

MINUTES

COUNCIL WORK SESSION
OF
JUNE 30, 2014
5:30 P.M.

THE DALLES CITY HALL
313 COURT STREET
THE DALLES, OREGON

PRESIDING: Mayor Steve Lawrence

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

COUNCIL ABSENT: Carolyn Wood

STAFF PRESENT: City Manager Nolan Young, City Attorney Gene Parker, City Clerk Julie Krueger, Public Works Director Dave Anderson, Planning Director Dick Gassman, Police Sergeant Jeff Halter, Engineer Dale McCabe, Intern Rich Wachter

CALL TO ORDER

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

DISCUSSION REGARDING PLANNING COMMISSION CONCEPTS FOR RESIDENTIAL INFILL

Planning Director Gassman reviewed the staff report and noted most of the Planning Commissioners were in attendance to hear the discussion and answer questions of the Council.

It was noted that the staff report discussed a map of the street system, but the map had not been provided. Copies of the map were made and distributed. Gassman said the map was an illustration of City-wide collector and arterial streets. He said the Planning Commission would further analyze the street classifications if the Council decided to pursue the option of the network street proposal.

There was discussion regarding coordination of developing the network concept and work on the Transportation System Plan. Public Works Director Anderson said if a decision was made to focus on collector and arterial streets as a network, the Transportation System Plan (TSP) would be focused on that concept. He said the TSP would include bike and pedestrian needs, and the goal of the update was to incorporate the Land Use Development Ordinance (LUDO) regulations to be consistent with standards.

Mayor Lawrence asked about the traffic counters located at the intersection of 10th and Thompson Streets. Public Works Director Anderson said it was time for the ten-year update of functional classifications of streets and that traffic counters were placed in several areas of the City to collect the data needed for the update.

Planning Director Gassman noted the greatest concern of the public was the expense of installing the required public improvements. He said the network street proposal could eliminate improvements on those streets that were determined to be local. He said another suggestion was to shift some of the cost away from property owners, such as the cost of engineering. Gassman said there was strong interest in eliminating the requirement of Waivers of Remonstrance and Delayed Development Agreements (DDA).

Mayor Lawrence said the City Council had previously decided to eliminate the requirement for Waivers of Remonstrance. He asked if the Delayed Development Agreements had taken the place of the waivers.

Planning Director Gassman said the purpose of a Waiver of Remonstrance was to include that property in a future local improvement district, while the Delayed Development Agreements were simply saying the property owner would be responsible for future street, sidewalk, and utility improvements.

Councilor Spatz said he could support Option 3, DDA with triggers.

Mayor Lawrence asked what criteria would be applied to Number 2 in Option 2, if improvements couldn't be installed for whatever reason, the owner could proceed with building. There was discussion regarding the term full improvement and whether there was a middle ground of partial improvements.

Gassman said full improvements would include providing access to pedestrians and bikes, which was required by Oregon law. Planning Commissioner Zukin said having a sidewalk on just one side of a street would comply with the law, but could be considered a partial improvement.

It was the consensus of the City Council to ask the Planning Commission to explore the network concept further and bring back more information and/or recommendations to the Council.

There was discussion regarding Option 1, use of increased tax revenue to pay for improvements. City Manager Young said it would take a long period of time to pay for the improvements and during that time period, the tax revenue would not be able to be used to provide services, such as police protection, which placed the burden on other property owners to pay for those services.

There was discussion regarding the overall storm sewer system. Public Works Director Anderson said there was a \$2.00 per month charge on water bills, which generated approximately \$242,000 per year toward storm sewer projects. He said to complete all the projects in the Master Plan, the cost would be approximately \$20 million. In response to a question, City Manager Young said staff could analyze the feasibility of a revenue bond to complete the entire storm sewer system, but the current fee of \$2.00 would not be adequate for bond collateral.

Staff was directed to bring an amendment to the LUDO to remove the language about Waivers of Remonstrance to Council for action.

There was discussion regarding a previous Council decision that a partition was not considered development and that no fees should be required until the time something was built on the property.

City Manager Young summarized for the Council the items to be returned to the Planning Commission for further consideration and analysis: develop more information for the network system; develop criteria for Option 2 (no DDA-no improvements) including partial development; develop criteria for Option 3 (DDA with triggers); further develop option for a cap on development charges; and cancel existing Waivers of Remonstrance.

It was the consensus of the City Council to support hiring an additional Engineer position if necessary and that the cost of storm sewer infrastructure should be the responsibility of the City.

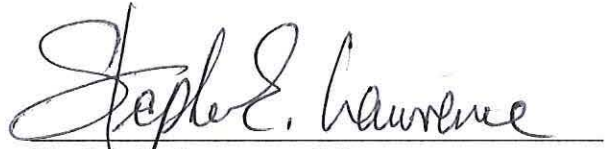
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ADJOURNMENT

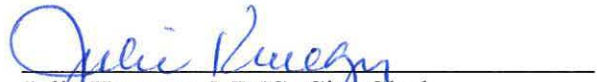
Being no further business, the meeting adjourned at 7:37 p.m.

Submitted by/
Julie Krueger, MMC
City Clerk

SIGNED:


Stephen E. Lawrence, Mayor

ATTEST:


Julie Krueger, MMC, City Clerk