

MINUTES

REGULAR COUNCIL MEETING
OF
JULY 13, 2015
5:30 P.M.

THE DALLES CITY HALL
313 COURT STREET
THE DALLES, OREGON

PRESIDING: Mayor Steve Lawrence

COUNCIL PRESENT: Dan Spatz, Tim McGlothlin, Linda Miller, Russ Brown, Taner Elliott

COUNCIL ABSENT: None

STAFF PRESENT: City Manager Nolan Young, City Attorney Gene Parker, City Clerk Julie Krueger, Project Coordinator Daniel Hunter, Public Works Director Dave Anderson, Finance Director Kate Mast, Police Chief Jay Waterbury, Planning Director Dick Gassman, Economic Development Specialist Dan Durow

CALL TO ORDER

Mayor Lawrence called the meeting to order at 5:32 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

Changes were proposed to the agenda as follows: Presentation Item 5, A and Discussion Item 13, A (annexation) were removed from the agenda. Action Item 12, C regarding the agreement with the Fire District was moved to Action Item 12, A

It was moved by Elliott and seconded by Brown to approve the agenda as amended. The motion carried unanimously.

AUDIENCE PARTICIPATION

Chuck Langley, 200 West Fourth Street, The Dalles, expressed concern regarding vehicular and pedestrian safety at the intersection of Fourth and Liberty Streets. He said it was the only downtown intersection that did not have crosswalks and stop bars painted on the street. He said there had been a serious accident at that intersection recently, and noted people were driving well over the speed limit in the area. Langley also expressed concern regarding use of the Lewis and Clark Festival Park for events, saying it was very dangerous for drivers and pedestrians at the railroad crossing.

Councilor Brown offered to take Mr. Langley's concern regarding Fourth and Liberty Streets intersection to the Traffic Safety Committee meeting for discussion.

Yvonne Pepin-Wakefield, 165 Blue Heron Court, The Dalles, said there was a path along the river, near the Water's Edge and Lone Pine development. She said the path already existed, but someone needed to cut down the weeds and tall grass so people could enjoy walking along the path.

CITY MANAGER REPORT

City Manager Young reported the crack seal project contract had come in below budget, so staff would be working to add more work to fit the budget.

Young said the City had received a request from Fort Dalles Fourth Committee for an additional \$5,000 in emergency funding to help offset lost revenues due to extreme weather conditions. It was the consensus of the Council to add the request to the next agenda for consideration.

CITY ATTORNEY REPORT

City Attorney Parker reported on the Legislature's passage of a bill to allow limited retail sales of marijuana at medical marijuana stores. He said the City did have the ability to ban retail sales at medical stores, but an ordinance would be required to be adopted. He said he would be bringing the issue to the Council for consideration at the July 27 meeting.

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CITY COUNCIL REPORTS

Councilor Brown reported on his attendance at the Council of Governments meeting, saying they had heard a presentation regarding services provided for the aging community. Brown said he had attended the Traffic Safety Committee meeting.

Councilor Spatz said he had attended the QLife Agency meeting, where the budget had been approved. He said Chris Zukin had accepted a position on the Discovery Center Board and that Board was currently working with Skamania Lodge on a marketing program.

Councilor McGlothlin said he welcomed the Little League tournament players to the community, enjoyed the 4th of July events, participated in a seminar put on by the Airport board, and noted the City's web page was being updated. McGlothlin said the Columbia Basin Nursing Home had recently received a five star rating and was now considered one of the best nursing homes in the State.

Councilor Elliott said he also attended the QLife Agency meeting, noting the Board had allocated funds for the scholarship program. Elliott said he also had enjoyed the 4th of July events.

Councilor Miller said she had attended a household hazardous waste committee meeting, was invited to have lunch with the Captain of the American Empress, helped serve the 4th of July breakfast, and enjoyed all of the 4th of July events, especially the fireworks display.

Mayor Lawrence said it was the largest fireworks display in Oregon. Lawrence said he had attended an event at Northwest Aluminum, worked on the first barbecue cook off on the 4th of the July, and thanked everyone who served as judges, including four City Councilors, a County Commissioner, and Judge Stauffer. Mayor Lawrence said he had attended the celebration of life of Gary Honald and said it was a very nice event.

CONSENT AGENDA

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

Items approved by Consent Agenda were: 1) approval of June 22, 2015 regular City Council meeting minutes; 2) approval of June 15, 2015 Town Hall meeting minutes; 3) approval of June 15, 2015 special City Council meeting minutes; and 4) Resolution No. 15-029 affirming the denial of an application for a transient merchant license submitted by Norman Duncan.

PUBLIC HEARINGS

Public Hearing to Receive Testimony Regarding Proposed Amendments to the Land Use Development Ordinance (LUDO)

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

Planning Director Gassman reviewed the staff report. He said the issue of manufactured homes having the front oriented toward a street, and the issue of a maximum height increase for industrial zoned property were the two issues that the Planning Commission focused on. Gassman said most of the proposed amendments were housekeeping in nature.

Councilor Elliott asked why it was proposed to increase the setback requirement to 15 feet, as proposed in #7.

Planning Director Gassman said it was to align the medium density residential zone to the high and low density, which were both at 15 feet.

Councilor Spatz questioned why it would be set higher when the City was concerned with the ability to provide enough housing. He said it seemed to make more sense to change the other two zones to 10 feet, than to change this one to 15 feet.

Mayor Lawrence said it would be helpful to have a rationale or statement under each proposed amendment that would explain the proposed change. He asked the rationale for #14, regarding height of an accessory building. Planning Director Gassman said the 14 foot language was proposed to be deleted because it was in conflict with the 18 foot height allowance.

Planning Director Gassman spoke about #16 regarding drive approaches, saying the purpose was to clarify that only the portion of a driveway that was required to be concrete, was the portion in the right of way.

Councilor Elliott said he agreed that each proposal should be accompanied with an explanation statement. He said most appeared to be housekeeping in nature, but he did not support increasing the setback to 15 feet, as proposed in #7.

Testimony

Ryan Rooper, The Dalles, asked the Council to consider whether to approve an increased height for buildings in the industrial zone, saying it could impact the view shed for the community. He said the tallest buildings shouldn't be placed along the river. He expressed concern that the fire department may not have equipment for fire suppression on taller buildings.

Rodger Nichols, 1617 Oregon Street, noted that a 53 foot tall building in Hood River had been removed, greatly improving river views.

John Nelson, 524 West Third Place, The Dalles, and Planning Commission member, said there had been lengthy discussion regarding the height of buildings obstructing views, but in light of the finite amount of property available for development, it made sense to allow taller buildings in that zone.

Hearing no further testimony, the public hearing was closed.

Council Deliberation

It was moved by Spatz and seconded by Elliott to approve the amendments as recommended by the Planning Commission, with the exception of #7 and #10 and direct staff to prepare an ordinance with appropriate findings of fact, for adoption at a future meeting. The motion carried unanimously.

Staff was directed to reconsider the setback, making all the residential zones 10 feet; and to provide more information for discussion regarding view issues based on a proposed height increase for buildings in the industrial zone.

ACTION ITEMS

Approval of Intergovernmental Agreement With Mid-Columbia Fire and Rescue District for Distribution of Annual Enterprise Zone Fees

City Manager Young reviewed the staff report.

Mayor Lawrence asked when the next ISO evaluation was scheduled. Fire Chief Palmer, said the next evaluation would be in 2018, but it could be called for earlier if they were ready.

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It was moved by Miller and seconded by McGlothlin to approve the agreement between the City of The Dalles and Mid-Columbia Fire and Rescue District for distribution and use of annual project fee, paid pursuant to the Enterprise Zone Tax Abatement Agreement executed September 24, 2013 and authorize the Mayor to sign the agreement, pending approval by the Mid-Columbia Fire and Rescue District Board. The motion carried unanimously.

Approval of Agreement With Oregon Department of Transportation for Transportation System Plan Funding

Public Works Director Anderson reviewed the staff report, noting the project needed to be completed by June 2016.

It was moved by McGlothlin and seconded by Spatz to authorize the City Manager to sign the agreement with ODOT for completion of the Transportation System Plan update in an amount not to exceed \$50,000 as match for the project grant funding. The motion carried unanimously.

Recommendation From Riverfront Trail Board for Realignment of Riverfront Trail

The staff report was reviewed by Economic Development Specialist Dan Durow. Durow explained the map, noting the black line was existing path, the red dotted line, the original plan for the trail, and the green, indicating proposed alternatives. He said they were not able to complete any more of the trail on the north side of the freeway, due to opposition by the Tribes.

There was discussion regarding the proposed alternative pro's and con's. It was noted that this was still just a proposal and much more work needed to be done, but that in order to continue use of the grant funds, a proposal needed to be developed.

It was moved by McGlothlin and seconded by Spatz to accept the recommendation from the Riverfront Trail Board for the proposed alternate route and phasing for the trail and to continue with project development for up to one year.

Dave Griffith, 409 West 16th Street, The Dalles, spoke in support of the proposal, saying this was a great asset for our community and the grant funds should be secured to see what could be done to complete the trail. It was also noted that if the grant was given up, it was not likely they could ever get another grant.

The Council was in agreement that the Board should use as little as possible for engineering, and save as much as possible of the grant funds for construction of the trail.

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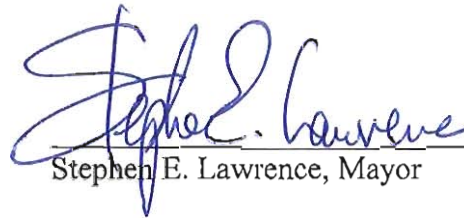
The motion to accept the recommendation from the Riverfront Trail Board for the proposed alternate route and phasing for the trail and to continue with project development for up to one year was voted on and carried unanimously.

ADJOURNMENT

Being no further business, the meeting adjourned at 7:45 p.m.

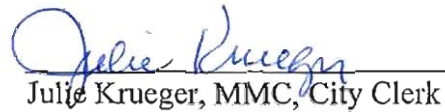
Submitted by/
Julie Krueger, MMC
City Clerk

SIGNED:



Stephen E. Lawrence, Mayor

ATTEST:



Julie Krueger, MMC, City Clerk