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Regular City Council Meeting
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CITY COUNCIL MEETING
COUNCIL CHAMBER, CITY HALL
DECEMBER 11, 2023
5:30 p.m.

IN PERSON / LIVE STREAMED

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 Amie Ell, Public Works Director Dave Anderson, Police Chief Tom Worthy, Finance Director Angie Wilson, Community Development Director Joshua Chandler, Human Resources Director Daniel Hunter, IT Director David Collins, Senior Planner Kaitlyn Cook

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 Ell. McGlothlin, Runyon, Richardson, Randall present; Long absent.

PLEDGE OF ALLEGIANCE

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

Councilor Long arrived at 5:32 p.m.

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APPROVAL OF AGENDA

Mayor Mays noted the removal of Item 10B IGA between the City of The Dalles, Wasco County, and Wasco County District Attorney's Office and the addition of Item #11 Executive Session.

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

AUDIENCE PARTICIPATION

Michael Jay Wilson, resident of The City of The Dalles read his statements to council. See attached.

CITY MANAGER REPORT

City Manager Matthew Klebes reported;

- Staff reported hate speech zoom-bombing incident to the Oregon Department of Justice and new changes to online participation protocols were being piloted.
- Looking into refurbishing holiday decorations or purchasing new ones
- QLife is working on reviewing and updating strategic plan

CITY COUNCIL REPORTS

Councilor McGlothlin had nothing to report.

Councilor Long reported;

- Met with City Manger to talk about items from November 27th council meeting
- Met with Councilor Runyon and the City Attorney
- Will be attending Urban Renewal meeting tomorrow

Councilor Randall reported;

- Attended QLife board meeting

Councilor Richardson had nothing to report.

Councilor Runyon reported;

- Met with City Manager to talk about items from November 27th council meeting

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- Met with Wasco County Commissioner Hege to discuss athletic fields
- Met with Dan Meader
- Had a phone call meeting with Councilor Long

Mayor Mays reported;

- Radio interview on KACI
- Attended Community Outreach Team meeting
- Met with Wasco County Commissioner Hege to discuss city and county issues
- Met with Wasco County Commissioner Kramer, Wasco County Administrator Tyler Stone and City Manager to discuss city and county issues

CONSENT AGENDA

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

Items approved on the consent agenda were: 1) The minutes of the November 27, 2023 Regular City Council Meeting. 2) Resolution No. 23-040 A Resolution Concurring with the Mayor's Appointment to the Beautification and Tree Committee, Mello

PUBLIC HEARING

Legislative Public Hearing – Consideration of General Ordinance No. 23-1404, an ordinance amending The Dalles Comprehensive Plan Goal 10 (Housing) and adopting the Housing and Residential Land Needs Assessment and the Buildable Lands Inventory Update

Mayor Mays opened the public hearing at 5:41 p.m.

Senior Planner Kaitlyn Cook presented the first portion of the staff report. See attached.

Matt Hastie a consultant with MIG presented to council. See attached

Mayor Mays asked if council had questions for Hastie.

Runyon said he wanted to relay a comment from County Commissioner Hege who had a problem with Portland State University's (PSU) population growth forecast of 0.2% per year as it limits the ability to justify an Urban Growth Boundary expansion. He said The Dalles would be squeezed in years to come if there is no room for expansion and it is already an issue with

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employment plans.

Josh Chandler, Director of Community Development Department said this has been a concern across the state with a number of other municipalities. He said the numbers were projections from the 2019 forecast and they had not been appealed by Wasco County the year they were created. The 0.2% projection used by Portland State University must be used at this point. New projections will be coming out in 2024.

Richardson asked if there would be harm in waiting for the new projections before moving forward.

Chandler said there would be financial implications as this was a \$30,000 contract. There would be complications with the technical advisory grant just received to do the housing production strategy from the Department of Land Conservation Development (DLCD). It could be pushed off but the new consultants beginning the planning were scheduled to start in January.

Richardson asked if it would benefit the City to wait for hopefully higher population growth projections to continue planning.

Hastie said the projection numbers would have to be a significantly higher population growth rate to make a difference as the current analysis is showing a potential for 3,000 units while the demand is only about 500. He said that the projected numbers from PSU are low across the state and encouraged the County and City to engage in talks with PSU when new numbers are being determined. Current numbers are what the City is bound to.

Richardson asked what the timeframe for creation of the production strategy would be.

Chandler said the DLCD assigned the City a consultant and they would have a scope and contract by February and the work would continue throughout 2024.

Long said this is zoned residential land only, projects like the Basalt Commons in commercial zones are not included.

Chandler said areas that are not zoned residential are considered bonus housing stock.

Runyon asked questions about the proposed housing goals. For number 1 he said the market decides what type and where houses will go and the City did not have control over this. He asked staff to explain what number 3 meant and for staff to clarify what was meant by public facilities, neighborhood centers and standards efficiency mentioned in number 7.

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Chandler clarified number three was not a change from the original adopted plan. He said this was ensuring adequate infrastructure is in place.

Cook said these questions would be addressed in the remaining portions of the staff report yet to be presented.

Chandler said neighborhood centers provide nodes of shopping in areas spread out throughout the City.

Cook continued presenting the staff report. See attached.

Mayor Mays asked for testimony in support. There was none.

Mayor Mays asked for testimony in opposition.

Scott Hege, Wasco County Commissioner addressed council. He had concerns about the shocking differences in the new proposed plan compared to the current existing plan. He said the current plan said there would be a need for 1400-1500 units while the new proposed plan was between 400 and 500. He said this was a shocking change and wanted to know which was wrong. He said the population growth projection of 0.2% was silly as for decades it had been near 1%. He understood the City's hands were tied with the requirements to use this projection. He stated his concern of how this impacts the justification to expand the Urban Growth Boundary (UGB), people trying to find housing here, and on the employment plan.

Mayor Mays closed the public hearing at 6:33 p.m.

Mayor Mays addressed Hege's comments. He said it was understood staff and the consultants were bound to the guidelines set by the DLCDC for compliance. He said he also was concerned this study will inhibit the ability to adjust the UGB.

Hastie said there are a number of larger sized properties on the east side of the city that have potential for multiple units. He said there are housing challenges in The Dalles but does not attribute it all to a lack of supply of land. He says the housing production strategy will address ways to work with developers and property owners to meet housing needs.

Long thanked staff for the comprehensive report.

Richardson asked if staff could incorporate the new population projection numbers coming in 2024 into the production strategy.

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Chandler said this could be done.

Mayor Mays asked if any council member would like the ordinance read in full. None did.

Mayor Mays asked the City Clerk to read the ordinance title.

Ell read the ordinance title.

It was moved by Long and seconded by Richardson to adopt General Ordinance No. 23-1404, an ordinance amending The Dalles Comprehensive Plan Goal 10 (Housing) and adopting the Housing and Residential Land Needs Assessment and the Buildable Lands Inventory Update, by title only. The motion carried 4 to 1, Long, Richardson, Randall, McGlothlin voting in favor; Runyon opposed; none absent.

ACTION ITEMS

Adopting General Ordinance No. 23-1403 An ordinance amending The Dalles Municipal Code Title 3 (Utilities) by creating Chapter 3.30 (Small Wireless Facilities)

City Attorney Jonathan Kara presented the staff report.

Richardson asked if the Federal Communications Commission (FCC) was doing the work to streamline a process for small cellular facilities and what would happen if the City declined to take action.

Kara said the FCC could take action against the City as the order requires an application process in this way and the current chapter of The Dalles Municipal Code (TDMC) did not address small wireless facilities so it would be ineffective.

Richardson asked if there was a concern about the size of the facilities and the physical impacts.

Kara said they are modestly sized and the design guidelines included addressed concealment so as not to create aesthetic issues.

Mayor Mays asked if any council member would like the ordinance read in its entirety. None did.

Mayor Mays asked the City Clerk to read the ordinance title.

Ell read the ordinance title.

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It was moved by McGlothlin and seconded by Long to adopt General Ordinance No. 23-1403, an ordinance amending The Dalles Municipal Code Title 3 (Utilities) by creating Chapter 3.30 (Small Wireless Facilities), by title only, as presented. The motion carried 5 to 0, McGlothlin, Long, Runyon, Randall, Richardson voting in favor; none opposed; none absent.

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.

Mayor Mays recessed Open Session at 7:00 p.m.


Mayor Mays reconvene Open Session at 7:30 p.m.

Decision: None

ADJOURNMENT

Being no further business, the meeting adjourned at 7:31 p.m.

Submitted by/
Amie Ell, City Clerk


SIGNED: _____
Richard A. Mays, Mayor


ATTEST: _____
Amie Ell, City Clerk