

MINUTES

CITY COUNCIL MEETING
THE DALLES MIDDLE SCHOOL COMMONS
JANUARY 12, 2026
6:00 p.m.

VIA ZOOM/ IN PERSON

PRESIDING: Mayor Richard Mays

COUNCIL PRESENT: Tim McGlothlin, Rod Runyon, Scott Randall, Dan Richardson,
Ben Wring

STAFF PRESENT: City Manager Matthew Klebes, City Attorney Jonathan Kara, City
Clerk Amie Ell, Police Chief Tom Worthy, Community
Development Director Joshua Chandler, Assistant City
Manager/HR Director Brenda Fahey, Finance Director Brita Myer

CALL TO ORDER

The meeting was called to order by Mayor Mays at 6:00 p.m.

ROLL CALL OF COUNCIL

City Clerk Ell conducted Roll Call. McGlothlin, Runyon, Randall, Richardson, Wring, Mays present.

PLEDGE OF ALLEGIANCE

Councilor Runyon invited the audience to join in the Pledge of Allegiance.

APPROVAL OF AGENDA

Mayor Mays said the agenda would be amended to move item #11A to be right after item #6.

It was moved by Wring and seconded by McGlothlin to approve the agenda as amended.

Motion carried 5 to 0: Wring, McGlothlin, Runyon, Randall, Richardson voting in favor; none opposed; none absent.

PRESENTATIONS PROCLAMATIONS

The Dalles High School Girl's Soccer Team Recognition

Mayor Mays presented Certifications of Recognition to the The Dalles High School Girls Soccer Team in recognition of the season 2025 achievements:

- Earned a third consecutive Tri-Valley Conference Championship.
- Completed conference play undefeated with an 8–0 record.
- Finished the season with a 17–1 overall record.
- Advanced to the Class 4A State Championship match in November 2025, marking the program's first state finals appearance in school history.
- Recognized for dedication, teamwork, sportsmanship, and contributions that brought pride to the school and the community.

The Fort Dalles Floozies Recognition

Mayor Mays presented Letters of Appreciation to the Fort Dalles Floozies in recognition of the following contributions:

- Concluded fifteen years of welcoming cruise ship guests to The Dalles along the riverfront.
- Created a warm and memorable first impression for visitors through hospitality, conversation, and good humor.
- Helped strengthen the City's reputation as a friendly and inviting community.
- Built meaningful connections with visitors and cruise ship crews.
- Participated in community activities, including a historical film project and a local broadcast, showcasing civic pride, energy, and creativity.

AUDIENCE PARTICIPATION

There was none.

ACTION ITEMS

Resolution No. 26-002 Acknowledging Community Impacts Associated with Heightened Federal Immigration Enforcement Activity, Reaffirming the City's Commitment to Accessible Municipal Services and Lawful City Operations, and Directing the City Manager to Pursue Certain Community Support Actions

City Manager Matthew Klebes reviewed the staff report.

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Mayor Mays invited public comment related to the topic.

Janet Hamada, Executive Director of The Next Door, thanked City Council and staff for their review of concerns raised at the prior meeting and for the thoroughness reflected in the staff report. She expressed appreciation for the language in the proposed resolution and recommended its approval. She stated that her organization was referenced in the resolution and indicated her willingness to provide future information regarding services The Next Door could offer in support of the community. She emphasized concerns about the impacts on children, including children from immigrant families and their peers, noting increased fear, isolation, anxiety, and depression. She commended the City for addressing the issue and responding thoughtfully to community concerns.

Mary Jo Comerford, a recently retired teacher from The Dalles High School, urged City Council to approve the resolution and to publicly support Latino students and families in the community. She noted that Latino students now comprised nearly half of the North Wasco School District student population and highlighted their academic progress, including increased graduation rates, college attendance, and recent Ivy League admissions. Despite these successes, many students were experiencing fear and trauma related to concerns about family separation and were balancing academic responsibilities with emotional and practical burdens at home. She encouraged City leadership to acknowledge these realities, speak publicly about the issue, and demonstrate support for Latino students and families, emphasizing that elected officials had a responsibility to provide reassurance and leadership during challenging times.

Lisa AbuAssaly George, Executive Director of Diversity, Equity, and Inclusion at Columbia Gorge Community College, described the impacts of immigration enforcement concerns on students and employees. She shared personal experience following the September 11, 2001 attacks to illustrate how fear can disrupt families, education, and a sense of safety. She reported many students were choosing online classes or requesting remote options due to concerns about personal and family safety, increasing the risk of disengagement and dropout. She said faculty and staff were hearing daily from students about these fears and were also experiencing uncertainty about how to best protect the campus community. She urged the City to take stronger, clearer public positions, including assurances that City police would not cooperate with ICE, that ICE would not be permitted to operate on City property, and that City authority would be exercised if federal agents exceeded their legal authority. She thanked City Council for its work on the matter and for its care for the community.

Tree Rocha stated that she had lived in the community since 1985, attended The Dalles High School, and had witnessed significant growth in the Latino student population over time. She described her work in instructional design, tutoring, and long-term support of Hispanic students and families, noting increased fear among former students for their own children and parents. She shared an experience involving a traffic accident in which ICE agents arrived shortly after

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the incident, which she said heightened fear and intimidation among those involved. She expressed concern that such encounters were teaching children to fear public officials and stated that immigration enforcement activity was creating additional anxiety in the community. She urged City leadership to take action to protect Latino residents and thanked City Council for the opportunity to speak.

Emily Whitfield stated that current federal immigration enforcement actions and related public statements reflected dangerous historical patterns and posed real and immediate risks to community members. She cited reports of warrantless enforcement actions, expanded surveillance tools, and alleged federal misconduct, and shared a personal example involving the detention of a family member of a close friend. She asserted that these actions were affecting residents directly and were not hypothetical concerns. She expressed concern about broader federal overreach and its impacts on civil rights and public trust. She questioned why local officials had not issued a public statement addressing these issues and argued that community confidence and tourism could be negatively affected without clear leadership. She urged City leadership to adopt a resolution affirming noncooperation with unlawful federal activity and to clearly explain local public safety policies, including the role and limits of local law enforcement authority.

William Perry Thurston, of Moro, Oregon, stated that his international travel and teaching experience had shown him that countries require visitors to follow established legal entry procedures. He emphasized that laws exist to protect public interests, including employment, public health, and economic stability, and noted current challenges facing residents related to housing and food affordability. He expressed that he did not fault individuals for seeking better lives but believed immigration should occur through lawful processes. He stated that he did not understand the concept of sanctuary cities and encouraged unity, respectful dialogue, and efforts to find common ground, adding that responsibility for current conditions was shared across multiple levels of government.

Dan Spatz, a former City Councilor, stated that he served on the One Community Health Board but clarified that he was not speaking in that capacity and was addressing City Council in his personal role. He stated that recent federal immigration enforcement actions raised serious concerns regarding constitutional protections, due process, and civil liberties. He compared current conditions to past periods of discrimination in United States history and asserted that Latino immigrants and their families were being unfairly targeted as distractions from broader economic challenges. He described warrantless detentions as unlawful and harmful to families and communities and urged City Council to take a clear public stance. He encouraged support for Council Resolution 26-002, stating that while it did not address all concerns, it represented an important step in demonstrating support for all residents and affirming the City's commitment to liberty and justice for all.

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Lesley Naramore, Executive Director of the Mid-Columbia Community Action Council, stated her support for the resolution regarding recent local ICE activity and said she had seen the impacts in the community and among the staff and populations her organization served, describing them as devastating. She stated that people were afraid and that the fear affected every facet of their lives for something they could not help, the color of their skin. She said she was glad City Council was considering an actionable item and hoped it would be a first step, encouraging City Council to continue hearing the community and taking action. She stated that not only the local community was watching, but also concerned citizens throughout the United States, and urged City Council to do the right thing and provide support and affirmation to those who made the community what it was.

Debora Lutje, a resident of The Dalles, congratulated City Council for considering the resolution but stated she believed it was only an initial step. She expressed concern about recent federal law enforcement activity, stating that Immigration and Customs Enforcement (ICE) and Customs and Border Protection (CBP) posed a risk to public safety and that community members were not safe. She urged City Council and the Police Department to take action to protect residents and asked how and when that would occur. She warned that without timely action, similar incidents could occur locally. She cited shootings involving law enforcement, stated that even one was too many, and said City leaders needed to stand up for residents and the rule of law.

Tim Schechtel, a longtime Columbia Gorge resident, stated that he had lived in the area for fifty-five years and described past and current experiences with immigration enforcement, saying present conditions represented an unprecedented “reign of terror.” He said ICE had been seen near schools, daycare centers, and markets, often in unmarked vehicles and without visible identification, and described concerns about surveillance near OCDC where his grandchildren attended. He emphasized his family’s long history of immigration to the United States and expressed concern about fear affecting newer generations. He urged City Council to approve the resolution as written, stating it was a good start, and requested that the City take action and report back within thirty days on how the resolution would be implemented.

Jed Lee, a resident of The Dalles, stated that the resolution was not good enough and that he wanted to see action to protect the Latino community from fear. He urged City Council to take action and referenced Biblical teachings that called for kindness to immigrants and for treating the suffering and fearful as one would want to be treated. He asked whether City Council was fighting for these community members as strongly as they would if it were happening to their own families. He stated that people were hiding, uneducated, and afraid, and described the situation as against the law, morals, ethics, the Constitution, and the word of Christ. He asked City Council how they were educating the community and responding in a way that matched how the community felt, and stated that he would submit his question to the City Clerk and expected a response.

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Bill Lennox stated that he had lived in the community for many years, served in law enforcement for nearly thirty years, and held multiple roles in the community. He emphasized that local and State law enforcement officers were not behaving in the same manner as federal agents and described current federal actions as a “reign of terror” on communities. He stated that such behavior was not how law enforcement officers were trained and that laws should be enforced with humanity and without initial judgment. He encouraged City Council to speak louder and be clearer in opposing the behavior being observed and to support a stronger law enforcement presence that reflected proper and humane enforcement practices. He thanked City Council for providing the opportunity for public comment and encouraged continued openness and reflection of the community being served.

Omar Perez thanked City Council for listening to concerns raised at the prior meeting and stated that recent events continued to cause deep concern for the community, particularly Latino neighbors. He described two incidents that caused fear and confusion, including a couple who were followed by federal immigration agents and detained upon arriving home with their seven-month-old baby, and another report of a person near a restaurant acting like an immigration agent by blocking vehicles and asking for documents. He stated that there had been no public information from the City acknowledging the first incident and said the second incident increased fear in the community. He said these events compounded anxiety in light of national events, including a recent fatal shooting in Minneapolis involving a federal immigration agent. He reiterated his request that the City communicate more intentionally with the Latino community, stating that the community needed transparency, support, and trust, not silence. He said residents wanted to feel safe, respected, and included, and urged City leadership to take steps to build trust, protect rights, and reassure all residents that the City was a place where they were safe and valued.

Mayor Mays asked for Council questions to Staff. City Manager Klebes provided the following highlights and clarifications:

- The City of The Dalles Police Department did not assist with, participate in, or receive advance notice of ICE operations.
- Police might respond to nearby incidents, such as traffic accidents, but did not aid or obstruct federal immigration activities.
- Residents were encouraged to feel safe contacting local police so officers could respond appropriately.
- Police did not ask about immigration status and did not share such information with ICE.
- Council emphasized that sharing immigration information would be harmful and should not occur.
- The City maintained a webpage explaining what the City and Police Department did and did not do.
- Police received ongoing training and guidance from command staff.
- The resolution reinforced continued training on Oregon Sanctuary Law.

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- Oregon Sanctuary Law was confirmed as State law, not a City decision.
- The resolution identified The Next Door, Inc. and One Community Health as initial partner organizations, with Mid-Columbia Community Action Council noted as a partner, and staff would report back if additional partnership opportunities were identified.
- The regular funding process might not be timely and that a separate, earlier funding option outside that process could also be considered.

Randall said he supported the resolution and believed it struck an appropriate balance between humanitarian values and respect for the rule of law. It acknowledged the City's duty to serve the community while recognizing the City's limited authority regarding federal law enforcement. He noted federal law was the supreme law of the land and that immigration laws could only be enacted or repealed by Congress through the democratic process. He said the rule of law guided City Council actions and that the City Attorney ensured Council actions remained within legal boundaries and could withstand legal scrutiny. He concluded that the resolution appropriately reflected that balance and reaffirmed his support.

Richardson thanked Staff for their work on the resolution and said it was a good balance, a good start, and a thoughtful response during unusual times. He thanked members of the public for attending and for sharing their perspectives. He acknowledged the fear and deep stress being experienced by many children in the community. He said the resolution was a modest and limited response to very large issues, including federal overreach and violence, but it was something the City could do locally. He stated his support for the resolution.

It was moved by Richardson and seconded by Randall to adopt Resolution 26-002, as presented.

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

Mayor Mays said that, while he often worked to build consensus on Council actions, he did not have to work hard to achieve support for this resolution. He expressed appreciation and pride in City Council for passing the resolution unanimously and in the community members who attended and participated. He thanked the public for speaking with passion and commitment while respecting the decorum of the meeting and expressed gratitude for their participation.

The meeting recessed at 7:15 p.m.

The meeting resumed at 7:30 p.m.

CITY MANAGER REPORT

City Manager Matthew Klebes invited Police Chief Tom Worthy to speak.

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Worthy said he had served with the City of The Dalles Police Department for nearly five years and emphasized his commitment to building an exceptional team focused on community policing. He described community policing as working in partnership with residents to support community and public safety through trust, compassion, kindness, and professionalism. He said the Department sought candidates who shared those values. He introduced Officer Sean Hernandez, who joined the Department from the Hood River County Sheriff's Department, noting that Officer Hernandez was a certified and trained three-year officer who began with the City the prior week.

Klebes reported;

- Appeared twice on KODL radio in December.
- The Finance Team began work on the annual audit. An extension request was filed as a precaution, and the auditor reported no concerns.
- Preliminary budget development work began.
- A staff survey to gather input for the Strategic Plan was distributed and would close later in the month.
 - The City Council Strategic Plan and goal-setting document was anticipated to return to City Council in February.
- He and staff attended a Wasco County Emergency Operations Plan exercise focused on evacuations.
- During the recent rain event:
 - A large rockfall occurred at the Wicks Water Treatment Plant with no injuries and minimal damage. Public Works responded with mitigation efforts, additional work was still planned.
 - City Hall experienced roof leaks; temporary repairs were completed, and a full roof replacement was underway through emergency procurement.
- The City Hall elevator was being serviced, with plans for overall modernization as part of the Capital Improvement Plan.
 - He noted the City maintained four elevators that were thirty years old or older.
- The importance of continued transfers into the Capital Fund was emphasized to support major facility projects, including elevators, HVAC at the Library, and roof replacements.
- Attended the swearing-in ceremony for the new lateral Police Officer Sean Hernandez.
- A meeting was scheduled later in the week with Northern Wasco County Public Utility District, Public Works, Finance, and City leadership to coordinate and share information on major future infrastructure planning, including the Wicks Water Treatment Plant and transmission lines.
- He reported his appointment to the League of Oregon Cities Finance, Taxation, and Economic Development Policy Committee.

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CITY COUNCIL REPORTS

Councilor Richardson passed on reporting for the evening.

Councilor Runyon reported;

- Attended a Q-Life meeting at Northern Wasco County Public Utility District.
- Participated in a briefing with the Mayor, City Manager, City Attorney, and another Councilor.
- Presented to The Dalles Lions Club regarding veterans' issues at the local, State, regional, and national levels.
- Requested volunteers for the Veterans Museum located on the main floor of City Hall.
 - Noted the Veterans Museum was closed for the winter but would reopen in the spring. It was still available for tours by appointment.

Councilor Randall reported;

- Attended a Household Hazardous Waste Steering Committee meeting.
- Reported appointment to the League of Oregon Cities Water and Wastewater Policy Committee, which would review policy topics and recommend positions and strategies to the League.
 - The committee would meet virtually and he would serve a two-year term.
- Attended a Historic Landmarks Commission meeting, where a request to remove and replace a non-contributing detached garage was approved.
- Participated in a briefing with the City Manager, City Attorney, Human Resources Director, Mayor, and Councilor Wring.
- Attended a virtual Community Affairs Forum featuring a presentation by Nate Stice from the Governor's North Central Regional Solutions Team.

Councilor Wring reported;

- Attended a meeting with the Mayor, City Manager, Assistant City Manager, and Councilor McGlothlin.
- Reported Sister Cities Committee and Urban Renewal did not meet the prior month.

Councilor McGlothlin reported;

- An upcoming Airport Commission meeting.
- Participated in multiple KODL Coffee Break radio segments with the Mayor.
- Met briefly with Mayor Mays to discuss and prepare for the City Council meeting.
- Reported service as Governor of Lions International District 36G and announced plans for a Lions convention in The Dalles at the Granada Theatre in the spring.
- Attended the briefing session with Councilor Wring.

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Mayor Mays reported;

- Participated in KODL Coffee Break with Al Wynn.
- Attended a ceremony at the Columbia Gorge Food Bank with the City Manager, where the Food Bank received \$20,000 in combined donations from local governments and nonprofits, including a \$2,500 contribution from the City.
- Completed a radio interview with KACI and Mark Bailey.
- Participated in a podcast with Robin Denning, along with Commissioner Scott Hege, to address and clarify community misconceptions regarding Google.
- Completed several media interviews with the Public Works Director regarding Representative Cliff Bentz's introduction of federal legislation to transfer 150 acres of forest land to the City to allow reservoir expansion consistent with the 2024 Water Master Plan.

CONSENT AGENDA

It was moved by Wring and seconded by McGlothlin to approve the Consent Agenda as presented.

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

Items approved on the consent agenda were:

- A) Approval of the December 8, 2025 Regular City Council Meeting Minutes
- B) Authorizing City Staff to Surplus a Police Radar Trailer
- C) Resolution No. 26-001 Concurring with the Mayor's Appointments to the Planning Commission and Urban Renewal Agency Board

PUBLIC HEARING

General Ordinance No. 26-1424, Amending The Dalles Comprehensive Plan and Title 10 of The Dalles Municipal Code to Implement a Hearings Officer System, Update Planning Commission Roles and Procedures, and Revise Housing, Design, and Definitions Standards for Clarity, Consistency, and Compliance with State Law

Mayor Mays read the rules of the Public Hearing then asked if there were questions. There were none.

Mayor Mays asked if any members of the Council wished to make any conflict of interest disclosures or abstain from participating or voting on the matter because of possible financial gain resulting from the legislative action.

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There were none.

Mayor Mays opened the public hearing at 7:45 p.m.

He called for the staff report.

Joshua Chandler, Community Development Director reviewed the staff report

Mayor Mays asked if there was anyone present who wanted to testify. There were none

Mayor Mays closed the public hearing at 8:07 p.m.

It was moved by McGlothlin and seconded by Randall to adopt General Ordinance No. 26-1424, an ordinance amending The Dalles Comprehensive Plan and Title 10 of The Dalles Municipal Code to implement a Hearings Officer system, update Planning Commission roles and procedures, and revise housing, design, and definitions standards for clarity, consistency, and compliance with State law, based upon the findings of fact and conclusions of law set forth in the Agenda Staff Report, by title only, as presented.

Mayor Mays asked if any Councilor wished for the Ordinance to be read in its entirety. There were none. He asked the City Clerk to read the Ordinance by title.

Ell read the ordinance by title.

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

ACTION ITEMS

General Ordinance No. 26-1423, Repealing Resolution No. 14-008 and Amending TDMC Title 3 (Utilities) to Add Chapter 3.28 (Utility Subsidy Program)

Matthew Kelebes, City Manager reviewed the staff report.

Mayor Mays asked if there was anyone in the audience who wanted to comment.

Lesly Naramore, Executive Director of Mid-Columbia Community Action Council thanked Council and staff for being proactive.

It was moved by Randall and seconded by McGlothlin to adopt General Ordinance No. 26-1423, as presented by title only.

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Mayor Mays asked if any Councilor wished for the Ordinance to be read in its entirety. There were none. He asked the City Clerk to read the Ordinance by title.

Ell read the ordinance by title.

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

ADJOURNMENT

Mayor Mays expressed appreciation to City staff for their work supporting the City's recent discussions regarding immigration-related issues. He specifically recognized the City Manager and City Attorney for their efforts in helping the process proceed smoothly and thanked the Police Chief for continued leadership and service.

Being no further business, the meeting adjourned at 8:15 p.m.

Submitted by/
Amie Ell, City Clerk



SIGNED:

Richard A. Mays, Mayor

ATTEST:



Amie Ell, City Clerk

Enero 12, 2026

A quien corresponda:

Yo, Cintya Vázquez, residente de The Dalles, OR 97058.

Me gustaría pedirle que considerara toda posibilidad de anular cualquier actividad de los agentes de ICE en la ciudad de The Dalles.

Me gustaría que se respete el honor a "Estado Santuario"

Soy residente de esta ciudad por más de 15 años y mi vida en este país.

La situación que estamos viviendo en la comunidad latina, así como el ahuyentamiento, no solo de nuestros turistas, sino migrantes, que a mí, en lo personal, considero que mueven gran parte del país, es inaceptable. Junto a la falta de empatía, inclusión y respeto a cualquier tono de piel y acento, se está perjudicando a mucha gente de mi comunidad, la misma que paga impuestos, trabaja arduamente y contribuye a impulsar la economía del país.

Lamentablemente, la situación afecta a la educación de mis hijos.

Soy madre de 3 niños con necesidades especiales. Y, por lo tanto, la falta de asistencia en su educación, como debe saber, rompe su rutina y les causa una regresión enorme. La situación que vivimos me da la inseguridad para que ellos asistan a su escuela y reciban toda inclusión posible para educarse y lograr una vida exitosa.

Me dirijo a usted como una madre con el temor de dar inclusión a sus hijos, siendo parte y ciudadanos de este país.

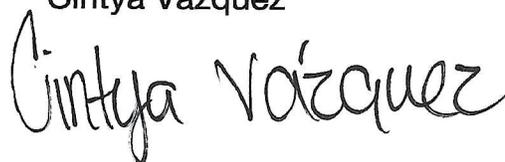
Me dirijo a usted con temor de que algo pueda sucederme, no por una situación legal desfavorable, sino porque los agentes de ICE no están respetando el color y el tono de voz.

Le pido que considere y sea fundamental presentar propuestas concretas que aborden tanto la infraestructura física como los protocolos de emergencia, incluyendo la seguridad y adaptaciones tanto para niños con discapacidades como para una educación segura y respetada, y en general, para nuestra comunidad latina.

Me dirijo a usted para pedirle que considere esta situación lo más posible, que no solo afecta al rompimiento de familias, sino también a la educación de tantos estudiantes.

Sinceramente:

Cintya Vázquez



January 12, 2026

To Whom It May Concern:

I, Cintya Vázquez, a resident of The Dalles, OR 97058.

I would like to ask you to consider all possibilities of halting any ICE agent activity in the city of The Dalles.

I would like the "Sanctuary City" status to be respected.

I have been a resident of this city for more than 15 years, and I have lived in this country for even longer.

The situation we are experiencing in the Latino community, as well as the deterrence of not only tourists but also migrants, who, in my personal, contribute significantly to the country's economy, es inacceptable. Along with the lack of empathy, inclusion, and respect for all skin tones and accents, this is harming many people in my community, the same people who pay taxes, work hard, and contribute to boosting the country's economy.

Unfortunately, this situation is affecting my children's education.

I am the mother of three children with special needs. Therefore, the lack of consistent attendance at school, as you know, disrupts their routine and causes them significant regression. The current situation makes me feel unsafe sending them to school to receive the inclusive education they need to thrive and achieve a successful life.

I am writing to you as a mother who fears for her children's ability to be included, to be a part of and citizens of this country.

I am writing to you with the fear that something could happen to me, not because of an unfavorable legal situation, but because ICE agents are not respecting people based on their skin color or accent.

I ask that you consider and prioritize presenting concrete proposals that address both physical infrastructure and emergency protocols, including safety and accommodations for children with disabilities, as well as ensuring a safe and respectful education, and generally, for our Latino community.

I am writing to you to ask that you consider this situation as seriously as possible, as it not only affects the separation of families but also the education of so many students.

Sincerely,
Cintya Vázquez

Cintya Vázquez



City of The Dalles City Council

MONDAY, JANUARY 12, 2025 | 6:00 PM

Hearing Details

Application: Zoning Ordinance Amendment (ZOA) 111-25 | Comprehensive Plan Amendment (CPA) 57-25

Applicant: City of The Dalles

Properties Affected: All properties within the Urban Growth Boundary

Request:

Legislative Public Hearing – Consideration of General Ordinance No. 26-1424, an ordinance amending The Dalles Comprehensive Plan and Title 10 of The Dalles Municipal Code to Implement a Hearings Officer System, Update Planning Commission Roles and Procedures, and Revise Housing, Design, and Definitions Standards for Clarity, Consistency, and Compliance with State Law.

Purpose of Amendments

- Modernizing Community Development Operations
- Clarify roles between Current Planning and Long-Range Planning
- Improve efficiency, legal compliance, and predictability
- Align TDMC, Comp Plan, and procedures

Planning Roles & Policy Direction

- Clarifies planning functions:
 - Current Planning: Development applications, permits, compliance
 - Long-Range Planning: Policy, code updates, housing, growth strategy
- Policy goal:
 - Shift quasi-judicial away from Planning Commission
 - Refocus the Commission on legislative and policy matters

Implementation Approach

- Phase 1 (Adopted): Planning Commission procedural updates
 - Reduced meetings to once per month
 - Adopted November 24, 2025 | Effective January 1, 2026
- Phase 2 (Current): Structural and code updates
 - Establishment of a Hearings Officer
 - Comprehensive updates to TDMC and Comp Plan

Noticing

- November 13, 2025: Submitted proposed amendments to DLCD
- December 3, 2025: Planning Commission Meeting Noticed Issued in Columbia Gorge News
- December 11, 2025: Planning Commission Packet Distributed
- December 31, 2025: City Council Meeting Noticed Issued in Columbia Gorge News
- January 5, 2026: City Council Packet Distributed

Title 10 Code Amendments

- **Hearings Officer**
 - Independent land use professional
 - Reviews quasi-judicial applications and administrative appeals
 - City Council retains final appeal authority
 - Legislative actions remain with Planning Commission & Council
 - Public hearings remain open and accessible to the public; scheduled as needed

Title 10 Code Amendments

- **Procedures, Noticing & Definitions**
 - Clarified application and hearing procedures
 - Noticing timelines updated for state law compliance
 - Evidentiary hearing notice: 10 → 20 days
 - Appeal filing deadline: 10 → 12 days
 - Definitions updates: Hearings Officer, Affordable housing, Residential care facilities, Marijuana-related uses, Kitchen/cooking facilities (dwelling unit clarity)

Title 10 Code Amendments

- **Housing Adjustments & Affordable Housing**
 - Implements SB 1537 mandatory housing adjustments
 - Establishes ministerial review for minor housing changes
 - Allows affordable housing outright in all residential & mixed-use zones
 - Adds clear, objective standards and long-term affordability requirements
 - Improves predictability and supports diverse housing types

Title 10 Code Amendments

- **Use & Classification Updates**

- Allows Residential Care Facilities in the RL zone, consistent with state law
- Clarifies and consolidates permitted/conditional use tables
- Removes outdated and redundant use references
- Marijuana and transitional housing sections
- Introduces Standard Industrial Classification (SIC) codes for unlisted uses; provides a consistent, objective framework for use determinations

Title 10 Code Amendments

- **Parking, Streets & Transportation Standards**
 - Codifies mandatory parking waivers in Downtown and CBC-2 zones
 - Replaces discretionary parking exemptions with clear standards
 - Updates street standards matrix to align with the 2017 TSP
 - Supports downtown reinvestment

Title 10 Code Amendments

- **Site Design, Safety & Construction Flexibility**
 - Allows up to 6-foot fencing in front yard setbacks at schools
 - Maintains vision clearance and neighborhood compatibility
 - Fencing permit fee added
 - Expands laydown yard allowances to nonresidential zones
 - Supports redevelopment and construction staging

Comp Plan Amendments

- Reflect Hearings Officer delegation
- Align with TDMC, Title 11, and PC Bylaws
- Targeted updates to Goals 2, 5, 11, 14
- Appendix B cleanup

Timeline and Next Steps

- **December 18, 2025** – Planning Commission Hearing
- *January 12, 2026* – *City Council Hearing*
- **February 2026** – PC Bylaws updates
- **February–March 2026** – Hearings Officer selection process
- **April 2026** – Hearings Officer implementation

Council Alternatives

- 1. Staff recommendation: Move to adopt General Ordinance No. 26-1424, as presented.***
2. Make modifications to then move to adopt General Ordinance No. 26-1424, as amended.
3. Decline adoption and provide additional direction.



City of The Dalles City Council

MONDAY, JANUARY 12, 2025 | 6:00 PM