction of developable land for partially vacant properties, and 15% set aside deduction for right-of-way for properties over five acres in size. The number of sites does not reflect the deductions associated with Google sites.

As summarized in the table, the City has buildable sites available in all categories. There are nine smaller (2-5 acre) sites and one larger (12-18) acre site available within the study area. The larger sites are currently owned by Google. Several of the sites in the 0-2 acre category include just under two acres of unconstrained land (e.g., 1.84 acres).

Table 6: Industrial Site Size Category Summary, Industrial Zone

	0-2 acres	2-5 acres	5-12 acres	12-18 acres	18+ acres
Partially Vacant					
Number of Sites	7	0	0	0	0
Acres	3	0	0	0	0
Vacant					
Number of Sites	24	9	1	1*	3*
Acres	13	27	9	12	141
Total Number of Sites	31	9	2	1	3
Total Acres	16	27	19	12	141

* Sites under Google's ownership

There is limited potential for site consolidation among industrial sites that are under five acres in size. Most sites do not have common ownership and share a contiguous tax lot boundary.

The sites that do have consolidation potential are primarily located on River Trail Way and owned by the Port of The Dalles. Several of the sites share contiguous tax lot boundaries and could be combined into larger sites if sold to or developed by the same owner in the future. The unconstrained acreage among these sites ranges from a half-acre to just under three acres in size.

Additional Observations

- This inventory documents the supply of land within the City of The Dalles that is buildable pursuant to Oregon statutes and administrative rules. As used in this inventory, buildable land represents the capacity for additional projected employment during the next 20 years. In other words, buildable land assumes a site can accommodate increased employment growth based on the potential to increase the amount of development on a site. Land identified as buildable for the purpose of this analysis does not guarantee that identified sites are currently available for sale, lease, or development to employers or that all sites will be available during the planning period.

- Because some of the City's larger vacant, partially vacant, and redevelopable employment sites are owned by companies that have acquired properties for development but do not have immediate plans for development and do not plan to sell or lease these properties, there is a lesser supply of properties that are more traditionally "available" for development in the short term. For example, all of the larger sites (greater than 12 acres in size) are owned by Google. As a result, they are not anticipated to be available to other users but are appropriately included in the City's 20-year supply of buildable employment land.
- A significant percentage of the land in the City's inventory of industrial sites, particularly larger sites, are owned and planned for future use and development by Google (approximately 127 acres of the 175 acres of buildable industrial land). This means that just under 50 acres of land in the inventory are available to other users. In this respect, the City has put a significant of its available industrial land in one landowner "basket" with a much smaller relative supply available to others.
- Regionally, there is a larger supply of buildable employment land, including property within the Dallesport Airport area. However, this land cannot be included in the BLI because it is not within The Dalles UGB.
- It will be important for the City to continue to monitor its supply of buildable land. To the extent that one or more large industrial sites are developed in the near to medium-term, such actions could result in a shortage of buildable industrial land at that point.

The Dalles Comprehensive Land Use Plan

Volume I Appendices

Appendix A: Comprehensive Land Use Plan (CLUP) Map

Appendix B: Guidelines for Land Use Map Classifications

Volume II: Background Documents

A. Pioneering The Dalles: A Vision for The Dalles in the Year 2020

B. Comprehensive Plan, Land Use Map (Ames & Associates, 2002)

C. Population Forecast for The Dalles (ECONorthwest, 2006)

D. City of The Dalles Economic Opportunities Analysis ([ECONorthwest, 2011, Bridge Economic Development, 2019](#))

E.-City of The Dalles Residential Land Needs Report (Winterbrook Planning, 2006)

F.-Buildable Lands Inventory Methods and Maps for The Dalles UGB and URA (Winterbrook Planning and the City of The Dalles, 2006) [and Buildable Lands Inventory Memorandum \(Angelo Planning Group, 2020\)](#)

G. Goal 13 Energy and Land Use Analysis (ECONorthwest, 2006)

H. City of The Dalles Historical Resources Inventory, 1984-85

I. The Dalles Riverfront Master Plan, October 1989

J. Hazards Studies

a. Geologic Hazards of Northern Wasco, Sherman and Hood River Counties, 1977; Department of Geology and Mineral Industries

b. Landslide Hazard Study; Fujitani Hilts & Associates, 1991

K. Northern Wasco County Parks and Recreation District Master Plan (Cameron McCarthy, 2019)

L. Middle Columbia-Hood (Miles Creeks) Subbasin Total Maximum Daily Load (TMDL) Implementation Plan, 2021

[M. City of The Dalles Economic Development Action Plan \(Bridge Economic Development/ Angelo Planning Group, 2019\)](#)

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.

Background

[In 2019, The Dalles developed an economic development strategy that incorporates two distinct elements. First, a long-term evaluation of the City's 20-year projected employment growth and corresponding amount of land necessary to accommodate that growth - the Economic Opportunity Analysis \(EOA\). Second, a short-term action plan for immediate programs and projects that the City and its economic development partners can implement to grow the existing economic base.](#)

[As part of the 2006-07 Comprehensive Plan update, the City of The Dalles coordinated closely with the Port District a broad range of stakeholders, including local employers and property owners, regional](#)

economic development staff, real estate professionals, and City, County and state agency representatives, to prepare an Economic Opportunities Analysis (EOA) consistent with OAR Chapter 660, Division 9 - the Goal 9 Rule. The EOA was updated in 2014-2019 to reflect changes in circumstances and local policy.

Recent Economic History Overview

The Dalles economy is linked with the entire region. The City serves as the regional center for the five-county Mid-Columbia Region. With a population of approximately 14,700 people, it is Wasco County's largest city and serves as the County seat. The City well-positioned along Interstate 84, located approximately 85 miles east of Portland and Highway 197 that connects northerly to Dallesport, Washington across the Columbia River.

The City serves as the regional center for retail, government, and institutions such as the Mid-Columbia Medical Center, Columbia Gorge Community College, and Wasco County Courthouse. The Dalles region traditionally thrived on manufacturing industries tied to agriculture and metals such as the aluminum plan. The regional economy has since diversified with the closure of the plan and more recent significant private investments such as the Google data center, the success of the Port attracting new business, downtown investments, and burgeoning unmanned aviation systems (UAS) industry.

Key aspects of the area's economy include the following:

The Dalles is Wasco County's primary municipality; and is the major employment center of the County. The community has a broad spectrum of diversified employment opportunities underpinned by a base of small industrial/manufacturing companies.

Major employers in The Dalles include Google, the Mid-Columbia Medical Center, Columbia Gorge Community College, The State of Oregon, Fred Meyer, Bi-Mart, K-Mart, Oregon Cherry Growers, Union Pacific Railroad, and several branches of the U.S. Government. Recent events which are expected to influence economic conditions and employment in The Dalles include changes in the economic base and new supporting public facilities.^{[C"D1][MH2]}Key aspects of the area's economy include the following:

- The \$66,096,000 ^{[C"D3][MH4]}annual (2006) production and processing of fruit and grain remains a staple for Wasco County, and agribusiness is expected to remain a strong economic influence on The Dalles. Value-added development allows for expansion and retention of these agricultural industries.
- In 1988 a location one mile west of The Dalles was selected as the site for the Columbia Gorge National Scenic Area Interpretive Center ("Gorge Discovery Center"). Opened in 1997, the facility Columbia Gorge National Scenic Area Interpretive Center includes the Wasco County Museum and attracts tens of thousands of visitors each year and offers many educational programs and special exhibits.
- In 1993 a \$7.8 million general obligation bond passed, allowing the bond election allowed Columbia Gorge Community College to purchase the former Judson Baptist College site, current campus facility and to establish its first campus. Since then the campus has continued to improve and expand, and serves students from all over the Mid-Columbia region, in both Oregon and Washington student numbers have continued to increase.
- In 2006, an \$18,000,000 bond was passed which will be used to up-grade existing buildings and build new ones as the college continues to expand. Program development can provide vocational training to aid business and industrial advancement through work force education and apprenticeships.

- ~~An aging population, together with in-migration of retirees, will provide opportunities and challenges as more people retire to and in The Dalles. As one of five medical facilities in the nation to adopt the "Planetree" concept (providing for patient involvement in treatment), Mid-Columbia Medical Center acts as a magnet for quality medical services and specialties. A recent addition to the Medical Center is the Cancer Treatment Center, a state-of-the-art facility. Another recent addition to MCMC includes a Mind/Body Center, which focuses on non-traditional treatments and lifestyle programs.~~
- ~~In 1990 The Dalles adopted an urban renewal plan to provide new infrastructure, upgrade conditions, and attract new investment to the downtown commercial area. About \$8,000,000 has been invested in the downtown area including streetscape work, historic building restoration and riverfront access.~~
- ~~The upsurge of windsurfing in the Mid-Columbia since the 1980's brought a modest windfall to the Wasco County economy, adding an additional recreation opportunity to the existing sports of fishing, hunting, rafting and hiking.~~
- ~~A west side interchange from I-84 was built in XX to service the Discovery Center and the Port Industrial Center. The Dalles is well served by existing rail, river, and air transport.~~
- ~~Google LLC opened a data center in The Dalles in 2006 and intends to construct new data centers at other locations the City.~~
- ~~[any other pertinent updates]~~
- During the last two decades, the regional economy of The Dalles has diversified with the closure of the Northwest Aluminum Specialties aluminum plant and more recent significant private investments such as the Google data center, the success of the Port attracting new business, downtown investments and burgeoning unmanned aviation systems (UAS) industry.
- The Dalles will continue to promote growth in both traded sector and local sector jobs. As of 2019, The Dalles region consists of 18% traded sector and 82% local sector businesses.
- The Mid-Columbia Economic Development District (MCEDD) region employment increased by 1.2% with most growth realized in the five years between 2014 and 2019. While the Gorge did not experience the Great Recession as severely as the state, it did not begin fully recovering until 2015-2016. MCEDD region employment growth will average 0.9% through 2028.
- Within the MCEDD region, Manufacturing has outpaced all other industries with Klickitat County experiencing an annual average of 24% employment growth between 2012 and 2017 and an almost tripling of its manufacturing employment.
- The median age in The Dalles has held steady at 39.6 since 2010. The Dalles is slightly younger than the overall MCEDD region, which averages a median age of 42.7 but older than the median age of 34.7 in the City of Hood River. Maintaining a relatively younger population will be important to the city's future economic and employment growth prospects in that the city will have a balanced proportion of prime-age working adults to maintain and spur a sustainable level of economic activity.
- As of 2017, the city had 10,697 jobs, with Education and Health Care accounting for more than a quarter of all jobs, followed by Retail Trade, accounting for 15% of jobs. Relative to its employment shed, The Dalles contributes a greater share of employment in Trade, Transportation & Utilities, Information, Education & Health Services and Government.
- As of 2017, 74.3% of The Dalles residents had post-secondary and ~~associate's~~ associate degrees while 20.8% of residents had a bachelor's degree. The degree to which The Dalles is able to maintain or grow future economic activity will depend on the community's ability to

attract and retain residents with bachelor's degrees and targeted post-secondary education levels.

- Change in local residents' occupational skills in The Dalles indicates a decrease in Management and professional occupations. Moving forward, increased and sustainable economic activity will depend on the reversal of the recent trend in the loss of occupations in management, business, science and arts.

In 1993, and updated in 2002, The Dalles created a community vision statement and action plan to help ~~define its preferred future and initiate action to achieve a more attractive and efficient city.~~ The Dalles is uniquely situated with access via two interstate highways, the river, rail, and air. New developments, such as airport expansion, will improve upon the geographic advantages of the area.[C"D5]

~~In 2005, the City and Klickitat County, Washington, joined together to improve the airport with the long-term goal of making the airport financially self-sufficient. A new Regional Airport Board was established and given additional responsibilities and powers to further the goal. This new management structure will serve the airport, the local economy, and the flying public well for many years to come. With over 500 acres of developable land, the airport represents a huge economic development opportunity. Planned on the airport property is a world-class golf course with related resort activities to be developed on adjacent property.~~

~~Significant commercial development activities occurred between 1982-2006, primarily along West 6th Street including, two major Fred Meyer expansions, a 24,000-square-foot Home Depot store, a new Safeway store, Walgreens, Columbia River Bank branch, Chevrolet dealership, medical facility, Staples, K-Mart, Bi-Mart, Wal-Mart and several other smaller commercial developments. A motel, market, and service station were constructed near the Highway I 97/1-84 intersection. During the same ten-year period, the Port's industrial land base has been completely developed. Development included a major Google technology center, two major manufacturing facilities, and several existing business expansions. Northwest Aluminum Specialties, Interior Motor Freight, United Parcel Service and expansion of existing facilities for Precision Lumber, Cargill Grain, and several more smaller industries have developed on non-Port industrial lands. All of the industrial developments have occurred within or adjacent to the Port's Industrial Center.~~[C"D6][MH7]

~~Google's recent decision to locate in The Dalles provides the basis for a high technology cluster industries. The closing of Northwest Aluminum resulted in the loss of jobs, but also created new industrial and commercial employment sites with river, rail and highway access.~~

Economic forecastForecast[C"D8][MH9]

The Dalles' economic forecast was developed through a combination of analyzing national and state economic trends and soliciting input from local businesses and community members.

Since 2011, there has been a decrease in management and professional occupations. Moving forward, increased and sustainable economic activity will depend on reversing the recent trend in the loss of occupation in management, business, science, and arts. This is also dependent on the increase in educational attainment levels, particularly for residents with bachelor's degrees and targeted post-secondary education levels. Demand for occupations will be greatest in service occupations; primarily food preparation and personal care, but also protective service and building and grounds maintenance. Natural resource related occupations will be in high demand to fill the gap left by upcoming retirements.

To maximize local talent growth, The Dalles should identify and focus on the following types of businesses.

- Advanced Manufacturing (unmanned systems, renewable energy, and aerospace fields)
- High Technology (data centers, data analysis, and software)
- Agriculture
- Health Care

The Columbia Gorge Community College (CGCC) has or is considering educational programs in each of these focus areas and can serve as a critical partner in developing the workforce talent and bolstering these industries. The City can also grow the advanced manufacturing and high technology areas through collaboration with existing industries, particularly through focusing on understanding barriers to growth and developing shared interests with industry leaders. With regards to agriculture – a legacy industry – the Dalles serves an important role in the region, particularly with regards to manufacturing fermentation and value-added agriculture clusters.

Additional information about forecasted future employment and associated land needs is described further in the following sections.

~~Based on these changing conditions, the following findings describe probable future shifts in employment, and new economic opportunity areas. The Dalles will diversify its economy, recognizing the necessity for family wage jobs which create wealth while acknowledging the opportunities for secondary service jobs within a balanced framework. Based on its five county regional trade area, The Dalles is situated as the hub of a 75,169 person market (2000 Census: Hood River, Wasco, and Sherman Counties in Oregon; Klickitat and Skamania Counties in Washington). As the largest city within this area, The Dalles is the retail trade center for the Mid-Columbia Region.~~

~~The Dalles will maintain its long time position as a regional retail trade center. Adequate commercial spaces, both undeveloped and redevelopable, should support anticipated growth. Tourism growth presents an opportunity to diversify the local economy. Facilities including the Gorge Discovery Center, Wasco County Museum, Riverfront Park and Trail, a wide variety of historic resources and properties, and abundant recreational opportunities provide the basis for this growth area. In addition, community attitudes drawn from the vision statement indicate a desire to improve the livability and attractiveness of The Dalles. The action plan will help carry out the vision.~~

~~The economy of an aging population will provide opportunities in services and housing, further supporting The Dalles and the Mid-Columbia Medical Center as the hub of medical services in the Mid-Columbia Region. The creation of a campus and additional buildings for the Columbia Gorge Community College will allow for growth and development of the community's education capabilities, focusing on work force training tailored to business and manufacturing needs that support a balanced economy.~~

~~Agribusiness will continue to remain as a strong influence on the local economy, with the potential of creating additional processing and packaging facilities to support new manufacturing jobs.~~

Industrial and Commercial Land Use Needs

In order to capitalize on long range economic and employment shifts, The Dalles will need to add to maximize or improve the efficiency of 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.

The Northwest Aluminum site provides an excellent commercial and industrial redevelopment opportunity, and will be able to meet The Dalles' need for large employment sites over the next 20 years. Since this employment lands inventory was completed, potential wetlands have been discovered that may have the effect of reducing the supply of suitable commercial and industrial land within The Dalles UGB. The City is committed to completing a local wetlands inventory (LWI) over the next several years to determine more accurately the supply of suitable employment land with The Dalles UGB. If the supply of suitable employment land falls below the 20-year need as identified in The Dalles EOA, the City will take steps to ensure an adequate supply of suitable employment land, including possible UGB amendments.

Economic Opportunities Analysis and Action Plan (2006/2018)

The City of The Dalles developed an economic development strategy that incorporates two distinct elements. First is a long-term evaluation, through the first phase of an Economic Opportunity Analysis (EOA), of the city's 20-year projected employment growth and corresponding amount of land necessary to accommodate that growth. Second is a short-term 5-year action plan for immediate programs and projects that the city and its economic development partners can implement to grow the existing economic base. These are parallel but complimentary efforts derived from the same data, research and information provided in the EOA.

Economic Opportunity Analysis (2018)

The EOA is comprised of two primary components, each developed through separate phases. The first phase focuses on the forecasted employment growth opportunities and estimated amount of demand for new land. The second phase of the EOA evaluated the supply of land to meet this anticipated growth and land demand. In accordance with the Department of Land Conservation and Development (DLCD), only land within Oregon can be considered as part of the phase two supply evaluation. No Washington lands may be considered as part of the evaluation.

Both phases of the EOA were completed in accordance with the requirements of statewide planning Goal 9 and OAR 660-009-0015. The objective of an EOA is "to identify likely industrial and other economic development opportunities and corresponding employment land needs over the planning period of the next 20 years" through an analysis of national, state, regional and local trends and the establishment of community vision, goals and objectives.

The projection of employment growth and the resulting land demand through the year 2038 was developed based on economic and community trends, Oregon Employment Department employment projections, historical employment growth in The Dalles and the regional five-county economic development district (Mid-Columbia Economic Development District region) of which The Dalles is a part as well as community vision and goals.

In addition, the EOA included preparation of a shorter term (five-year) Economic Development that region. 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 201 EOA is included as a Background Document in Volume II of The Dalles CLUP.

The EOA includes a 20-year forecast of employment for The Dalles. It provides technical information that will help articulate the City's economic development policy and determine whether the City has an

adequate inventory of industrial sites within its urban growth boundary (UGB) to accommodate employment growth over the 20-year planning period. The 2011 EOA reports industries that have shown recent growth and business activity in Oregon—and which may locate or expand in The Dalles.

The EOA also identifies locational characteristics that will help determine the types of businesses most likely to locate in The Dalles during the 20-year planning period:

- The presence and expected growth of the Columbia Gorge Regional Airport could help The Dalles attract businesses engaged in the manufacture and service of aircraft, avionics, and related equipment.
- The Dalles' semi-rural setting, access to I-84 and other modes of transportation, and workforce availability make The Dalles attractive to businesses in manufacturing. Examples include high-tech electronics, food processing, industrial equipment, recreational equipment, and other specialty manufacturing.
- Access to transportation, including the access to I-84, the railroad, barges, and the airport, makes The Dalles attractive to businesses in the warehousing and transportation sector. Large warehouse facilities that serve large areas appear to favor more central settings, such as the Willamette Valley. The Dalles is more likely to attract more modest facilities that serve a smaller geographic region or that specialize in fewer goods.
- The Dalles' attractive semi-rural setting and quality of life could make it a location for professional, scientific and technical services, which are attracted to areas with high quality of life. Examples include software design, engineering, and research.
- The Dalles' setting within the Columbia River Gorge, access to a variety of outdoor recreation, and the growing presence of viticulture make The Dalles attractive to tourists. Industries that serve tourists, such as food services and accommodations, are likely to grow if tourism increases.
- The comparatively low cost and high availability of electricity, water, and high-speed internet connection (via the Q-life fiber optic loop) could make The Dalles attractive to businesses engaged in specialty manufacturing or technology related businesses.
- The Dalles is the largest city in the Gorge, and it will continue to serve as a regional center for retail, services, and government.
- As a regional center for retail shopping, The Dalles will experience demand for development of big-box and mid-sized retail stores, primarily for Grocery, General Merchandise, and Home Improvement stores. The Dalles will continue to be the location for regional institutions such as the Mid-Columbia Medical Center, the Columbia Gorge Community College, Wasco County Courthouse, and other government offices.

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 may be attractive to big-box and mid-sized retail. The Dalles may have growth in small and specialty retail shops and offices for business, professional, and health care services as population increases.
 - The Dalles' setting within the Columbia River Gorge, access to a variety of outdoor recreation, and the growing presence of viticulture make The Dalles attractive to tourists.

Industries that serve tourists, such as food services and accommodations, are likely to grow if tourism increases.

- The Dalles' may be attractive for firms engaged in professional, scientific and technical services, such as software design, engineering, and research.
- Government. The State's forecast for nonfarm employment forecast for 2004 to 2014 projects that growth in government will account for about one third of employment growth in Region 9, including Wasco County. The Dalles may see employment growth in government for the following reasons:
 - The Dalles will continue to be the location for regional institutions such as the Columbia Gorge Community College, Wasco County Courthouse, and other government offices.
 - The Dalles will have growth in local government as population increases. Assuming that families with young children locate in The Dalles, growth in local government is likely to be dominated by education.
- Industrial. The State's forecast for non-farm employment forecast for 2004 to 2014 projects that growth in industrial sectors will account for the smallest portion of employment growth in Region 9, which includes Wasco County. The Dalles has comparative advantages, such as location and access to transportation, that may contribute to the growth in employment in the following industries:
 - The Dalles should be attractive for firms engaged in a range of specialty manufacturing, including aircraft, high tech electronics, food processing, industrial equipment, and recreational equipment.
 - The Dalles should also be attractive for firms engaged in warehousing and distribution. The Dalles is more likely to attract more modest facilities that serve a smaller geographic region or that specialize in fewer goods.
 - The Dalles may be attractive to industries that need large amounts of electricity from stable sources.

Table 9-1 shows a summary of vacant and partially redevelopable ~~commercial and industrial~~ employment lands within The Dalles' UGB. In 2020, The Dalles had an estimated 261 acres of vacant and partially vacant land designated for industrial and other employment uses. Of these, about 253 acres were vacant - 171 acres designated for industrial uses and 70 acres designated for commercial uses. A large portion of the vacant industrial zoned land is under one private owner – Google, LLC – comprising of nearly three-quarters of the available industrial vacant land supply.

The table shows that The Dalles has a total of about 109 acres of vacant land, including 79 acres of vacant industrial land and about 30 acres of vacant commercial land.

Table 9-1 shows that The Dalles has an estimated 350 gross acres of potentially redevelopable land, including:

- 129 acres of redevelopable commercial land;
- 221 acres of redevelopable industrial land (almost entirely on the Northwest Aluminum site); and
- 19 acres of land designated for mixed commercial and residential use, which could be redeveloped for commercial uses.

Table 9-1. Summary of Buildable Commercial and Industrial Land in The Dalles UGB, 2006 Gross & Net Developable Acres of Employment Land

Commercial and Industrial	
Vacant	89.04
Commercial Vacant	28.87
Industrial Vacant	60.17
Potentially Redevelopable	341.5
Commercial Redevelopable	75.88
Industrial Redevelopable	265.62
Mixed Use	18.81
Total	449.35

Source: The City of The Dalles, 2006

Employment Zone ¹²	Partially Vacant Land		Vacant Land		Total Buildable Land
	Gross	Net	Gross	Net	
CBC	3	1	3	2	3
CG	3	1	22	18	19
CLI	1	0	48	38	38
CR	1	0	28	22	22
I (subtotal)	6	3	201	171	175
Google Sites	0	0	150	127	127
Other Sites	6	3	51	44	47
Total	15	7	304	253	261

Since this employment lands inventory was completed, potential wetlands have been discovered that may have the effect of reducing the supply of suitable commercial and industrial land within The Dalles UGB. The City is committed to completing a local wetlands inventory (LWI) over the next several years to determine more accurately the supply of suitable employment land with The Dalles UGB. If the supply of suitable employment land falls below the 20-year need as identified in The Dalles EOA, the City will take steps to ensure an adequate supply of suitable employment land, including possible UGB amendments.

Table 9-2 shows demand for employment land in The Dalles UGB by land use type for the 2006–2026 period. The results show that The Dalles will need 278 gross acres of land for employment within its UGB for the 2006–2026 period. land demand forecast to estimate the demand for employment land. Table 9-2 shows land demand under three employment growth scenarios.

Table 9-2. Estimated Demand for Employment Land in The Dalles, 2006–2026 The Dalles Land Demand Forecast (2018–2038)

Land Use Type	Growth	EmpGrowth No Land Demand	EmpGrowth with Land Demand	Emp-per Net-Acre	Land Demand	
2006–2026					Net Acres	Gross Acres
Retail and Services	2,196	220	1,976	18	110	129
Industrial	950	95	855	10	86	101

Government	541	54	487	12	41	48
Total	3,687	369	3,318		236	278

Source: ECONorthwest. Winterbrook.

Scenario 1	Employment Land	New Employment	Sq.Ft./ Employee	Total SF Needed	Floor Area Ratio*	Gross Acres Needed	Net Buildable Acres
	Industrial	672	750	503,967	0.15	81.7	69.4
	Office	350	250	87,530	0.30	7.1	5.7
	Retail	235	350	82,166	0.25	6.1	4.9
	Accommodation/Food	351	300	105,263	0.50	3.9	3.1
	Institutional	1,057	750	792,795	0.30	64.5	51.6
	Total	2,665		1,571,722		163.3	134.7

Scenario 2	Employment Land	New Employment	Sq.Ft./ Employee	Total SF Needed	Floor Area Ratio*	Gross Acres Needed	Net Buildable Acres
	Industrial	929	750	697,042	0.15	113.0	96.0
	Office	459	250	114,711	0.30	9.3	7.5
	Retail	180	350	63,077	0.25	4.7	3.8
	Accommodation/Food	576	300	172,883	0.50	6.4	5.2
	Institutional	1,182	750	886,259	0.30	72.1	57.6
	Total	3,326		1,933,973		205.5	170.0

Scenario 3	Employment Land	New Employment	Sq.Ft./ Employee	Total SF Needed	Floor Area Ratio*	Gross Acres Needed	Net Buildable Acres
	Industrial	985	750	739,090	0.15	119.8	101.8
	Office	468	250	116,963	0.30	9.5	7.6
	Retail	418	350	146,228	0.25	10.9	8.7
	Accommodation/Food	418	300	125,459	0.50	4.7	3.7
	Institutional	1,186	750	889,446	0.30	72.3	57.9
	Total	3,475		2,017,186		217.2	179.7

*Floor Area Ratio (FAR) is the ratio of total usable building area relative to the total area of the site. It allows a consideration of the entire floor area of a building as opposed to its footprint.

Source: OED QCEW and Bridge ED

Table 9-3 estimates distribution of future employers by size and site needs. The analysis does not distinguish between industrial and other employment types; it is likely that many larger employers (>50 employees) will generally want industrial sites.

The Dalles will need four sites of 6 to 35 acres in size during the 2006-2026 period. While the city will also need a lot of smaller sites, this need can be met by smaller firms that co-locate in office buildings or on retail sites, or locate in industrial parks. Thus, a few of the larger sites in the inventory will be divided to meet identified needs for smaller sites.

Table 9-3. Estimated Distribution of Future Employers by Size and Site Needs, The Dalles, 2006-2026

Number of Employees	Est# of Firms	New Emp	Sites Needed	Site Size Range	Avg Site Acres (net)	Net Acres Needed	Gross Acres Needed
0 to 9	155	697	104	<1ac	0.5	47	55
10 to 24	49	829	33	0.5 to 2.5	1.5	49	57
25 to 49	17	630	12	1 to 5	3.1	38	44
50 to 99	5	365	4	3 to 10	6.3	25	30
100 or more	4	796	4	6 to 35	20.3	81	95
Total	229	3317	157			240	282

Source: estimates by ECONorthwest

In 2006, The Dalles had about 449 acres of vacant and redevelopable land designated for industrial and other employment uses. Of these, about 89 acres were vacant—60 acres designated for industrial uses and 29 acres designated for commercial uses. The demand analysis above concluded that The Dalles needs 282 acres for the 2006-2026 period.

Table 9-4~~3~~ compares identified site needs with available sites through ~~2026-2038~~ period. The results suggest that The Dalles has a surplus of acreage available for industrial and other uses. ~~For the 2006-2026 period, the City will need a considerable number of smaller sites, and will need to use some of its larger sites to meet the small site deficit. Finally, the City has an identified need for a regional commercial center with access to I-84, a neighborhood commercial node to serve planned residential growth, and a business park to meet employment needs through 2026. The regional commercial center need was met through the Wal-Mart rezoning in 2007-08. Most of the employment demand is needed for industrial employment, requiring approximately 69 to 101 acres depending on the scenario. Based on the land inventory, the City can accommodate that demand within the planning horizon with a supply of approximately 175 net acres of buildable land zoned for industrial uses. The need for commercial employment land is lower, with approximately 65 to 78 acres of needed land. The buildable land inventory shows an estimated supply of 86 acres of buildable land to meet the forecasted demand.~~

Table 9-4~~3~~. ~~Comparison of site needs and site supply, The Dalles UGB, 2006-2026~~Land Demand Acreage and Buildable Land Inventory Comparison Summary

Site Size Range	Average Site Size	Sites Needed	Net Acres Needed	Supply: Sites	Supply: Net Acres	Needed Sites Surplus (def)	Needed Acres Surplus (def)
<10	4	153	159	18	74	(135)	(84)
>10	20	4	81	10	210	6	129
Non-site					49		49
Total		157	240	28	334		94

Employment Zone ¹³	Estimated Net Land Demand (acres)	Net Buildable Land (acres)	Surplus/ Deficit (acres)
Commercial	65 – 78	86	8 – 21
Industrial	69 – 101	175	74 – 106
Total	134 - 179	261	82 – 127

In addition to estimating the overall employment land need, the EOA assesses the need for sites of different sizes to meet typical industrial employment needs of target industries. The EOA identifies a need for both smaller sites (2-5 acres) and larger sites (12-18 acres). The following table summarizes the number of vacant or partially vacant sites in these and other size categories. As summarized, the City has buildable sites available in all categories; nine of which would meet the smaller site size and one – currently under Google, LLC ownership – that would meet the larger site size

Table 9-4 Industrial Site Size Category Summary, Industrial Zones

	0-2 acres	2-5 acres	5-12 acres	12-18 acres	18+ acres
Partially Vacant					
Number of Sites	7	0	0	0	0
Acres	3	0	0	0	0
Vacant					
Number of Sites	24	9	1	1*	3*
Acres	13	27	9	12	141
Total Number of Sites	31	9	2	1	3
Total Acres	16	27	19	12	141

The 2006 EOA has several implications for the City of The Dalles. Following are the key implications:

- The City has an overall surplus of employment land. Considering regional development trends and state and city policies concerning economic development, the City should maintain an adequate number of large sites within its existing industrial land base to accommodate future employment growth.
- Topographic constraints in areas adjacent to the UGB limit the number of large industrial sites that the City could possibly expand into. The City is committed to a long-term redevelopment strategy for existing industrial areas. The Dallesport Industrial Park is not a viable long-term industrial strategy for The Dalles because it is in another state and distant from housing and services.
- The City should amend its zoning regulations to restrict commercial uses in relatively scarce industrial areas.
- The City will also establish a new business park designation that could accommodate office uses as well as certain light manufacturing uses and a master planned setting.
- The City will continue to emphasize the historic downtown area as the government, specialized retail, office and tourist center.

In order to capitalize on long-range economic and employment shifts, The Dalles will need to maximize or improve the efficiency of 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.[MH10]

Economic Development Action Plan (2019 – 2024)

In addition, the EOA included preparation of a shorter-term (five-year) Economic Development Action Plan that is based on the evaluation of regional industry competitive advantages, corresponding workforce

skills, and local barriers and opportunities for growth. This information was supplemented by the input of 30 regional economic development stakeholders representing tourism organizations, business owners, government officials, and real estate professionals across the region.

The Action Plan is based on an evaluation of regional industry competitive advantages, corresponding workforce skills, and local barriers and opportunities for growth. It identifies the following overall goals and objectives which are described further in the “Implementation Actions” section of this chapter.

- Goal 1: Expand the Existing Industry Base
 - Objective 1.1: Identify an Economic Development Champion
 - Objective 1.2: Engage with Industry Clusters and Define Needs
 - Objective 1.3: Make Employment Areas Desired by Industry Clusters Shovel Ready
 - Objective 1.4: Enhance the Startup Ecosystem
- Goal 2: Grow and Attract Talen
 - Objective 2.1: Build Diverse Types of Housing
 - Objective 2.2: Prepare Youth for Economic Opportunity
 - Objective 2.3: Attract Talen
- Goal 3: Create Please
 - Objective 3.1: Complete and Implement the Downtown Plan
 - Objective 3.2: Celebrate the Dalles
 - Objective 3.3: Support Local Retailers and Expand the Market
 - Objective 3.4: Promote the Gorge and Enhance Access to Outdoors

Findings and Conclusions^[MH11]

This plan recognizes that local policy also has an effect on the type and distribution of employment. In summary, the primary findings and conclusions are:

- The Dalles is well positioned to benefit from an increase in service, retail and tourism activity through the Columbia Gorge Discovery Center, The Dalles Riverfront Park and Trail, Google clusters, area sporting activities, and historic points of interest.
- New commercial development and retail leakage from Washington state will help strengthen The Dalles as the retailing center of the Mid-Columbia Region. The Columbia Gorge Community College and the Mid-Columbia Medical Center make The Dalles the health care and educational center for the region, and are important work force training centers.
- ~~Within The Dalles UGB, approximately 450 commercial and industrial acres are suitable for employment purposes, including potentially redevelopable land at the Northwest Aluminum site and elsewhere. Incentives such as job creation credits, the enterprise zone, and others should continue to be emphasized for industrial land development, and the creation and retention of family wage jobs. Since this employment lands inventory was completed, potential wetlands have been discovered that may have the effect of reducing the supply of suitable commercial and industrial land within The Dalles UGB. The City is committed to completing a local wetlands inventory (LWD) over the next several years to determine more accurately the supply of suitable employment land with The Dalles UGB. If the supply of suitable employment land falls below the 20-year need as identified in The Dalles EOA, the City will take steps to ensure an adequate supply of suitable employment land, including possible UGB amendments.~~
- ~~The Dalles holds a substantial asset in its serviced industrial property within the existing UGB. This asset should be held for its long-term value to the economy.~~

- The Dalles has strong broadband and electrical power infrastructure provided through non-carbon emitting hydro-power that can be promoted to encourage continued business investment.
- The Columbia Gorge Regional Airport Business Park – jointly owned by The Dalles and Klickitat County – can serve anticipated growth in the manufacturing sectors.
- The Columbia Gorge Science Technology Engineering and Math (STEM) Hub is a relatively new organization providing specialized education. The Maker Space in The Dalles Library has played a large role for investment and collaboration with local high-tech industry leaders.
- The Pendleton UAS Range (PUR) - located 125 miles east of The Dalles – is one of seven FAA permitted unmanned aircraft system (UAS) facilities in the Country and represents a potential opportunities for The Dalles to partner with or promote the City to help grow the UAS industry.
- The Columbia Gorge National Scenic Area (NSA) – a unique federal designation to protect the scenic, cultural, recreational, and natural resources of the Gorge – limits population and employment growth outside of designated Urban Areas. Expansion of the Urban Area is a time-intensive process requiring extensive technical analysis and public involvement, which necessitates the need to utilize existing land efficiently.
- The rate of employment growth in The Dalles is expected to grow faster than Wasco County due to the City's urban services such as a hospital, community college, and regional services.
- The EOA developed three alternate employment forecasts, resulting in a range of potential growth scenarios. The scenarios are based on the Oregon Employment Department regional forecasts, The Dalles recent employment growth rates, and if Wasco County were to experience higher employment to population ratios and The Dalles were to capture a greater share of overall employment in the County. The employment forecasts indicate employment growth to include between 2,665 to 3,475 new employees through the year 2038 and a need for between 134 to 180 developable acres of land.
- Increasing the management, business, science, and arts sectors, as well as increasing educational attainment levels will contribute to increased and sustainable economic activity.
- To maximize local talent growth, The Dalles should identify and focus on the following businesses: advanced manufacturing, high technology, agriculture, and health care.
- In aggregate, the City has enough land within its UGB to accommodate projected 20-year employment needs.
- There is a lesser supply of properties that are more traditionally available for development in the short term because some sites are owned by companies that acquired properties for development but do not have immediate plans to develop them and do not plan to sell or lease these properties.
- A significant percentage of industrial land are owned and planned for future use and development by Google, leaving just under 50 acres of industrial land available to other uses.

Economic Development Goals

- Provide family wage employment opportunities for The Dalles citizens.
- Diversify the economic base of the community.
- Increase the tax base needed to provide an adequate level of community services for The Dalles citizens.
- Encourage the growth of existing employers and attract new employers to The Dalles that complement the existing business community.

- Implement the objectives and activities of the Columbia Gateway/Downtown Urban Renewal Plan, enhancing opportunities for the improvement and redevelopment of business, civic, cultural, and residential uses in the area.
- Utilize Port District lands for job creation, and development of the tax base in The Dalles.
- Provide for tourism-related employment as an important part of the effort to diversify The Dalles' economy.
- Provide employment opportunities, environments, and choices which are a vital part of a high quality of life in The Dalles.
- Support the maintenance and enhancement of The Dalles Commercial Historic District.
- Encourage redevelopment and adaptive reuse of commercial space downtown as an alternative to commercial sprawl.
- Support The Columbia Gorge Regional Airport located in Dallesport, Washington, in its growth and contribution to the local economy.
- Develop strategies to provide adequate infrastructure to accelerate and support employment growth, with a focus on available employment areas.

Goal 9 Policies

1. Encourage the siting and growth of employers which pay family wages as identified in The Dalles Economic Opportunities Analysis (EOA). Promote and support diversification of The Dalles' economic base focusing on growth of family wage jobs. [C"D12]
2. To the extent possible, designate within the existing UGB suitable land with site size and locational characteristics required by targeted employment ~~as set forth in the 2010 Economic Opportunities Analysis (EOA).~~
3. ~~Identify industrial sites that are immediately available and serviceable for industrial development consistent with the Goal 9 rule. Request Oregon Economic and Community Development Department (OECDD) certification for "shovel ready" industrial sites pursuant to Executive Order 03-02.~~
- 4.3. Coordinate with property owners to retain large commercial and industrial sites identified in the EOA for their intended commercial and industrial uses through zoning and master planning.
5. ~~Actively~~ support redevelopment efforts for under-utilized commercial and industrial sites within The Dalles UGB, recognizing that the Northwest Aluminum site provides the large industrial sites required by targeted employers during the 20-year planning period. [C"D13]
- 6.4. Protect large Northwest Aluminum redevelopment sites for their intended industrial uses as identified in the EOA as set forth in Table 9-4. [C"D14]
- 7.5. Commercial and service uses in the City's industrial zones should be limited to small-scale retail and service uses that cater primarily to local area employees and customers and support surrounding businesses.
- 8.6. Plan for and make ~~prudent~~ adequate public investments to meet the existing and future demands of industrial, commercial, and residential growth in The Dalles.
- 9.7. Encourage investment in The Dalles Central Business District, and support project activities in the Columbia Gateway/Downtown Urban Renewal Plan.
8. Encourage tourism-related services as an element in the diversification of the community's economy.
- 10.9. Support growth of businesses that create destinations that create destinations and experiences for residents of The Dalles and visitors. [C"D15]

10. Encourage the continued development of the Mid-Columbia Medical Center and other health services as an important resource to the economic base of The Dalles, and as an important element in extending the perimeter of The Dalles' trade area.
11. Support and encourage the Columbia Gorge Community College in providing workforce development and training to meet the needs of new and existing businesses in The Dalles. [C"D16]
12. Maintain The Dalles position as a primary agribusiness trade center by encouraging the growth of those businesses providing agricultural supplies and services, and those processing and marketing agricultural products.
13. Support the forest products industry as an element of the economy.
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.
15. Encourage siting of new industries in The Dalles, and encourage existing industries to maintain high environmental standards.
16. Reserve industrial zones for industrial uses and uses compatible with industry.
17. Review and revise administrative policies and procedures to streamline the planning process, and reduce delays in obtaining development approvals.
18. Coordinate economic planning and development with industrial development at Dallesport.
19. Encourage educational, cultural, social and employment opportunities to enhance the quality of life in The Dalles for all age and income groups.
20. Plan for and implement appealing streetscapes that encourage personal interaction, accommodate public gatherings, and enhance the experience of shoppers and workers.
21. Encourage cooperation between public and private sectors to support economic growth.
22. Make prudent investments in The Columbia Gorge Regional Airport as needed to accommodate airport development.
23. Pursue development of higher employment densities in areas with planned or existing facilities, utilities, and transportation infrastructure. [C"D17]
24. Establish streamlined permitting processes that allow for business expansions and modifications without undergoing the same level of review as new development. [C"D18]
25. Ensure The Dalles has the services and amenities necessary to attract workers and provide the services they need, such as medical services, child care services, educational training opportunities, public transportation, retail and restaurants, and other necessary amenities. [C"D19]
26. Support and encourage infill and redevelopment, especially in existing commercial areas, as a way to use land and infrastructure more efficiently. [C"D20]
- 22-27. Facilitate and support business incubators and other methods to assist start-up businesses

Goal 9 Implementation Measures

1. ~~Central Business District/Downtown Area (Designated Central Business Commercial on the Land Use Plan Map):~~
 - ~~Undertake activities which will create or strengthen linkages among the Downtown, the Columbia Riverfront, and the East and West Gateway areas.~~
 - ~~Work with local business to redevelop the Sunshine Flour Mill property and East Gateway streetscape project.~~ [C"D21]
 - ~~Improve the visual appearance of streets in the Downtown Area by encouraging amenities such as street trees and street furniture when public and private development and redevelopment is undertaken.~~
 - ~~Provide an adequate amount of properly located off-street parking.~~ [C"D22]

- Conserve historically significant places and properties, and aid in the rehabilitation of buildings and properties, particularly in the Downtown Historic District.
 - Consider and minimize the aesthetic impact of utility locations when new development or redevelopment occurs.
 - Construct or improve water, sewer, and storm drain systems as needed.
2. ~~West 6th Gateway Area (Designated General Commercial on the Land Use Plan Map):~~
- ~~Provide for highway commercial developments in areas along the West 6th corridor where this is the predominant land use.~~
 - ~~Improve the visual appearance by encouraging amenities such as street trees and street furniture when public and private development and redevelopment is undertaken.~~
 - ~~Construct or improve water, sewer and storm drain systems as needed.~~
 - ~~Ensure that future improvements and land use changes in the area provide adequate sound, light and visual buffers to adjacent residential areas.~~
 - ~~Reserve areas along East and West Second Street for commercial/industrial mixed zoning.~~
 - ~~Reserve land in the northern portion of the Northwest Aluminum site for needed commercial development.~~
3. ~~The Dalles Industrial Area (Industrial areas shall be identified on the Land Use Plan Map for industrial uses):~~
- ~~Provide for industrial development located with good access to I-84, arterial streets and rail facilities.~~
 - ~~Encourage master planned redevelopment of the Northwest Aluminum site that retains larger parcel sizes identified in the EOA for targeted industries.~~
 - ~~Locate industrial areas generally north of the I-84/Union Pacific Railroad corridor.~~
 - ~~Construct or improve water, sewer, streets, and storm drain systems as needed.~~
4. ~~Service/Recreation Areas (Designated Recreational Commercial on the Land Use Plan Map):~~
- ~~Provide for mixed-use business and service commercial areas in locations with good access to I-84, Columbia River access, and proximity to recreation and/or visitor attractions.~~
 - ~~Allowed uses include retail, service and office uses related to nearby industrial areas, and commercial uses serving the traveling public such as "hotels, restaurants, conference centers and recreation facilities. Allow light industrial uses which are compatible with commercial and recreational uses.~~
 - ~~Ensure site planning which protects and enhances the significant environmental areas located along the Columbia River and related streams and creeks.~~
 - ~~Prepare zoning and development standards for the service/recreation areas.~~
 - ~~Construct or improve water, sewer, street, and storm drain systems as needed.~~
5. ~~Planned Developments (located in Commercial Areas)~~
- ~~Planned development shall be located within areas designated Residential and Commercial on the Comprehensive Plan map. Such developments are intended to allow greater flexibility and creativity in construction, lay-out, and use.~~

~~Planned developments for commercial uses shall be a minimum of 10 acres; development for residential uses shall be a minimum of 1 acre.~~

1. Expand the Existing Industry Base
 - Collaborate with MCEDD and other stakeholders to coordinate activities.
 - Engage with existing organizations to determine barriers to address at the City and to foster collaboration.
 - Align downtown urban renewal plan and visioning with the Economic Development Action Plan
 - Prepare an inventory of sites and buildings that clearly define and highlight the infrastructure and inventive assets within the City.
 - Promote a proactive permitting process and culture.
 - Promote the Columbia Gorge Regional Airport Business Park
 - Invest and promote maker space collaborations.
 - Support, sponsor, and promote startup collaboration networking events in downtown.
 - Encourage master planned redevelopment of the Northwest Aluminum site that retains larger parcel sizes for targeted industries.
2. Grow and Attract Talent
 - Encourage affordable and diverse housing types for a variety of residents.
 - Encourage new higher-end market rate housing development for high-wage workforce.
 - Enhance youth access to Science, Technology, Engineering, and Math (STEM) related occupations.
 - Develop a consistent message for business to attract workers.
3. Create Place
 - Determine and permit the necessary public infrastructure to encourage the desired private investment in conjunction with the project.
 - Enhance the visual appearance in the Downtown Area.
 - Define and promote a vision for The Dalles
 - Attract new retailers
 - Enhance and promote the bike trail network surrounding The Dalles
 - Work with stakeholders such as Main Street, Chamber of Commerce, tourism organization, Northern Wasco County Park and Recreation District, and others to enhance promotion of the Gorge
 - Conserve historically significant places and properties, and aid in the rehabilitation of buildings and properties, particularly in the Downtown Historic District.

THE DALLES ECONOMIC DEVELOPMENT ACTION PLAN (2019 TO 2024)									
Actions	2019	2020	2021	Year 4&5	Lead Org/ Staff	City Staff Support	Partners	Resource Required	Deliverable
GOAL 1: EXPAND THE EXISTING INDUSTRY BASE									
Objective 1.1 Identify an Economic Development Champion									
Outcome: Identified actions are implemented									
A. Hire staff person to implement Action Plan	X				Community Development Director (CDD)	City Manager Office	None	Budget for one FTE	<ul style="list-style-type: none">Approval for staff position. 2Q 2020Post position and recruit. 3Q 2020Position filled. 1Q 2021
B. Collaborate with MCEDD and other stakeholders to review Action Plan and coordinate activities			X	X	NEW FTE	Community Development Director (CDD)	MCEDD, CGCC, Port Wasco County EDC, SBDC, Chamber	Staff time	<ul style="list-style-type: none">Create list of targeted companies within industry clusters to visit. 3Q 202110 meetings a year (generally 1 per month). AnnuallyDocument barriers/opportunities and quotes from CEO (for marketing purposes) in a database. AnnuallyReview Action Plan outcomes with report to Council. 4Q each year.
Objective 1.2 Engage with Industry Clusters and Define Needs									
Outcome: Understand where to best invest time and resources to support businesses									
A. Engage with existing organizations to determine barriers to address at city and foster collaboration		X	X	X	NEW FTE	Community Development Director (CDD)	CGCC, Gorge Tech Alliance (GTA), Gorge Works, Chamber, STEM Hub, K-12, SBDC, Port	Staff time	<ul style="list-style-type: none">Attend partner meetings and foster collaboration. AnnuallyDetermine how city can support and promote CGCC development of test kitchen and certificate program. 4Q 2020.
B. Collaborate with GTA and MCEDD to foster alignment and industry promotion of Pendleton and Warm Springs UAS facilities		X	X	X	NEW FTE	Community Development Director (CDD)	MCEDD, UAS Ranges, GTA, Business Oregon	Staff time	<ul style="list-style-type: none">Meet with Pendleton UAS to foster relationship and understanding of UAS assets to better understand UAS industry opportunities. AnnuallyAlign information with Action 1.3.B. Annually
C. Align downtown urban renewal plan and visioning with ED Action Plan		X	X		Community Development Director (CDD)	NEW FTE	Utility Providers, Public Works, Urban Renewal, Main Street	Staff time	<ul style="list-style-type: none">Align company needs and interests with downtown projects. 3Q 2020Outline a list of necessary public investments to foster private investment that addresses businesses’ needs. 2Q 2021
Objective 1.3 Make Employment Areas Desired by Industry Clusters Shovel Ready									
Outcome: Foster regional growth of industry clusters									
A. Prepare a land supply analysis in alignment with EOA requirements	X	X			Community Development Director (CDD)	NEW FTE	Port, MCEDD, Business Oregon, Wasco County Planning Director	\$25,000 (unless grant secured)	<ul style="list-style-type: none">Secure grant to fund project. 3Q 2019Complete supply analysis. 2Q 2020
B. Prepare an inventory of sites and buildings that clearly define and highlight the infrastructure and incentive assets within the city			X	X	NEW FTE	Community Development Director (CDD)	MCEDD, Business Oregon, Public Works, Utility Providers, Port, Airport Business Park	Staff time	<ul style="list-style-type: none">Identify underutilized industrial properties that can be redeveloped at higher densities. 4Q 2020Based on information derived in 1.1.B, document where certain industry wants to expand. 1Q 2021Determine if local improvement districts (LID) are desired to help secure grants that will finance any necessary infrastructure improvement to make sites “shovel ready” 1Q 2021Develop a list of sites and buildings that corresponds with industry desires and incentive opportunities. 1Q 2021Maintain and update list. Annually

C. Promote a proactive permitting process and culture		X	X	X	Community Development Director (CDD)	Public Works, Planning, City Manager, NEW FTE	Public Works, County Building/Fire, Planning	Staff time	<ul style="list-style-type: none">• Create a “SWAT team” of key staff from each partner to collaborate on site or building development needs. Share intent of ED Strategy and Action Plan. 1Q 2021• Meet quarterly to discuss infrastructure investments or proactively address barriers. Annually• SWAT team convened for immediate opportunities. Annually.
D. Actively promote Columbia Gorge Regional Airport Business Park, which is within an Opportunity Zone.			X	X	Airport Manager	NEW FTE	Pendleton UAS, GTA	Staff time and \$15,000 for marketing materials	<ul style="list-style-type: none">• Based on meetings with industry clusters, determine potential users/tenants. 1Q 2021• Prepare marketing materials with available sites, lease rates, OZ opportunity for businesses and recent siting of Sage Tech by 4Q 2021.• Meet with Portland industrial developers and brokers by 1Q 2022.• Collaborate with Pendleton UAS to inform companies testing at site of location opportunities at the Business Park to grow the regional UAS cluster. Annually
Objective 1.4 Enhance the Startup Ecosystem									
Outcome: Foster regional growth of industry clusters									
A. Continue to invest in and promote maker space collaboration		X	X	X	NEW FTE	Library/Makers Space	STEM HUB, GTA, K-12 School District, MCEDD	Staff time. Urban renewal allocation.	<ul style="list-style-type: none">• If it does not exist, create a Maker Space stakeholder group to determine alignment and foster initiatives. 4Q 2020• Work with Maker Space to determine if local crafter space is appropriate in downtown. 1Q 2021
B. Support, sponsor and promote startup collaboration networking events downtown		X	X	X	NEW FTE	Library/Makers Space	Chamber, GTA, SBDC, MCEDD	Staff time	<ul style="list-style-type: none">• Determine why Pub Talks are no longer happening. 4Q 2020.• If Pub Talks or Pitch events desired, determine who will lead. 2Q 2021• City revisits home business license/permit process to encourage flex space and opportunity for entrepreneurs. 1Q 2021• Determine how Latino population can be best engaged in start-up activities. 2Q 2021• Leverage MCEDD’s micro-loan program to support start-ups and if appropriate for city to help seed. 4Q 2021

GOAL 2: GROW AND ATTRACT TALENT

Actions	2019	2020	2021	Year 4&5	Lead Org/ Staff	City Staff Support	External Partners	Resource Required	Deliverable
Objective 2.1: Build Diverse Types of Housing									
Outcome: Helps attract and retain talent									
A. Encourage affordable and diverse housing types for a variety of residents.	X	X			Community Development Director (CDD)	Planning	CGCC	Staff time	<ul style="list-style-type: none"> City consider if it will reduce or defer SDC's or permit fees to encourage affordable housing. Q1 2021 Continue to support CGCC Campus student housing development with proactive permitting process. Q3 2022 Allow for various types and sizes of housing through updated flexible zoning code. Ongoing
B. Encourage new higher-end market rate housing development for high-wage workforce. This will help prevent home owners from "buying down" and balance the affordable housing supply.		X	X	X	Community Development Director (CDD)	NEW FTE Urban Renewal	Brokers, Developers, Hospital	Staff time. Urban renewal allocation.	<ul style="list-style-type: none"> Identify opportunities for market rate apartment projects downtown. 2Q 2020 Continue to collaborate with developers through public-private partnerships to build apts. Ongoing Determine available residential sites for high-income workforce. 4Q 2020
Objective 2.2: Prepare Youth for Economic Opportunity									
Outcome: Builds the local long-term workforce pipeline									
A. Enhance youth access to Science, Technology, Engineering and Math (STEM) related occupations.		X	X	X	NEW FTE	Community Development Director (CDD)	STEM Hub, Chamber, GTA, MCEDD, K-12 School District	Staff time	<ul style="list-style-type: none"> Support and promote the Gorge Works program that streamlines the internship process for business and industry. 2Q 2020 Work with STEM Hub to potentially track enrollment and completion in Career Technical Education (CTE) and other programs by industry cluster to ensure alignment with high-demand sectors. Determine gaps and how to resolve. (Potential grant opportunity through Oregon Community Foundation). 2Q 2021
B. Promote a STEM culture across the community			X	X	NEW FTE	Community Development Director (CDD)	STEM Hub, Chamber, Main Street, GTA	Staff time. Business sponsorships	<ul style="list-style-type: none"> Support North Wasco School District actions to improve facilities that will foster STEM education. Ongoing Sponsor and promote events such as a new The Dalles STEM Fair focused on maker space (Hood River STEM Fair is focused on robotics). 1 Q 2021
Objective 2.3: Attract Talent									
Outcome: Helps existing industry clusters grow in the short-term									
A. Attract talent to meet immediate needs for talent.				X	NEW FTE	Community Development Director (CDD)	CGCC, GTA, Chamber, MCEDD	Staff time	<ul style="list-style-type: none"> Create a Task Force (including CGCC) of diverse local residents that are the demographic make-up of the target audience. 1Q 2022 Task Force develops strategy for messaging, events and local engagement to attract desired group. 4Q 2022 Promote campaign with The Dalles High School and CGCC alumni database or utilizing social media tools. 1Q 2023
B. Develop a consistent message for business to attract workers.				X	NEW FTE	Community Development Director (CDD)	CGCC, GTA, Chamber, MCEDD, Hospital, Workforce Board	Staff time. \$20,000 for website development.	<ul style="list-style-type: none"> Work with local employers and partners to build a talent attraction website for the entire region. This will help them with their recruiting efforts, while also providing economic development marketing for the region. 1Q 2022

GOAL 3: CREATE PLACE

Actions	2019	2020	2021	Year 4&5	Lead Org/ Staff	City Staff Support	External Partners	Resource Required	Deliverable
Objective 3.1: Complete and Implement the Downtown Plan									
Outcome: Attracts amenities such as recreation services, retail, and restaurants that helps retain talent									
A. Consider applying for a federal Environment Protection Agency (EPA) brownfield grant to supplement the existing state grant. The EPA grant is a more substantial amount of funding that goes beyond environmental assessments. It will also pay for market analyses for retail, housing and office uses, proposed development site layouts and proforma analysis, as well as infrastructure analysis to foster private investment interest.	X	X	X		Community Development Director (CDD)	NEW FTE	Urban Renewal, County, Port, Main Street, MCEDD	Staff time. (No match required.)	<ul style="list-style-type: none"> Work with engineering firm to prepare grant application. 3Q 2019 Identify additional properties for clean up. 4Q 2020 Identify infrastructure needs and solutions. 4Q 2021
B. Determine and permit the necessary public infrastructure to encourage the desired private investment in conjunction with the project. (Do not build the infrastructure without private investment commitment.)			X	X	Community Development Director (CDD)	Public Works	Main Street, Utility providers	Staff time	<ul style="list-style-type: none"> Prepare a list of public infrastructure projects and costs that are required with new private investment. 4Q 2021 Allocate urban renewal budget. 1Q 2022 Construct infrastructure in conjunction with private investment as an incentive. Ongoing
C. Align city policies with downtown plan and ED Strategy.		X			Community Development Director (CDD)	NEW FTE	CGCC, Main Street, Chamber	Staff time	<ul style="list-style-type: none"> Allow for small niche manufacturing for food production and manufacturing. Q4 2020 Continue a storefront improvement program for strategic downtown areas. Q4 2020 Allow for mobile trucks and align with CC culinary program to help incubate new restaurants. Ongoing
Objective 3.2: Celebrate The Dalles									
Outcome: Conveys to businesses, and their future employees, why they should stay and grow here.									
A. Enhance the image of downtown.	X	X			Community Development Director (CDD)	City Manager Office	Main Street, Chamber, DEQ	Staff time	<ul style="list-style-type: none"> Align economic development with beautification committee and private investment. Q4 2019 Discuss and derive solutions as to how the AmeriTies facility can mitigate impacts. Q1 2020
B. Define and promote a vision for The Dalles		X	X		Community Development Director (CDD)	NEW FTE	Main Street, Chamber	Staff time.	<ul style="list-style-type: none"> Work with community stakeholders, including the Chamber, to define the unique qualities that the community embraces and is authentic. Use these assets to tell the story and vision of The Dalles. (Investing resources in another brand or tagline is not recommended. Just tell the story, which is much bigger and richer than a tagline.) Q3 2020 Utilize and build off the research and recommendations in the City of The Dalles Vision Action Plan completed in May 2011. Ongoing. Work with the Chamber and local industries to promote business stories that exemplify The Dalles vision. Q1 2021

Objective 3.3: Support Local Retailers and Expand the Market									
Outcome: Increased amount of retail that serves the local community									
A. Cultivate success for existing retailers.	X	X			Community Development Director (CDD)	NEW FTE	Main Street, Chamber, SBDC	Staff time. Consultant. \$20,000	<ul style="list-style-type: none"> Build off and collaborate with Chamber’s prior work of providing a consultant to retailers. Hire a consultant to educate and train existing retailers on best practices to improve sales. 1Q 2020 Support and sponsor events downtown with consistent marketing, promotion and coordination. Ongoing
B. Attract new retailers.		X	X	X	Community Development Director (CDD)	NEW FTE	Main Street, Chamber, County	Staff time. Consultant \$20,000	<ul style="list-style-type: none"> Visit City of Beaverton to understand how they have been successful with their restaurant attraction strategy. 1Q 2020 Implement a “pre-lease” program in the city to help new local retailers navigate the permit process. This is a complimentary and informal process that introduces permit review staff to potential business owners and considered space to encourage proactive solutions or identification of costly improvements up front. 2Q 2020 Create a retail attraction strategy to recruit new restaurants. 4Q 2020 Work with local wineries to consider a downtown storefront/tasting rooms (similar to Walla Walla). Ongoing
Objective 3.4: Promote the Gorge and Enhance Access to Outdoors									
Outcome: Sets The Dalles apart from other Oregon communities									
A. Enhance and promote the bike trail network surrounding The Dalles	X	X	X	X	NEW FTE	Community Development Director (CDD)	Main Street, Chamber, Wasco County, Travel Oregon, ODOT	Staff time.	<ul style="list-style-type: none"> Support and promote events and assets such as Gravel Grinder and Highway 30 Trail connector. Ongoing Work with Columbia Gorge Interagency Public Recreation Action Team to improve and expand trails. Ongoing Complete the Bike Hub project. Q4 2021
B. Work with stakeholders to enhance promotion of the Gorge		X	X	X	NEW FTE	Community Development Director (CDD)	Main Street, Chamber, Tourism Organizations, Northern Wasco County Park and Recreation District	Staff time.	<ul style="list-style-type: none"> Utilize existing information, as in Ready Set Gorge, to define a comprehensive of list of recreation assets within Gorge for promotion throughout economic development marketing. Q1 2020 Utilize for Task 1.3.D, 2.3.B and 3.2.B. Ongoing

The Dalles Economic Development Action Plan - possible additional actions related to land supply

Actions	2019	2020	2021	Year 4&5	Lead Org/	Staff	City Staff Support	Partners	Resource Required	Deliverable	Notes
Outcome: Foster regional growth of industry clusters											
A. Prepare a land supply analysis in alignment with EOA requirements	X	X			Community Development Director (CDD)	NEW FTE	Port, MCEDD, Business Oregon, Wasco County Planning Director	\$25,000 (unless grant secured)	• Secure grant to fund project. 3Q 2019	• Complete supply analysis. 2Q 2020	
Continue to work with Google on planning for future development of their sites			X	X	CDD					Identify opportunities for more employment-intensive uses where possible	Assume this is an ongoing process
Address land use appeals and opportunities for future development of Walmart site					CDD					- Resolve land use application permitting status and issues, pending outcome of legal appeal process - Help property owner market site for alternative employment uses	Don't know what the timeline should be for this
Advocate with BPA for more streamlined approach to and flexibility of low-impact forms of development within BPA easement areas (e.g., parking, circulation, etc.)			X	X	CDD		Port, MCEDD			- Initiate discussions with BPA re: challenges of developing properties with easements - Identify potential enhancements to current BPA permitting/approval process	
Work with Port of The Dalles to support development of Port-owned sites			X	X	City Manager		Port, MCEDD, Business Oregon			- Continue to coordinate with Port to identify City actions that can support development - Partner with MCEDD, Port, Business Oregon, realtors, others to respond to inquiries about available development sites	
Continue to monitor and update the City's inventory of buildable employment land				X	CDD		Port, MCEDD, Business Oregon			- Update approximately every three to five years - If the City identifies a deficit of buildable land in future years, pursue strategies to address the deficit, including a possible UGB expansion	



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

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

RESOLUTION NO. PC 607-22

A RESOLUTION OF THE PLANNING COMMISSION RECOMMENDING CITY COUNCIL APPROVAL OF COMPREHENSIVE PLAN GOAL 9 REVISIONS: AMENDMENTS AND ADOPTION OF THE EMPLOYMENT OPPORTUNITIES ANALYSIS (EOA) AND EMPLOYMENT BUILDABLE LANDS INVENTORY (BLI) DOCUMENTS TO THE DALLES COMPREHENSIVE PLAN, VOLUME II: BACKGROUND DOCUMENTS

WHEREAS, Oregon law mandates the City to periodically update The Dalles Comprehensive Land Use Plan (**Comprehensive Plan**) with and produce a twenty-year inventory of buildable land for both employment and residential uses and consistent with OAR 660-009-0015;

WHEREAS, the City submitted an application for Comprehensive Plan Amendment 53-22 (**CPA 53-22**) proposing a text amendment to Comprehensive Plan Goal #9 and adoption of the 2020 Employment Buildable Lands Inventory, The Dalles Economic Action Plan, and The Dalles Economic Development Action Plan as Background Documents;

WHEREAS, Staff brought this matter for Planning Commission discussion on March 17, 2022, and for City Council discussion on March 28, 2022, both at regular and noticed meetings of the respective governing bodies;

WHEREAS, the Planning Commission conducted a noticed public hearing at its regular May 19, 2022, meeting to take public testimony on the proposed CPA 53-22; and

WHEREAS, the Planning Commission considered the public testimony and reviewed the proposed amendments set forth in CPA 53-22 and, based upon the proposed findings of fact and conclusions of law in the staff report and testimony presented during the hearing, incorporated herein by this reference, the Planning Commission voted to recommend the amendments be forwarded to the City Council for its review and adoption.

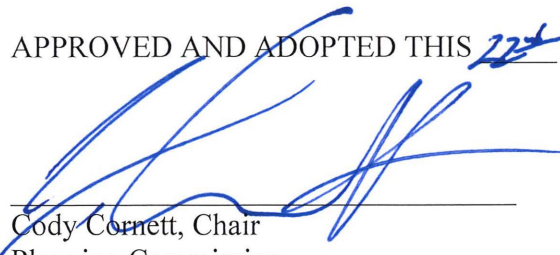
NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION AS FOLLOWS:

Section 1. The Planning Commission recommends the proposed Comprehensive Plan Amendment 53-22, attached to and made part of this Resolution as Exhibit "A", be approved and forwarded to City Council for its review and adoption.

Section 2. This Resolution shall be effective upon its passage and approval.

Section 3. The Secretary of the Planning Commission shall certify to the adoption of the Resolution and transmit a copy of the Resolution to the Applicant.

APPROVED AND ADOPTED THIS 22nd DAY OF AUGUST, 2022.



Cody Cornett, Chair
Planning Commission


I, Joshua Chandler, Interim Community Development Director for the City of The Dalles, hereby certify the foregoing was duly moved and adopted at a regular meeting of the Planning Commission held on the 19th day of May, 2022.

AYES: Aparicio, Cornett, Pena, Poppoff, Portela, two positions vacant

NAYS: None

ABSENT: None

ABSTAIN: None

ATTEST: 

Joshua Chandler
Interim Director
Community Development Department

The motion carried 5/0; Aparicio, Cornett, Pena, Poppoff and Portela voting in favor, none opposed, two positions vacant.

CPA 53-22, City of The Dalles

Request: Approval of Comprehensive Plan Goal 9 Revisions: Amendments and adoption of the Employment Opportunities Analysis (EOA) and Employment Buildable Lands Inventory (BLI) documents to *The Dalles Comprehensive Plan, Volume II: Background Documents*.

Chair Cornett read the rules of a public hearing. He then asked if any Commissioner had ex parte contact, conflict of interest or bias, which would prevent an impartial decision. Hearing none, Chair Cornett opened the public hearing at 6:00 p.m.

Director Cannon introduced Matt Hastie, Consultant, MIG/APG. Cannon stated after discussion in 2021 with City Council and the Planning Commission, it was decided this amendment should be adopted.

Matt Hastie provided the presentation, Exhibit 2.

Director Cannon said the updated data will be very valuable, but noted some economic dynamics have changed since the pandemic.

Chair Cornett closed the public hearing at 6:15 p.m.

It was moved by Aparicio and seconded by Portela to recommend to City Council the approval of Comprehensive Plan Amendment 53-22, adopting text amendments to Goal 9 and approving the EOA and BLI as ancillary documents attached herein and adopting findings included in the staff report at the April 21, 2022 hearing. The motion carried 5/0; Aparicio, Cornett, Pena, Poppoff and Portela voting in favor, none opposed, two positions vacant.

Director Cannon stated Mr. Hastie would again work with the City on adoption of the Housing Needs Analysis. The Analysis, completed in 2017, must be adopted by 2025. Mr. Hastie will update the data prior to adoption.

STAFF COMMENTS / PROJECT UPDATES

Director Cannon provided the following updates:

- Strategic Plan – The town hall meeting in April had great attendance. The follow-up survey garnered approximately 600 responses. The draft, discussion and adoption should be completed by the end of June.
- City Manager Matthew Klebes is very interested in the Planning Commission and may provide direction on planning initiatives.
- The Urban Renewal Agency approved a package of new development incentives which will generate interest in downtown development. Cannon added the building at 205 Washington Street will be renovated with living spaces and ground floor retail spaces. A cider shop is planned for the basement level at the rear of the structure.
- Two storefronts east of the Recreation Building were completed. An ice cream/candy shop and the Apothecary gift shop will occupy the spaces.



AGENDA STAFF REPORT

AGENDA LOCATION: Public Hearing Item #10B

MEETING DATE: September 12, 2022

TO: Honorable Mayor and City Council

FROM: Joshua Chandler, Interim Community Development Director
Alice Cannon, Consultant – Cannon Service Solutions

ISSUE: Legislative Public Hearing and consideration of Ordinance No. 22-1392, approving amendments to The Dalles Municipal Code Chapter 10.5.130 to bring the City's Stream Corridor Overlay Zoning regulations into compliance with State-required standards (ZOA 105-22).

BACKGROUND: The Dalles Municipal Code references a Stream Corridor (SC) Overlay. This Overlay includes Chenoweth Creek, Mill Creek and Threemile Creek and was created to protect streams through measures that will reduce stream temperature, prevent stream habitat degradation, and protect/restore fish-bearing stream corridors. The SC Overlay applies additionally to areas within The Dalles Urban Growth Boundary (UGB) and includes the corridor extending upland 50 feet from the tops-of-bank of the three identified fish-bearing streams. All new development needs to be located outside of the Stream Corridor Overlay and maintain a 50-foot setback from the streams.

While the Municipal Code normally relies on this 50-foot setback for new development, there are two ways it can be reduced. One is through a "Stream Corridor Setback Modification" and the other is through a "Hardship Adjustment." The CDD is proposing to update these two exceptions in the Municipal Code by reducing the potential setbacks allowed (See Attachment A – Ordinance No. 22-1392).

The proposed amendments are required to implement a policy document recently adopted by the City Council on November 22, 2021, through General Ordinance No. 21-1386. This Ordinance and attached policy document approved the Total Maximum Daily Load Implementation Plan as an ancillary document to the City's Comprehensive Plan.

The adopted Implementation Plan incorporates existing management strategies, as well as an assessment of how City operations could be modified to better protect fish-bearing

streams and Total Maximum Daily Load (TMDL) allocations. The main goal of the City of The Dalles TMDL Implementation Plan is to reduce all stream pollutants to comply with the requirements of the Clean Water Act for the three creeks located inside the city of the Dalles. These are Chenoweth Creek, Mill Creek and Threemile Creek. At this time, temperature was the only identified pollutant source exceeding the maximum levels; therefore, the Plan's primary focus will be to reduce temperature. However, the management strategies will be beneficial not only to reducing temperature, but also to help reduce stream erosion and sediment within the streams, and help maintain bacteria and oxygen at appropriate levels.

This application for text amendments to The Dalles Municipal Code is the first modification proposed in the TMDL Implementation Plan. Staff discussed the proposed text amendments with the Planning Commission on March 17, 2022, and with the City Council on March 28, 2022.

The City of The Dalles Municipal Code, Title 10 - Land Use and Development, is the City's regulatory code for all land use located within The Dalles Urban Growth Boundary. This zoning ordinance amendment application is a legislative action under the provisions of Article 10.3.110 - Ordinance Amendments, Section 10.3.110.020 Review Procedures, and Section 10.3.020.060 (A) (2) Ordinance Amendments.

Notification:

Columbia Gorge News published a notice of this hearing on August 24, 2022. City staff also sent the notice to the local news media and posted it on the City's website. Wasco County Planning also reviewed the draft amendments and participated in a Planning Commission discussion on this topic on March 17, 2022 offering verbal support for the amendment. Additional noticing requirements of The Department of Land Conservation and Development (DLCD) are discussed below.

Comments:

No comments were received prior to the completion of this staff report. Additionally, no comments were received prior to or at the May 19, 2022 Planning Commission hearing.

Procedure:

The Dalles Municipal Code, Section 10.3.010.040 Applications

F. Applications for Legislative Actions. A legislative action may be initiated by the Director, the Historic Landmarks Commission, the Planning Commission, the Council, or at the request of an applicant or resident of the city.

FINDING #1: This application was initiated by the Director pursuant to the provisions of Section 10.3.010.040 (F).

The Dalles Municipal Code, Article 10.3.020.060 Legislative Actions

A. Decision types.

2. Ordinance Amendments; and

4. Amendments to the Comprehensive Plan:

FINDING #2: This application includes amendments to The Dalles Municipal Code and Comprehensive Plan.

B. Public Hearings.

1. The Commission shall hold at least one legislative public hearing to review applications for legislative actions and, by duly adopted resolution, make a

recommendation to the Council to approve, approve with conditions, or deny the request.

FINDING #3: The Planning Commission held a public hearing on this matter on Thursday, May 19, 2022. The Commission approved the amendments unanimously by Resolution No. 606-22.

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

FINDING #4: A notice of Planning Commission hearing was published in the Columbia Gorge News on May 4, 2022. A notice of public hearing for the City Council hearing was published on August 24, 2022.

Notice of Hearing as required by ORS 227.186.

ORS 227.186 requires that all property owners whose property is rezoned must be provided notice at least 20 days, but no more than 40 days, prior to the date of the first hearing. For purposes of this provision, rezone includes any change that limits or prohibits uses previously allowed in a zone.

FINDING #5: The proposed code amendments do not rezone or remove any permitted uses to properties which are in the Stream Corridor Overlay. The proposed revisions pertain to hardship and modification adjustments of the siting and development standards. City staff have determined that the notice of hearing detailed in ORS 227.186 is not required.

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

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

FINDING #6: City staff sent the required notice to the Department of Land Conservation and Development on March 17, 2022, 62 days prior to the first public hearing on May 19, 2022.

Review Criteria:

I. City of The Dalles Municipal Code, Title 10 Land Use and Development

Section 10.3.110.030 Review Criteria

Proposed text amendments shall be consistent with the Comprehensive Plan, and State Laws and Administrative Rules, including the State Transportation Planning Rule OAR 660-012-0060. Proposed text amendments shall be consistent with the adopted Transportation System Plan and the planned function, capacity, and performance standards of the impacted facility or facilities. 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.

FINDING #7: The City of The Dalles has broad discretion to adopt text changes. Each of the proposed amendments is consistent with the Comprehensive Plan, State Laws, and Administrative Rules.

II. The Dalles Comprehensive Plan

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.*

FINDING #8: This proposal is consistent with goals and policies of the Comprehensive Plan. The Columbia Gorge News published a notice of public

hearing, and the public has an opportunity to provide testimony on the proposed changes to the Planning Commission and City Council. The Planning Commission received no public comment at its May 19, 2022, hearing. The City Council will have an opportunity to consider citizen testimony at its hearing.

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.*

FINDING #9: These amendments update the existing zoning ordinance, following the directive of the Comprehensive Plan.

Goal #5. Open Spaces, Scenic and Historic Areas, and Natural Resources. *To conserve open space and protect natural and scenic resources.*

Policy 3. *Require that legislative and quasi-judicial actions affecting areas of significant environmental concern meet all application local, state, and federal regulations.*

FINDING #10: Proposed amendments are consistent with the Comprehensive Plan Goal #5, Policy 3 by ensuring the proposed text revisions meet the state regulations as outlined in the TMDL Implementation Plan approved by the Oregon DEQ on June 29, 2021.

Policy 6. *Protect and enhance Mill Creek, Chenoweth Creek, Fifteen Mile Creek, and Three Mile Creek for their natural and recreational values.*

FINDING #11: Proposed amendments are consistent with the Comprehensive Plan Goal #5, Policy #6 by increasing stream setbacks and buffers for new development in the stream corridor. These text amendments follow guidance by the Oregon DEQ included in the City's TMDL Implementation Plan.

Goal #6. Air, Water and Land Resource Quality. *To maintain and improve the quality of the air, water, and land resources of the state.*

Policy 1. *Support and participate in the implementation of state and regional plans and programs to reduce pollution levels.*

FINDING #12: Proposed amendments are consistent with the Comprehensive Plan Goal #6, Policy #1 by following management strategies included in the City's TMDL Implementation Plan. Zoning code modifications will assist in reducing temperatures of Mill Creek, Chenoweth Creek and Threemile Creek. As detailed in the approved plan, the Existing Stream Corridor Overlay will review and update as deemed necessary on a five-year basis.

Policy 5. *Ensure that all State and Federal regulations for air, water and noise quality are met.*

FINDING #13: Proposed amendments are consistent with the Comprehensive Plan Policy #5 by ensuring all regulations included in the TMDL Implementation Plan are met. The proposed text amendments are the first of three management strategies planned over the next few years.

BUDGET IMPLICATIONS: None.

COUNCIL ALTERNATIVES:

1. **Staff recommendation:** *Move to adopt Ordinance No. 22-1392, an ordinance approving amendments to The Dalles Municipal Code Chapter 10.5.130 to bring the City's Stream Corridor Overlay Zoning regulations into compliance with State-required standards by title only.*
2. Decline adoption of Ordinance No. 22-1392.

ATTACHMENT:

- Attachment #1 – General Ordinance 22-1392
 - Exhibit A – Findings of Fact, CPA No. ZOA 105-22
- Attachment #2 – Planning Commission Resolution No. 606-22
- Attachment #3 – Planning Commission minutes, May 19, 2022, page 2-3 of 26

GENERAL ORDINANCE NO. 22-1392

AN ORDINANCE APPROVING AMENDMENTS TO THE DALLES MUNICIPAL CODE CHAPTER 10.5.130 TO BRING THE CITY'S STREAM CORRIDOR OVERLAY ZONING REGULATIONS INTO COMPLIANCE WITH STATE-REQUIRED STANDARDS

WHEREAS, on November 22, 2021, the City Council of the City of The Dalles (**City Council**) adopted the *Total Maximum Daily Load (TMDL) Implementation Plan* as an ancillary document to the City's Comprehensive Plan through General Ordinance No. 21-1386;

WHEREAS, the TMDL Plan incorporated existing management strategies and an assessment on how City operations could be modified to better meet TMDL allocations by reducing all stream pollutants to comply with the federal Clean Water Act for Chenoweth Creek, Mill Creek, and Threemile Creek by primarily reducing thermal pollution;

WHEREAS, the City submitted an application for Zoning Ordinance Amendment 105-22 (**ZOA 105-22**) proposing various amendments to the City of The Dalles Municipal Code (**TDMC**)—Title 10, Land Use and Development, to further the policy directives of the TMDL Plan to ensure compliance with Oregon law;

WHEREAS, Staff brought this matter for Planning Commission discussion on March 17, 2022, and for City Council discussion on March 28, 2022, both at regular and noticed meetings of the respective governing bodies;

WHEREAS, the Planning Commission conducted a noticed public hearing at its regular May 19, 2022, meeting to take public testimony on the proposed ZOA 105-22, and unanimously voted to adopt PC Resolution No. 606-22 and recommending the proposed ZOA 105-22 be forwarded to the City Council for its review and adoption; and

WHEREAS, on September 12, 2022, the City Council considered the public testimony and reviewed the proposed amendments set forth in ZOA 105-22 and, based upon the proposed findings of fact and conclusions of law in the staff report and testimony presented during the hearing, incorporated herein by this reference, the City Council voted to approve the proposed amendments.

NOW, THEREFORE, THE COUNCIL OF THE CITY OF THE DALLES ORDAINS AS FOLLOWS:

Section 1. The City Council hereby approves and adopts the findings of fact and conclusions of law connected with **Zoning Ordinance Amendment #105-22**, attached to and made part of this Ordinance as Exhibit "A".

Section 2. The City Council hereby approves Zoning Ordinance Amendment #105-22 consistent with the Planning Commission's recommendation:

1. **TDMC 10.5.130.030(B)** shall be removed from TDMC Chapter 10.5, Article 5.130 in its entirety:
 - ~~B. Stream Corridor Setback Modification. The Planning Director may reduce the stream-corridor setback in “developed” areas shown on The Dalles Stream Corridor Inventory to 25 feet when all of the following criteria are satisfied:~~
 - ~~1. The applicant agrees to restore riparian vegetation within the remaining 25-foot setback area by implementing a riparian restoration plan approved by the Planning Director.~~
 - ~~2. The riparian restoration plan shall be prepared by a wetland scientist, government agent, or other professional with expertise in riparian plants and restoration techniques acceptable to the Planning Director.~~
 - ~~3. The plan shall ensure removal of invasive plant species and replacement with suitable native plant species that will effectively shade the stream and minimize stream bank erosion.~~
 - ~~4. The plan shall include provisions for monitoring and replacement of native plants over at least a three-year period.~~
 - ~~5. The Planning Director may require a riparian conservation easement for the remaining protected stream corridor.~~
2. **TDMC 10.5.130.030(C)(1)** shall be revised to reduce the maximum hardship adjustment of the 50-foot stream corridor from 67% to 40%, shall be relabeled as **TDMC 10.5.130.030(B)(1)**, and read as follows:
 - B. Hardship Adjustment. The Planning Commission may approve a hardship adjustment to the stream setback provisions of this chapter, without going through a formal variance process, under the following circumstances:
 1. Where application of the stream setback provisions of this chapter makes it impossible to build a structure (including a building, required parking and access) otherwise permitted in the underlying zoning district, the Planning Commission may allow reductions of the setback standards of the underlying zoning district by up to 67% **40%** to permit the siting of such structures to avoid infringing on the stream setback area.
3. **TDMC 10.5.130.030(C)(2)** shall be revised to reduce the total impervious surface area within the 50-foot stream setback if it is still considered impossible to build after considering the effect of a hardship adjustment from 3,000 square feet to 500 square feet, shall be relabeled as **TDMC 10.5.130.030(B)(2)**, and read as follows:
 2. If, after considering the effect of hardship setback adjustments, it is still impossible to build a structure permitted in the underlying zoning district, the Planning

Commission may approve up to ~~3,000~~ **500** square feet of impervious surface area within the required stream setback area, provided that:

- a. The structure, parking and access area is located as far from the top of bank as reasonably possible; and
- b. The applicant submits a stream corridor restoration plan prepared ~~to the specifications set forth in Section 10.5.130.030(B).~~ by a wetland scientist, government agent, or other professional with expertise in riparian plans and restoration techniques acceptable to the Planning Director. The stream corridor restoration plan shall:
 - i. Ensure removal of invasive plant species and replacement with suitable native plant species that will effectively shade the stream and minimize stream bank erosion; and
 - ii. Include provisions for monitoring and replacement of native plans over at least a three-year period.

Section 3. This Ordinance shall be effective 30 days after adoption.

PASSED AND ADOPTED THIS 12TH DAY OF SEPTEMBER, 2022,

Voting Yes	Councilors:	_____
Voting No	Councilors:	_____
Abstaining	Councilors:	_____
Absent	Councilors:	_____

AND APPROVED BY THE MAYOR THIS 12TH DAY OF SEPTEMBER, 2022.

Richard A. Mays, Mayor

ATTEST:

Izetta Grossman, CMC, City Clerk

EXHIBIT “A”

FINDINGS OF FACT AND CONCLUSIONS OF LAW FOR ZOA #105-22

BACKGROUND INFORMATION:

The Dalles Municipal Code references a Stream Corridor (SC) Overlay. This Overlay includes Chenowith Creek, Mill Creek and Threemile Creek and was created to protect streams through measures that will reduce stream temperature, prevent stream habitat degradation, and protect/restore fish-bearing stream corridors.

The SC Overlay applies additionally to areas within The Dalles Urban Growth Boundary (UGB) and includes the corridor extending upland 50 feet from the tops-of-bank of the three identified fish-bearing streams. All new development needs to be located outside of the Stream Corridor Overlay and maintain a 50-foot setback from the streams.

While the Municipal Code normally relies on this 50-foot setback for new development, there are two ways it can be reduced. One is through a “Stream Corridor Setback Modification” and the other is through a “Hardship Adjustment.” The CDD is proposing to update these two exceptions in the Municipal Code by reducing the potential setbacks allowed (See Attachment A – Ordinance No. 22-1392).

The proposed amendments are required to implement a policy document recently adopted by the City Council on November 22, 2021, through General Ordinance No. 21-1386. This Ordinance and attached policy document approved the Total Maximum Daily Load Implementation Plan as an ancillary document to the City’s Comprehensive Plan.

The adopted Implementation Plan incorporates existing management strategies, as well as an assessment of how City operations could be modified to better protect fish-bearing streams and Total Maximum Daily Load (TMDL) allocations. The main goal of the City of The Dalles TMDL Implementation Plan is to reduce all stream pollutants to comply with the requirements of the Clean Water Act for the three creeks located inside the city of the Dalles. These are Chenowith Creek, Mill Creek and Threemile Creek. At this time, temperature was the only identified pollutant source exceeding the maximum levels; therefore, the Plan’s primary focus will be to reduce temperature. However, the management strategies will be beneficial not only to reducing temperature, but also to help reduce stream erosion and sediment within the streams, and help maintain bacteria and oxygen at appropriate levels.

This application for text amendments to The Dalles Municipal Code is the first modification proposed in the TMDL Implementation Plan. Staff discussed the proposed text amendments with the Planning Commission on March 17, 2022, and with the City Council on March 28, 2022.

The City of The Dalles Municipal Code, Title 10 - Land Use and Development, is the City’s regulatory code for all land use located within The Dalles Urban Growth Boundary. This zoning ordinance amendment application is a legislative action under the provisions of Article 10.3.110 - Ordinance Amendments, Section 10.3.110.020 Review Procedures, and Section 10.3.020.060 (A) (2) Ordinance Amendments.

Notification:

Columbia Gorge News published a notice of this hearing on August 24, 2022. City staff also sent the notice to the local news media and posted it on the City's website. Wasco County Planning also reviewed the draft amendments and participated in a Planning Commission discussion on this topic on March 17, 2022 offering verbal support for the amendment. Additional noticing requirements of The Department of Land Conservation and Development (DLCD) are discussed below.

Comments:

No comments were received prior to the completion of this staff report. Additionally, no comments were received prior to or at the May 19, 2022 Planning Commission hearing.

Procedure:

The Dalles Municipal Code, Section 10.3.010.040 Applications

F. Applications for Legislative Actions. A legislative action may be initiated by the Director, the Historic Landmarks Commission, the Planning Commission, the Council, or at the request of an applicant or resident of the city.

FINDING #1: This application was initiated by the Director pursuant to the provisions of Section 10.3.010.040 (F).

The Dalles Municipal Code, Article 10.3.020.060 Legislative Actions

A. Decision types.

2. Ordinance Amendments; and

4. Amendments to the Comprehensive Plan:

FINDING #2: This application includes amendments to The Dalles Municipal Code and Comprehensive Plan.

B. Public Hearings.

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

FINDING #3: The Planning Commission held a public hearing on this matter on Thursday, May 19, 2022. The Commission approved the amendments unanimously by Resolution No. 606-22.

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

FINDING #4: A notice of Planning Commission hearing was published in the Columbia Gorge News on May 4, 2022. A notice of public hearing for the City Council hearing was published on August 24, 2022.

Notice of Hearing as required by ORS 227.186.

ORS 227.186 requires that all property owners whose property is rezoned must be provided notice at least 20 days, but no more than 40 days, prior to the date of the first hearing. For purposes of this provision, rezone includes any change that limits or prohibits uses previously allowed in a zone.

FINDING #5: The proposed code amendments do not rezone or remove any permitted uses to properties which are in the Stream Corridor Overlay. The proposed revisions pertain to hardship and modification adjustments of the siting and development standards. City staff have determined that the notice of hearing detailed in *ORS 227.186* is not required.

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

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

FINDING #6: City staff sent the required notice to the Department of Land Conservation and Development on March 17, 2022, 62 days prior to the first public hearing on May 19, 2022.

Review Criteria:

I. City of The Dalles Municipal Code, Title 10 Land Use and Development

Section 10.3.110.030 Review Criteria

Proposed text amendments shall be consistent with the Comprehensive Plan, and State Laws and Administrative Rules, including the State Transportation Planning Rule OAR 660-012-0060. Proposed text amendments shall be consistent with the adopted Transportation System Plan and the planned function, capacity, and performance standards of the impacted facility or facilities. 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.

FINDING #7: The City of The Dalles has broad discretion to adopt text changes. Each of the proposed amendments is consistent with the Comprehensive Plan, State Laws, and Administrative Rules.

II. The Dalles Comprehensive Plan

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.*

FINDING #8: This proposal is consistent with goals and policies of the Comprehensive Plan. The Columbia Gorge News published a notice of public hearing, and the public has an opportunity to provide testimony on the proposed changes to the Planning Commission and City Council. The Planning Commission received no public comment at its May 19, 2022, hearing. The City Council will have an opportunity to consider citizen

testimony at its hearing.

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.*

FINDING #9: These amendments update the existing zoning ordinance, following the directive of the Comprehensive Plan.

Goal #5. Open Spaces, Scenic and Historic Areas, and Natural Resources. *To conserve open space and protect natural and scenic resources.*

Policy 3. *Require that legislative and quasi-judicial actions affecting areas of significant environmental concern meet all application local, state, and federal regulations.*

FINDING #10: Proposed amendments are consistent with the Comprehensive Plan Goal #5, Policy 3 by ensuring the proposed text revisions meet the state regulations as outlined in the TMDL Implementation Plan approved by the Oregon DEQ on June 29, 2021.

Policy 6. *Protect and enhance Mill Creek, Chenoweth Creek, Fifteen Mile Creek, and Three Mile Creek for their natural and recreational values.*

FINDING #11: Proposed amendments are consistent with the Comprehensive Plan Goal #5, Policy #6 by increasing stream setbacks and buffers for new development in the stream corridor. These text amendments follow guidance by the Oregon DEQ included in the City's TMDL Implementation Plan.

Goal #6. Air, Water and Land Resource Quality. *To maintain and improve the quality of the air, water, and land resources of the state.*

Policy 1. *Support and participate in the implementation of state and regional plans and programs to reduce pollution levels.*

FINDING #12: Proposed amendments are consistent with the Comprehensive Plan Goal #6, Policy #1 by following management strategies included in the City's TMDL Implementation Plan. Zoning code modifications will assist in reducing temperatures of Mill Creek, Chenoweth Creek and Threemile Creek. As detailed in the approved plan, the Existing Stream Corridor Overlay will review and update as deemed necessary on a five-year basis.

Policy 5. *Ensure that all State and Federal regulations for air, water and noise quality are met.*

FINDING #13: Proposed amendments are consistent with the Comprehensive Plan Policy #5 by ensuring all regulations included in the TMDL Implementation Plan are met. The proposed text amendments are the first of three management strategies planned over the next few years.



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

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

RESOLUTION NO. PC 606-22

A RESOLUTION OF THE PLANNING COMMISSION RECOMMENDING
CITY COUNCIL APPROVAL OF AMENDMENTS TO THE DALLES
MUNICIPAL CODE CHAPTER 10.5.130 TO BRING THE CITY'S STREAM
CORRIDOR OVERLAY ZONING REGULATIONS INTO COMPLIANCE
WITH STATE-REQUIRED STANDARDS

WHEREAS, on November 22, 2021, the City Council of the City of The Dalles (**City Council**) adopted the *Total Maximum Daily Load (TMDL) Implementation Plan* as an ancillary document to the City's Comprehensive Plan through General Ordinance No. 21-1386;

WHEREAS, the TMDL Plan incorporated existing management strategies and an assessment on how City operations could be modified to better meet TMDL allocations by reducing all stream pollutants to comply with the federal Clean Water Act for Chenoweth Creek, Mill Creek, and Threemile Creek by primarily reducing thermal pollution;

WHEREAS, the City submitted an application for Zoning Ordinance Amendment 105-22 (**ZOA 105-22**) proposing various amendments to the City of The Dalles Municipal Code—Title 10, Land Use and Development, to further the policy directives of the TMDL Plan to ensure compliance with Oregon law;

WHEREAS, Staff brought this matter for Planning Commission discussion on March 17, 2022, and for City Council discussion on March 28, 2022, both at regular and noticed meetings of the respective governing bodies;

WHEREAS, the City Planning Commission conducted a noticed public hearing at its regular May 19, 2022, meeting to take public testimony on the proposed ZOA 105-22; and

WHEREAS, the Planning Commission considered the public testimony and reviewed the proposed amendments set forth in ZOA 105-22 and, based upon the proposed findings of fact and conclusions of law in the staffreport and testimony presented during the hearing, incorporated herein by this reference, the Planning Commission voted to recommend the amendments be forwarded to the City Council for its review and adoption.

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


Section 1. The Planning Commission recommends the proposed Zoning Ordinance

Amendment 105-22, attached to and made part of this Resolution as Exhibit "A", be approved and forwarded to City Council for its review and adoption.

Section 2. This Resolution shall be effective upon its passage and approval.

Section 3. The Secretary of the Planning Commission shall certify to the adoption of the Resolution and transmit a copy of the Resolution to the Applicant.

APPROVED AND ADOPTED THIS 22nd DAY OF AUGUST, 2022.



Cody Cornett, Chair
Planning Commission

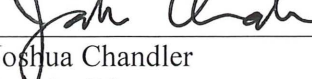
I, Joshua Chandler, Interim Community Development Director for the City of The Dalles, hereby certify the foregoing was duly moved and adopted at a regular meeting of the Planning Commission held on the 19th day of May, 2022.

AYES: Aparicio, Cornett, Pena, Poppoff, Portela, two positions vacant

NAYS: None

ABSENT: None

ABSTAIN: None

ATTEST: 

Joshua Chandler
Interim Director
Community Development Department

LEGISLATIVE PUBLIC HEARING

ZOA 105-22, City of The Dalles

Request: Approval of amendments to The Dalles Municipal Code Chapter 10.5.130 to bring the City's Stream Corridor Overlay Zoning regulations into compliance with State-required standards.

Chair Cornett read the rules of a public hearing. He then asked if any Commissioner had ex parte contact, conflict of interest or bias, which would prevent an impartial decision. Hearing none, Chair Cornett opened the public hearing at 5:40 p.m.

Director Cannon presented the staff report, Exhibit 1.

Commissioner Portela noted the staff report included a fourth proposed update not reflected in the presentation.

Director Cannon stated Proposed Update #4 provides definitions for incorporation into the Code. Definitions include:

- **Designated Management Agency (DMA)**
- **Management Strategies**
- **Performance Monitoring**
- **Pollutant**
- **Total Maximum Daily Load (TMDL)**
- **Water Quality Management Plan (WQMP)**

Additional definitions derived from the Department of Land Conservation and Development include:

- **Fish Habitat**
- **Riparian Area**
- **Riparian Corridor**
- **Riparian Corridor Boundary**
- **Stream**
- **Structure**
- **Top of Bank**
- **Water Area**

Director Cannon stated these definitions, if adopted, would bring the City into compliance with state law.

Chair Cornett closed the public hearing at 5:51 p.m.

Commissioner Poppoff lost the Zoom connection at 5:52 p.m.

It was moved by Cornett and seconded by Aparicio to recommend to City Council the approval of Zoning Ordinance Amendment 105-22, adopting Code amendments attached herein and adopting findings included in this staff report at the May 19, 2022 hearing.

Commissioner Poppoff regained the Zoom connection at 5:55 p.m. Commissioner Pena joined the meeting at 5:55 p.m.

The motion carried 5/0; Aparicio, Cornett, Pena, Poppoff and Portela voting in favor, none opposed, two positions vacant.

CPA 53-22, City of The Dalles

Request: Approval of Comprehensive Plan Goal 9 Revisions: Amendments and adoption of the Employment Opportunities Analysis (EOA) and Employment Buildable Lands Inventory (BLI) documents to *The Dalles Comprehensive Plan, Volume II: Background Documents*.

Chair Cornett read the rules of a public hearing. He then asked if any Commissioner had ex parte contact, conflict of interest or bias, which would prevent an impartial decision. Hearing none, Chair Cornett opened the public hearing at 6:00 p.m.

Director Cannon introduced Matt Hastie, Consultant, MIG/APG. Cannon stated after discussion in 2021 with City Council and the Planning Commission, it was decided this amendment should be adopted.

Matt Hastie provided the presentation, Exhibit 2.

Director Cannon said the updated data will be very valuable, but noted some economic dynamics have changed since the pandemic.

Chair Cornett closed the public hearing at 6:15 p.m.

It was moved by Aparicio and seconded by Portela to recommend to City Council the approval of Comprehensive Plan Amendment 53-22, adopting text amendments to Goal 9 and approving the EOA and BLI as ancillary documents attached herein and adopting findings included in the staff report at the April 21, 2022 hearing. The motion carried 5/0; Aparicio, Cornett, Pena, Poppoff and Portela voting in favor, none opposed, two positions vacant.

Director Cannon stated Mr. Hastie would again work with the City on adoption of the Housing Needs Analysis. The Analysis, completed in 2017, must be adopted by 2025. Mr. Hastie will update the data prior to adoption.

STAFF COMMENTS / PROJECT UPDATES

Director Cannon provided the following updates:

- Strategic Plan – The town hall meeting in April had great attendance. The follow-up survey garnered approximately 600 responses. The draft, discussion and adoption should be completed by the end of June.
- City Manager Matthew Klebes is very interested in the Planning Commission and may provide direction on planning initiatives.
- The Urban Renewal Agency approved a package of new development incentives which will generate interest in downtown development. Cannon added the building at 205 Washington Street will be renovated with living spaces and ground floor retail spaces. A cider shop is planned for the basement level at the rear of the structure.
- Two storefronts east of the Recreation Building were completed. An ice cream/candy shop and the Apothecary gift shop will occupy the spaces.



AGENDA STAFF REPORT

AGENDA LOCATION: Public Hearing Item #10C

MEETING DATE: September 12, 2022

TO: Honorable Mayor and City Council

FROM: Joshua Chandler, Interim Community Development Director

ISSUE: Public Hearing to consider annexation (ANX #80-22) of property located at 3022 West 10th Street and approval of Special Ordinance No. 22-595 annexing the property in the Urban Growth Boundary of the City pursuant to ORS 222.125.

BACKGROUND: This Public Hearing considers a request to annex property and receive public testimony. The affected property proposed to be annexed is depicted on the maps attached to and made part of proposed Special Ordinance No. 22-595 as Exhibits “A” and “B”. The property owner submitted the annexation request pursuant to the requirements of their recent minor partition approval (Minor Partition No. 406-22) to divide the one-acre parcel into two parcels of varying size.

Property to be Annexed:

The property is located at 3022 W. 10th Street, further described as 2N 13E 32BA Tax Lot 5000. A plat of the parcel and the associated Assessor’s Map have been included as Exhibits “A” and “B” of Special Ordinance No. 22-595.

Notification:

Columbia Gorge News published a notice of the hearing on August 24, 2022 and August 31, 2022. Staff sent a notice of public hearing to the property owner on September 2, 2022. Notifications comply with Oregon law and Sections 10.14.010.030 and 10.3.020.060 of The Dalles Municipal Code.

Process:

The annexation application is being processed under the provisions of The Dalles Municipal Code, Title 10 Land Use and Development, Article 14 Annexations. Per Section 10.14.010.030, all applications for annexation shall be processed as legislative

actions. Under the provisions for legislative actions in Section 10.3.020.060, annexation requests shall be heard by the City Council.

Review Criteria:

I. City of The Dalles Municipal Code, Title 10 Land Use and Development

Section 10.14.010.040 Review Criteria

Annexations shall be subject to the following criteria:

- A. *The territory is contiguous to the city limits and qualifies as a consent annexation pursuant to ORS 222.125 or as an island annexation pursuant to ORS 222.750.*

FINDING #1: The subject property is contiguous to the city limits and is eligible for a consent annexation consistent with Oregon Revised Statutes Chapter 222. The property owner submitted a consent to annexation at the time of application submittal. **Criterion met.**

- B. *The territory is within the urban growth area.*

FINDING #2: The property is located within the Urban Growth Boundary. **Criterion met.**

- C. *The development of the property is compatible and consistent with the rational and logical extension of utilities and roads to the surrounding area.*

FINDING #3: The property is zoned residential with one existing single-family dwelling and the ability to provide additional residential development. **Criterion met.**

- D. *The City is capable of providing and maintaining its full range of urban services to the territory without negatively impacting the City's ability to adequately serve all areas within the existing city limits.*

FINDING #4: The City is capable of serving the subject property without negatively impacting other areas within the City.

- E. *The annexation conforms to the Comprehensive Plan.*

FINDING #5: Goal #14, Urbanization, of the City's Comprehensive Plan is "[t]o provide for an orderly and efficient transition from rural to urban land use." Sub-goal #2 of Goal #14 is "[t]o coordinate with Wasco County in order to manage the Urban Growth Boundary and the conversion of land within the boundary for urban uses." The City has complied with Sub-goal #2 of Goal #14 by entering into an intergovernmental agreement with Wasco County for joint management of the Urban Growth Area, which includes the land area within the urban growth boundary and outside the city limits of the City of The Dalles. The proposed annexation is consistent with the provisions of Section 8 of the intergovernmental agreement with Wasco County for annexation of properties within the Urban Growth Area. The proposed annexation has been conducted in accordance with the relevant provisions to annexation set forth under Oregon law, including the provisions of ORS 222.125.

II. The Dalles Comprehensive Plan

Policy #5 listed in Goal #14 of the City's Comprehensive Plan provides as follows:

5. *Encourage the orderly annexation of land within the Urban Growth Boundary to the City of The Dalles.*
 - A. *Adequate public utilities shall be planned or provided for per local and State statutes, to service an area where annexation is considered. This included, but is not limited to, storm sewers, sanitary sewers and water service.*
 - B. *Public facilities such as roads, street lights, parks and fire hydrants may be required for development of the area in question and shall be subject to review prior to annexation.*
 - C. *Upon annexation an official plat of the parcel(s) in question shall be filed if such document does not exist. Any plat shall be subject to review by the Planning Director, City Planning Commission and the City Council as set forth in the Subdivision Ordinance.*

FINDING #6: Sub-goal #3 of Goal #14 of the Comprehensive Plan is “[t]o provide for the orderly and efficient provision of public facilities and services.” The proposed annexation complies with Sub-goal #3 of Goal #14 because it encourages the orderly annexation of land within the Urban Growth Boundary of the City of The Dalles. Extension of the city limit boundaries to include the property will allow the City to maintain the facilities and utilities in proper working order to provide services to future residences located on this property.

Inclusion of this property within the city limits will provide an opportunity for the City to plan and design its public utilities and facilities, including streets, storm systems, water and sanitary sewer systems to ensure the City can provide the necessary public services to its citizens in an orderly and efficient manner. The proposed annexation is reasonable and consistent with the provisions of the City's Comprehensive Plan and the intergovernmental agreement with Wasco County for the joint management of property within the Urban Growth Area for the reasons set forth above. Annexation will allow the City to continue providing necessary services for the residents of the property. Inclusion of this property within the city limits will also transfer responsibility for law enforcement activities related to this property to the City. This will create a more uniform and efficient system of law enforcement, eliminating confusion over which law-enforcement agency is responsible for providing services to the property.

BUDGET IMPLICATIONS: Completion of the proposed annexation will result in additional property taxes paid to the City for annexed private property. The annexation is planned for completion in time for the City to begin receiving its share of property taxes from the designated parcel by November 2023. The City will begin receiving additional revenue from its franchise utilities applicable to the newly annexed property and will begin collecting franchise fees from this property upon annexation.

COUNCIL ALTERNATIVES:

1. **Staff recommendation:** *Move to adopt Special Ordinance No. 22-595, an ordinance annexing a certain additional property located in the Urban Growth Boundary of the City of The Dalles pursuant to ORS 222.125 (Consent Annexation: ANX#80-22-Rundell) by title only.*
2. Decline to approve Special Ordinance No. 22-595 and give staff further direction.
3. Decline Special Ordinance No. 22-595.

ATTACHMENTS:

- Attachment #1 – Special Ordinance 22-595
 - Exhibit A – Partition Plat of Subject Property, dated June 14, 2022
 - Exhibit B – Assessor’s Map, 2N 13E 32BA
 - Exhibit C – Findings of Fact, ANX No. 80-22
 - Exhibit D – Legal Description of Subject Property
- Attachment #2 – Annexation Application No. 80-22

SPECIAL ORDINANCE NO. 22-595

**AN ORDINANCE ANNEXING A CERTAIN ADDITIONAL PROPERTY LOCATED
IN THE URBAN GROWTH BOUNDARY OF THE CITY OF THE DALLES
PURSUANT TO ORS 222.125 (CONSENT ANNEXATION: ANX#80-22-RUNDELL)**

WHEREAS, on September 12, 2022, the City Council conducted a public hearing pursuant to ORS 222.120(2) to consider annexation of a parcel of property where the City has received consent of the property owner proposing to be annexed, which property is depicted on the plat and map attached to and made part of this Special Ordinance as Exhibits “A” and “B”, respectively;

WHEREAS, the City Council has reviewed the written consent to annexation application submitted by the property owner and any electors residing in the territories proposing to be annexed, and the Council finds the consent to annexation application is valid under the provisions of ORS 222.125; and

WHEREAS, the City Council has reviewed the proposed findings submitted in support of the proposed consent annexations attached to and made part of this Special Ordinance as Exhibit “C”, and the Council has approved and adopted the proposed findings.

**NOW, THEREFORE, THE COUNCIL OF THE CITY OF THE DALLES
ORDAINS AS FOLLOWS:**

Section 1. Property to be annexed. Based upon the findings set forth in Exhibit “C”, the City Council finds the property depicted in Exhibits “A” and “B” is contiguous to the City limits, and, where applicable, the elector and landowner residing on the contiguous property to be annexed consented in writing prior to the public hearing conducted on September 12, 2022, consistent with ORS 222.120 and 222.125. The subject property depicted in Exhibits “A” and “B” is hereby proclaimed to be annexed to the City of The Dalles in accordance with ORS 222.120 and 222.125. The legal description for the subject property is attached to and made part of this Special Ordinance as Exhibit “D”.

Section 2. Submittals. The City Clerk shall submit, within the proper time frames, all necessary copies of this Special Ordinance and any supporting documents required by Oregon law to the appropriate State and county officials and departments.

Section 3. Effective Date of Annexation. The effective date of this annexation shall be complete from the date of filing the annexation records with the Secretary of State, as set forth in ORS 222.180.

Section 4. Effective Date of Ordinance. The effective date of this Special Ordinance shall be 30 days from its adoption, subject to any referendum being filed.

PASSED AND ADOPTED THIS 12TH DAY OF SEPTEMBER 2022,

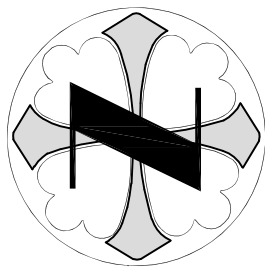
Voting Yes	Councilors:	_____
Voting No	Councilors:	_____
Abstaining	Councilors:	_____
Absent	Councilors:	_____

AND APPROVED BY THE MAYOR THIS 12TH DAY OF SEPTEMBER 2022.

Richard A. Mays, Mayor

ATTEST:

Izetta Grossman, CMC, City Clerk



0' 10' 20' 30' 40' 80'
SCALE IN FEET

PARTITION PLAT

TAX LOT 02N-13E-32BA 5000 (ACCT. #2671)
A REPLAT OF LOT 7, PINE COVE ACRES
IN THE NE1/4 NW1/4, SECTION 32, TWP. 2 N., RANGE 13 E., W.M.
CITY OF THE DALLES, WASCO COUNTY, OREGON
JUNE 14, 2022

PARCEL 1 32,061 S.F. = 0.736 AC.
PARCEL 2 11,516 S.F. = 0.264 AC.
TOTAL 43,577 Sq.Ft. = 1.000 ACRE
(TAX LOT 02N-13E-32BA 5000)

WASCO COUNTY
SURVEYOR'S OFFICE

Survey No. _____
Filed _____
By _____

RECORDING INFORMATION

EXHIBIT A

Document Number _____
Plat Number _____
Slide Number _____

DECLARATION:

I, Megan Rundell the owner of the land shown herein, hereby declare that this division of land is a legal plat Partitioned in accordance with the provisions of ORS Chapter 92 and has been made with my free consent and in accordance with my desires and by this plat create the easements shown hereon for the stated purpose.

Megan Rundell Date

ACKNOWLEDGEMENT

This Instrument was acknowledged before me on the ____ day of _____, 2022 by Megan Rundell

Notary signature

NOTARY PUBLIC PRINTED NAME

STATE OF _____

COUNTY OF _____

COMMISSION No. _____

MY COMMISSION EXPIRES _____

I hereby certify this partition was examined and approved as of this ____ day of _____, 2022

Wasco County Surveyor

I hereby certify this partition was examined and approved as of this ____ day of _____, 2022

The Dalles City Engineer

I hereby certify this partition was examined and approved as of this ____ day of _____, 2022

The Dalles Planning Director

I hereby certify this partition was examined and approved as of this ____ day of _____, 2022

Wasco County Assessor

Wasco County Tax Collector

OWNER:

MEGAN RUNDELL
3022 WEST 10TH. STREET
THE DALLES, OREGON 97058

SEE NOT #3
REGARDING THE
ACCESS

LEGEND:

- SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP, INSCRIBED "HUFFMON PLS 2786"
- FOUND MONUMENTS, AS NOTED
- CALCULATED CORNERS, NOT SET
- X- EXISTING FENCE LINE
- REF.# SURVEY REFERENCE NUMBER
- FND. FOUND
- CALC. CALCULATED
- () RECORD SURVEY OR DEED CALL
- MON. MONUMENT
- C.S.# COUNTY SURVEY NUMBER
- R/W RIGHT OF WAY
- DOC. DOCUMENT
- ALUM. ALUMINUM
- APPROX. APPROXIMATE
- ORIG. ORIGINAL
- L.C. LAND CORNER
- D.L.C. DONATION LAND CLAIM
- W/Y.P.C. WITH YELLOW PLASTIC CAP
- INX. INTERSECTION
- ST. STREET
- (E) EXISTING
- (P.U.E.) PUBLIC UTILITY EASEMENT
- EXISTING WATER METER

ENGINEER / SURVEYOR:

TENNESON ENGINEERING CORP.
3775 CRATES WAY
The Dalles, Oregon. 97058
Ph. 541-296-9177
FAX 541-296-6657



REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 21, 1997
BRADLEY R. HUFFMON
2786

EXPIRES: 06/30/2023

SHEET 1 OF 2

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

0 25 50 100 Feet

N.E.1/4 N.W.1/4 SEC.32 T.2N. R.13E. W.M.
WASCO COUNTY
1" = 100'

EXHIBIT B

02N13E32BA

1/8/2018

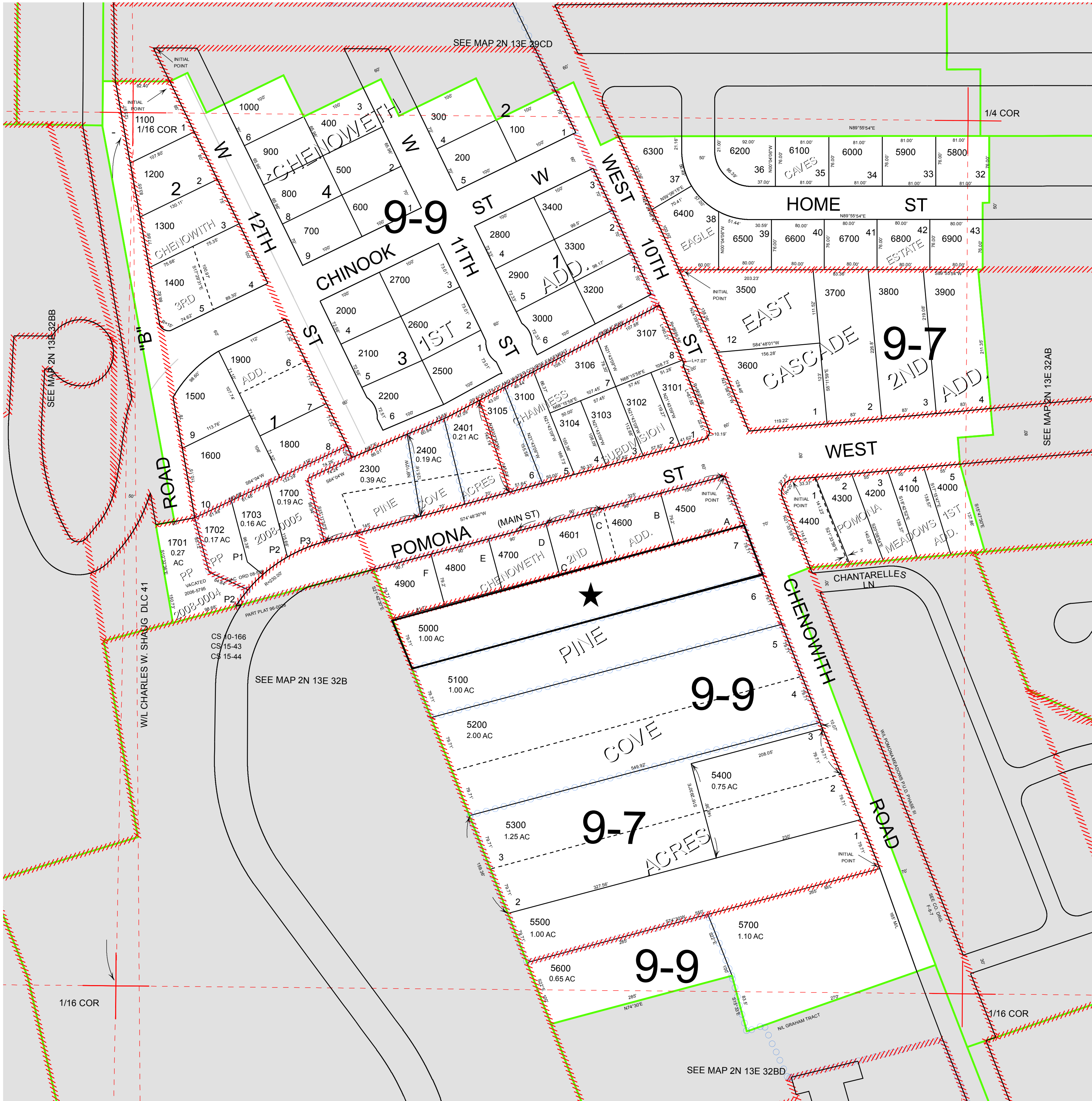


EXHIBIT “C”

PROPOSED FINDINGS FOR SPECIAL ORDINANCE NO. 22-595

Section 10.14.010.040 of the City’s Municipal Code, Title 10 - Land Use and Development Ordinance provides that annexations shall be subject to the following criteria:

- A. The territory is contiguous to the City limits and qualifies as a consent annexation pursuant to ORS 222.125 or as an island annexation pursuant to ORS 222.750.
- B. The territory is within the Urban Growth Area.
- C. The development of the property is compatible and consistent with the rational and logical extension of utilities and roads to the surrounding area.
- D. The City is capable of providing and maintaining its full range of urban services to the territory without negatively impacting the City’s ability to adequately serve all areas within the existing City limits.
- E. The annexation conforms to the Comprehensive Plan.

For the property listed in Exhibit “A” attached to and made part of Special Ordinance No. 22-595, the Council finds and concludes the property is contiguous to the City limits, and the territory proposed to be annexed qualifies as a consent annexation, pursuant to ORS 222.125. The City Council concludes the criterion in **Section 10.14.010.040(A)** has been satisfied.

Testimony was also presented during the hearing the property listed in Exhibit “A” is located within the City’s Urban Growth Area. The City Council finds the criterion set forth in **Section 10.14.010.040(B)** has been satisfied.

The property proposed to be annexed will be served by City utilities. The City has previously annexed portions of property, making the affected property contiguous to the City limits. The City has been planning for the additional resources required to extend utilities and maintain the roads necessary to provide urban services for the annexed properties. The City Council finds and concludes annexation of the property listed in Exhibit “A” is compatible and consistent with the rational and logical extension of utilities and roads to the surrounding area, and the City is capable of providing and maintaining its full range of urban services to the property listed in Exhibit “A” without negatively impacting the City’s ability to adequately serve all areas within the existing City limits. The City Council finds and concludes the criteria set forth in **Section 10.14.010.040(C) and (D)** have been satisfied.

Goal #14, Urbanization, of the City’s Comprehensive Plan is “[t]o provide for an orderly and efficient transition from rural to urban use”. Goal #14 includes certain sub-goals. Sub-goal #2

of Goal #14 is “[t]o coordinate with Wasco County in order to manage the urban growth boundary and the conversion of land within the boundary for urban uses.” The City has complied with Sub-goal #2 of Goal #14 by entering into an intergovernmental agreement with Wasco County for the joint management of the Urban Growth Area, which includes the land area within the Urban Growth Boundary and outside the city limits of the City of The Dalles. Section 8 of the intergovernmental agreement provides as follows:

8. Annexation

- A. Annexation of areas within the Urban Growth Boundary shall be in accordance with relevant annexation procedures contained in Oregon Revised Statutes, City Ordinances, or approved annexation plan.
- B. Annexation by the City will occur only after development is completed.

The proposed annexation is consistent with the provisions of Section 8 of the intergovernmental agreement with Wasco County for annexation of properties within the Urban Growth Area. The proposed annexation has been conducted in accordance with the relevant provisions for annexation set forth in the Oregon Revised Statutes, including ORS 222.120 and 222.750, and the annexation is occurring for properties where development has been completed.

Policies 6, 7, and 8 for Goal #14 of the City’s Comprehensive Plan provides as follows:

- 6. Encourage the orderly annexation of land within the Urban Growth Boundary to the City of The Dalles.
- 7. Adequate public facilities shall be planned or provided for, per local and State statutes, to service an area when annexation is considered. This includes, but is not limited to, storm sewers, sanitary sewer and water service.
- 8. Public facilities such as roads, water, sewer, and storm sewer will be required for development of the area in question and shall be subject to review prior to annexation and shall comply with The Dalles Transportation Systems Plan (TSP), Water Master Plan, Sewer Master Plan, and Storm Water Master Plan.

The proposed annexation complies with the urbanization goal set forth in Goal #14 by encouraging the orderly annexation of land within the Urban Growth Boundary of the City of The Dalles, and also provides for the orderly and efficient provision of public facilities and services. The property to be included in the annexation has been planned for the extension of public facilities and utilities, to ensure the property will have sufficient services, including but not limited to water and sanitary sewer service, storm sewers, streets, parks, and fire hydrants. Extension of the city limit boundaries to include the property will allow the City to maintain the facilities and utilities in proper working order to provide services to the residents of this property and also provide a basis for the City to continue an orderly process of

continuing to annex other properties within the Urban Growth Boundary, as the City continues to experience economic growth and development. Inclusion of the property within the City limits will provide an opportunity for the City to plan and design its public utilities and facilities, including streets, storm system, and water and sanitary sewer system, to ensure the City can provide necessary public services to its citizens in an orderly and efficient manner, and consistent with the City's Transportation Systems Plan, Water Master Plan, Sewer Master Plan, and Storm Water Master Plan.

The annexation of the subject property is reasonable because it is consistent with the provisions of the City's Comprehensive Plan and the intergovernmental agreement with Wasco County for the joint management of property within the Urban Growth Area, for the reasons set forth above. Annexation of this property will allow the City to maintain the public utilities and facilities serving the property and to make any necessary improvements to allow the City to continue providing necessary services for the residents of the properties. Inclusion of the property within the City limits will transfer responsibility for law enforcement activities related to the property to the City. This will create a more uniform and efficient system of law enforcement, eliminating confusion over which law enforcement agency is responsible for providing services to the property. For all of these reasons, the City Council concludes the proposed annexation complies with the "reasonableness" requirement for annexations under state law.

The City Council thus finds and concludes the criterion set forth in **Section 10.14.010.040(E)** has been satisfied.

EXHIBIT “D”

3002 West 10th Street

2N 13E 32BA 5000

LEGAL DESCRIPTION

for

Annexation Area

(Tax Lot 02N-13E-32BA 5000)

A tract of land lying in the plat of Pine Cove Acres in the Northeast 1/4 of the Northwest 1/4 of Section 32, Township 2 North, Range 13 East, Willamette Meridian, Wasco County, Oregon, described as follows:

Lot 7 of said plat of Pine Cove Acres, and being more particularly described as follows:

Beginning at the Northwest corner of said Lot 7, said point also being the Southwest corner of the plat of Chenoweth Second Addition; thence on the Northerly line of said Lot 7 coincident with the Southerly line of said Chenoweth Second Addition, North 75°09'01" East 550.17 feet to the Northeast corner of said Lot 7 and Southeast corner of said Chenoweth Second Addition and intersection with the Westerly Right-of-Way line of West 10th Street; thence on the East line of said Lot 7 coincident with said Westerly Right-of-Way line, South 21°22'01" East 79.62 feet to the Southeast corner of said Lot 7; thence leaving said Westerly Right-of-Way line on the Southerly line of said Lot 7, South 75°07'42" West 550.13 feet to the Southwest corner of said Lot 7; thence on the Westerly line of said Lot 7, North 21°22'58" West 79.83 feet to the point of beginning.

Contains 1.00 acre.



City of The Dalles
Community Development Department
313 Court Street
The Dalles, OR 97058
(541) 296-5481, ext. 1125
www.thedalles.org

Application #: ANX 80-22
Filing Fee: \$375.00
Receipt #: _____
Deemed Complete: _____
Ready to Issue: _____
Date Issued: _____

Received: 06-17-2022

Annexation Property Owner Application

Applicant

Name: Megan Rundell
Address: 3022 West 10th Street
The Dalles, OR 97058
Phone #: (541) 993-0218
Email: meganrundell@gmail.com

Legal Owner (if different than Applicant)

Name: Same as Applicant
Address: _____
Phone #: _____
Email: _____

Property Information

Address: 3022 West 10th Street
Zone/Overlay: RL with Zone 5 Geologic Hazard Overlay

Map and Tax Lot: 02N-13E-32BA 5000

Contiguous to current City Limits: ☒ Yes ☐ No

Describe current use of property:

One single-family residential home.

Reason for requesting annexation:

Condition of approval for partition of property.

Signature of Applicant(s)/Owner(s)

Megan Rundell

Signature of Property Owner(s) or Agent

Megan Rundell

Decision

☐ Approved

☐ Denied

Community Development Department

Public Works

Date

Date

OWNER CONSENT TO ANNEXATION

(ORS 222.115)

I, Megan Rundell, OWNER of the following described real property situated in Wasco County, Oregon:

Lot 7 of the plat of Pine Cove Acres as recorded December 10, 1921 at Slide A-036, Plat Records of Wasco County, Oregon

do hereby consent to and request annexation of the property described above to the City of The Dalles, Wasco County, Oregon; said property is contiguous to the present city limits of the City of The Dalles, Oregon.

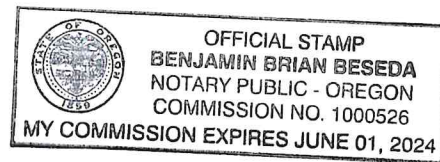
Dated this 7TH day of JULY, 2022.

Megan Rundell
Megan Rundell

STATE OF OREGON)
) ss.
County of Wasco)

SUBSCRIBED AND SWORN to before me this 7TH
day of JULY, 2022, by MEGAN RUNDOLL.

B. Beseda
Notary Public for Oregon
My Commission expires: JUNE 1, 2024



Received by the City on the _____ day of _____, 20____.

Grantor

City of The Dalles
313 Court Street **Grantee**
The Dalles, Oregon 97058

After recording return to:
City Clerk
City of The Dalles
313 Court Street
The Dalles, Oregon 97058



AGENDA STAFF REPORT

AGENDA LOCATION: Contract Review Board Item #11A

MEETING DATE: September 12, 2022

TO: Honorable Mayor and City Council

FROM: Jeff Wavrunek, Library Director

ISSUE: Authorization for purchase of a new outreach/bookmobile Sprinter van.

BACKGROUND: An item included in the Library's FY22/23 Budget is the purchase of an outreach/bookmobile Sprinter van. The Wasco County Library District Board of Trustees (**Board**) aims to provide as much library services as possible throughout Wasco County in its pursuit of creating an outstanding Library District. Accordingly, the Board will commit Library District funds to purchase the van by shifting funds from the Library Service District to The Dalles Library.

The Farber Sprinter Bookmobile van is a Mercedes Sprinter 3500, 170" wheelbase, high roof, and extended length. The van is customized with a unique floorplan design, an ADA-approved automatic wheelchair lift, 24 bookshelves, 10 custom cabinets, a 400 watt solar charger kit, back-up camera, wireless network router, a 4000 watt inverter, and four-wheel drive.

The Board wants to leverage the outreach van by having it on the road five days per week. The cities of Maupin, Dufur, Tygh Valley, Shaniko Station, and The Dalles would be targeted. Schools, Head Start, daycares, assisted care facilities, and senior centers would receive outreach, as would various events like the Cherry Festival parade, The Dalles Farmer's Market, Wasco County Fair, Maupin Days, and the Dufur and Tygh Valley Potlatches. The outreach employee would provide reading readiness and literary activities, technology and job skill training, and STEM programming. Moreover, the van is anticipated to assist with cultivating book and writing club discussions, circulating library materials, and issuing library cards.

The Library consulted the City Attorney for an opinion connected with this procurement's consistency with Oregon's Public Contracting Code. The City Attorney advised the Library had two choices for procuring the van—either directly through Farber Specialty Vehicles (the manufacturer) or indirectly piggybacking through Omnia Partners (an online permissive cooperative procurement vendor). Specifically, the City Attorney provided the City's Local

Contract Review Board Rule 02-0285 authorizes the use of online permissive cooperative procurements here since the original agency's solicitation and award procedure for the original contract was an open and impartial competitive process using source selection substantially equivalent to the City's formal selection procedures. The Omnia Partners buying cooperative fulfills the City's competitive purchasing requirements.

The cost to procure the van directly through the manufacturer is **\$235,083** and the cost to procure the van indirectly through the online permissive cooperative procurement is **\$219,689**, resulting in a **\$15,394** cost savings if procured through Omnia Partners. The July 12, 2022, quote from Omnia Partners is attached to and made part of this Staff Report as Exhibit "A".

BUDGET IMPLICATIONS: The adopted FY22/23 budget includes \$240,000 in line item 004-2100-000.74-20 allocated for the purchase of an outreach/bookmobile Sprinter van. This procurement is adequately budgeted.

ALTERNATIVES:

1. **Staff Recommendation:** *Move to authorize the City Manager to authorize purchase of a new outreach/bookmobile Sprinter van from Farber Specialty Vehicles through permissive cooperative procurement vendor Omnia Partners in an amount not to exceed \$219,689.00.*
2. Deny authorization to purchase a new outreach Sprinter van and provide additional direction to staff on how to proceed.



AGENDA STAFF REPORT

AGENDA LOCATION: Action Item #12A

MEETING DATE: September 12, 2022

TO: Honorable Mayor and City Council

FROM: Jeff Renard, Airport Manager

ISSUE: Approval of new lease agreement with Washington Department of Natural Resources for office and storage space at the Columbia Gorge Regional Airport

BACKGROUND: The Airport has an existing lease with Washington Department of Natural Resources (**DNR**) for office and storage space at 45 Airport Way in Dallesport, WA. DNR uses the premises to stage fire assets and crew to serve the Columbia Gorge region. The existing lease describes the premises as 1,200 square feet leased at an original rent of \$550.00 per month.

The existing lease expired earlier this year—DNR has remained in holdover and has continued to pay rent and occupy the premises while the Airport negotiated a new lease (**Lease**) to recommend for approval. The Lease term is proposed to run for five years: commencing **October 1, 2022**, and expiring **September 30, 2027**.

The proposed Lease includes a reassessment of the leased premises to accurately reflect DNR's property usage. The premises actually occupied by DNR comprise 1,800 square feet of office and storage space plus 3,680 square feet of outdoor storage space—DNR uses the outdoor space to site mobile trailers, fuel trucks, and helicopters. Accordingly, the new proposed rent is **\$2,466.00 per month** (plus 5% annual increases every July 1 of the Lease term).

According to Section 11.2 of the 2002 Joint Operating Agreement between the City and Klickitat County, agreements with a duration of two years or more require both City Council and Klickitat County Board of County Commissioner (**BOCC**) approval. As of August 31, 2022, it appears the Klickitat County BOCC will consider approval of the proposed Lease at its September 13, 2022, regular meeting.

BUDGET IMPLICATIONS: The Lease will increase revenue from **\$550.00/month** to **\$2,466.00/month**.

COUNCIL ALTERNATIVES:

1. ***Staff recommendation: Move to authorize the City Manager to execute the Lease with DNR contingent on approval by Klickitat County.***
2. Move to authorize the City Manager to execute the Lease with DNR as modified.
3. Decline to authorize and provide additional direction.



AGENDA STAFF REPORT

AGENDA LOCATION: Action Item #12B

MEETING DATE: September 12, 2022

TO: Honorable Mayor and City Council

FROM: Matthew Klebes, City Manager

ISSUE: Police Computers

BACKGROUND: At the July 11, 2022 City Council meeting, Council authorized a contract with HarborTech Mobility, Inc. to *lease* 26 computers for the Police Department over a term of 60 months in an amount not to exceed \$126,982.96.

At the July 25, 2022 City Council meeting, Council adopted Resolution 22-028 which authorized an additional \$100,908.00 needed for the lease under new GASB 87 standards. This standard requires all leases over 1 year to be recorded in the beginning of the term in full, not a single payment year. Under GASB 87 statements, a lessee is required to recognize a lease liability and an intangible right-to-us lease asset.

Upon receipt of final lease documents from HarborTech Mobility, Staff identified that the authorized amount for the lease did not include the full interest over the course of the 60 month term. Including this interest cost into the lease agreement brings the total cost of the lease to \$143,485.00.

Staff has brought this item back to Council for consideration. As a result of the Resolution 22-028, there is now sufficient budget authority to *purchase* the computers outright instead of *leasing* them. This would save money for the City by avoiding any interest chargers. Staff has confirmed that a 5 year “bumper-to-bumper” warranty would still be part of a purchase agreement to insure the computers are supported.

Council may still move forward with leasing the computers but this would require staff to bring an additional budget motion to the Council. This would also delay the procurement of needed computers.

BUDGET IMPLICATIONS: Prior action by Council has allocated sufficient funds for this expenditure

COUNCIL ALTERNATIVES:

1. **Staff recommendation:** *Move to authorize the City Manager to procure 26 computers for the Police Department from HarborTech Mobility in an amount not to exceed 129,982.96.*
2. Move to authorize the City Manager to execute a contract with HarborTech Mobility, Inc. to lease 26 computers for the Police Department over a term of 60 months in an amount not to exceed \$143,485.00