

AGENDA

REGULAR CITY COUNCIL MEETING

July 14, 2014

5:30 p.m.

CITY HALL COUNCIL CHAMBER

313 COURT STREET

THE DALLES, OREGON

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

During this portion of the meeting, anyone may speak on any subject which does not later appear on the agenda. Five minutes per person will be allowed. 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 ATTORNEY REPORT
9. CITY COUNCIL REPORTS
 - A. Recommendation for League of Oregon Cities Legislative Priorities [**Agenda Staff Report #14-051**]
10. 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 June 23, 2014 Regular City Council Meeting Minutes

CITY OF THE DALLES

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

11. PUBLIC HEARINGS

- A. Public Hearing to Receive Testimony Regarding a Re-Zone and Comprehensive Plan Amendment Request by Wasco County [**Agenda Staff Report #14-054**]

12. ACTION ITEMS

- A. Approval of Amendment to Airport Water Supply Agreement [**Agenda Staff Report #14-050**]
- B. Approval of Amendment to Agreement With Klickitat County and Dallesport Water District to Construct Water Storage and Pumping Improvements [**Agenda Staff Report #14-050**]

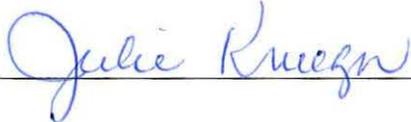
13. DISCUSSION ITEMS

- A. Discussion Regarding Proposed Ballot Measure to Increase the Local Fuel Tax [**Agenda Staff Report #14-055**]
1. Public Input
- B. Discussion Regarding Implementation of a Fee for Use of the Commercial Dock [**Agenda Staff Report #14-052**]
- C. Discussion Regarding Proposed Amendment to General Ordinance No. 12-1321 to Consider Matching the Open Burn Season to the Mid-Columbia Fire and Rescue District Season [**Agenda Staff Report #14-053**]

14. ADJOURNMENT

This meeting conducted in a handicap accessible room.

Prepared by/
Julie Krueger, MMC
City Clerk





CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481
FAX (541) 296-6906

AGENDA STAFF REPORT CITY OF THE DALLES

MEETING DATE	AGENDA LOCATION	AGENDA REPORT #
July 14, 2014	Council Reports 9, A	14-051

TO: Mayor and City Council

FROM: Nolan K. Young, City Manager *nyj*

DATE: June 30, 2014

ISSUE: League of Oregon Cities Legislative Priorities

BACKGROUND: Every other year prior to the regular Oregon Legislative session, the League of Oregon Cities develops policy committees who then submit legislative initiatives to the League Board. The League Board then sends these to the various cities to vote on. The League Board of Directors then look at the votes, and in considering all factors, set specific legislative targets for the upcoming session. Attached is the transmittal letter for this year, a copy of the ballot, and a description of each of the priorities submitted for consideration.

At the meeting on July 14, the Council needs to select four priorities to submit to the League. Previously we had required the Mayor and Council identify four to six. The City's department managers met and identified four priorities and four alternatives that they recommend that the Council consider. We included all items identified by at least 2 Council members or manager as identified with a *. Below is a brief listing of each priority and the impact we feel it will have on our city:

I. Recommended Priorities:

- *H. Improve the fairness of how new and improved property is added to the tax roll. This will help increase consistency across the community by the assessment of individual property which will result in additional tax revenue to the City and other taxing districts in the community.

K. Allow for price comparison when procuring architects and engineers. This removes the “price as a consideration” for selecting engineers and architects. This most likely drives up the cost and once again makes public projects more expensive.

R. Oppose legislation preempting the ability of cities to manage and receive compensation for the use of a public ROW. During each legislative session there appears to be efforts to limit the amount of franchise fees and other controls that cities have over public right of ways. It is important with franchise fees being 17% of our general fund revenue that we protect that revenue source. In addition, we need to have the ability to manage our right of ways in the best interest of the city.

*S. Pass a comprehensive transportation funding and policy package. Roads and the maintenance of roads, as well as county and statewide road systems are both critical economic development issues, as well as quality of life issues for our community, Wasco County and the State of Oregon. This seems to be one of the biggest issues facing cities, counties in Oregon as well as the state.

II. Secondary Priorities:

*I. Improve clarity and certainty around transient lodging tax statute. In 2003, the legislature adopted legislation that restricted how cities can use transient room tax. The cities that already had transient room tax, including The Dalles, need to continue to use the same ratio of revenue that was used for tourism promotion in 2003. In 2003, 50.2% of our transient room tax revenue was used for this purpose. As the tax revenue has grown this law restricts the use of this tax for other infrastructure and services impactful for the community. Currently transient room tax represents almost 11% of our General Fund revenues.

*L. Clarify and enhance medical marijuana dispensary regulations. This is an issue the city will need to deal with. It was not high on the list because in November, if marijuana is legalized by the voters it might be a mute issue.

*M. Enhanced mental health services. Mental health issues are a major public safety issue for this and most communities in the state.

U. Support efforts and program funding to address Oregon’s long term water supply needs including recapitalization of the water conservation, reuse and storage grant program and implementation of a place based pilot program for local water resource planning. We have completed the level of planning they are proposing.

COUNCIL ALTERNATIVES:

1. Select four legislative priorities to submit to the League of Oregon Cities.

City: _____

Please mark 4 boxes with an X that reflects the top 4 issues that your city recommends be added to the priorities for the League's 2015 legislative agenda.

Community Development

- A. Provide tools for brownfield remediation including \$10 million in recapitalization of the redevelopment fund, new incentives such as tax credits, or regulatory modifications.
- B. Support capitalization of the industrial site readiness loan program at \$10 million and the industrial site readiness assessment program at \$200,000.
- C. Prioritize grants providing assistance for natural disaster planning and updating comprehensive plans to address likely natural disasters in a community, and increase the grant funds available to cities through the DLCDC's general grant funds to \$2 million.
- D. Reform the Post Acknowledgment Plan Amendment process to require appellants to raise issues before the local government before raising the issue on appeal.

Energy

- E. Modify the existing "1.5% green energy technology for public buildings" requirement to allow for offsite solar investments.
- F. Support efforts to eliminate the sunset on the Low Carbon Fuel Standard program.

Finance & Taxation

- G. Phase out the 3% discount for the early payment of property taxes.
- H. Improve the fairness of how new and improved property is added to the tax roll.
- I. Improve clarity and certainty around transient lodging tax statute.

General Government

- J. Reform Oregon's recall procedures to encourage a greater participation of the electorate and ensure that it is used for reasons involving misconduct.
- K. Allow for price comparison when procuring architects and engineers.
- L. Clarify and enhance medical marijuana dispensary regulations.
- M. Enhance mental health services.

Human Resources

- N. Ensure that arbitrator awards are in compliance with state, as well as local policies.
- O. Ensure that collective bargaining agreements trump state mandates on police investigations.
- P. Require earlier submission of last best offer.

Telecommunications

- Q. Support the reintroduction of legislation that repeals ORS 221.515.
- R. Oppose legislation preempting the ability of cities to manage and receive compensation for the use of a public ROW.

Transportation

- S. Pass a comprehensive transportation funding and policy package.
- T. Continued or enhanced funding for *ConnectOregon*.

Water/Wastewater

- U. Support efforts and program funding to address Oregon's long term water supply needs including recapitalization of the Water Conservation, Reuse and Storage Grant Program and implementation of a place-based pilot program for local water resources planning.
- V. Support efforts to establish a program that would provide low-interest loan opportunities to address failing residential onsite septic systems. The new loan program would support repair and replacement of failing systems or conversion to a municipal wastewater system, if the conversion is at the request of the impacted municipality.

Note: As indicated, property tax and land use reform will remain as priority efforts.

LOC Policy Committees' Legislative Recommendations

Priority	Description
Community Development	
A. Provide tools for brownfield remediation including \$10 million in recapitalization of the redevelopment fund, new incentives such as tax credits, or regulatory modifications.	Supports finding funding sources and cost reductions for cleaning up brownfields to support economic development. The Brownfield Redevelopment Fund Program provides gap financing to clean-up industrial sites but has not been recapitalized to address the increasing need for clean-up of brownfield sites. However, the fund is not large enough to address this need on a statewide basis, so further support for efforts to determine alternative means to incentivize brownfield redevelopment will increase available industrial sites and help drive economic development. Overall, increasing tools to redevelop brownfields provides more options to cities looking to redevelop current brownfields into a better use.
B. Support capitalization of the industrial site readiness loan program at \$10 million and the industrial site readiness assessment program at \$200,000.	Provides funding for two programs created in 2013 for addressing lands that are zoned industrial but are not being used for industrial purposes: the industrial site readiness program and the industrial site readiness assessment program. The first provides forgivable loans to local governments that bring industrial sites to shovel ready status, such as by placing infrastructure or cleaning up a brownfield. The second allows regions to determine what is preventing land designated for industrial use from being built for industrial use. However, no money was provided to fund either program in the 2013-2015 budget.
C. Prioritize grants providing assistance for natural disaster planning and updating comprehensive plans to address likely natural disasters in a community, and increase the grant funds available to cities through the DLCDC's general grant funds to \$2 million.	In the last two biennia, the Oregon Department of Land Conservation and Development general fund grant program has seen a significant drop in the money allocated to it with increasing need from local governments to address technical planning issues and update pursuant to periodic review. In addition, the Oregon Seismic Safety Policy Advisory Commission, has released a report related to ongoing need for upgrading resilience in response to a major earthquake and recent natural disasters have raised awareness relating to land use planning. Raising the general fund grant program back to the 2009-2011 budget levels will help more cities address their planning needs and seek technical assistance. This would also alter the uses for these funds to include planning that increases resilience to natural disasters and meet their Goal 7 requirements.
D. Reform the Post Acknowledgment Plan Amendment process to require appellants to raise issues before the local government before raising the issue on appeal.	Changing the appeals requirements for post-acknowledgment plan amendments (PAPAs) will keep decision making for land use policy at the local level first, allowing city official to determine the scope of legislative changes they make to their plans without trying to fight a new issue on appeal. This "raise it or waive it" standard currently exists for quasi-judicial decisions at the local level and insures that local decisions are not attacked on appeal on an issue that a city could have resolved in finalizing its decision. Modifying the PAPA appeal insures more land use decisions start with addressing all issues at the local level first.
Energy	
E. Modify the existing "1.5% green energy technology for public buildings" requirement to allow for offsite solar investments.	<p>Oregon statute currently requires public contracting agencies to invest 1.5% of the total contract price for new construction or major renovation of certain public buildings on solar or geothermal technology. The requirement allows for offsite technology, but only if the energy is directly transmitted back to the public building site and is more cost-effective than onsite installation.</p> <p>Removing the requirement that an offsite project be directly connected to the public building project could result in increased flexibility for local governments to invest in solar projects that are more cost-effective and that could provide for increased solar energy production.</p>

LOC Policy Committees' Legislative Recommendations

<p>F. Support efforts to eliminate the sunset on the Low Carbon Fuel Standard program.</p>	<p>Oregon's low carbon fuel standard, also known as the Clean Fuels Program, was initially adopted by the 2009 legislature. The standard would require fuel producers and importers to cut the carbon intensity of gasoline and diesel fuels by ten percent over a 10-year period in order to reduce greenhouse house gas emissions, reduce dependence on imported oil, and expand upon Oregon's renewable fuel industry. Fuel producers and importers can meet the standard through providing additional biofuels, natural gas or electricity, or by purchasing clean fuel credits. The program includes several consumer protection mechanisms to help ensure an adequate fuel supply and competitive fuel pricing.</p> <p>The program, as initially adopted is scheduled to expire, or sunset, on December 31, 2015. The League will work to support efforts to eliminate the sunset on the program.</p>
<p>Finance & Taxation</p>	
<p>G. Phase out the 3% discount for the early payment of property taxes.</p>	<p>Oregon law offers a 3% discount for property owners who pay the full amount due by November 15th. A 2% discount is offered for those that pay two-thirds of the amount due by November 15th.</p> <p>The League will phase out the discount over a period of time and adopt a penalty for failing to pay by November 15th to mitigate any cash flow issues for local governments.</p>
<p>H. Improve the fairness of how new and improved property is added to the tax roll.</p>	<p>New and improved property is brought on the tax rolls by applying an annual county-wide ratio of assessed values (AV) to real market values (RMV) to the new or added value of a property, in an attempt to replicate the property tax discount given to properties via Measure 50.</p> <p>However, significant variation between AV and RMV exist within a county, resulting in the discount often being inequitable compared to neighboring properties, as well as being out of line with the discount originally offered to properties when Measure 50 passed in 1997.</p> <p>As a result, similarly situated and valued properties can have significantly different property tax liabilities.</p> <p>The League will work to modify the property tax system to improve the fairness of how new property is added to the tax roll.</p>
<p>I. Improve clarity and certainty around transient lodging tax statute.</p>	<p>State law limits how transient lodging taxes increased or adopted after July 2003 can be spent, with statute requiring that 70 percent of increased or new transient lodging tax revenues be expended on tourism promotion or tourism-related facilities. There is uncertainty, however, as to what qualifies as a tourism-related facility and the timeline in which such expenditures can be legally challenged.</p> <p>The League will seek to improve the certainty around what qualifies as a tourism-related facility and reasonably limit the timeframe in which such expenditures can be legally challenged.</p>
<p>General Government</p>	
<p>J. Reform Oregon's recall procedures to encourage a greater participation of the electorate and ensure that it is used for reasons involving misconduct.</p>	<p>Under Oregon law, an elected official may be recalled by an initiative petition for any reason after the first six months of their term. Limiting recalls to cases where there has been demonstrated wrong doing by a court or regulatory body (such as the Oregon Government Ethics Commission) would prevent the misuse of recalls without limiting the power of the electorate to reverse a decision. Recalls should be limited to acts of malfeasance or offenses involving moral turpitude.</p>

LOC Policy Committees' Legislative Recommendations

K. Allow for price comparison when procuring architects and engineers.	In 2011 the Oregon Legislature required cities to use a qualifications based selection (QBS) process that prohibits the consideration of price until an initial selection has been made when hiring architects, engineers and photogrammetrists. This requirement prevents local governments from comparing pricing and effectively eliminates price competition when procuring these services.
L. Clarify and enhance medical marijuana dispensary regulations.	Existing restrictions on the placement of medical marijuana dispensaries (MMD) are inconsistent with land use regulations and should be clarified. Additionally, background checks are not required on people who work in MMD and there is no regulation on the manufacture of oils and other liquid marijuana products that use flammable/explosive substances in their processing.
M. Enhance mental health services.	Oregon's police departments have marked an increase in interactions with the mentally ill in recent years. Crisis intervention teams (CIT) have proven effective and deescalating interactions with the mentally ill, but this service model is not available in all parts of the state. Additionally, there is a demonstrated need for "drop-in" mental health services that allow for treatment before a person enters a state of crisis. There should be statewide access of CITs, and emergency access to mental health services to promote patient and community safety. Additionally, mental health services should be examined holistically to ensure that Oregon is providing the best possible care to the mentally ill.
Human Resources	
N. Ensure that arbitrator awards are in compliance with state, as well as local policies.	Currently, an arbitrator's award overturning an employer's disciplinary decision must comply with state policies on issues including, but not limited to: use of force, sexual harassment, or misconduct. Precedent has established that only state policies apply to the enforceability to an arbitrator's award.
O. Ensure that collective bargaining agreements trump state mandates on police investigations.	"The Police Officer's Bill of Rights" was intended to offer protections for officers who were under investigation if there was no collective bargaining contract or the contract was silent on how investigations were to be conducted. Changes made in 2009 have resulted in confusion and manipulation of the bargaining process. The statute needs to be amended to bring it back to the original intent of the bill.
P. Require earlier submission of last best offer.	Under current law, last best offers (LBOs) must be submitted 14 days prior to opening of arbitration in the event parties have declared an impasse, and binding arbitration is being used to settle the contract. Most arbitrators use a 30-day cancellation policy that requires payment even if parties settle prior to the commencement of arbitration. Requiring LBOs to be submitted 35 days prior to the opening of arbitration would provide an opportunity to settle without paying unnecessary fees.
Telecommunications	
<p>Q. Support the reintroduction of legislation that repeals ORS 221.515 (HB 2455 -7 in 2013) removing the franchise fee rate and revenue restrictions which currently apply to incumbent local exchange carriers, or other legislation that:</p> <ul style="list-style-type: none"> • Does not preempt local authority to manage the public ROW and be compensated for its use; • Maintains or increases the opportunity for revenue growth; and • Is technology neutral. 	<p>Protection of local authority to manage public rights of way (ROW) and receive compensation for any use of those facilities continues to be at the forefront of the League's telecommunications agenda. The League's "Oregon Municipal Policy" generally asserts local government Home Rule authority and specifically refers to the telecom management and compensation authority of Oregon cities.</p> <p>Since 1989 state statute has caused a disparity between certain types of telecommunications providers with regard to how franchise fees are collected. The League's preference is equity between all providers using the ROW, but with continued local ability to negotiate individual franchise agreements with individual service providers.</p> <p>During the 2013 legislative session the League supported efforts by Comcast to enact legislation doing away with the disparity. HB 2455 would have repealed ORS 221.515, thus allowing cities to charge all telecommunications in the same manner. The proposal received a hearing but was not approved in committee.</p> <p>The committee chair may be interested in re-introducing the proposal in 2015. However the telecom industry, this time including Comcast, is likely to introduce legislation</p>

LOC Policy Committees' Legislative Recommendations

	<p>dealing with the disparity in a manner that cities may find objectionable, including rate caps on an overly narrow revenue base and other policies that could infringe upon both management and compensation authority and negatively impact city revenues.</p>
<p>R. Oppose legislation preempting the ability of cities to manage and receive compensation for the use of a public ROW including:</p> <ul style="list-style-type: none"> • Establishment of a “one-size-fits all,” state-wide franchise fee policy and collection system. • Prohibition of a city’s authority to levy franchise fees on other local government entities. 	<p><i>Same as above.</i></p>
<p>Transportation</p>	
<p>S. Pass a comprehensive transportation funding and policy package containing the following elements:</p> <ul style="list-style-type: none"> • A gas tax increase of up to 5 cents/gallon. • Index the gas tax either to the consumer price index or some other accepted and relevant economic index. • Continued development and expansion of the state’s commitment to a transportation user fee based on vehicle miles traveled (VMT). • License plate fee increases to include lightweight trailers. • No change in the constitutional dedication of State Highway Trust Fund dollars to highway, road and street projects (Article 9, Section 3a, Oregon Constitution). • New revenues coming to the State Highway Trust Fund should continue to be split between the state, counties and cities 50%-30%-20% respectively. • Increase in the statutory (ORS 366.805) “Small City Allotment” fund from \$1 million to \$5 million annually, split evenly between the Oregon Department of 	<p>The League of Oregon Cities agrees that the state’s transportation system and the policy and funding programs that support it must be multimodal in scope. The League will therefore support and work to achieve passage of legislation in 2015 that seeks to address funding and policy initiatives relating to all modes (streets, bike/ped, transit, rail, aviation and marine) and in so doing addresses such issues as:</p> <ul style="list-style-type: none"> • Connectivity • Safety • Jobs and economic development • Transportation impact on climate change • Active transportation and public health <p>Given the fact that maintenance and preservation needs have outpaced the resources available for streets, roads and highways, and given the threat that represents to investments already made in the transportation system, the League will insist on a transportation package that increases and makes more sustainable the ability of all government jurisdictions to preserve and maintain these assets.</p> <p>Note: The Small City Allotment has not been increased since its inception in the early 1990’s. The additional revenue to cities from the 2009 Jobs and Transportation Act did not increase road funding for small cities.</p>

LOC Policy Committees' Legislative Recommendations

<p>Transportation (ODOT) and the cities' share of the trust fund.</p> <ul style="list-style-type: none"> • No restriction, moratorium or preemption of local government ability to generate their own revenues for transportation funding. • Adequate funding for the maintenance and preservation of "orphan highways" in Oregon as part of a more robust jurisdictional transfer program. 	
<p>T. Continued or enhanced funding for <i>ConnectOregon</i></p>	<p><i>ConnectOregon</i> is the state's premier multi-modal funding program, and is funded out of lottery revenues.</p>
<p>Water/Wastewater</p>	
<p>U. Support efforts and program funding to address Oregon's long term water supply needs including recapitalization of the Water Conservation, Reuse and Storage Grant Program and implementation of a place-based pilot program for local water resources planning</p>	<p>According to the Oregon Water Resources Department, 2013 marked the fourth driest year on record for Oregon, with some areas experiencing their driest year on record yet. Oregon experienced below average precipitation in 2013 and continuing into 2014. As of May 2014, snow measurement sites in many part of Oregon show record lows for snowpack levels. As a result, summer streamflows are expected to be below average and water shortages are likely for many part of Oregon.</p> <p>The League will work in conjunction with the Oregon Water Resources Department to fund programs to address water supply shortages. These efforts will include support for ongoing funding of the Water Conservation, Reuse and Storage Grant program which provides grant funding for water supply project feasibility studies. The League will also support efforts for the Oregon Water Resources Department to establish a place-based planning pilot program to facilitate local collaboration among interested stakeholders and the creation of a blueprint for long-term integrated water resources planning and implementation.</p>
<p>V. Support efforts to establish a program that would provide low-interest loan opportunities to address failing residential onsite septic systems. The new loan program would support repair and replacement of failing systems or conversion to a municipal wastewater system, if the conversion is at the request of the impacted municipality.</p>	<p>According to the Oregon Department of Environmental Quality, over 30 percent of Oregonians rely on septic systems to treat wastewater from their homes and businesses. Many of these systems are within the boundaries of a municipal wastewater system, and a number of these systems are in need of repair or replacement. Failing septic systems, especially those within proximity to groundwater resources, create a significant human health hazard. However, significant costs to address failing septic systems often create a burden for homeowners who are unable to pay for costs associated with repair, replacement or conversion over to a public sewer system.</p> <p>The League will work with the Oregon Department of Environmental Quality to establish a revolving loan program that private residents can access in order to address failing septic systems. The League will further advocate that the program include mechanisms to encourage participants to convert over to a municipal wastewater system if conversion is at the request of the impacted municipality.</p>



P.O. Box 928 • Salem, Oregon 97308
(503) 588-6550 • (800) 452-0338 • Fax: (503) 399-4863
www.orcities.org

June 2, 2014

Dear Chief Administrative Official:

For the past three months, eight policy committees have worked very diligently to identify and propose specific actions as part of the League's effort to develop a pro-active legislative agenda for the 2015 session. They have identified 22 legislative objectives as set forth in the enclosed ballot and legislative recommendation materials. These objectives span a variety of issues and differ in the potential resources required to seek their achievement. Therefore, it is desirable to prioritize them in order to ensure that efforts are focused where they are most needed.

The LOC Board of Directors has made long-term commitments to two issues critical to cities: revenue and land use reform. **As a result of their designation as top legislative priorities on an ongoing basis neither of these issues appear on the enclosed ballot.**

The League will continue to advocate for a constitutional amendment that gives local voters the opportunity to pass local option levies outside of compression. Currently, statewide property tax limitations can prevent local voters from supporting the services they demand via local option levy. This amendment would enable voters to determine the level of services they desire and the associated level of taxation. The League will also advocate for a constitutional amendment that will improve the fairness of the property tax system by recalibrating taxes at the time a property is sold. Oregon's property tax system created a new assessed, or taxable, value based on 1995-96 real market values and capped annual growth. As property values have grown at different rates since that time, huge disparities in tax bills have emerged. The League will also continue to engage in legislative efforts to reform land use processes to reduce the burden on cities as they make local decisions about urban growth. Land use requirements have become increasingly difficult for cities to implement – with increased costs, time, and frequency of appeals – and the League will build on recent efforts to reform the urban growth boundary process to ensure that reforms streamline the land use process.

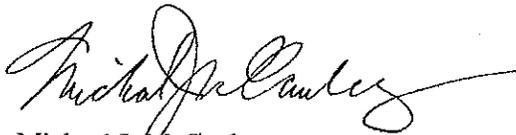
Each city is being asked to review the recommendations of the policy committees and provide input to the LOC Board of Directors as it prepares to adopt the League's 2015 legislative agenda. After your city council has had the opportunity to review the 22 proposals and discuss them with your staff, please return the enclosed ballot indicating the top four issues that your city council would like to see the League focus on in the 2015 session. **The deadline for response is July 25, 2014.** The board of directors will then review the results of this survey of member cities, along with the recommendations of the policy committees, and determine the League's 2015 legislative agenda.

(over, please)

Your city's participation and input will assist the board in creating a focused set of specific legislative targets that reflect the issues of greatest importance for cities. Thank you for your involvement, and thanks to those among you who gave many hours of time and expertise in developing these proposals.

Do not hesitate to contact me or Craig Honeyman, Legislative Director, with questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael J. McCauley". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Michael J. McCauley
Executive Director

cc: Oregon Mayors

INSTRUCTIONS

1. Each city should submit one form that reflects the consensus opinion of its city council on the **top four** legislative priorities for 2015.
2. Simply place an X in the space to the left of the city's top four legislative proposals.
3. The top four do not need to be prioritized.
4. Return by **July 25th** via mail, fax or e-mail to:

Angela Carey
League of Oregon Cities
1201 Court St. NE, Suite 200
Salem, Oregon 97301
Fax – (503) 399-4863
acarey@orcities.org

Thank you for your participation.



CITY of THE DALLES

313 COURT STREET
THE DALLES, OR 97058

PH. (541) 296-5481
FAX (541) 296-6906

AGENDA STAFF REPORT
CITY OF THE DALLES

MEETING DATE	AGENDA LOCATION	AGENDA REPORT #
July 14, 2014	Consent Agenda 10, A	N/A

TO: Honorable Mayor and City Council

FROM: Julie Krueger, MMC, City Clerk 

THRU: Nolan K. Young, City Manager

DATE: July 1, 2014

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

A. **ITEM:** Approval of June 23, 2014 Regular City Council Meeting Minutes.

BUDGET IMPLICATIONS: None.

SYNOPSIS: The minutes of the June 23, 2014 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 June 23, 2014 regular City Council meeting.

MINUTES

REGULAR COUNCIL MEETING
OF
JUNE 23, 2014
5:30 P.M.

THE DALLES CITY HALL
313 COURT STREET
THE DALLES, OREGON

PRESIDING: Mayor Steve Lawrence

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

COUNCIL ABSENT: None

STAFF PRESENT: City Manager Nolan Young, City Attorney Gene Parker, City Clerk Julie Krueger, Public Works Director Dave Anderson, Administrative Intern Rich Wachter, Finance Director Kate Mast, Librarian Sheila Dooley, Police Captain Ed Goodman, Transportation Manager Bill Barrier

CALL TO ORDER

Mayor Lawrence called the meeting to order at 5:30 p.m.

ROLL CALL

Roll call was conducted by City Clerk Krueger; all Councilors present.

PLEDGE OF ALLEGIANCE

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

APPROVAL OF AGENDA

It was moved by Wood and seconded by Dick to approve the agenda as presented. The motion carried unanimously.

PRESENTATIONS/PROCLAMATIONS

Presentation by FFA Regarding 30% Level Design for the Library Expansion Project

FFA Architecture Interiors provided a power point presentation, noting the proposed expansion would be one story instead of two stories due to a more intense focus on children's programs and the ability to raise the funds for the expansion. It was noted the plan included a moveable wall, an open and flexible scheme and plans to have the entry area that would include art work to entice people into the new area. The architects discussed the budget, saying \$641,000 was the construction costs, \$143,000 for indirect costs, \$62,000 for furnishings and shelving, and \$17,000 for the feature entry wall, for a total budget of \$864,000. In response to a question, it was noted the budget did include a 3% escalation factor.

Librarian Dooley highlighted the fund raising efforts including the current efforts to raise \$100,000 in local donations to match a \$100,000 gift and several grant applications under consideration.

AUDIENCE PARTICIPATION

None.

CITY MANAGER REPORT

City Manager Young reviewed the proposal to hire a recruitment professional, and discussed the scope of work. He noted the position would work directly with the established core team, which included himself, the Mayor, a Port Board member and the Port Executive Director.

Young asked if the Council wished to make any changes to the Administrative Fellow project list.

Councilor Miller asked the duration of the Fellowship. City Manager Young said they fellowships were one year in duration.

Councilor Wood asked if this was a new idea. City Manager Young said it was an idea that came from the need to have a single point of contact for people interested in locating a business in the community, as well as a need to have someone who could go searching for businesses to locate in the area.

City Manager Young said staff had a discussion regarding whether to propose a fee schedule for the commercial dock. He asked if the Council would like staff to prepare information for

MINUTES (Continued)
Regular Council Meeting
June 23, 2014
Page 3

Council consideration. It was the consensus of the Council to direct staff to prepare information for consideration at a future meeting.

City Manager Young reported that staff continued to work on correcting the chip seal issues on Dry Hollow Road and Mt. Hood Street. He said staff was trying to work around the harvest schedule as best they could.

CITY ATTORNEY REPORT

City Attorney Parker reported he had been working with Airport staff and Klickitat County to prepare some housekeeping amendments to the water supply agreement. Parker noted the Codes Enforcement Officer was very busy dealing with vegetation, puncture vine and tall grass complaints.

Mayor Lawrence said he noticed more yard sale signs, some on vehicles, at the intersection of Tenth and Trevitt Streets. City Attorney Parker said staff was working to place stickers on the illegal signs and to redirect residents to post their advertisements on the community sign boards. He said Public Works crews were assisting on weekends to pick up illegal signs too.

CITY COUNCIL REPORTS

Councilor Wood said the Council of Governments did not meet in June. She said the Historic Landmarks Commission meeting was scheduled for June 25 and QLife Agency would be held on June 26.

Councilor McGlothlin brought a drawing made by one of the National Guard helicopter crews who were recently at the Airport. He said the business park was moving forward and the flex hangar project was still in the funding process. He reported the Dallesport Fire Department may be relocating and moving their station onto the Airport property. McGlothlin said the Traffic Safety Commission had met on June 18 and discussed areas where traffic was moving too fast, and noted a slow moving vehicle sign had been discussed for the horse drawn carriage. McGlothlin said John Layson had resigned from the Traffic Safety Commission.

Mayor Lawrence asked when the yellow curbs would be re-painted. Transportation Manager Barrier said they would be done this summer. He said the white paint was being put down now and when that was completed, they would begin with the yellow paint.

Councilor Miller asked when the striping would be replaced on Second and Third Streets. Barrier said he didn't have that schedule yet.

MINUTES (Continued)
Regular Council Meeting
June 23, 2014
Page 4

Councilor Dick said he would be attending the QLife Agency meeting on June 26 and supported adoption of their budget.

Councilor Spatz reported that the Mid Columbia Economic Development District had assisted the City with the flex building application; noted a bi-state economic summit meeting would be held on November 7, with congressional delegates attending. He said the AGORA platform for grant funding would have its state-wide rollout now and reported the Gorge broadband website was being established. Spatz said a cider industry may be in the region, as they were working with Oregon Specialty Crops to establish the industry. He said there would be a Sister City reorganization meeting on June 24 and said that Myoshi City had requested a visitation from The Dalles and also asked The Dalles to host a visit from them in October.

Councilor Miller said there had been an Urban Renewal Advisory Committee last week, but she had been out of town and missed the meeting.

Mayor Lawrence reported the next bicycle interest group meeting was scheduled for July 24. He said he had attended the recent Community Outreach Team meeting, attended a meeting to discuss preliminary Fire Department expansion and provided the welcome and greeted participants in the Relay for Life event. Lawrence showed the Council a magazine published for the American Empress cruise ship, with an article featuring The Dalles. He said it was great publicity for our community.

CONSENT AGENDA

It was moved by Spatz and seconded by Wood to approve the Consent Agenda as presented. The motion carried unanimously.

Items approved by Consent Agenda were: 1) approval of June 9, 2014 regular City Council meeting minutes; 2) approval of June 4, 2014 special City Council meeting minutes; and 3) Resolution No. 14-019 concurring with the Mayor's appointments to various commissions and committees.

PUBLIC HEARINGS

Public Hearing to Receive Testimony Regarding the Fund 009, Public Works Reserve Fund Change for Fiscal Year 2014-15

Mayor Lawrence reviewed the procedures to be followed for the public hearing.

Finance Director Mast reviewed the staff report.

MINUTES (Continued)
Regular Council Meeting
June 23, 2014
Page 5

Testimony

Hearing no testimony, the public hearing was closed.

It was moved by Wood and seconded by Spatz to approve the proposed change to the Public Works Reserve Fund 009 in the amount of \$174,500. The motion carried unanimously.

Resolution No. 14-018 Adopting the Fiscal Year 2014-15 Budget for the City of The Dalles, Making Appropriations, Authorizing Expenditures, Levying Taxes and Authorizing the City Manager to Take Such Action as Necessary to Carry Out the Adopted Budget

It was moved by Wood and seconded by Dick to adopt Resolution No. 14-018 adopting the fiscal year 2014-15 budget for the City of The Dalles, making appropriations, authorizing expenditures, levying taxes and authorizing the City Manager to take such action as necessary to carry out the adopted budget. The motion carried, Miller opposed.

CONTRACT REVIEW BOARD ACTIONS

Approval to Purchase Asphalt for Street Maintenance Projects from July 1 Through end of Construction Season

Public Works Director Anderson reviewed the staff report.

It was moved by Spatz and seconded by Miller to authorize the purchase of hot mix asphalt as needed for street maintenance from July 1, 2014 through the end of the 2014 construction season, from the lowest cost supplier available at the time of the projects, in an amount not to exceed \$237,878. The motion carried unanimously.

ACTION ITEMS

Resolution Authorizing Transfers of Funds Between Categories of Various Funds, Making Appropriations and Authorizing Expenditures for Fiscal Year Ending June 30, 2014

Finance Director Mast said there had been a couple of minor changes discovered that did require corrections for the end of the current fiscal year. She said one change was to transfer \$10,000 to the General Fund Special Payments to cover a potential over-expenditure due to an increase in the amount of transient room tax being paid to the Parks and Recreation District. Mast said the other correction was to move \$300 from the materials and services category of the State Office Building budget to the capital outlay category as the replacement of the computer controls had exceeded budget.

City Manager Young said the amendment for the transient room tax may not be needed because the additional funds should not have been paid to the Parks and Recreation District yet. Finance Director Mast recommended adopting the amendment just in case it did get over-expended.

Mayor Lawrence asked if worker's compensation and insurance premiums were paid on a monthly basis or annually.

Finance Director Mast said the worker's compensation premium was paid in July for the upcoming fiscal year. She said paying that premium in advance allowed the City to receive a discount.

Lawrence asked if there is an audit of the premiums at a later time to ensure the City didn't over or under pay. Mast said that was correct.

City Manager Young said the health insurance premiums were paid monthly, with an August renewal date. He said it was budgeted at a specific percentage increase. Lawrence asked what would happen if the actual amount was different than the budget. Young said it would be less than budgeted for the upcoming year.

Lawrence asked if there were other examples of actual amounts being different than the budgeted amount. Finance Director Mast said the budget was all an estimate and that was the reason for periodic amendments throughout the year, to make those corrections.

Mayor Lawrence said he would like more background information about how the corrections were made. Mast said supplemental budget amendments were used to add unexpected revenues and expenses and resolutions transferring funds were used to move funds between categories. She said the Council was provided with monthly reports which showed the amount spent year to date compared to the budgeted amounts.

Councilor Miller asked if refunds were credited back to the line item they were spent from. Finance Director Mast said that was correct, however if the City received a dividend, not tied to a specific line item, they were placed into the General Fund revenues.

It was moved by McGlothlin and seconded by Spatz to adopt Resolution No. 14-020 authorizing transfers of funds between categories of various funds, making appropriations and authorizing expenditures for the fiscal year ending June 30, 2014. The motion carried unanimously.

MINUTES (Continued)
Regular Council Meeting
June 23, 2014
Page 7

Resolution No. 14-015 Accepting a Deed of Dedication from Monty Mathie for Public Right of Way

City Attorney Parker reviewed the staff report. In response to a question, it was noted the funds for the improvements would be taken from the LID Fund (036).

It was moved by Wood and seconded by McGlothlin to adopt Resolution No. 14-015 accepting a deed of dedication from Monty Mathie for public right of way. The motion carried unanimously.

DISCUSSION ITEMS

Discussion Regarding Proposal for Tobacco Free Policy at Lewis and Clark Festival Park

City Attorney Parker reviewed the staff report. He noted that enforcement may be ineffective, and said the Health Department was not opposed to a self-enforcement policy.

Mary Gale asked that the Council adopt a policy that was consistent with the Parks and Recreation District's policy for all other parks in the community. She said having signs at the Festival Park would encourage people to quit smoking.

Teri Thalhofer said the most effective way to get people to stop smoking was to raise the price of cigarettes, but that a no smoking policy for the park would help. She said people could tell those who were smoking that it was non-smoking if there were signs posted. Thalhofer said some cities included citations and fines in their policies.

Ms. Gale suggested the signs include the telephone number of the Police Department so people could call and officers could come to the park and issue citations. She said the reason people smoked was that corporate giants targeted poor people and kids. She said smoking was the leading cause of death in Wasco County.

Ms. Thalhofer said she was a colorectal cancer survivor and had developed cancer because her parents smoked and she lived with second hand smoke for 25 years. She said in the past 17 years, smoking had decreased because of prohibiting smoking in parks.

Police Captain Goodman said having a phone number to call on the signs, would increase calls to the 9-1-1 center and officers being dispatched when they were already overworked. He questioned whether that would be a good use of police resources.

City Manager Young said staff would bring back a policy similar to the one used by the Parks and Recreation District, for Council consideration.

MINUTES (Continued)
Regular Council Meeting
June 23, 2014
Page 8

EXECUTIVE SESSION

Mayor Lawrence recessed the meeting to Executive Session at 7:18 p.m. in accordance with ORS 192.660 (2) (e) to conduct deliberations with persons designated by the governing body to negotiate real property transactions and ORS 192.660 (2) (h) to consult with Counsel concerning the legal rights and duties of a public body with regard to litigation or litigation likely to be filed.

Reconvene to Open Session

The meeting reconvened to open session at 7:52 p.m.

DECISIONS FOLLOWING EXECUTIVE SESSION

None.

ADJOURNMENT

Being no further business, the meeting adjourned at 7:53 p.m.

Submitted by/
Julie Krueger, MMC
City Clerk

SIGNED:

Stephen E. Lawrence, Mayor

ATTEST:

Julie Krueger, MMC, City Clerk



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1122
FAX: (541) 296-6906

AGENDA STAFF REPORT

CITY OF THE DALLES

MEETING DATE:	AGENDA LOCATION:	AGENDA REPORT #
July 14, 2014	Public Hearings 11, A	14-054

TO: Honorable Mayor and City Council

FROM: Richard Gassman, Planning Director

THRU: Nolan K. Young, City Manager *NKY*

DATE July 14, 2014

ISSUE: Public Hearing to allow for testimony concerning zoning ordinance and comprehensive plan map changes for a portion of a lot adjacent to former armory site pursuant to Land Use and Development Ordinance (LUDO).

RELATED CITY COUNCIL GOAL: None.

PREVIOUS AGENDA REPORT NUMBERS: None.

BACKGROUND: This quasi-judicial public hearing is to allow for testimony concerning the rezone and comprehensive plan map change requests filed by Angelo Planning Group on behalf of Wasco County.

The area of the requests is a portion of the property described as 2N 13E 33C, tax lot 1700. This lot includes the playing fields at Kramer Park. The approximately 1.75 acres of the property sought to be rezoned is at a lower grade than the playing fields and is separated from the playing fields by a fence. The request is to change the zone from Parks and Open Space, P/OS, to General Commercial, CG, the same zone as the adjacent property at the corner of 6th and Webber Streets, the site of the former armory building. Both of these properties are owned by Wasco County.

NOTICE: A letter was sent to each of the affected property owners on July 2, 2014, notifying them of this hearing, as required by LUDO Section 3.020.050.

PROCESS: This request is being processed under the provisions of LUDO Section 3.100 for zone changes, and LUDO Section 3.020.050 for quasi-judicial hearings. A hearing was held by the Planning Commission on June 19, 2014. A copy of the Commission's Resolution recommending approval of the requests is attached.

CRITERIA: The criteria for review and staff findings are included in the Planning Commission staff report dated June 19, 2014. As indicated, the Planning Commission held a public hearing and recommended approval.

ATTACHMENTS: Application of Angelo Planning Group on behalf of Wasco County, Staff Report to the Planning Commission dated June 19, 2014, and Planning Commission Resolution No. P. C. 539-14.

BUDGET IMPLICATIONS: There are no direct budget implications.

ALTERNATIVES:

- A. **Staff Recommendation. *Move to approve the zoning ordinance and comprehensive map changes as requested and direct staff to prepare an ordinance for later Council action.***
- B. Move to deny the requested changes.

COMPREHENSIVE PLAN AMENDMENT APPLICATION

CITY OF THE DALLES Community Development Department

313 Court Street
The Dalles, OR 97058
(541) 296-5481, ext. 1125
Fax (541) 298-5490
www.ci.the-dalles.or.us

Date Filed _____
File# _____
Date Deemed Complete _____
Hearing Date _____
Approval Date _____
Permit Log # _____
Other Cross Reference# _____

APPLICANT

Name Darci Rudzinski

Address 921 SW Washington Street
Portland, OR 97205

Telephone # (503) 227-3669

E-mail Address drudzinski@angeloplanning.com

LEGAL OWNER (If Different than Applicant)

Name Wasco County

Address 511 Washington St.
The Dalles, Oregon 97058

Telephone # (541) 506-2552

*If applicant is not the legal owner, attach either [1] owner consent letter, or; [2] copy of earnest money agreement, or; [3] copy of lease agreement.

PROPERTY INFORMATION

Address 807 Webber Street

Map and Tax Lot 2N 13E 33C 1700

Size of Development Site 1.75 Acres

Zone District/Overlay Parks and Open Space / Community Facility Overlay

Comprehensive Plan Designation Parks and Open Space

REQUEST

New Development Expansion/Alteration Change of Use Amend Approved Plan

Brief Explanation: Change the comprehensive plan designation on 1.75 acres of Tax Lot 1700 from Parks and Open Space to Commercial.

JUSTIFICATION OF REQUEST

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

The proposed amendment will allow the subject property, which is currently underutilized, to be zoned for commercial uses, thereby increasing its viability for future development and providing greater opportunity to develop a future "gateway" to the commercial core of The Dalles.

2. Describe how the proposed amendment is compatible with or will further the goals established by the Community for the subject area. *The goals are listed in the Comprehensive Plan.*

The proposed amendment will change 1.75 ac from Parks/Open Space to Commercial, affecting Goals 8 and 9. Goal 8: Subject site is not in active recreational use, challenges of grade make it difficult to utilize as part of Kramer Field. Goal 9: There is a need for additional commercial land in the .5-2.5 ac range (Comp Plan pg. 33), which this re-designation would help meet. See attached narrative for further detail.

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

Site is currently an informal parking lot for athletic activities nearby, although it was not designed as such and has safety and access issues. The addition of the site to the cluster of commercially-zoned parcels at West 6th Street and Webber Street is consistent with existing uses and will not reduce the amount of active park land. Redevelopment will improve access, landscaping, and pedestrian connectivity.

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

Commercial designation is compatible with surrounding properties, whose uses include the Armory building, fast food, gas station, furniture rental, and other retail. Proposed amendment would not affect Kramer Field to the SW, as site is physically separated from the field by a large berm and fencing. Site is not in active park use, and re-designation would not reduce amount of active park land.

PLANS SUBMITTED:

At least ⁵15 copies of concept site plan.

Dari EA Rudgwick
Signature of Applicant

4/25/14
Date

Signature of Planner

Date Deemed Complete

City of The Dalles

Zone Change and Comp Plan Map Change Application

Applicant: Tyler Stone
Wasco County
511 Washington Street, Suite 101
The Dalles, OR 97058
(541) 506-2552

Applicant's Representative and Land Use Planning: Angelo Planning Group
Darci Rudzinski, Project Manager
921 SW Washington Street, Suite 468
Portland, OR 97205
Phone: (503) 227-3669
Fax: (503) 227-3679
Email: drudzinski@angeloplanning.com

Map and Tax Lot: 2N 13E 33 C 1700 (part)

Site Address: 807 Webber Street

Current Comprehensive Plan Designation: Parks and Open Space

Current Zoning Designation: Parks/Open Space (P/OS), Community Facility Overlay

Application Submitted For: Wasco County
511 Washington Street, Suite 101
The Dalles, OR 97058
(541) 506-2552



Table of Contents

Contents

City of The Dalles	i
Zone Change and Comp Plan Map Change Application	i
Section 1: General Information	1
Request.....	1
Site and Context.....	1
Overview of the Application	2
Section 2: Findings of Conformance with Approval Criteria	3
City of The Dalles Comprehensive Plan	3
Comprehensive Plan Goal 9: Economic Development - Policies.....	3
Comprehensive Plan Goal 9: Economic Development – Implementation Measures	6
Comprehensive Plan Appendix B: Guidelines for Land Use Plan Map Classifications	7
Employment Designations	7
LUDO 3.010 Application Procedures	7
3.010.030 Pre-Application Conference	7
3.100 Zone Changes	8
3.100.030 Review Criteria.....	8

List of Figures

Figure 1. Location Map	1
Figure 2. Photo of Subject Site and Kramer Field, Looking West	2
Figure 3. Photo of nearby commercial uses at Webber Street and West 6th Street, looking southeast.....	11

Exhibits

Exhibit A: Owner Consent Letter	
Exhibit B: Site Team Meeting Notes	
Exhibit C: Vicinity Map	
Exhibit D: Tax Lot Map	
Exhibit E: Existing Comprehensive Plan Designation	
Exhibit F: Proposed Comprehensive Plan Designation Zoning	
Exhibit G: Existing Zoning	
Exhibit H: Proposed Zoning	
Exhibit I: Legal Description	

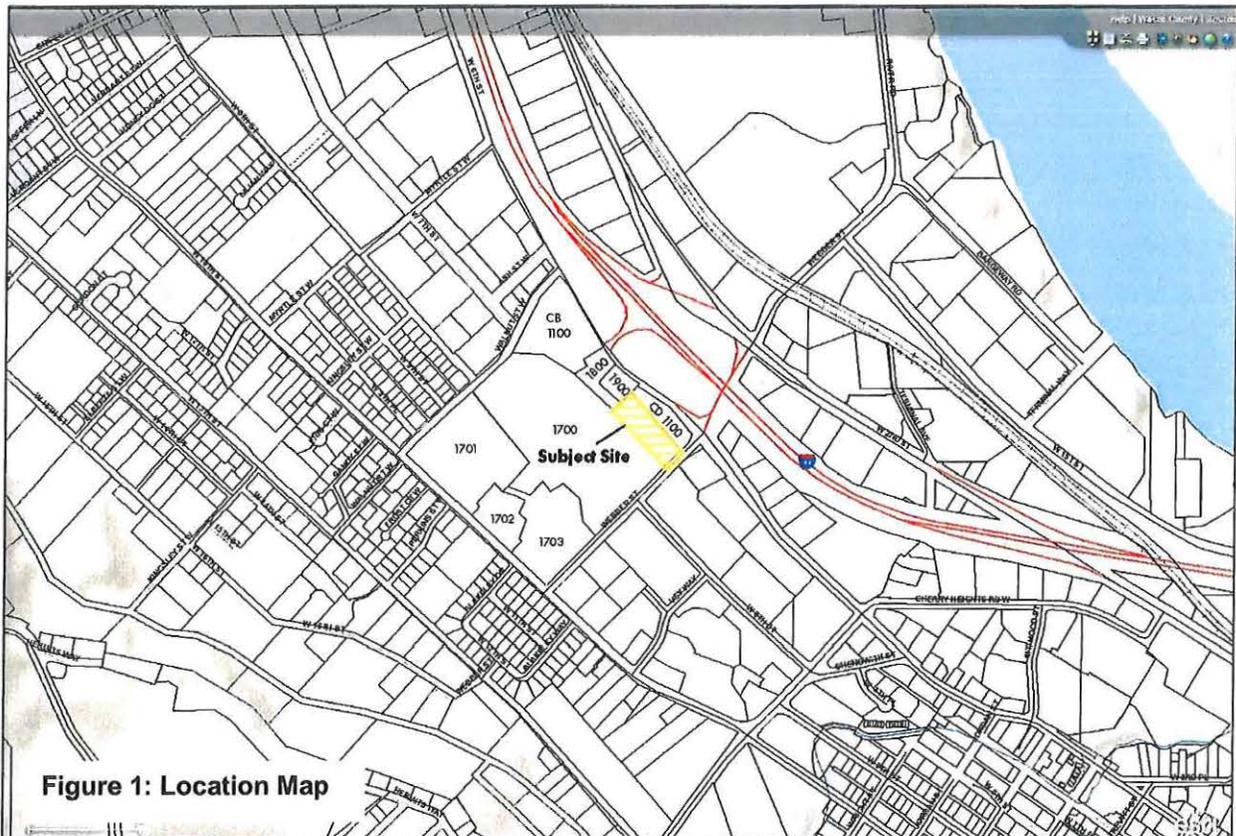
Section 1: General Information

Request

The applicant is requesting to amend the Comprehensive Plan designation on approximately 1.75 acres from Parks and Open Space (P/OS) to Commercial. The applicant is also requesting to rezone the site in question from P/OS to General Commercial (CG) and modify the Community Facility Overlay (CFO) to exclude the area subject to the rezone. The completed Comprehensive Plan Amendment Application and Zone Change Application forms have been submitted with this application narrative.

Site and Context

The subject site is the eastern portion of Tax Lot 2N 13E 33 C 1700, located at 807 Webber Street near the intersection of Webber and West 6th Street (see Figure 1). The portion of this property that is the subject of this request includes approximately 150 feet of frontage along Webber.



The subject site is 1.75 acres in area. It is part of the 16.5 acres owned by Wasco County that includes Kramer Field. Kramer Field is operated by the Northern Wasco County Park & Recreation District (NWCPRD) and contains softball and soccer fields. Consistent with this use, the tax lot of which the subject site is a part is currently zoned P/OS with a CFO overlay and is designated P/OS in the comprehensive plan. However, the site itself is currently a vacant, gravel-covered area that is physically separated from the active recreational uses by an earthen berm. Figure 2 shows this 12- to 14-foot grade change from the site to Kramer Field, as well as the utility lines that impact the area. Located between the athletic fields and the Oregon

National Guard Armory Building, the subject site is sometimes used as an informal parking lot and provides maneuvering area for National Guard vehicles.

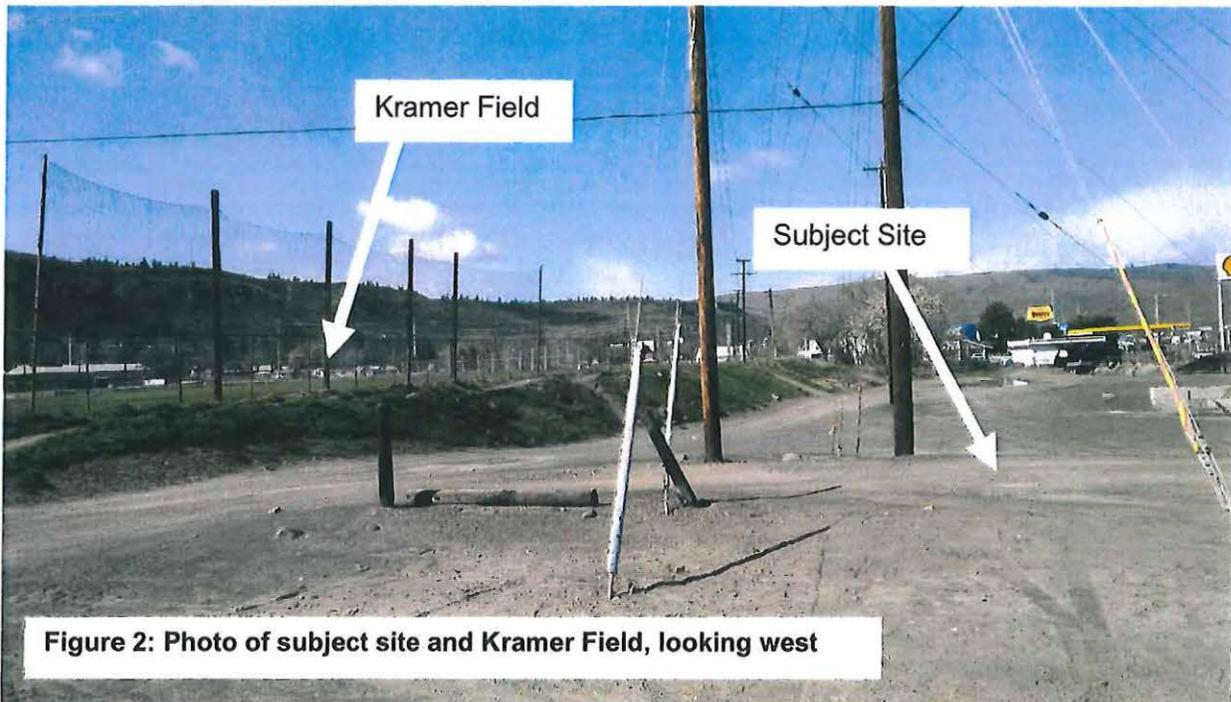


Figure 2: Photo of subject site and Kramer Field, looking west

Wasco County is requesting this change in land use designation and zoning in anticipation of the Oregon National Guard moving to the new National Guard Readiness Center located at 400 SE Scenic Drive. The National Guard Readiness Center replaces the 11,766 square-foot armory at 713 Webber Street (Tax Lot CD 1100), which is adjacent to the subject site on land previously owned by the County and currently owned by the State of Oregon. As specified in a revisionary clause in the agreement between the State and the County, the parcel the armory currently occupies will revert to County ownership when the Oregon National Guard vacates the property. The subject site, if approved for the requested rezone, will be available in the future for commercial uses and has the potential to increase the future viability of commercial uses on the Armory site, if the two areas were combined through a lot line adjustment.

The County's overarching interest in this proposed change in use is to allow the subject site, in conjunction with opportunities presented on the commercially-zoned Armory site, to become a revenue-producing parcel. The need for this change is timely, with additional revenues needed to off-set the loss of Federal roadway funding, as well as to meet the County's financial obligations to the Columbia Gorge Community College related to siting the National Guard Readiness Center on land owned by the college.

Overview of the Application

Section 2 of the application demonstrates how the proposed Comprehensive Plan amendment and zone change comply with the City's adopted Comprehensive Plan polices and the requirements of the City of The Dalles Land Use and Development Ordinance (LUDO).

Section 2: Findings of Conformance with Approval Criteria

This section of the application contains responses that demonstrate how the requested Comprehensive Plan Amendment and Zone Change comply with the City of The Dalles Comprehensive Plan and Land Use and Development Ordinance (LUDO).

City of The Dalles Comprehensive Plan

Comprehensive Plan Goal 9: Economic Development - Policies

1. Encourage the siting and growth of employers which pay family wages as identified in The Dalles Economic Opportunities Analysis (EOA)

Response: Page 38 of the EOA lists "(e)ncourage investment in The Dalles Central Business District and support activities in the Columbia Gateway / Downtown Urban Renewal Plan" as a supporting public policy under the heading "Provide family wage employment opportunities." The subject site lies in the "Columbia Gateway" and is within the Urban Renewal Boundary. Investing in the economic development of the subject site is therefore consistent with EOA, Urban Renewal Plan, and Comprehensive Plan policy.

2. To the extent possible, designate within the existing UGB suitable land with the size and locational characteristics required by targeted employment as set forth in the 2010 EOA

Response: Executive summary page v of the EOA states that "for the 2006-2026 period, the City will need a considerable number of smaller sites." Table S-4 of the EOA identifies a need for 135 sites for employment uses averaging 1 acre in size by 2026. The re-designation of the subject site to Commercial will help meet this need.

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. 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.

Response: Policies 2. and 3. are not applicable; the subject site is small and in a location that is not suitable for industrial development.

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.

Response: The subject site is currently under-utilized under its existing zoning, principally due to its physical separation from active recreation areas. The adjacent Armory site, which was developed in the early 1950s under site development requirements valid at that time, will also be considered an under-utilized commercial site once vacated by the National Guard. Subsequent to approval of this rezoning request the subject site could be combined with the adjacent Armory site through a lot line adjustment, resulting in an area of adequate size and

configuration to allow for redevelopment of a prime commercial gateway location. Nearby commercial lots along W. 6th Street range from roughly 150-300 feet in depth. Approving this plan amendment will increase the depth of commercially designated land on this corner to roughly 260 feet, consistent with nearby lots.

6. *Protect large Northwest Aluminum redevelopment sites for their intended industrial uses as identified in the EOA as set forth in Table 9-4.*

Response: This policy is not applicable, as the site is not a large Northwest Aluminum industrial site.

7. *Commercial and service users 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.*

Response: This policy is not applicable. The subject site is not in or near the City's industrial zones.

8. *Plan for and make prudent public investments to meet the future demands of industrial, commercial, and residential growth in The Dalles.*

Response: As addressed in the response to Policy 2 above, designating this site for commercial uses will help meet future need for small-parcel employment land identified in the City's EOA.

9. *Encourage investment in The Dalles Central Business District, and support project activities in the Columbia Gateway/Downtown Urban Renewal Plan.*

Response: The subject site is part of the Columbia Gateway, and is within the boundaries of the Urban Renewal Area. Redevelopment of the subject site as part of an existing commercial area would support the Central Business District by encouraging investment and, when developed pursuant to current site design requirements for landscaping, by providing a more attractive gateway to downtown.

10. *Encourage tourism-related services as an element in the diversification of the community's economy.*

Response: No specific use of the site has been identified, but the requested GC zoning permits a variety of uses that could encourage tourism and the site could potentially support a tourism-related service. Permitted uses in the GC Zoning District include hotels, motels and conference, visitor and convention centers.

11. *Encourage the 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.*

Response: This policy is not applicable. The site is not near the Mid-Columbia Medical Center.

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.*

Response: This policy is not applicable as the request is not directly related to encouraging agricultural-related businesses.

13. *Support the forest products industry as an element of the economy.*

Response: This policy is not applicable.

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.*

Response: The subject site is of a size and location that would be suitable for small to medium sized businesses, consistent with the intent of this policy.

15. *Encourage siting of new industries in The Dalles, and encourage existing industries to maintain high environmental standards.*

Response: This policy is directed to industrial land is not applicable to the requested action.

16. *Reserve industrial zones for industrial uses and uses compatible with industry.*

Response: This policy is not applicable. This comprehensive plan re-designation does not affect industrial zones or uses.

17. *Review and revise administrative policies and procedures to streamline the planning process, and reduce delays in obtaining development approvals.*

Response: This policy is not applicable.

18. *Coordinate economic planning and development with industrial development at Dallesport.*

Response: This policy is not applicable.

19. *Encourage educational, cultural, social and employment opportunities to enhance the quality of life in The Dalles for all age and income groups.*

Response: Currently, the subject site does not provide any educational, cultural, social, or employment opportunities. The subject site is expected to provide additional employment opportunities if put into commercial use.

20. *Plan appealing streetscapes that encourage personal interaction, accommodate public gatherings, and enhance the experience of shoppers and workers.*

Response: Future proposed development on this site will need to meet streetscape requirements prior to Site Plan Review approval.

21. *Encourage cooperation between public and private sectors to support economic growth.*

Response: The subject site is currently in public ownership. The plan redesignation and rezoning is intended to support economic growth by allowing the subject area to be zoned consistent with the Armory site and increasing economic viability on the prime retail corner of Webber Street and West 6th Street. Wasco County hopes to partner with a private sector developer and end user(s) to redevelop this area in the future.

22. *Make prudent investments in The Columbia Gorge Regional Airport as needed to accommodate airport development.*

Response: This policy is not applicable. The subject site is not near the Columbia Gorge Regional Airport.

Comprehensive Plan Goal 9: Economic Development – Implementation Measures

2. *West 6th Gateway (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.*

Response: The proposed plan amendment and zone change is consistent with this policy.

- *Improve the visual appearance by encouraging amenities such as street trees and street furniture when public and private development and redevelopment is undertaken.*

Response: Development of the subject site (and redevelopment of the Armory site) would include enhancements consistent with existing City of The Dalles code requirements and would result in an improved visual appearance on the gateway corner at Webber Street and West 6th Street.

- *Construct or improve water, sewer, and storm drain systems as needed.*

Response: To date, the City has not identified potential infrastructure deficiencies that would preclude or limit commercial development on the subject site. If infrastructure improvements are needed to support future development, these needs will be identified as part of a subsequent development approval process and provided at the time of property development.

- *Ensure that future improvements and land use changes in the area provide adequate sound, light, and visual buffers to adjacent residential areas.*

Response: The subject site is not adjacent to any residential areas. The nearest residences are at Webber Street and West 10th Street, roughly 1,100 feet to the southwest of the site.

- *Reserve areas along East and West Second Street for commercial/industrial mixed zoning.*

Response: This implementation measure is not applicable, as the subject site is not along Second Street.

- Reserve land in the northern portion of the Northwest Aluminum site for needed commercial development.

Response: The subject site is not part of the Northwest Aluminum site.

Comprehensive Plan Appendix B: Guidelines for Land Use Plan Map Classifications

Employment Designations

"In addition to complying with the Goal 9 element of this plan, the following criteria shall be applied to applications for comprehensive plan amendments and zone changes.

Purpose: To provide for a wide range of retail, wholesale, and service businesses to serve the needs of the marketing region in locations compatible with the best interests of the community.

Response: The subject's site location at the "gateway" to the City's commercial core makes it ideal for commercial uses and future development at this location will serve to improve the vitality and appeal of the entire district. The site is of sufficient size to support a variety of types of retail, wholesale, and service business uses.

Standards:

- *Paved, off-street parking areas shall be required of all business commensurate with the use generated by the business.*
- *Landscaping shall be required for all new constructions or major remodeling of existing buildings subject to review by Planning Commission.*
- *Utilities shall be buried or screened.*
- *Advertising signs shall be regulated in accordance with City Ordinance.*

Response: The subject site is of sufficient size to conform to the General Commercial Development Standards, including the required off-street parking and landscaping, at which time the property is developed. Advertising signs, where proposed as part of site development plans, will conform to the LUDO requirements and regulated in accordance with City Ordinance. Development plans will be coordinated with NW Natural Gas and other utility providers to ensure continued service to the site and surrounding users and, where possible, to improve location and screening of existing lines.

LUDO 3.010 Application Procedures

3.010.030 Pre-Application Conference

Applicants for administrative, quasi-judicial, or legislative actions shall be required to participate in a pre-application conference with the Director prior to submitting an application.

Response: This application is subject to a legislative hearing before the Planning Commission and a quasi-judicial action by the City Council. As required, the applicant and planning consultant attended a Site Team Meeting on March 20, 2014. Notes from the meeting are attached in Exhibit B.

3.100 Zone Changes

3.100.030 Review Criteria

A Zone Change Shall Be Granted if the Following Criteria are met:

- A. Conformance. *The proposed Zone Change conforms with the Comprehensive Plan and all other provisions of this Ordinance.*

Response: This application includes a requested Comprehensive Plan amendment to CG for the subject site. Approval of the requested zone change from P/OS to CG will therefore conform with the amended Comprehensive Plan. The addition of this area to the cluster of commercially-zoned parcels at the intersection of Webber Street and West 6th Street is consistent with existing zoning and land uses in the vicinity. (See Exhibit H. Proposed Zoning and Figure 3. Photo of Nearby Commercial Uses). The subject site can be developed according to the LUDO Development Standards for General Commercial, given its size and location. Other development requirements, such as landscaping (Section 6.010), access management (Section 6.050), and parking (Sections 7.020, 7.030) can also be met on this site and will be addressed as part of a future Site Plan Review process.

- B. Suitability. *The site is adequate in size and shape for uses normally allowed by the proposed zone.*

Response: The site measures roughly 495 feet by 155 feet, and has a total area of 1.75 acres (see Exhibit I). Nearby tax lots zoned CG range from roughly .5 acres to 5.5 acres. The site is adequate in size and shape to support a commercial use on its own, but rezoning this site will permit future lot consolidation with an adjacent GC parcel. This will create the area needed, and opportunity for, a greater variety of commercial end users and a site plan and development that creates a signature, positive impression when entering the City. Approving this zone change will increase the depth of commercial zoning on this corner to be consistent with neighboring lots, from roughly 120 feet to roughly 260 feet in depth from West 6th Street.

- C. Streets and Traffic. *The site is, or will be, adequately served by streets for the type and volume of traffic generated by uses that may be permitted in the new zone.*

Response: The subject site is well served by the existing street network. The site abuts Webber Street, a Major Arterial, and is in the vicinity of the intersection of West 6th Street, also a Major Arterial. The City has not identified any capacity, access or safety issues with proposed commercial uses on the site. The City has indicated that a traffic impact study will be required as part of Site Plan Review and the development approval process. Given that access to the subject site is within a quarter mile from the Webber Street I-84 off-ramp, the scope of a future impact study may need to be coordinated with the Oregon Department of Transportation.

- D. Adverse Effect. *The proposed Zone Change shall have minimal adverse effect on existing and future surrounding development.*

Response: Currently, the subject site is a gravel area used for informal parking and Oregon National Guard vehicle maneuvering. The proposed action will not reduce the amount of active recreational land in the area. Particularly given its location near the corner of Webber Street and West 6th Street, the site is currently underutilized and visually unappealing. The ultimate effect of the proposed zone change will be to better utilize this vacant land and develop a stronger “gateway” to the mid-commercial core of the City of The Dalles. The addition of this area to the cluster of commercially-zoned parcels at the intersection is consistent with existing land uses in the vicinity; future commercial uses at the site will bring activity and increased vitality to existing uses in the immediate area.



Figure 3. Photo of nearby commercial uses at Webber Street and West 6th Street, looking southeast.

Exhibit A

Owner Consent Letter

Darci Rudzinski

From: Kathy White [kathyw@co.wasco.or.us]
Sent: Thursday, February 20, 2014 10:07 AM
To: Darci Rudzinski
Cc: Tyler Stone; Andrew Parish
Subject: Planning Application Authorization

Good Morning, Darci-

At the February 5, 2014, Wasco County Board of Commissioners Meeting, the Board voted to accept the Angelo Planning proposal to assist Wasco County prepare and submit the Plan Amendment/Zone Change application for property owned by the County at 713 Webber Street in The Dalles, OR - Taxlot 2N 13E 33 C 1700.

Thank you for your help and please let me know if you have any questions or concerns.

Thank you,

Kathy White
Executive Assistant
Wasco County
Board of County Commissioners
511 Washington Street
The Dalles, OR 97058
work 541.506.2520
fax 541.506.2551

Exhibit B

Site Team Meeting Notes

City of The Dalles

Site Team Notes

March 20, 2014

Site Team Members: Dale McCabe City Engineer
Todd Stephens City Engineer's Office
Richard Gassman Planning Director
Dawn Hert Senior Planner
Jim Schwinof City Development Inspector
Tonya Brumley NW Natural Gas

For Applicant: Tyler Stone Wasco County
Darci Rudzinski Angelo Planning Group

Applicant: Angelo Planning Group for Wasco County

Application: Zone Change and Comp Plan Map Change – 807 Webber Street

Engineering/Planning Notes

- Application and procedures are contained in the Land Use and Development Ordinance (LUDO) of the City of The Dalles. The LUDO is on line at www.ci.the-dalles.or.us.
- Base zone for the property is P/OS – Parks and Open Space with a CFO Overlay.
- Applicant is requesting rezone to CG-General Commercial.
- Applicant will also need to change the Comprehensive Plan to CG.
- To initiate a change of the Comp Plan and the Zoning Ordinance, applicant will need to officially file the two applications. Filing fee of \$775.00 will be waived per County/City policy.
- Rezone regulations can be found in the LUDO at Section 3.100. Decision criteria are located in Section 3.100.030.
- Rationale for zone change is existence of significant grade change at proposed rezone line, and adjacent existing CG zone.
- Change to the zoning map requires 35 day advance notice to the State Department of Land Conservation and Development. Notice will be sent by the City once the official application is filed.
- First hearing is with Planning Commission. Due to 35 day notice first regularly scheduled meeting would be either May or June. Planning Commission meetings are held on the first and third Thursday of each month at 6 p.m. in The Dalles City Hall.
- Second hearing is with the City Council. Council meetings are held on the 2nd and 4th Monday of each month at 5:30 in The Dalles City Hall.
- Planning Commission hearing is legislative. City Council hearing is quasi-judicial.

- Property is near the corner of West 6th and Webber, and close to the Webber Street off ramp of I84. Issue of ODOT review was raised and discussed, however no representative from ODOT was present.
- Prior to final approval a survey or other clearly identifiable boundary description will be required.

NW Natural Gas

Concern is for a natural gas pipeline across that property that may or may not have an easement.

Exhibit C

Vicinity Map

Exhibit D

Tax Lot Map

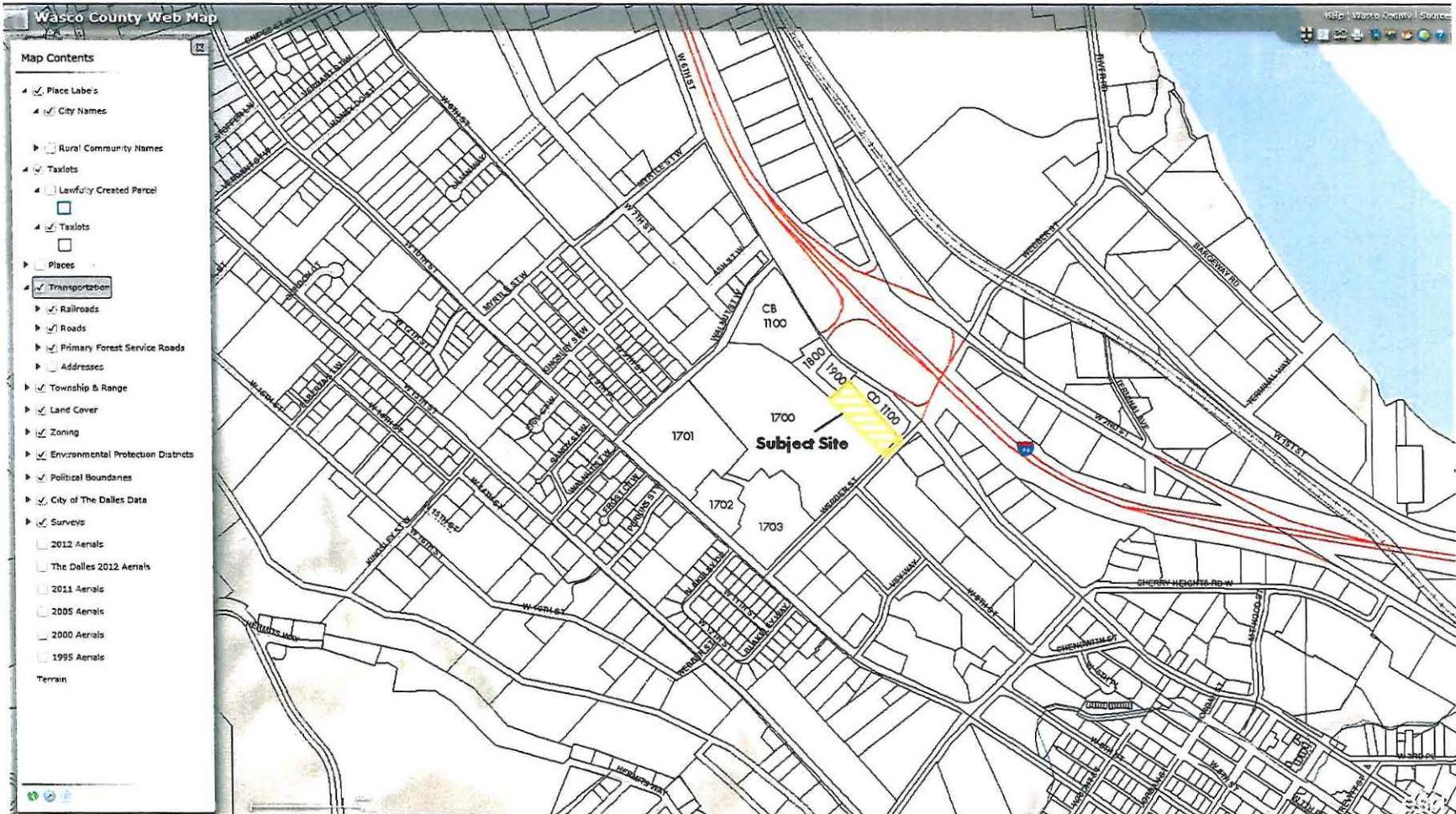


Exhibit E

Existing Comprehensive Plan Designation

Exhibit F

Proposed Comprehensive Plan Designation

Exhibit G

Existing Zoning

Exhibit H

Proposed Zoning

Exhibit I

Legal Description

LEGAL DESCRIPTION for ADJUSTMENT AREA
(KRAMER FIELD TO ARMORY TRACT)

A tract of land in the CATHOLIC MISSION CLAIM in the Southwest quarter of Section 33, Township 2 North, Range 13 East of the Willamette Meridian in City of The Dalles, Wasco County, State of Oregon, described as follows:

Commencing at a 5/8-inch iron rod at the Northeast corner of the WASCO COUNTY POOR FARM PROPERTY, said corner also being on the Northeast line of the CATHOLIC MISSION CLAIM; thence along said Claim line, North 39° 58' 13" West 60.27 feet to the Northeasterly projection of the Westerly right-of-way line of Webber Street; thence along said projection and said Westerly right-of-way line South 46° 15' 37" West 150.00 feet to a 5/8-inch iron rod at the Northeast corner of Parcel 1 of Partition Plat 2002-0016, Slide C-178A, recorded July 23, 2002, which point also marks the **Initial Point** of this description; thence continuing along said right-of-way line South 46° 15' 37" West 155.00 feet to a 5/8-inch iron rod; thence North 38° 51' 02" West 334.26 feet to a 5/8-inch iron rod; thence North 50° 03' 05" West 156.26 feet to a disc concreted into a large boulder; thence North 44° 24' 48" East 15.00 feet to a 5/8-inch iron rod at the Southeast corner of Partition Plat 1992-0039, Slide-097, recorded December 29, 1992; thence along the Easterly line of said Partition Plat North 44° 24' 48" East 161.72 feet to the Southwest corner of that land conveyed in Wasco County Deed Book 124 Page 411, filed October 9, 1952; thence along the South line of said land and the projection thereof South 39° 55' 30" East 495.15 feet to the Initial Point.

SUBJECT TO any existing utility easements upon the property.

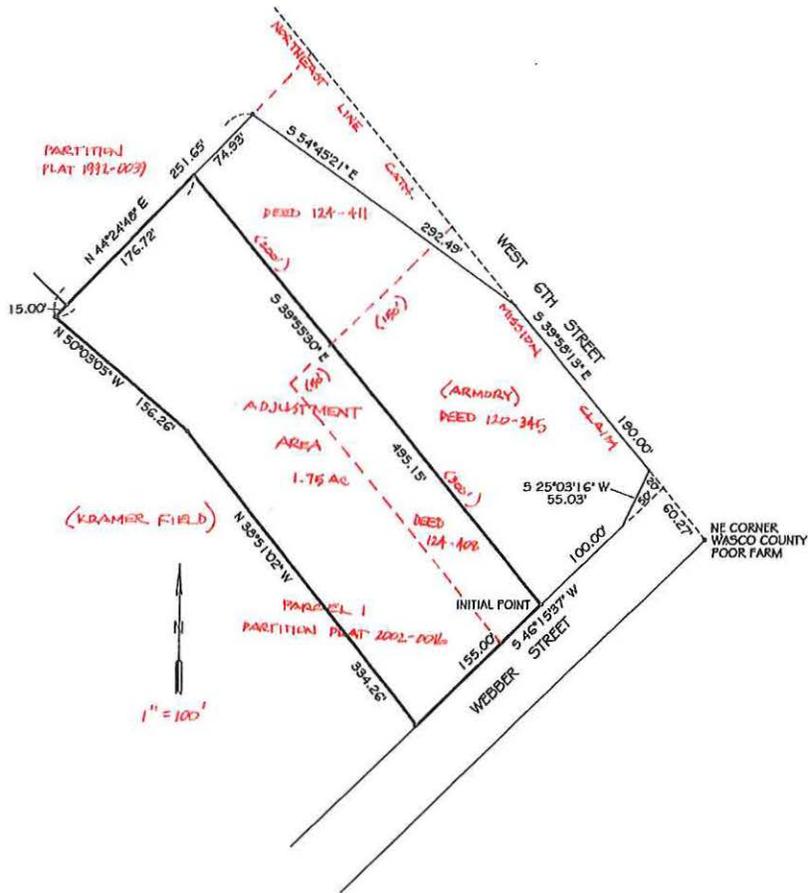
Attached hereto and by this reference made a part hereof is a sketch marked "Exhibit A" showing the location of the above described Adjustment Area.

Contains 1.75 acres.

Note: A property line adjustment survey will follow, which will replace this sketch.

April 23, 2014

EXHIBIT A
 SEC. 33, T24N R13E, WM



1/23/2014

City of The Dalles

Staff Report to the Planning Commission

Comprehensive Plan Amendment No. 41-14 Zone Change Amendment No. 86-14

Wasco County

Prepared by: Richard Gassman, Planning Director

Procedure Type: Legislative

Hearing Date: June 19, 2014

Assessor's Map: 2N 13E 33 C tax lot 1700 (part)

Address: 807 Webber Street

Comprehensive Plan
Designation: "P/OS" Parks and Open Space

Zoning District: "P/OS Parks and Open Space with a CFO, Community Facility Overlay

City Limits: Inside

Request: To change the Comprehensive Plan Map and Zoning Ordinance Map from P/OS – Parks and Open Space to CG – General Commercial District.

BACKGROUND INFORMATION

This request involves approximately 1.75 acres of one lot. The property is a portion of what is commonly referred to as Kramer Field. Along the northeast side of the field, there is a steep grade change from the playing area to an unimproved area adjacent to the old armory site. The applicant is seeking to change the zone on the portion of the lot that is northeast of the grade change from P/OS to CG, which is the zone for the adjacent parcel where the armory was until recently. This will create a larger commercial lot, all at the same approximate elevation. Due to the steep slope, the area proposed for the

rezone has not been used as part of the playing area. The existing commercial lot is approximately 1.5 acres. If approved, the new commercially zoned area would be approximately 3.25 acres. If approved, the applicant will also file an application for a lot line adjustment, moving the property line to correspond with the new zoning.

NOTIFICATION

Property owners within 100 feet, City Departments, franchise utilities, Mid-Columbia Fire & Rescue, Wasco County Health Department, and State Building Codes were mailed a notice on June 9, 2014, as required by Sections 3.100.020 B. 1. and 3.020.050 D. An additional notice was published in The Dalles Chronicle on June 8, 2014. The Department of Land Conservation and Development was also notified because this request involves a Post-Acknowledgement Plan Amendment.

COMMENTS

As of the date of this staff report, no comment has been received.

REVIEW

A. LAND USE AND DEVELOPMENT ORDINANCE 98-1222

Section 3.010.040 Applications

B. Completeness.

FINDING A-1: The applications were found to be complete on April 28, 2014. The 120-day State mandated decision deadline is August 26, 2014. The hearing is within the required time line. Criterion met.

Section 3.020.060 Legislative Actions

A. Decision types. 1. Zone Changes. 4. Comprehensive Plan Changes.

FINDING A-2: This application is for a Zone Change per section 3.100 of the Land Use and Development Ordinance (LUDO) and a Comprehensive Plan Map change per Goal #2, Land Use Planning, of the Comprehensive Plan. The hearings are combined because the issues are essentially the same for both requests. Criterion met.

B. Public Hearings. 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.

FINDING A-3: A public hearing is scheduled for June 19, 2014. Criterion met.

C. Notice of Hearing. Notice of hearing is required to be sent at least 10 days prior to the hearing.

FINDING A-4. Appropriate mailings to property owners within 100 feet and notice to affected departments and agencies were made on June 9, 2014. A notice was published in the local paper on June 8, 2014. The required 35 day notice was sent to DLCD on May 7, 2014. Criterion met.

Staff Report. While staff reports are not required for legislative type decisions, a staff report by policy is prepared to help the Commission identify the issues. The staff report may also include a recommendation for approval, approval with conditions, or denial.

FINDING A-5: The staff report will detail criteria and standards relevant to a decision, all facts will be stated, and explanations given. This will be detailed through a series of findings directly related to relevant sections and subsections of the ordinance as they relate to this request. Criterion met.

Section 3.100.030 Review Criteria

A Zone Change shall be granted if the following criteria are met:

A. Conformance. The proposed Zone Change conforms to the Comprehensive Plan and all other provisions of this Ordinance.

FINDING A-6: The request is to change the zoning map and the comprehensive plan map which will make the zone change conform to the comprehensive plan map. Criterion met.

B. Suitability. The site is adequate in size and shape for uses normally allowed by the proposed zone.

FINDING A-7: The property of the request is approximately 1.75 acres. This is adequate in size and shape for commercial purposes by itself, and it will be combined with the approximately 1.5 acre lot to the northeast. In addition, the land is located at the corner of Webber and West 6th Streets, two heavily traveled streets. Criterion met.

C. Streets and Traffic. The site is, or will be, adequately served by streets for the type and volume of traffic generated by uses that may be permitted in the new zone.

FINDING A-8: As stated above, the property is served by Webber and West 6th Streets, two major streets. Criterion met.

D. Adverse Effect. The proposed Zone Change shall have minimal adverse effect on existing and future surrounding development.

FINDING A-9: The uses allowed in the CG zone should not have an adverse effect on any of the surrounding properties. The adjacent properties to the south and east are already zoned CG. The rest of the site is zoned P/OS. While it is not generally desirable to reduce P/OS properties, the portion of tax lot 1700 that is the subject of this rezone request has not been used for recreational purposes, and due to the grade change is more suited to be used with the adjacent commercial property. Criterion met.

B. COMPREHENSIVE PLAN

The Comprehensive Plan was adopted in 1994.

Goal 2 allows that a property owner may initiate changes to the Comprehensive Plan.

FINDING B-1: This application has been approved by the property owner. Criterion met.

Comprehensive Plan revisions can be processed either by legislative or quasi-judicial process.

FINDING B-2: The legislative process is being used for this request. Criterion met.

Goal 2, policy 5 includes the following review criteria for Comprehensive Plan amendments:

- a. Compliance with the statewide land use goals and related administrative rules.
- b. Conformance with the Comprehensive Plan goals, policies and implementation measures.
- c. The change will not adversely affect the health, safety and welfare of the community.
- d. Adequate public facilities, services and transportation networks are in place, or are planned to be provided with the proposed change.
- e. Plan changes will be consistent with the vision.

FINDING B-3: There is nothing in the requested change that violates any of these policies. Criterion met.

DISCUSSION

The reason for this rezone request is to allow for better utilization of a portion of County owned land, as indicated in the application. The change in grade between the playing area and the lower, unused, area makes this property more compatible with the commercial area to the east than to the playing area.

This application meets all the code requirements for a comprehensive map and zoning map change.

RECOMMENDATION

The Planning Commission's role is to forward a recommendation on the request to the City Council. The Commission may recommend approval, approval with conditions, or denial. The City Council will hold another public hearing and make a final decision.

Staff recommends the Commission recommend approval of this application requesting a Comprehensive Plan map and zoning map change from P/OS to CG for the area as shown in the application.

RESOLUTION NO. P.C. 539-14

Recommending approval of Comprehensive Plan Amendment #41-14 and Zone Change Ordinance #86-14, proposing a change to the Comprehensive Plan Map and Zoning Ordinance Map from "P/OS" – Parks and Open Space to General Commercial and to modify the Community Facility Overlay.

WHEREAS, on June 19, 2014, the Planning Commission of the City of The Dalles conducted a public hearing to consider a request for approval of Comprehensive Plan Amendment #41-14 and Zone Change Ordinance #86-14; and

WHEREAS, the Planning Commission has considered the public testimony, and reviewed the proposed legislative amendment, and has considered the information in the staff report, including proposed findings of fact and conclusions of law; and

WHEREAS, based upon the information in the staff report, including the proposed findings of fact and conclusions of law, which are hereby incorporated herein by this reference, and the public testimony presented during the public hearing, the Planning Commission voted to recommend that the City Council approve Comprehensive Plan Amendment #41-14 and Zone Change Amendment #86-14.

NOW, THEREFORE, THE PLANNING COMMISSION RESOLVES AS FOLLOWS:

Section 1. The Planning Commission recommends that the City Council of the City of The Dalles approve Comprehensive Plan Amendment #41-14 and Zone Change Amendment #86-14.

Section 2. The Secretary of the Commission shall (a) certify to the adoption of the Resolution; (b) transmit a copy of the Resolution to the applicant.

APPROVED AND ADOPTED THIS 19th DAY OF JUNE, 2014.



Dennis Whitehouse, Vice Chair
Planning Commission

I, Richard Gassman, Planning Director for the City of The Dalles, hereby certify that the foregoing Resolution was adopted at the regular meeting of the City Planning Commission, held on the 19th of JUNE, 2014.

AYES: Whitehouse, Poppoff, Nelson, Zukin

NAYS: None

ABSENT: Lavier, Stiles

ABSTAIN: None

ATTEST: Richard Gassman

Richard Gassman, Planning Director
City of The Dalles



CITY OF THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1122
FAX (541) 296-6906

AGENDA STAFF REPORT

CITY OF THE DALLES

MEETING DATE:	AGENDA LOCATION:	AGENDA REPORT #
July 14, 2014	Action Items 12, A & B	14-050

TO: Honorable Mayor and City Council

FROM: Gene E. Parker, City Attorney

THRU: Nolan K. Young, City Manager *nyj*

DATE: July 1, 2014

ISSUE: Approval of First Amendments for Water Supply Agreement, and for Agreement to Construct Water Storage and Pumping Improvements.

RELATED CITY COUNCIL GOAL: None

PREVIOUS AGENDA REPORT NUMBERS: None

BACKGROUND:

Water Supply Agreement

On August 16, 2011, the City entered into an Agreement with Klickitat County and the Dallesport Water District, whereby the Water District agreed to operate the water system for the Columbia Gorge Regional Airport, and to deliver water to the Airport, including all current and future water users at the Airport properties which were identified in the Agreement. The Agreement included a provision whereby the Water District agreed to charge the Airport Properties with System Development Charges ("SDC's) based upon rates in effect at the time of connection for all connections, growth, expansions or development occurring after the date of the Agreement. The Water District agreed to remit to the City and County the amount thereof, upon receipt, for such SDC's actually collected by the Water District with respect thereto, for up to thirty (30) equivalent residential units or the sum of \$500,000, whichever amount was collected first.

This Agreement also provided that these amounts were intended to be a reimbursement to the City and County for their costs in developing the Well and Water Right defined in the Agreement, which costs were considered to be reimbursable under the provisions of Washington law (RCW 57.020.020(2)(a)). The Agreement included a provision that in the event the District had not completely made reimbursement to the City and Klickitat County within fifteen (15) years from the date of the Agreement, the District agreed the term of reimbursement would be extended for a period of ten (10) years in accordance with the provisions of RCW 57.22.020(2)(a).

Agreement to Construct Water Storage and Pumping Improvements

On March 14, 2012, the City, Klickitat County, and the Water District entered into an Agreement to Construct Water Storage and Pumping Improvements. Pursuant to this Agreement, the Water District agreed to provide water service including fire protection to a business park to be developed by the City and Klickitat County on property located at the Airport, with the understanding that the City and Klickitat County would pay for their share of the cost of the Water Storage and Pumping Improvements and perform other work as specified in the Agreement. The Agreement included a provision which allowed the Water District to structure its SDC rates to include the full cost of the Water Storage and Pumping Improvements, or alternatively, the Water District could treat the City and County's payments towards those costs as a donation which would result in lower SDC rates.

This Agreement also included a provision that if the full costs of the improvements were utilized, the Water District would develop an equitable credit to its SDC rates applicable only to the Airport Properties in order to reflect the City and Klickitat County's payment of the costs, and the City and Klickitat County acknowledged that usage of the credit would be contingent upon development of the parcels within the proposed Business Park. This Agreement further provided that the potential SDC credit shall expire within ten (10) years from the date of execution of the Agreement at which time no further such credit will be issued unless the parties unanimously agree in writing to extend such expiration date.

This Agreement also included provisions providing for reimbursement to the City and Klickitat County relating to the cost of installing a Transmission Main, if the City and Klickitat County proceeded with the installation of the Transmission Main. A provision was included whereby the Water District agreed to develop a reimbursement formula which included a calculation containing a reimbursement amount payable to the City and Klickitat County, of an allocated cost amount based upon the benefit attributable to the Water District. This Agreement also provided the Water District would adopt a local facilities or similar element of its SDC rates, which would be the source of reimbursement under the Agreement. The source of reimbursement was to be the SDC's received by the Water District with respect to all parcels within the District's retail service area including the proposed Business Park. The SDC reimbursement provided for in this Agreement was scheduled to expire within ten (10) years from the date of the Agreement at which time no such credit would be issued, unless the parties unanimously agreed in writing to extend the expiration date.

A recent review of the provisions of RCW 52.22.020.020(2)(a) revealed that the provisions in the Water Supply Agreement and the Agreement to Construct Water Storage and Pumping Improvements, providing for an extension of the period of time in which the City and Klickitat County would be reimbursed for the costs of the improvements listed in the two agreements, was

not consistent with the provisions of Washington state law. RCW 57.22.020(2)(a) has specific language defining the circumstances under which the Water District can agree to an extension of such a reimbursement period. With the assistance of the attorney for the Water District, and the Klickitat County Prosecutor, two separate amendments were prepared for the Agreements, to have the provisions in the Agreements be consistent with the provisions of Washington state law. The proposed amendments are enclosed with this Agenda Staff Report.

On June 20, 2014, the Regional Airport Board reviewed the proposed amendments, and adopted a motion recommending to the City Council and the Klickitat County Board of Commissioners that they approve the proposed amendments.

BUDGET IMPLICATIONS: None.

ALTERNATIVES:

- A. Staff Recommendation: The Council will need to consider adoption of two separate motions:
 - 1. *Move to approve the proposed First Amendment for Water Supply Agreement, and authorize the City Manager, City Clerk, and City Attorney to execute the First Amendment.*
 - 2. *Move to approve the proposed First Amendment for Agreement to Construct Water Storage and Pumping Improvements, and authorize the City Manager, City Clerk, and City Attorney to execute the First Amendment.*
- B. The Council could identify provisions in either proposed First Amendment for revision, and direct staff to continue negotiations with Klickitat County and the Water District to incorporate those revised provisions in either document.

**FIRST AMENDMENT FOR
WATER SUPPLY AGREEMENT**

WHEREAS, a Water Supply Agreement was entered into on the 16th day of August 2011, between the City of The Dalles, a municipal corporation of the State of Oregon, hereinafter referred to as “City”; Klickitat County, a municipal corporation of the State of Washington, hereinafter referred to as “County”; and the Dallesport Water District, a State of Washington municipal corporation organized and existing under the provisions of RCW Title 57; and

WHEREAS, pursuant to the Water Supply Agreement, District agreed to operate the water system for the Columbia Gorge Regional Airport and to deliver water to the Airport, including all current and future water users at the Airport properties, which properties were described in Exhibit A attached to the Water Supply Agreement; and

WHEREAS, pursuant to Section 2(b)(ii) of the Water Supply Agreement, the District agreed to charge the Airport Properties with System Development Charges (“SDC’s) based upon rates in effect at the time of connection for all connections, growth, expansions or development occurring after the date of the Water Supply Agreement, and remit to the City and County the amount thereof, upon receipt, for such SDC’s actually collected by the District with respect thereto for up to thirty (30) equivalent residential units (“ERU’s) or the sum of \$500,000, whichever amount was collected first; and

WHEREAS, Section 2(b)(ii) also provided that these amounts were to be considered to be a reimbursement of the City’s and County’s costs in developing the Well and Water Right defined in the Water Supply Agreement, which costs were determined to be reimbursable under RCW 57.22.010 et. seq.; and

WHEREAS, Section 2(b)(ii) also included a provision that in the event the District has not completely made reimbursement to the City and County in accordance with the provisions of this section within 15 years from the date of the Water Supply Agreement, the District agrees that the term of the reimbursement shall be extended for a period of ten (10) years in accordance with the provisions of RCW 57.22.020(2)(a); and

WHEREAS, upon further review of the provisions of Section 2(b)(ii), the parties have determined that the provision providing for an extension of the period of reimbursement by the District to the City and County is inconsistent with the provisions in RCW 57.22.020(2)(a) allowing for an extension of the period for reimbursement; and

WHEREAS, the City, County, and District have mutually agreed that the provisions of Section 2(b)(ii) of the Water Supply Agreement should be amended to be consistent with the provisions of RCW 57.22.020(2)(a);

NOW THEREFORE, in consideration of the mutual provisions set forth herein, it is mutually agreed as follows:

1. On page 3 of the August 16, 2011 Water Supply Agreement, Section 2(b)(ii) shall be amended by revising the last sentence in the Section to read as follows:

The fifteen (15) year reimbursement period provided for in RCW 57.22.020 may be extended only upon approval by the District, pursuant to RCW 57.22.020(2)(a) for a period of time not to exceed the duration of any moratorium, phasing ordinance, concurrency designation, or other governmental action that prevents making applications for, or the approval of, any new development for a period of six months or more within the benefit area of the system extensions authorized by Chapter 57 of the Revised Code of Washington.

2. Except as provided herein, the terms and provisions of the August 16, 2011 Water Supply Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have executed this First Amendment to Water Supply Agreement on the ____ day of _____, 2014.

CITY OF THE DALLES, OREGON

DALLESPORT WATER DISTRICT

Nolan K. Young, City Manager

Chairman/Commissioner

Julie Krueger, MMC, City Clerk

Secretary/Commissioner

Approved as to form:

ATTEST:

Gene E. Parker, City Attorney

Dallesport Water District Clerk

**KLICKITAT COUNTY
BOARD OF COMMISSIONERS**

Approved as to form:

Chairman

Richard Jonson, DWD Attorney

Commissioner

Commissioner

ATTEST:

Clerk of the Board

Approved as to form:

Prosecuting Attorney

**FIRST AMENDMENT FOR AGREEMENT TO
CONSTRUCT WATER STORAGE AND
PUMPING IMPROVEMENTS**

WHEREAS, An Agreement to Construct Water Storage and Pumping Improvements (hereinafter referred to as “Agreement”) was entered into on the 24th day of March, 2012, between the City of The Dalles, a municipal corporation of the State of Oregon, hereinafter referred to as “City”; Klickitat County, a municipal corporation of the State of Washington, hereinafter referred to as “County”; and the Dallesport Water District, a State of Washington municipal corporation organized and existing under the provisions of RCW Title 57; and

WHEREAS, pursuant to the Agreement, the City and County desired that the District provide water service including fire flow protection to a Business Park to be developed by the City and District upon property located at the Columbia Gorge Regional Airport;

WHEREAS, District was agreeable to provide the services requested by the City and County on the basis that the City and County pay for their share of the cost of the Water Storage and Pumping Improvements and perform other work as described in the Agreement; and

WHEREAS, Section 4(d) of the Agreement provided the District may, to the extent authorized by law, structure its System Development Charge (“SDC”) rates to include the full cost of the Water Storage and Pumping Improvements or alternatively, it may treat the City and County’s payments towards such costs as a donation which would result in lower SDC rates; and

WHEREAS, Section 4(d) also included a provision that if the full costs are utilized, the District shall develop an equitable credit to its SDC rates applicable only to the Airport Properties in order to reflect the City and County’s payment of the costs, and that the City and County acknowledged that usage of the credit will be contingent upon development of parcels within the Business Park; and

WHEREAS, Section 4(d) also included a provision that notwithstanding the previously cited language in Section 4(d), the potential SDC Credit provided for in Section 4(d) shall expire ten (10) years from the date of execution of the Agreement at which time no further such credit will be issued unless the parties unanimously agree in writing to extend such expiration date; and

WHEREAS, Section 4(e) of the Agreement included provisions providing for reimbursement to the City and County relating to the cost of installing a Transmission Main (if applicable); and

WHEREAS, Section 4(e) of the Agreement also provided that District shall develop a SDC reimbursement formula which shall include a calculation containing a reimbursement amount payable to the City and County or their assigns, of an allocated cost amount based upon the benefit attributable to the District; and

WHEREAS, Section 4(e) of the Agreement further provided that the District will adopt a local facilities or similar element of its SDC which shall be the source of reimbursement under the Agreement, and that the source of reimbursement shall be the SDC's received with respect to all parcels within the District's retail service area including the proposed Business Park, and that the SDC methodology will be provided to the City and County for comment no less than sixty (60) days prior to adoption; and

WHEREAS, Section 4(e) also included a provision that notwithstanding the previously cited language in Section 4(e), the SDC reimbursement provided for in Section 4(e) shall expire ten (10) years from the date of execution of the Agreement at which time no further such credit will be issued unless the parties unanimously agree in writing to extend such expiration date; and

WHEREAS, upon further review of the provisions of Section 4(d) and 4(e), the parties have determined that the provisions providing for an extension of the period of reimbursement by the District to the City and County beyond the ten (10) year period stated in these sections of the Agreement are inconsistent with the provisions in RCW 57.22.020(2)(a) allowing for an extension of the period for reimbursement; and

WHEREAS, the City, County, and District have mutually agreed that the provisions of Section 4(d) and 4(e) of the Agreement should be amended to be consistent with the provisions of RCW 57.22.020(2)(a);

NOW THEREFORE, in consideration of the mutual provisions set forth herein, it is mutually agreed as follows:

1. On page 6 of the Agreement, Section 4(d) shall be amended by revising the last sentence in the Section to read as follows:

Notwithstanding the foregoing, the potential SDC credit provided herein shall expire within the fifteen (15) year reimbursement period, including any extension period provided for in RCWS 57.22.020(2)(a).

2. On Page 6 of the Agreement, Section 4 (e) shall be amended by revising the last sentence in the Section to read as follows:

Notwithstanding the foregoing, the SDC reimbursement provided herein shall expire within the fifteen (15) year reimbursement period, including any extension period provided for in RCWS 57.22.020(2)(a).

3. Except as provided herein, the terms and conditions of the Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have executed this First Amendment to the Agreement to Construct Water Storage and Pumping Improvements on the ____ day of _____, 2014.

CITY OF THE DALLES, OREGON

DALLESPORT WATER DISTRICT

Nolan K. Young, City Manager

Chairman/Commissioner

Julie Krueger, MMC, City Clerk

Secretary/Commissioner

Approved as to form:

ATTEST:

Gene E. Parker, City Attorney

Dallesport Water District Clerk

**KLICKITAT COUNTY
BOARD OF COMMISSIONERS**

Approved as to form:

Chairman

Richard Jonson, DWD Attorney

Commissioner

Commissioner

ATTEST:

Clerk of the Board

Approved as to form:

Prosecuting Attorney



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481
FAX (541) 296-6906

AGENDA STAFF REPORT CITY OF THE DALLES

MEETING DATE	AGENDA LOCATION	AGENDA REPORT #
July 14, 2014	Discussion Item 13, A	1 4 -055

TO: Mayor and City Council

FROM: Nolan K. Young, City Manager *ny*

DATE: June 26, 2014

ISSUE: Discussion Regarding Proposed Ballot Measure to Increase Local Fuel Tax

BACKGROUND: At the June 9 meeting, the City Council unanimously opted out of the proposed Wasco County Road District and directed staff to bring back to the Council a potential 3 cent fuel tax measure for further consideration. Since that meeting the City Attorney has prepared a draft resolution to call for a November 4, 2014 ballot measure and statement of chief purpose (see attached). We have scheduled this meeting as an opportunity for the Council to discuss the issue and to take input from the public. If the Council then wishes to further pursue the ballot measure we would place the proposed resolution on the July 28 City Council meeting agenda.

It is anticipated that a 3 cent fuel tax would raise \$450,000 annually. These funds would then be specifically used to address a backlog of street improvements on collector and arterial streets within the City. Attached is a list of 27 streets currently identified that would receive improvement. The list is prioritized and will be completed as funds are available. We have estimated the year of completion for each project. The cost includes a 4.2 annual inflation rate from 2013 until the year the project is complete.

Alternative Ballot Measure: Another alternative identified since the last Council meeting would be for the City Council to place a general obligation (GO) bond (property tax) measure on the ballot to address specific street projects. The City of Eugene has used a GO bond measure twice to obtain five year bonds for specific street projects. If the Council chose to go this route we would propose a GO bond measure of \$3.6 million.

The estimated tax rate to acquire a five year bond is 84 cents per \$1,000 of assessed value. By law a GO bond is outside the Ballot #5 tax limitation, and will not create compression. We have three concerns regarding a GO bond:

1. We believe the fuel tax does a better job of charging those who use the streets for their repair.
2. The total property tax rate in the community is already high, \$18.30 to \$20/\$1000 of assessed value, depending on the area of the City.
3. It has been our intent to not use property tax supported GO bonds, so that this method of project funding is available to other taxing districts in the community.

The main advantage of this approach is that we can complete more improvements in a shorter period of time. To complete the same 27 projects that will be completed in 16 years with the fuel tax it would take two five-year tax supported GO bonds, each of which would require voter approval, and would be completed in eight years. The second GO Bond would be for \$2.9 million.

BUDGET IMPLICATIONS: If the Council places a 3 cent/gal fuel tax measure on the ballot and the voters approve the measure with the intent of starting the tax January 1, in this fiscal year the City would receive \$225,000 and \$450,000 each year thereafter for street improvements. In 16 years we would have completed the 27 identified projects at a total cost of \$7,568,192.

If the Council places a \$3.6 million, 5 year GO bond on the ballot in 2014 and a \$2.9 million GO bond in 2019, and they are approved by the voters, we would complete the 27 projects in 8 years at a total cost (including bond interest) of \$7,491,705, a savings of about \$76,000.

COUNCIL ALTERNATIVES: This is a discussion item, with the intent to bring back a resolution for a ballot measure to the Council at the July 28 meeting, unless directed differently by the City Council at this meeting.

DRAFT

RESOLUTION NO. 14-_____

A RESOLUTION INITIATING A MEASURE TO INCREASE
THE CITY MOTOR VEHICLE FUEL TAX FROM THREE
CENTS PER GALLON TO SIX CENTS PER GALLON,
CALLING FOR AN ELECTION AND MAKING PROVISION
THEREFORE (A BALLOT)

WHEREAS, Chapter III, Section 1 of General Ordinance No. 92-1150 provides that the
City Council may refer municipal measures as provided for in ORS 250.265 to 250.355; and

WHEREAS, the City Council now deems it to be in the best interest of the City that
provision be made for submitting the question of adopting a measure increasing the amount of
the City motor vehicle fuel tax from three cents per gallon to six cents per gallon, to the legal
voters of the City;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of The
Dalles, a municipal corporation of the State of Oregon, that the following measure is proposed
for submission to the legal voters of the City for their approval or rejection at the General
Election to be held in the City of The Dalles (between the hours of 8:00 A.M. and 8:00 P.M.
Pacific prevailing time?) on Tuesday, November 4, 2014.

BALLOT MEASURE SUBMITTED TO THE VOTERS BY THE COUNCIL

**AN ACT AMENDING SECTION 4(1(b)) OF GENERAL ORDINANCE NO. 80-982,
INCREASING THE CITY MOTOR VEHICLE FUEL TAX FROM THREE CENTS PER
GALLON TO SIX CENTS PER GALLON.**

**BE IT ENACTED BY THE PEOPLE OF THE CITY OF THE DALLES AND THE
PEOPLE OF THE CITY OF THE DALLES ORDAIN AS FOLLOWS:**

Section 1. This act shall go into effect on January 2, 2015, and the City Council shall adopt an ordinance implementing this measure, if this measure is approved by the legal voters of the City of The Dalles at the General Election to be held on November 4, 2014.

BE IT FURTHER RESOLVED that the caption, ballot title and statement of purpose shall be in the following form and substance and is hereby adopted by the City Council:

CAPTION: Measure increasing three cent fuel tax to six cents.

QUESTION: Shall the City motor vehicle fuel tax be increased from three cents per gallon to six cents per gallon?

STATEMENT OF CHIEF PURPOSE: The City of The Dalles presently has three cents per gallon motor vehicle fuel tax. The revenue generated by the tax may be used only for reconstruction, improvement, repair and maintenance (including snow removal and sanding) of City Streets. If the measure is approved, the City anticipates receiving annual revenue from the fuel tax of approximately \$450,000, which resources will be used to undertake several deferred street repair and improvement projects. The selection of projects and timing of completion may be determined by available funding, or the City may be choose to issue revenue bonds, depending upon which option is determined to be the most efficient use of the gas tax revenue.

BE IT FURTHER RESOLVED that the City Clerk is directed to forward to the County Clerk of Wasco County, Oregon, a Notice of Election for the foregoing Ballot Measure to be submitted to the voters of the City by the City Council, and to give notice of said election by publication in The Dalles Chronicle, a newspaper of general circulation published in the City of The Dalles, Oregon, and hereby designated by the City Council. The Notice shall be in the form prescribed by state law.

PASSED BY THE CITY COUNCIL THIS ____ day of _____ 2014.

Voting Yes, Councilors: _____

Voting No, Councilors: _____

Absent, Councilors: _____

Abstaining, Councilors: _____

AND APPROVED BY THE MAYOR THIS ____ DAY OF _____, 2014.

Stephen E, Lawrence, Mayor

Attest:

Julie Krueger, MMC, City Clerk

Proposed Street Construction Projects for Supplemental Funding, Project Schedule (prepared 7/19/2013)

Option 1 - Cash Only

Annual inflation rate (%) 4.2% 1.042 Annual funding: \$450,000

Project Name	2014	2015	2016	2017	2018	2019	2020	2021	2022
3rd St, Taylor to Lincoln+ side streets	\$ 52,100								
4th St Grade	\$ 125,040								
W 2nd, Webber to Snipes (1/2St-con)		\$460,364							
2nd St, Taylor to Lincoln (contract)			\$678,820						
Union, 4th to 14th (contract)					\$1,101,171				
Trevitt, 3rd Pl to 17th (contract)								\$1,600,499	
2nd St, Lincoln to Webber									
E 12th, Kelly to Dry Hollow									
E Scenic Dr, 16th Pl to CGCC									
Court St, 5th to 10th									
E 10th St, Union to Kelly									
W Scenic Dr, 17th to CGCC									
Cherry Hts, 6th to 10th									
Brewery Gr, Roundie thru 9th St									
Col View Hts, E Knoll to Summit Rdg									
W 6th, Snipes to City Limits									
Webber, 6th to 10th									
4th St, Jefferson to 3rd Pl									
10th St, Dry Hollow to Thompson									
10th St, Lewis to Dry Hollow									
10th St, Mt Hood to Mill Cr									
W 10th St, Cherry Hts to Walnut									
Old Dufur Rd, Thompson to Richmond									
13th St, Jordan to Washington									
W 15th, Trevitt to Liberty Way									
Washington, 3rd to 7th Place									
7th St, Snipes to Walnut (City portion)									
TOTAL ANNUAL	\$ 177,140	\$460,364	\$678,820	\$ -	\$1,101,171	\$ -	\$ -	\$1,600,499	\$ -

Assumes generally completing most expensive projects first
 Total spent in 16 years \$7,568,192 27 projects
 After 16 years balance available to contribute toward other projects

Proposed Street Construction Pro
Option 1 - Cash Only
Annual inflation rate (%)

Project Name	2023	2024	2025	2026	2027	2028	2029
3rd St, Taylor to Lincoln+ side streets							
4th St Grade							
W 2nd, Webber to Snipes (1/2St-con)							
2nd St, Taylor to Lincoln (contract)							
Union, 4th to 14th (contract)							
Trevitt, 3rd Pl to 17th (contract)							
2nd St, Lincoln to Webber	\$573,404						
E 12th, Kelly to Dry Hollow		\$385,222					
E Scenic Dr, 16th Pl to CGCC		\$322,329					
Court St, 5th to 10th			\$147,454				
E 10th St, Union to Kelly			\$188,413				
W Scenic Dr, 17th to CGCC			\$155,645				
Cherry Hts, 6th to 10th				\$102,431			
Brewery Gr, Roundie thru 9th St				\$136,575			
Col View Hts, E Knoll to Summit Rdg				\$ 85,359			
W 6th, Snipes to City Limits				\$182,669			
Webber, 6th to 10th					\$ 53,367		
4th St, Jefferson to 3rd Pl					\$133,416		
10th St, Dry Hollow to Thompson					\$ 65,819		
10th St, Lewis to Dry Hollow					\$ 85,387		
10th St, Mt Hood to Mill Cr					\$ 78,004		
W 10th St, Cherry Hts to Walnut						\$101,948	
Old Dufur Rd, Thompson to Richmond						\$ 74,144	
13th St, Jordan to Washington						\$305,844	
W 15th, Trevitt to Liberty Way							\$125,544
Washington, 3rd to 7th Place							\$ 48,286
7th St, Snipes to Walnut (City portion)							\$198,939
TOTAL ANNUAL	\$573,404	\$707,551	\$491,512	\$507,034	\$415,993	\$481,936	\$372,769

Assumes generally completing most exp
 Total spent in 16 years \$7,568,192
 After 16 years balance available to contri

Proposed Street Construction Projects for Supplemental Funding, Project Schedule (prepared 6/27/14)

Option 2 - Two 5 year GO Bond Issuances

Annual inflation rate (%) 4.20% Annual funding: \$ 450,000

Project Name	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Beginning Balance	\$-	\$1,135,199	\$224,243	\$ 3,626	\$ 3,626	\$ 3,626	\$544,681	\$17,850	\$17,850	\$17,850
Annual Revenue	\$3,600,000	\$-	\$-	\$-	\$-	\$ 2,900,000	\$-	\$-	\$-	\$-
Bond Issuance Cost	\$90,000					\$ 90,000				
2nd St, Taylor to Lincoln (contract)	\$ 625,200									
E 12th, Kelly to Dry Hollow	\$ 255,290									
2nd St, Lincoln to Webber	\$ 395,960									
Union, 4th to 14th (contract)	\$ 973,311									
4th St Grade	\$ 125,040									
3rd St, Taylor to Lincoln+ side streets		\$ 54,288								
Court St, 5th to 10th		\$ 97,719								
E 10th St, Union to Kelly		\$ 124,863								
W 15th, Trevitt to Liberty Way		\$ 70,575								
W Scenic Dr, 17th to CGCC		\$ 103,148								
W 2nd, Webber to Snipes (1/2 St - contract)		\$ 460,364								
Webber, 6th to 10th			\$ 33,941							
13th St, Jordan to Washington			\$ 186,675							
Brewery Gr, Roundie thru 9th St					\$ 120,399					
Washington, 3rd to 7th Place					\$ 32,000					
Trevitt, 3rd Pl to 17th (contract)					\$ 1,535,987					
10th St, Dry Hollow to Thompson					\$ 51,200					
Old Dufur Rd, Thompson to Richmond					\$ 47,360					
Cherry Hts, 6th to 10th						\$ 80,025				
W 10th St, Cherry Hts to Walnut						\$ 73,356				
4th St, Jefferson to 3rd Pl						\$ 100,031				
E Scenic Dr, 16th Pl to CGCC						\$ 273,418				
10th St, Lewis to Dry Hollow							\$ 66,709			
Col View Hts, E Knoll to Summit Rdg							\$ 69,488			
W 6th, Snipes to City Limits							\$ 148,705			
7th St, Snipes to Walnut (City portion)							\$ 143,146			
10th St, Mt Hood to Mill Cr							\$ 60,941			
Total per year	\$ 2,374,801	\$ 910,957	\$ 220,616	\$ -	\$ -	\$ 1,786,946	\$ 526,830	\$ 488,989		
Bond Payments	\$ 812,966	\$ 812,966	\$ 812,966	\$ 812,966	\$ 812,966	\$ 685,375	\$ 685,375	\$ 685,375	\$ 685,375	\$ 685,375

Assumes GO Bond issuances in 2014 \$3.6 million & 2019 \$2.9 million for 5 yrs totaling \$6.4 million at 4.5% interest with semi annual payments

Total expenditures on 27 projects = \$6,309,123

Total cost to City in bond payments = \$7,491,705

Costs of contracted projects increased by 20% over doing in-house



AGENDA STAFF REPORT
CITY OF THE DALLES

MEETING DATE	AGENDA LOCATION	AGENDA REPORT #
July 14, 2014	Discussion Items 13, B	14-052

TO: Honorable Mayor and City Council

FROM: Julie Krueger, MMC, City Clerk 

THROUGH: Nolan Young, City Manager 

DATE: June 27, 2014

ISSUE: Discussion Regarding Implementation of a Fee for Use of the Commercial Dock Facility.

BACKGROUND: The City has not charged a fee for ships to dock since the facility opened in 2012. Staff has researched what other Columbia River facilities charge as noted below:

Port of Cascade Locks: Dock fee is \$1.00 per foot length, per day
Water is metered and charge is for actual use

Port of Skamania: Dock fee is \$150 per docking
Water is metered and charge is for actual use

Port of Klickitat: No fees; cruise ships have not been docking

Port of Astoria: Dock fee is based on length of vessel and is a range. A 230' vessel (Queen of the West size) would be charged \$488.58. A 360' vessel (American Empress size) would be charged \$1,463.70.

The City's dock does not have any different procedures based on the length of the ship, so if a fee is implemented, staff recommends a flat rate per ship.

The General Fund supports maintenance of the dock, including cost of annual crane inspection; maintenance and replacement of the beacon lights; signage; garbage, electric and irrigation costs; landscaping activities; and graffiti removal. The estimated annual cost for upkeep is \$4,500, not including labor costs.

The water supplied for use by the ships does have a meter, but we have not been charging for the water use. An average, based on total gallons and number of dockings, would be approximately \$15 per ship. Since we opted not to track the water usage, it is not known if all or just some of the ships take on water, and we don't know if they fill their water storage on each trip.

To illustrate a possible scenario, if the City charged each ship \$150 each time they docked, based on 83 visits per year, the revenue would be \$12,450. The Water Department would receive \$1,245 of the total (\$15 per docking), bringing the General Fund revenue to \$11,205. After deducting the maintenance costs of \$4,500, the net annual revenue would be \$6,705.

If the fee was set at \$100, based on 83 visits, revenue would be \$8,300, less \$1,245 for water fees for revenue of \$7,055. After deducting maintenance costs of \$4,500, net annual revenue would be \$2,555.

BUDGET IMPLICATIONS: If the City Council chooses to implement a docking fee, it is proposed a portion of the fee (\$15) be credited to the Water Fund and the remainder of the fee be credited to the General Fund to offset maintenance costs for upkeep of the facility. The amount of revenue generated will be determined by the docking fee set and the number of ships using the facility. The 2014 season has 83 reservations at the time of this writing.

ALTERNATIVES:

- A. **Staff Recommendation:** *Direct staff to prepare an amendment to the City's Fee Schedule to include docking fees for adoption at the September 8, 2014 Council meeting.*
- B. Decline to implement a docking fee.
- C. Direct staff to develop additional options or structure for a docking fee.

**CITY of THE DALLES**313 COURT STREET
THE DALLES, OR 97058PH. (541) 296-5481
FAX (541) 296-6906**AGENDA STAFF REPORT
CITY OF THE DALLES**

MEETING DATE	AGENDA LOCATION	AGENDA REPORT #
July 14, 2014	Discussion Items 13, C	14-053

TO: Honorable Mayor and City Council**FROM:** Julie Krueger, CMC, City Clerk **THRU:** Nolan K. Young, City Manager **DATE:** June 26, 2014**ISSUE:** Discussion Regarding Amendment to the Burn Restriction Ordinance.**RELATED CITY COUNCIL GOAL** N/A.

BACKGROUND: Concern has been raised by some members of the former Burn Ordinance Committee regarding the open burn time frames and at least a few of the members of the Committee would like the City Council to consider amending the ordinance to fix the period of time for open burn to match the season set forth by Mid-Columbia Fire and Rescue District. The very brief seasons defined in the current ordinance are further shortened by weather conditions, leaving very few opportunities for residents to burn.

Mid-Columbia Fire and Rescue is from the end of fire season to the next year's declaration. This is approximately October to June.

The other concern expressed was whether information was being provided to the public regarding "green" burn days. The local DEQ office had offered to provide that information to the public. To my knowledge it was never actually provided to the media or made a computer link where the public could click to see if conditions were good for burning. Staff will work with the local DEQ office to determine how to address this concern.

BUDGET IMPLICATIONS: None.

ALTERNATIVES:

- A. Staff Recommendation: Direct staff to prepare and amendment to Section 3 of General Ordinance No. 12-1321, changing the open burn seasons to allow open burning whenever Mid-Columbia Fire and Rescue District allows it.
- B. Direct staff to leave the ordinance as currently stated, with two specific seasons for open burning.
- C. Reconvene a committee for additional discussion.