

MINUTES

COUNCIL WORK SESSION
OF
NOVEMBER 14, 2012
5:30 P.M.
THE DALLES CITY HALL
313 COURT STREET
THE DALLES, OREGON

PRESIDING: Mayor Jim Wilcox

COUNCIL PRESENT: Bill Dick, Carolyn Wood, Dan Spatz, Tim McGlothlin

COUNCIL ABSENT: Brian Ahier

STAFF PRESENT: City Manager Nolan Young, City Attorney Gene Parker, City Clerk Julie Krueger, Public Works Director Dave Anderson, Finance Director Kate Mast, Administrative Fellow Garrett Chrostek, Planning Director Dick Gassman, Engineer Dale McCabe, Police Chief Jay Waterbury

CALL TO ORDER

Mayor Wilcox called the meeting to order at 5:33 p.m.

ROLL CALL

City Clerk Krueger called roll; Councilor Ahier absent.

DISCUSSION REGARDING RESIDENTIAL INFILL DEVELOPMENT POLICIES AND PROCEDURES

Administrative Fellow Chrostek reviewed the staff report, highlighting the possible approaches to address residential infill development on under-developed streets. He noted staff did not recommend an exemption for “mom and pop” developers nor an exemption for partitions made for estate planning purposes.

Councilor Spatz said he was not convinced the staff recommendation accomplished the policy goal to facilitate infill by minimizing financial barriers to development. He said he was concerned that there was good balance.

Fellow Chrostek said the balance was reducing barriers and creating flexibility regarding when the payments would be due and payable.

Spatz said he was concerned that the cost of street development could exceed the sale price of a piece of property. He said the City had an obligation to prove it was making the best use of infill development in order to expand the urban growth boundary and he did not want to see the expansion stopped because the City didn't have policies that enabled the infill to occur.

Councilor Dick noted there were many large rural tracts to be developed on the east side of town but it was not affordable for people to develop in the current economy. He said many east side neighborhoods were suffering from substandard street conditions and that construction of infrastructure should not be delayed for too long.

Councilor McGlothlin said it was important to eliminate surprise to property owners regarding development fees.

City Manager Young explained that placing the obligation for future development on a property would eliminate the surprise to future property owners and then the triggers for payment would be based on certain conditions, such as application for a building permit, sale of a portion of the original property, formation of a local improvement district, or a ten year period.

Mayor Wilcox said development had increased since the systems development fees were reduced in the 1990's. Wilcox said he was comfortable creating an obligation when a property was partitioned, but did not think the sale of property should be one of the triggers to make the payment due. He said people would not sell or buy property if they had to pay the fee at the time of sale and it would stall development. Wilcox said he was also opposed to a building permit being a trigger because if someone constructed a deck or garage, it should not be considered adding to the need for street development.

There was discussion regarding interpretation of obligating a partitioned property. It was noted if there was an existing home on a property, no new traffic would be generated, but the newly created lot would create traffic.

City Manager Young offered an amendment to the recommendation that the obligation would occur on all frontage at the time of a partition, but the trigger for payment on the vacant lot would be when a building permit was issued.

Planning Director Gassman suggested adding language into the construction portion of the recommendation that a building permit for a dwelling unit would trigger payment. He said that would eliminate the concern expressed regarding construction of accessory buildings.

Randy Hager thanked the City Council for their thoughtful consideration of the issue.

John Dennee, 2651 East Tenth Street, The Dalles, thanked the Council and said he was pleased with the proposal. He read a letter which he said he would have presented if the Council had taken a different approach, but that he was satisfied with the proposed direction.

Additional information requested by the Council for future consideration included the ability of property owners to construct improvements instead of the City, updated information regarding the cost formula used for street development, and definition of a developer compared to property owner.


It was the consensus of the Council to eliminate the ten year payment limit and to remove the trigger regarding sale of property.

ADJOURNMENT

Being no further business, the meeting adjourned at 7:00 p.m.

Submitted by/
Julie Krueger, MMC
City Clerk

SIGNED:


James L. Wilcox, Mayor

ATTEST:


Julie Krueger, MMC, City Clerk