

**COMPREHENSIVE
LAND USE
PLAN**

**THE DALLES,
OREGON**

JULY, 2006

This Comprehensive Plan was adopted on July 10, 2006 and replaces the May 1994 document.

Goal 12, Transportation, was the focus of the 2006 document. In the fall of 2007 we will be amending the Comprehensive Plan again. This future amendment is necessary for the Urban Growth Boundary Amendment project that has been ongoing for the past two years. We will make every effort to provide you with a copy of the 2007 Comprehensive Plan as soon as possible. We thank you for your patience.

The Community Development Dept.

THE DALLES COMPREHENSIVE PLAN

City of The Dalles
May 1994

Amended July 10, 2006
General Ordinance 06-1268

Prepared by:
Spencer & Kupper
Portland, Oregon
and
City of The Dalles

ACKNOWLEDGEMENTS

The following group of dedicated citizens gave fifteen months of their time to draft the Revised Comprehensive Plan for The City of The Dalles for the 1994 update.

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Professional Planning Services provided by Spencer & Kupper, Portland, Oregon

The 2006 update was conducted through the City Planning Commission. The citizens making up the Planning Commission include:

Chair; Bruce Lavier, Ron Ahlberg, Derek Hiser, Jo Ann Wixon, Ted Bryant, Dean Wilcox, and Mark Popoff

Assistance with the Transportation Goal update was provided through the Oregon Department of Transportation.

Ed Moore, Planner

Staff Support: City of The Dalles Community & Economic Development Department

Daniel C. Durow, Community Development Department Director

Grant Support: Land Conservation and Development Commission, and Oregon Department of Transportation

The City's appreciation extends to the local, state, and federal resource agencies who provided assistance and information, and to the many citizens and interest groups who participated in the public workshop process critical to the development of this plan and the updates.

GENERAL ORDINANCE NO. 06-1268

AN ORDINANCE ADOPTING THE CITY OF THE DALLES
TRANSPORTATION SYSTEM PLAN, UPDATED JUNE, 2006

WHEREAS, the State of Oregon has adopted an administrative rule (OAR 660-012) to implement Statewide Planning Goal 12 (Transportation) to promote the development of safe, convenient and economic transportation systems; and

WHEREAS, OAR 660-12-0015(3) requires cities to prepare and adopt a Transportation System Plan (TSP) that establishes a system of transportation facilities and services adequate to meet identified local transportation needs and be consistent with the state TSP; and

WHEREAS, the City of The Dalles is required by OAR 660-012, also known as the Transportation Planning Rule (TPR) to adopt a local TSP as part of its comprehensive plan;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF THE DALLES
ORDAINS AS FOLLOWS:

Section 1. Goal 12 of the City of The Dalles Comprehensive Plan is hereby amended as shown in Exhibit A to this ordinance.

Section 2. The Transportation System Plan updated June, 2006, is hereby adopted by reference and incorporated herein to the adopted Comprehensive Plan for the City of The Dalles.

Section 3. Severability. The sections, subsections, paragraphs and clauses of this ordinance are severable. The invalidity of one section, subsection, paragraph, or clause shall not affect the validity of the remaining sections, subsections, paragraphs, and clauses.

PASSED AND ADOPTED THIS 10TH DAY OF JULY, 2006.

Voting Yes, Councilor: Seckora, Davison, Broehl, Zukin

Voting No, Councilor: None

Absent, Councilor: Tenney

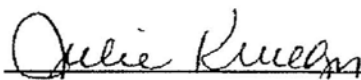
Abstaining, Councilor: None

AND APPROVED BY THE MAYOR THIS 10TH DAY OF JULY, 2006.



Robb Van Cleave, Mayor

Attest:



Julie Krueger, MMC, Cit^y Clerk

THE DALLES COMPREHENSIVE PLAN

City of The Dalles, Oregon

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- B. 1994 Buildable Lands Inventory Table
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GOAL #1

CITIZEN INVOLVEMENT

To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.

The 1982 The Dalles Comprehensive Plan was prepared, adopted and acknowledged by utilizing a broad-based citizen involvement program. That program is included in the 1982 Plan, and is incorporated into this Plan by reference.

In September, 1992 a public involvement program was adopted by the City, and implemented during the preparation of this Revised Plan. The purpose of the public involvement program is to develop and implement a plan which establishes a Steering Committee, provides regularly scheduled opportunities for Committee review and comment on study tasks, and provides for meaningful, broad-based community participation during the course of the study. Organizations that were reached through the public involvement program including the Port of The Dalles, Wasco County, Columbia River Gorge Commission, major property owners, and the general public. The public involvement program¹⁶ incorporated into this Plan by reference.

Two primary forums for public participation were used. First, a Steering Committee was formed and met throughout the project. Second, Community Workshops were undertaken at important points during the project where broad-based input was needed. The meetings of both groups were publicized and supported by staff of the Community & Economic Development Department.

Public input on key issues by specialized groups or individuals was needed. These key issues were housing and urbanization, natural resources and recreation, and commercial and industrial development. The Steering Committee formed sub-committees and included additional experts as needed. The sub-committees reported back to the full Steering Committee for discussion and revisions.

During the Comprehensive Plan revision process a separate 25-member citizen committee created a Community Vision, Pioneering The Dalles: A Vision for The Dalles in the Year 2020. The community vision for 2020 is of a riverfront town with inter-connected green spaces, integrated neighborhoods, enhanced business and educational opportunities, and a high level of citizen input to decision making. The Comprehensive Plan Steering Committee reviewed the Vision and several members served on both committees. To help make the Vision a reality, this Plan initiates mixed community, commercial, and residential use areas as "neighborhood centers", suggests design standards to insure that higher density infill is compatible with existing neighborhoods, and encourages a Parks Master Plan to be developed. There are many other examples of how the Vision statement is applied throughout the following elements of this Plan.

GOAL:

To develop a citizen involvement program that insures the opportunity for all citizens to become involved in all phases of the planning process.

¹⁶TASK 2 PUBLIC INVOLVEMENT PROGRAM, The Dalles Comprehensive Land Use Plan Rewrite, Spencer & Kupper, 1992 --

POLICIES:

1. The Citizen Involvement Program shall provide for the involvement of the community's citizens in the planning of the Urban Area's development.
2. Availability of planning information to interested citizens shall be maintained.
3. The land-use planning process and policy framework shall include opportunity for citizen input as a part of the basis for all decisions and actions related to the use of land.

IMPLEMENTING MEASURES:

1. A Citizen Involvement Program shall be maintained through the City's Planning Commission.
2. The Community & Economic Development Department shall make available plans and information related to land-use and development to all interested citizens.
3. Financial support for the Citizen Involvement Program will be provided through the Community

GOAL #2

LAND USE PLANNING

To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions.

Introduction

The Dalles Comprehensive Plan was adopted by the City in December, 1982, and along with implementing ordinances and an urban growth boundary agreement, was acknowledged for compliance with Statewide Planning goals by the Land Conservation and Development Commission (LCDC) on August 25, 1983. Since acknowledgement, the City prepared a Final Local Review Order (April, 1993) that was adopted by the LCDC in January, 1994.

This Plan Revision was undertaken in September, 1992 following a planning process adopted by the City.² This Plan will be adopted by the Planning Commission and City Council according to procedures for legislative revisions, and will be submitted to the Land Conservation and Development Commission for acknowledgement.

Amendments as appropriate to the City's zoning, subdivision, sign and mobile home park and other implementing ordinances will also be adopted in order to implement this Plan. In order to minimize cost and delays in administering ordinances, approval procedures which allow the Community & Economic Development Director to make certain administrative decisions for minor development proposals will be identified and adopted.

Comprehensive Plan Revision

This plan will be reviewed and revised as necessary according to the schedule for periodic review established by LCDC. The periodic review will include a citizen involvement program.

The Dalles City Council or City Planning Commission may initiate legislative changes to this Plan. Legislative changes involve the adoption of law or policy applicable citywide or to a broad geographical area. Examples of legislative changes are changes to Comprehensive Plan goals and policies, and changes to land use designations involving numerous parcels which may have widespread impacts beyond the immediate vicinity of these parcels.

A property owner may initiate quasi-judicial changes to this Plan. Quasi-judicial changes involve the application of existing law or policy to a small area or a specific factual situation. An example of a quasi-judicial change is a proposed change of land use designation for one or more parcels which does not have a significant effect beyond the immediate area of the subject parcels. If there is a question as to whether a specific request for a land use review is legislative or quasi-judicial, the decision will be made by the City Attorney. The decision will be based on current law and legal precedent. Requests for decisions on this issue must be in writing and must be filed with the Community & Economic Development Director, who will forward the request to the City Attorney. All public notification of proposed legislative and quasi-judicial changes to this Plan will comply with State law.

²Project Approach, The Dalles Comprehensive Land Use Plan Rewrite, Spencer & Kupper, 1992.

Community Vision Statement

During 1993, a community vision statement was created to facilitate actions toward a unified ideal of The Dalles in 2020. The vision is expected to guide policy making through the Comprehensive Plan and other policy-based documents. The vision statement, Pioneering The Dalles: A Vision for The Dalles in the Year 2020 (Anderson, 1993), is incorporated in this Plan by reference. Changes to the Plan should be consistent with the Vision Statement.

Urban Growth Management

The Dalles Urban Area contains both City and County jurisdiction. To ensure consistency, the City and County coordinate efforts to manage all lands within the urban growth boundary. The policy document used for this purpose is the "Urban Growth Area Joint Management Agreement," 1983, as revised 1992. Any changes to this agreement will be considered a legislative action.

GOALS:

1. To comply with the Statewide Planning Goals and assure that changes to this Plan comply with these goals.
2. To participate with other jurisdictions and special districts to assure appropriate land use and related issues are coordinated.
3. To assure that to the extent possible, land use reviews minimize cost and delay in administration.
4. To implement the community vision through the comprehensive planning process.

POLICIES:

1. Assure that policies in this Plan are implemented.
2. Establish Plan review and revision procedures which include provisions for participation by citizens and affected governments and special districts.
3. Assure an adequate factual base for decisions and actions.
4. Formally review the Comprehensive Plan, and revise as necessary, according to the schedule for periodic review established by LCDC.
5. Evaluate proposed Comprehensive Plan amendments according to the following criteria:
 - a. Compliance with the statewide land use goals and related administrative rules is demonstrated.
 - b. Conformance with the Comprehensive Plan goals, policies and implementation measures is demonstrated.
 - 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.

Goal #2 - Land Use Planning

- e. Plan changes will be consistent with the vision.
- 6. Implement this Plan through appropriate ordinances and action. Implementing measures shall be developed to allow administrative review and approval authority.
- 7. The Community & Economic Development Director shall have authority to elevate any administrative review request to the Planning Commission for review and decision.

IMPLEMENTING MEASURES:

- 1. Implementing ordinances shall be consistent with this Plan.
- 2. The implementing ordinances shall allow administrative review and approval authority for minor development proposals.
- 3. The Community & Economic Development Department shall develop and maintain user-friendly application forms for all land use requests.
- 4. Findings shall be made to show that any Comprehensive Plan changes are consistent with the criteria listed in Policy #5 above.

GOAL #3

AGRICULTURAL LANDS

Goal 3 is not applicable to the City of The Dalles because there are no lands designated for farm use within The Dalles Urban Growth Boundary.

GOAL #4

FOREST LANDS

Goal 4 is not applicable to the City of The Dalles because there are no lands designated for forest use within The Dalles Urban Growth Boundary.

GOAL #5

OPEN SPACES, SCENIC AND HISTORIC AREAS, AND NATURAL RESOURCES

*To conserve open space and
protect natural and scenic resources.*

The Statewide planning goal directs the City to develop a program that will: 1) insure open space, 2) protect scenic and historic areas and natural resources for future generations, and 3) promote healthy and visually attractive environments in harmony with the natural landscape character. The goal requires that the location, quality and quantity of resources be inventoried. Where no conflicting uses for resources have been identified, those resources shall be managed so as to preserve their original character. Where conflicting uses have been identified, the economic, social, environmental and energy consequences of the conflicting uses shall be determined and programs developed to achieve the goal.

Introduction

The Dalles Comprehensive Plan, 1982, includes a description of the open space, scenic, historic and natural resources inventories in The Dalles. These inventories include visual and open space resources, historic resources, vegetative resources, wildlife and fishery resources, mineral and aggregate resources, and energy resources. These inventories are incorporated as part of this Plan by reference. Since 1982, the historic resources inventory was updated and is incorporated as part of this Plan by reference. In addition, The Dalles Riverfront Plan was prepared in 1989, and includes detailed resource inventories along the Columbia River. The resource assessment chapter of The Dalles Riverfront Plan is incorporated as part of this Plan by reference.

For purposes of this Plan, the following definitions will be used:

Open Space: Land that supports vegetation and natural features rather than structures.

Scenic Areas: Area that is valued for its inherent scenic or aesthetic quality, or serves as a key viewing area of the City of The Dalles.

Historic: Lands, sites structures and objects that have local, regional, statewide or national historical significance.

Natural: Land and water that has substantially retained its natural character, and land and water that, although altered in character, is important as habitats for plant, animal or aquatic life, for the study of its natural historical, scientific or paleontological features, or for the appreciation of its natural features.

Open space

The purpose of this goal and policy for the City of The Dalles is to serve as a link to the other resources addressed here as well as Goals 8 through 14. Open Space can range from forest or agricultural lands to landscaped areas in parking lots or along stream corridors. Open space areas are the lungs of the city and are available for the general public to use, study, investigate, play in or mediate upon during their leisure time.

Open spaces can offer an escape from crime, pollution, crowding, noise, a sedentary work life, and other problems associated with urban living. Providing nearby open space for leisure time activity also addresses conservation of resources and softens the effects of social and economic distress by allowing individuals to use such areas without incurring expense or travel time, gas, etc.

Natural, Scenic and Historic Resources

The purpose of this goal is to protect areas which are necessary to the long-term health of the economy of the community; for example, open spaces, indigenous land forms, mineral and aggregate sources, energy resource areas, significant areas, historically significant as determined by the Historical Landmarks Commission and visually aesthetic.

The intent of the policy is to protect these areas for their natural resource values. Water, energy, open space, scenic vistas, historic resources, habitat, are all limited, finite resources. Inappropriate land uses can destroy their future use. Significant habitat and ecological areas are important to the public for their educational, recreational, research and quality of life value, and they often function to balance the affects of other land uses.

Historic resources as identified by the Historical Landmarks Commission must be protected as a valuable asset and demonstration of our rich historic past. If destroyed, this resource like many other cannot be regained. Extreme care needs to be exercised in the review and expansion of any historic facility.

Areas of Significant Environmental Concern

It is the intent of this Plan to ensure that all local, state and federal regulations are met when proposed public and private actions affect "areas of significant environmental concern". Areas of significant environmental concern include floodway boundaries identified by the Federal Emergency Management Agency, historic landmarks as approved by the Historical Landmarks Commission, geologic hazards as identified in the Landslide Hazard Study, 1991, and wetlands as identified by the National Wetlands Inventory Maps. Other types of significant resources such as the Columbia Bluffs, may also be included.

An amendment of this Plan will be required in order to add new resource categories as areas of significant environmental concern. The development review process for projects in these areas may result in the imposition of design standards or other requirements in order to minimize adverse environmental and aesthetic impacts.

GOALS:

1. To conserve and protect the open space, natural, and scenic resources of the area.
2. To operate the City's established open space and parks in a coordinated fashion with the Northern Wasco County Parks and Recreation District, recognizing that the City does not have a department for the management of recreational facilities or programs at this time.
3. To recognize, protect and enhance the historical importance of the community, and to promote increased public awareness and participation in historic preservation.

Goal #5 - Open Spaces, Scenic and Historic Areas, and Natural Resources

POLICIES:

1. Link and integrate the protection and enhancement of Open Space into Goal 8, Recreation.
2. Develop and maintain a current map and inventory areas of significant environmental concern including floodway boundaries identified by the Federal Emergency Management Agency, historic landmarks as approved by the Historical Landmarks Commission, geologic hazards as identified in Landslide Hazard Study, 1991, and wetlands as identified by the National Wetlands Inventory Maps. A site specific wetlands analysis, completed by a qualified biologist, may further delineate wetland boundaries.
3. Require that legislative and quasi-judicial actions affecting areas of significant environmental concern meet all applicable local, state and federal regulations.
4. Encourage the use of vegetative coverings for property to control soil erosion, reduce airborne dust, and improve the aesthetic quality of the urban environment; also providing habitat for non-game wildlife habitat such as birds and squirrels.
5. Develop updated landscaping standards.
6. Promote and provide incentives to protect and enhance Mill Creek, Chenoweth Creek, Fifteen Mile Creek and Three Mile Creek for their natural and recreational values, consistent with The Dalles Riverfront Plan. See Goal 8, Recreation.
7. Promote the development of a linear park system and nature trail along Mill and Chenoweth Creeks and a multipurpose trail along the Columbia River consistent with Goals 8 and 12 and The Dalles Riverfront Plan.
8. Enforce the weed abatement ordinances to ensure maintenance of all private, and public property to avoid the spread of noxious weeds.
9. Identify and protect feasible renewable energy resources (see Goal #13; Energy).
10. Encourage urban area building owners to improve the appearance of the rear of their buildings and develop alleys as attractive avenues to access shops.
11. Identify and protect key viewing areas of the city such as Sorosis Park, and other panoramic vistas from visual blocking.
12. Owners of historical buildings and sites that have been identified by the historical landmarks Commission or the State Inventory of Historic Properties shall be encouraged to maintain the historical integrity of their properties. Exterior alterations to designated local Historic Landmarks shall require review by the Historical Landmarks Commission.
13. Encourage the restoration and sympathetic renovation of historic properties throughout the city, and preserve the historic integrity of the community.
14. Document, protect, and preserve significant archaeological sites within the city.
15. Encourage the adoption of additional local and National Register Historic Districts.
16. Encourage stream enhancement programs through coordination between civic, school, and natural resource agencies.

IMPLEMENTING MEASURES:

1. A program of methods and incentives shall be prepared to preserve open spaces. For example, this program could include Planned Unit Developments (PUD) and the "transfer of development rights".
2. Establish adequate building setbacks from the Columbia River to assure construction of a multi-purpose trail within a scenic open space corridor.
 - a. The building setback shall apply to all development except for river-dependent, river-related, or trail-enhancing uses and structures.
 - b. River-dependent uses are those which can be carried out only on, in, or adjacent to, a river because they require access to the river for waterborne transportation or recreation. River-dependent also includes development, which by its nature, can be built only on, in, or over a river.
 - c. River-related uses are those which are not directly dependent upon access to a water body but which provide goods or services that are directly associated with river-dependent land or waterway use or development, and which, if not located adjacent to water, would result in a public loss of quality in the goods or services offered.
 - d. Trail-enhancing uses may be granted a variance to the established setback, but to no less than 20 feet. Such variance will only be considered where it is demonstrated that the use is complimentary to the trail and where significant improvements such as benches, landscaping, trail construction or interpretive signing is provided. It must also be shown that the variance will not hinder trail construction or safety.
 - e. The river front building setback shall be established based on trail construction, safety, and aesthetic requirements. Property lines along the usable top of the river bank shall be denoted by the developer to ensure a usable setback area for establishment of the trail corridor. Where a property line is shown to be beyond the usable portion of land and falls along the steep bank, additional setback area may be required.
3. Prepare development and landscape standards for areas of significant environmental concern.
 - a. The City shall maintain an inventory and map related to these sites which delineate their boundaries and other data pertinent to the values of the identified areas.
 - b. Review development proposals to minimize impacts on the "value factors" described in #9 below. Procedures shall be designed to mitigate any lost values to the greatest extent possible.
4. Keep the local historic inventory current.
5. Adopt design standards for use by the Planning Commission and the Historical Landmark Commission to insure that appropriate infill takes place in historic districts.
6. Promote incentives, such as appropriate building code exemptions, to encourage historic preservation efforts throughout the community.
7. Demonstrate the City's willingness to support the historical integrity of the community by applying for historical grants to study, maintain and enhance the community's history.

Goal #5 - Open Spaces, Scenic and Historic Areas, and Natural Resources

8. Maintain the Certified Local Government Program as granted to the City by the State Historic Preservation Office and National Parks Service in 1992.
9. Designate and map additional areas of significant environmental concern, areas having special public value (value factors) in terms of one or more of the following:
 - economic value, e.g. a tourist attraction, agricultural business, job retention
 - recreation value, e.g. rivers, lakes, trails, wetlands, play fields
 - historic value, e.g. monuments, buildings, sites or landmarks
 - public safety, e.g. municipal water supply storage or watersheds, flood water storage areas, vegetation necessary to stabilize river and creek banks and slopes;
 - scenic value, e.g. areas valued for their aesthetic appearance, and progression of building height to prevent visual obstruction (stepped building heights);
 - natural area value, e.g. areas valued for their fragile character or as for specific natural features;
 - archeological value, e.g. areas valued for their historical, scientific and cultural value.
10. Develop a view shed inventory and appropriate standards (i.e. building height limits) to ensure that significant scenic vistas are maintained for future generations. Promote the preservation of scenic vistas significant to residents of The Dalles.
11. The City shall enact landscape standards directed toward industrial, commercial and multi-family developments with provisions assuring that consideration be given to conservation aspects of proposed landscaping, including the alternatives of "wet" and "dry" landscaping.

Goal #6

AIR, WATER AND LAND RESOURCES QUALITY

To maintain and improve the quality of the air, water, and land resources of the state.

All waste and process discharges from future development, when combined with such discharges from existing developments shall not threaten to violate, or violate applicable state or federal environmental quality statutes, rules and standards. With respect to the air, water and land resources of the applicable air sheds and river basins described or included in state environmental quality statutes, rules, standards, and implementation plan, such discharges shall not (1) exceed the carrying capacity of such resources, considering long range needs; (2) degrade such resources; or (3) threaten the availability of such resources.

The Dalles Comprehensive Plan, 1982 contains a discussion of atmospheric resources, water resources, and earth resources for The Dalles urban area. These data and findings are incorporated into this Plan by reference.

Overall Approach

In recent years, citizens have come to recognize the value of clean air, clean water and a quiet environment. Natural resources are not limitless, and the quality of human life is dependent on the quality of the natural environment. Awareness and concern for the natural ecology has led to legislation and government involvement in balancing the human and natural environments.

Air pollution impacts the health of humans, wildlife populations, the vegetative environment, the natural ecosystem, and local climates. It reduces visibility, aesthetic quality, and even the amount of usable solar radiation that reaches the ground. Diseases like bronchitis, emphysema, asthma, tuberculosis, lung cancer, pneumonia, and others are related to air pollution. It can also accelerate deterioration of many man-made and natural materials.

Government, business and private citizens are all responsible for maintaining a livable environment and for improving air and water quality and noise levels where pollution and deterioration exist. Federal, state and local laws and agencies have worked in the public interest to halt environmental deterioration. Continued vigilance is necessary to ensure that natural systems and resources are not threatened or unduly burdened by urban and rural development, and to maintain and balance a high quality human and natural environment.

It is desirable to blend the human environment and the natural setting together in a way that reduces adverse effects. Our objective should be: to minimize pollution and maintain established environmental quality standards; to resolve grievances whenever air, water and noise problems occur, and to ensure a healthful human environment in balance with a high quality natural environment. These achievements can occur to a great extent through the conscientious efforts of local business and industry, private citizens, and through government regulation, where necessary.

GOAL:

1. The City of The Dalles, recognizing that the health, safety, welfare, and quality of life of its citizens may be adversely affected by air, water and noise pollution, supports efforts to improve air and water quality and to reduce noise levels.

Goal #6 - Air, Water and Land Resources Quality

POLICIES:

1. Support and participate in the implementation of state and regional plans and programs to reduce pollution levels.
2. Support air quality monitoring in the City to ensure healthful air quality levels are maintained.
3. Continue to maintain healthful ground and surface water resources, to prevent contamination of drinking water.
4. Discourage the development of noise-sensitive uses in areas of high noise impact.
5. Ensure that all State and Federal regulations for air, water and noise quality are met.

IMPLEMENTING MEASURES:

1. Cooperate in the development and implementation of regional efforts to maintain and improve air water and noise quality.
2. Prior to approval of a legislative or quasi-judicial action, the City shall notify all appropriate agencies as per State Statute and Rule to solicit comment on the proposal with respect to air and water quality, and noise levels.
3. Adopt policies to encourage public sewer extensions into areas served by private septic systems.
4. Limit noxious and fugitive air emissions that create a public nuisance and have a negative effect on livability in the community.
5. Evaluate noise problems throughout the urban area, and if appropriate, adopt a noise impact overlay zone.
6. Establish and implement a mechanism to receive and report complaints regarding the quality of air, water and noise pollution.

GOAL #7

NATURAL HAZARDS

To protect life and property from natural disasters and hazards.

Developments subject to damage or that could result in loss of life shall not be planned nor located in known areas of natural disasters and hazards without appropriate safeguards. Plans shall be based on an inventory of known areas of natural disaster and hazards.

The Dalles Comprehensive Plan, 1982 contains a discussion of flooding and mass earth movement hazards found within the planning area. This data and findings are included in this Plan by reference. In addition, a Landslide Hazard Study, Fujitani Hiltz & Associates, 1991 was prepared for The Dalles. The sections of this report entitled Geologic Evaluation and Analysis and Conclusions are incorporated into this Plan by reference.

The City of The Dalles, along with many other urban centers, has experienced natural disasters. These hazards include floods, fires and landslides that have resulted in loss of life and property. The City of The Dalles intends to minimize effects of these hazards to the fullest extent possible.

GOAL:

1. To protect life and property from natural disasters and hazards.

POLICIES:

1. Land designated on the official flood plain maps shall be subject to the regulations of the Flood Damage Prevention sections of the City's implementing ordinances. The City will work with flood management agencies to determine more specifically the areas susceptible to flash flooding and apply the flood damage prevention provisions to areas not already regulated.
2. The City shall continue to meet participation requirements for national flood insurance and make flood hazard areas eligible for the program.
3. Land designated as geologically hazardous (Zone A1) shall be subject to developmental limitations as recommended by Fujitani Hiltz and Associates in Landslide Hazard Study South Slope Area The Dalles, Oregon (1991).
4. The City shall continue work to minimize the threat of disastrous brush and grass fires.
5. The City shall coordinate with the County to maintain a disaster relief and evacuation plan.

IMPLEMENTING MEASURES:

1. Low density and open space uses that are least subject to loss of life or property damage shall be preferred in flood plain areas, specifically in the flood way fringe. The flood way portion shall be given special attention to avoid development that is likely to cause an impediment to the flow of the flood waters.

2. A flood damage prevention section shall be maintained as part of the City's implementing ordinances to regulate the use of land within flood plains and to enforce measures to reduce flood dangers in other areas.
3. The implementing ordinances shall include provisions to require a statement of disclosure by applicants concerning flooding or landslide potential on the property in question. Street layout and storm sewer designs in newly developing areas shall be placed with consideration for landslides, flooding and surface water run-off potential.
4. Development in areas designated as zone A1 in the 1991 Landslide Hazard study shall meet the following conditions:
 - a. Prior to the issuance of any permits for development or construction, the Developer submit for the City's review, a site-specific geologic impact statement that has been prepared by a Qualified Geotechnical or Geological Consultant.
 - b. Prior to the issuance of any permits for construction, the Developer submit to the City a statement prepared by a Qualified Geotechnical or Geological Consultant certifying that the development plans and specifications comply with the limitations imposed by the geologic impact statement, and that the proposed construction will not adversely affect the site and adjacent properties.
 - c. Within 30 days after completion of the project, the Developer submit to the City a statement prepared by a Qualified Geotechnical Consultant certifying that the construction was completed in accordance with the plans and specifications as they relate to the mitigation of geologic impacts to the site and adjacent properties.
5. The City shall work with local emergency services authorities to prepare landscaping guidelines for future developments in order to minimize the threat of potential disasters.

GOAL #8

RECREATIONAL NEEDS

*To satisfy the recreational needs of
the citizens of the state and visitors.*

The requirements for meeting such needs, now and in the future shall be planned for by governmental agencies having responsibility for recreation areas, facilities and opportunities; (1) in coordination with private enterprise, (2) in appropriate proportions and (3) in such quantity, quality and location as is consistent with the availability of the resources to meet such requirements. State and federal agency recreation plans shall be coordinated with local and regional recreational needs and plans.

Introduction

The Dalles Comprehensive Plan, 1982 contains a discussion of parks and open space, state parks classifications and the need for a regional park system. The data and findings from the 1982 plan are incorporated by reference in this Plan. In 1989, The Dalles Riverfront Plan was published. This plan calls for a number of recreational improvements along the Columbia River and its tributaries including:

- A riverfront trail running from The Dalles Dam to Squally Point spit,
- Small waterfront facilities for viewing, fishing, boating, natural and cultural resource interpretation and other passive activities,
- A new park at Squally Point for boardsailing and other recreation activities,
- An expansion of Seufert Park, including overnight facilities,
- Multipurpose greenway trails along Mill and Chenoweth Creeks, and
- Additional connecting trails for access and special use.

This Plan incorporates the recreational policies and implementation measures of The Dalles Riverfront Plan.

Existing Facilities and Opportunities

There is an abundance of recreational facilities within a 30 minute drive of The Dalles. The 1982 plan noted that over 500,000 acres of park lands were included in Hood River, Sherman and Wasco County, the vast majority of which are large single purpose recreational areas with no recreation development except trails. Compared with state standards, The Dalles needs neighborhood and community parks designed to serve the day to day recreational needs of its residents.

There are approximately 68 acres of park land within The Dalles Urban Growth Boundary. These parks include: Sorosis, Kramer Field and Riverfront³ (Community Parks); and City, Howe, Thompson and Firehouse (Neighborhood Parks). The current ratio of total park land per 1000 population is about 6 acres where 10 acres per 1000 is the national standard. Approximately 102 additional acres of park areas are needed within the UGB to accommodate 17,000 people by 2010 and meet recognized national standards.

³ Sixty-eight undevelopable acres of Riverfront park are considered a "nature area" and are not included in the above estimate. This area is not in park use except for a crude nature trail. Through an agreement with state agencies the undeveloped area as well as the developed 12 acres, is open for use only 5-1/2 months out of the year to protect nesting geese and other wildlife.

Overall Approach

The following goals, policies, and implementing measures are based upon recognition of recreational needs, opportunities and open spaces as a high priority in maintaining desirable quality of life on balance with population growth. As density increases, the City should address parks and open space needs as per established standard of ten acres per 1,000 population.

Helping the City to meet this ratio is the component of the City's recreation system known as The Riverfront Trail, a spine trail along the Columbia River and a network of feeder trails and bicycle paths, under construction.

Recreation planning and implementation will require the lead agencies identified in The Dalles Riverfront Plan to work with the City and provide direction as to their needs and how those needs can be met. The Northern Wasco County Parks & Recreation District has a Board to help promote and coordinate trail and park development. The duties of this Board include developing short-term and long range objectives, strategies, work programs and projects designed to meet the recreation needs of City residents.

While implementation of an open space and recreation system is primarily a public responsibility, the City has increasingly limited financial resources and, therefore, cannot guarantee such a system.

While most open space and recreation systems involve specific sites, an ideal system is connected by pedestrian and bicycle routes. It is, therefore, important to examine each development proposal for the purpose of determining whether a connection through the site should be provided. In addition, public agencies construct roads and sewer and water systems and often purchase or acquire easements. During this process, it is important to determine if there is a multiple use potential.

It is also important to recognize that inclusion of open spaces and landscaped areas in industrial, commercial and multiple family developments is an essential part of the system by providing visual variety and interest to the landscape. These areas can also be used by people as places to rest and relax, and are as important as large recreation areas.

The purpose of these policies is to provide a review process to assure that development proposals will not preclude an interconnected recreation trail system. It is also intended to encourage open space and recreational system in large developments where people can sit and enjoy the surroundings.

GOALS:

1. To develop, acquire, and maintain a balance of recreation opportunities and open spaces in order to improve the livability within the urban growth boundary.
2. To provide for recreation needs through joint-use of school and other public facilities, private facilities and other means, and by requiring park dedication or contribution as part of the development process.

POLICIES:

1. Work with residents, community groups and the Northern Wasco County Parks & Recreation District Board to identify recreation needs, to maintain and develop neighborhood parks, and to identify uses for underdeveloped park lands.

Goal #8 - Recreational Needs

2. Incorporate the recreation policies for the Columbia River area found in The Dalles Riverfront Plan:

- a. Riverfront recreation should be resource-based and should not degrade riverfront resources.
 - b. Transportation and recreation planning should be coordinated among local recreation and transportation agencies to develop bikeways and trails.
 - c. Promote coordination and consistency with other policies and programs to assure availability of grants for The Dalles Riverfront Trail.
 - d. Construction of additional connecting trails, walks and bike routes should be encouraged on both public and private lands and developments through both independent and partnership arrangements.
 - e. Public and semi-public capital improvements and routine construction, improvement and maintenance of sidewalks, streets and utility corridors should incorporate recreational trails, bikeways and walkways in the area's bikeway and trail systems wherever feasible and appropriate.
 - f. Subdivision and site plan regulations and review should encourage incorporation of public recreational trails, bikeways and other recreational facilities in the area's bikeway and trail systems.
- ^g Riverfront Trail development should be considered part of and coordinated with other major public and private riverfront projects.
- h. Riverfront and greenway trail management structures and policy should be developed and implemented by a lead agency with an advisory council composed of interested parties, or to a coordinating group composed of involved public agencies, land owners and other interested parties.

3. Encourage implementation and maintenance of that portion of The Dalles Riverfront Trail which is in public ownership.

4. Preserve the scenic and recreational qualities of the Columbia River, Mill Creek, Chenoweth Creek and Fifteen Mile Creek recreation corridors by retaining a natural stream bank vegetation, reducing hazards, improving accessibility and creating parks.

5. The Northern Wasco County Parks and Recreation District's Park Master Plan, when completed, shall be considered for adoption as the City's long range recreation plan for The Dalles Urban Area. A parks and open space standard of ten acres per 1,000 population should be adopted.

6. The Parks Master Plan shall strive to provide neighborhood parks within a 5 minute walk or 1500 feet of all residential areas. The plan shall also consider funding mechanisms for acquisition, development and maintenance of park and recreation facilities.

7. The Parks Master Plan should encourage a connected park and open space system in order to provide for small private open space areas. The plan should identify needed improvements in order to assure that:

- a. Pedestrian and bicycle path connections to parks, open space areas and community facilities will be dedicated where appropriate and where designated in the bicycle corridor capital improvements program and map.

Goal #8 - Recreational Needs

- b. Landscaped areas with benches will be provided in commercial, industrial and multiple family developments, where applicable.
 - c. Areas for bicycle parking facilities will be required in development proposals, where appropriate.
8. Each new subdivision shall provide recreation areas or an assessment to be retained in the Parks Development Fund and to be used toward neighborhood recreation development. Expenditures of the Parks Development fund shall be consistent with the parks plan for the Urban Area.
 9. Civic, church and non-profit groups shall be encouraged in their efforts to develop and improve public park facilities in conjunction with the Northern Wasco County Parks and Recreation District.
 10. Development plans for existing and future recreation facilities shall include designs for use by handicapped persons in accordance with Americans With Disabilities Act standards.
 11. A comprehensive bike route and pedestrian plan for The Dalles area should be developed and implemented to provide for recreation and alternative transportation among community activity centers, work places, neighborhoods and the waterfront.
 12. The City will consider park land losses only when converted park land is replaced in equal to or better size and/or quality, and will maintain a "no net loss" parks policy.
 13. The City will support the renovation of the Civic Auditorium so this facility can be reestablished as a performing arts and recreational center.

IMPLEMENTING MEASURES:

1. An inventory of all existing recreational opportunities and open spaces together with future needs for the Urban Area to the year 2010 shall be developed.
2. As funds become available, trail development along Mill Creek from Thompson Park at E. 2nd to the Senior Center property at West 9th and Cherry Heights Road shall be accomplished to meet recreational and alternative transportation needs. Both locations shall be included in any development of the linear park system.
3. Establish minimum development setbacks (with exceptions) for recreational alternative transportation corridors with river and creek access along the Columbia River and its tributaries. Allow for screening or safety fencing from industrial activity and provide adequate room for public access.
4. Allow for flexibility in locating the Riverfront Trail, provided that construction, aesthetic, and safety objectives are met. While riverside routing is preferred, the City recognizes that some land uses may require the trail to be routed or re-routed from the river's edge to circumvent certain existing or planned developments.
5. River frontage property shall be preferred for river related needs.
6. Encourage dedication of right-of-ways/easements necessary for trail development by those developing property along The Dalles riverfront.
7. Coordinate with the City's transportation plan to add emphasis on development of bike routes as connections to the Riverfront Trail and to ensure alternative transportation or multi-purpose use of trail systems wherever possible.

Goal #8 - Recreational Needs

8. Coordinate and assist other lead agencies such as the Port and County in route alignment and development of the trails and facilities within their jurisdiction.
9. Coordinate with the Northern Wasco County Parks & Recreations District board in acquiring easements and/or rights of way for recreational purposes.
10. Adopt trail and bike route standards for segments of The Dalles Riverfront Plan as specified in the plan.
11. River use and railroad safety signs, brochures and maps should be available to river users at all riverfront facilities; additional measures can include user education outreach programs and selective enforcement in conflict areas.
12. Riverfront signage should inform trail users about services and attractions throughout the community and about trail destinations elsewhere within and outside the Columbia Gorge.

GOAL #9

ECONOMIC DEVELOPMENT

To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.

Comprehensive plans and policies shall contribute to a stable and healthy economy in all regions of the state. Such plans shall be based on inventories of areas suitable for increased economic growth and activity after taking into consideration the health of the current economic base; materials and energy availability and cost; labor market factors; educational and technical training programs; availability of key public facilities; necessary support facilities; current market forces; location relative to markets; availability of renewable and nonrenewable resources; availability of land; and pollution control requirements.

Employment and the Economy

The Dalles is recovering from the economic recessions of the early to mid 1980's. The Dalles' economy has been reviving and evolving during the late 1980's and early 1990's. The Dalles is Wasco County's primary municipality; and is the major employment center of the County. The 1990 Census provides detailed information on Wasco County employment, which is referenced and utilized within the economic element of this plan.

According to the 1990 Census, covered employment (insured employees) in Wasco County in 1989 was 7,801. Employment among the population of The Dalles was 4,463. Residents of The Dalles thus comprise the bulk of the County's employed population. Of The Dalles 4,463 employed population, 3,138 reported their place of employment being in The Dalles. These jobs alone represent nearly 40% of the total covered employment in Wasco County. Covered employment in Wasco County was estimated by the Regional Economist to be 8,520 in 1992. Of this figure a similar (40%) ratio of these jobs are assumed to be located in The Dalles, totaling 3408 jobs for 1992.

Industries providing the majority of employment include aluminum; medical; local, state and federal governments; agribusiness; secondary wood products; small business and retail; education; hospitality, manufacturing and communications. The community has a broad spectrum of diversified employment opportunities underpinned by a base of small industrial/manufacturing companies.

Major employers in The Dalles include Northwest Aluminum, the Mid-Columbia Medical Center, The State of Oregon, Fred Meyer, Bi-Mart, K-Mart, Oregon Cherry Growers, Union Pacific Railroad, and several branches of the U.S. Government. Columbia Aluminum, 25 miles east of The Dalles, employs approximately 125 residents of The Dalles.

Recent events which are expected to influence economic conditions and employment in The Dalles include changes in the economic base and new supporting public facilities. These events are described below:

Current economic base and labor market

- In 1986 the Martin Marietta Aluminum plant in The Dalles was purchased by Northwest Aluminum, and placed back into service.

- In 1987 Commonwealth Aluminum, located 25 miles east of the Dalles on the Washington side of the Columbia River, was placed back into service as Columbia Aluminum.
- The \$200,000,000 annual production and processing of fruit and grain remain a staple for the five county mid-Columbia region, and agribusiness is expected to remain a strong economic influence on The Dalles. Value-added development allows for expansion and retention of these agriculture industries.
- The Dalles has been a growing area of retail services in the Mid-Columbia region, which has surged in the past three years.

Public facilities, support facilities, and training

- In 1985 a \$4.5 million general obligation bond allowed the Port of The Dalles to provide basic infrastructure and site preparation to 114 acres of industrial property.
- In 1988 a location one mile west of The Dalles was selected as the site for the Columbia Gorge National Scenic Area Interpretive Center ("Gorge Discovery Center"). The planned facilities will provide a major new tourist attraction. Two separate studies commissioned by the U.S. Forest Service in 1991 project that the facilities will draw an estimated 750,000 visitors annually after five years of operation.
- In 1993 a \$7.8 million general obligation bond passed, allowing the Columbia Gorge Community College to purchase the former Judson Baptist College site to establish its first campus. Program development can provide vocational training to aid business and industrial advancement through work force education and apprenticeships.
- An aging population, together with in-migration of retirees, will provide opportunities and challenges as more people retire to and in The Dalles.
- As one of five medical facilities in the nation to adopt the "Planetree" concept (providing for patient involvement in treatment), Mid-Columbia Medical Center acts as a magnet for quality medical services and specialties.
- In 1989 The Dalles adopted an urban renewal plan to provide new infrastructure, upgrade conditions, and attract new investment to the downtown commercial area.

Location, resources, and pollution control

- The upsurge of windsurfing in the Mid-Columbia during the 1980's brought a modest windfall to the Wasco County economy, adding an additional recreation opportunity to the existing sports of fishing, hunting, rafting and hiking.
- A west side interchange from I-84 is proposed to service the Discovery Center and the Port Industrial Center. The Dalles is well served by existing rail, river, and air transport.
- In 1993 The Dalles created a community vision statement to help define its preferred future and initiate action to achieve a more attractive and efficient city.
- The Dalles is uniquely situated with access via two interstate highways, the river, rail, and air. New developments, such as airport expansion, will improve upon the geographic advantages of the area.

Economic forecast

Based on these changing conditions, the following findings describe probable future shifts in employment, and new economic opportunity areas:

- The Dalles will diversify its economy, recognizing the necessity for family-wage jobs which create wealth while acknowledging the opportunities for secondary service jobs within a balanced framework.
- Based on its five-county regional trade area, The Dalles is situated as the hub of a 65,409 person market (1990 Census: Hood River, Wasco, and Sherman Counties in Oregon; Klickitat and Skamania Counties in Washington). As the largest city within this area, The Dalles is the retail trade center for the Mid-Columbia Region.
- The Dalles will maintain its long-time position as a regional retail center, though commercial development comparable to the early 1990's may not be maintained. Adequate commercial spaces, both undeveloped and redevelopable, should support anticipated growth.
- Tourism growth presents an opportunity to diversify the local economy. Facilities including the Gorge Discovery Center, Riverfront Park and Trail, The Dalles Dam and Tour train, and abundant recreational opportunities provide the basis for this growth area. In addition, community attitudes drawn from the vision statement indicate a desire to improve the livability and attractiveness of The Dalles. An action plan will carry out the vision.
- The economy of an aging population will provide opportunities in services and housing, further supporting The Dalles and the Mid-Columbia Medical Center as the hub of medical services in the Mid-Columbia Region.
- The creation of a campus and additional buildings for the Columbia Gorge Community College will allow for growth and development of the community's education capabilities, focusing on work force training tailored to business and manufacturing needs that support a balanced economy.
- Agribusiness will continue to remain as a strong influence on the local economy, with the potential of creating additional processing and packaging facilities to support new manufacturing jobs.

Industrial and Commercial Land Use

From 1982 to 1988, The Dalles experienced a declining economy and population, with the trend reversing itself from 1988 to 1992. 127 acres of vacant land was developed during this ten year period. This new development represents less than 3% of the total area within the UGB, but absorbed approximately 16% of the vacant buildable land. Significant commercial development activities occurred between 1982-1992, primarily along West 6th Street, including a Fred Meyer expansion, K-Mart, Bi-Mart and related commercial developments. A motel, market, and service station were constructed near the Highway 197/I-84 intersection, and a 20 acre site west of downtown is being leveled and prepared for development. During the same ten-year period, industrial land development included Northwest Aluminum Specialties, Interior Motor Freight, United Parcel Service and expansion of existing facilities for Precision Lumber, Cargill Grain, and Western Insulfoam. All of the industrial developments have occurred within or adjacent to the Port Industrial Center.

INDUSTRIAL AND COMMERCIAL LAND USE					
1982 COMPREHENSIVE PLAN					1994 PLAN
Use	Total Acres	Developed ^c	Unbuildable ^a	Vacant & Buildable ^b	Vacant & Buildable ^b
Commercial	789.60	715.40	53.0	19.08	109.50
Industrial	1144.20	797.40	52.3	265.05	207.55
Total	1,933.80	1,512.80	105.3	284.13	317.05

^aIncludes 47.3 acres with superfund deed restrictions.
^bAssumes that 10% is used for public and semi-public uses.
^cDeveloped land category includes some underdeveloped land.

The Port of The Dalles holds 217 acres of developable land in the Urban Growth Boundary. A report prepared for the Port in 1992 projects a 0.6 to 1.2 acre annual absorption rate for the Port's industrial lands. However, this forecast rate of industrial development has been exceeded. During 1992 and 1993 permits for six projects on 7.52 acres were issued, with construction complete on 2.20 acres and pending for 5.52 acres. The Port's report also recommends diversification of uses on the Port's property. This suggestion acknowledges a need for recreational and waterfront oriented mixed uses for portions of the Port property. A mixed use approach requires conversion of some heavy industrial acreage to commercial/light industrial. In addition, incentives are needed to encourage industrial development on the remaining land base.

Industrial and Commercial Land Use Needs

The current ratio of developed industrial land to population within The Dalles Urban Growth Boundary is .06 acres per person. The population growth estimate for the Urban Growth Boundary is 3,000 persons. The industrial land use forecast continues the .06 acres to 1 ratio as the basis for future industrial land needs, and provides for 170 acres of vacant buildable industrial land within the Urban Growth Boundary.

A continuing growth in employment in the retail and service sectors of the economy is expected, and is supported by 1990 Census data. An opportunity exists to build upon The Dalles existing strength in the retail and service sectors. The Dalles has long been the retailing, service, and education center for the Mid-Columbia Region. Maintenance of the existing manufacturing sector and new industrial development are equally important for The Dalles to retain family wage jobs and a healthy, balanced economy.

In order to capitalize on long-range economic and employment shifts, The Dalles will need to add to its existing supply of land for commercial uses within the UGB. The current ratio of developed commercial land to population within The Dalles Urban Growth Boundary is .05 acres per person. The commercial land use forecast assumes that the same ratio will hold true for the next twenty years. Approximately 150 acres of commercial land will be needed. The majority of this need can be met through the utilization of under-developed commercial lands and by converting some vacant land designated for industrial uses along West 2nd Street to a commercial/light industrial designation. Similar conversions of Port industrial lands along the riverfront can produce a mixed use area to accommodate a slightly different market, including freeway commercial and recreational users. Smaller gains are provided through the use of Neighborhood Centers to allow residential and neighborhood commercial uses to develop near focal intersections in town. Finally, The Dalles has voiced a desire to accommodate reasonable home business opportunities that can provide an affordable start-up location for emerging businesses.

Findings and Conclusions

In summary, the primary findings and conclusions are:

- The 1980's saw a major decline, then recovery in The Dalles population. The rapid recovery of population which began in the late 1980's appears now to have settled into a more stable growth pattern. An annual population growth rate of 1.1% to 2010 appears realistic and sustainable.
- The total estimated population within The Dalles UGB by 2010 is 17,000. Approximately 14,000 people will reside within the existing city boundaries. An additional 3,000 new people will live within the UGB in 2010 than in 1992.
- The Dalles is well positioned to benefit from an increase in service, retail and tourism activity through the Columbia Gorge Discovery Center, The Dalles Riverfront Park and Trail, area sporting activities, and historic points of interest.
- New commercial development and retail leakage from Washington state will help strengthen The Dalles as the retailing center of the Mid-Columbia Region.
- The Columbia Gorge Community College and the Mid-Columbia Medical Center make The Dalles the health care and educational center for the region, and are important work force training centers.
- Within The Dalles UGB, approximately 660 acres are vacant and buildable.
- Incentives such as job creation credits, the enterprise zone, and others should continue to be emphasized for industrial land development, and the creation and retention of family wage jobs.
- The industrial land use needs forecast suggests that this Plan should provide for 170 acres of industrial land. Adequate industrial lands exist to meet this need.
- The commercial land use needs forecast suggests that this Plan should provide for 150 acres of commercial land. While vacant unbuilt commercial land is limited, opportunities exist to utilize underdeveloped commercial space and to convert some industrial lands for mixed commercial uses.
- Additional commercial space needs can be met through the use of mixed residential/commercial areas, or Neighborhood Centers.
- The Dalles holds a substantial asset in its serviced industrial property due to its position within the Urban Growth Boundary and within the Urban Area, exempted from the National Scenic Area. This asset should be held for its long-term value to the economy.

GOALS:

1. Provide family wage employment opportunities for The Dalles citizens.
2. Diversify the economic base of the community.
3. Increase the tax base needed to provide an adequate level of community services for The Dalles citizens.
4. Encourage the growth of existing employers and attract new employers to The Dalles that compliment the existing business community.

Goal #9 - Economic Development

5. Implement the objectives and activities of the Columbia Gateway/Downtown Urban Renewal Plan, enhancing opportunities for the improvement and redevelopment of business, civic, cultural, and residential uses in the area.
6. Utilize Port District lands for job creation, and development of the tax base in The Dalles.
7. Provide for tourism-related employment as an important part of the effort to diversify The Dalles' economy.
8. Provide employment opportunities, environments, and choices which are a vital part of a high quality of life in The Dalles.
9. Support the maintenance and enhancement of The Dalles Commercial Historic District.
10. Encourage redevelopment and adaptive reuse of commercial space downtown as an alternative to commercial sprawl.
11. Support The Dalles Municipal Airport located in Dallesport, Washington, in its growth and contribution to the local economy.

POLICIES:

1. Provide appropriately designated vacant buildable land in adequate quantities to meet the forecast needs of The Dalles to the year 2010. Approximately 150 acres of vacant buildable and/or redevelopable commercial land and a minimum of 170 acres of industrial land will be designated on the Land Use Plan Map.
2. Encourage the siting and growth of employers which pay family wages.
3. Plan for and make prudent public investments to meet the future demands of industrial, commercial, and residential growth in The Dalles.
4. Encourage investment in The Dalles Central Business District, and support project activities in the Columbia Gateway/Downtown Urban Renewal Plan.
5. Encourage tourism-related services as an element in the diversification of the community's economy.
6. 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.
7. 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.
8. Support the forest products industry as an element of the economy.
9. 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.
10. Encourage siting of new industries in The Dalles, and encourage existing industries to maintain high environmental standards.

Goal #9 - Economic Development

11. Reserve industrial zones for industrial uses and uses compatible with industry.
12. Review and revise administrative policies and procedures to streamline the planning process, and reduce delays in obtaining development approvals.
13. Coordinate economic planning and development with industrial development at Dallesport.
14. Encourage educational, cultural, social and employment opportunities to enhance the quality of life in The Dalles for all age and income groups.
15. Plan appealing streetscapes that encourage personal interaction, accommodate public gatherings, and enhance the experience of shoppers and workers.
16. Encourage cooperation between public and private sectors to support economic growth.
17. Make prudent investments in The Dalles Municipal Airport as needed to accommodate airport development.

IMPLEMENTING MEASURES:

1. Central Business District/Downtown Area (Designated General Commercial on the Land Use Plan Map):
 - a. Undertake activities which will create or strengthen linkages among the Downtown, the Columbia Riverfront, and the West Gateway area.
 - b. Improve the visual appearance of streets in the Downtown Area by encouraging amenities such as street trees and street furniture when public and private development and redevelopment is undertaken.
 - c. Provide an adequate amount of properly located off-street parking.
 - d. Conserve historically significant places and properties, and aid in the rehabilitation of buildings and properties, particularly in the Downtown Historic District.
 - e. Consider and minimize the aesthetic impact of utility locations when new development or redevelopment occurs.
 - f. Construct or improve water, sewer, and storm drain systems as needed.
2. West 6th Gateway Area (Designated General Commercial on the Land Use Plan Map):
 - a. Provide for highway commercial developments in areas along the West 6th corridor where this is the predominant land use.
 - b. Improve the visual appearance by encouraging amenities such as street trees and street furniture when public and private development and redevelopment is undertaken.
 - c. Construct or improve water, sewer and storm drain systems as needed.
 - d. Ensure that future improvements and land use changes in the area provide adequate sound, light and visual buffers to adjacent residential areas.

Goal #9 - Economic Development

- e. Reserve areas along East and West Second Street for commercial/industrial mixed zoning.
3. The Dalles Industrial Area (Industrial areas shall be identified on the Land Use Plan Map for industrial uses):
- a. Provide for industrial development located with good access to I-84, arterial streets and rail facilities. Encourage the development of a full I-84 West Interchange to serve the industrial area as well as the Gorge Discovery Center.
 - b. Locate industrial areas generally north of the I-84/Union Pacific Railroad corridor.
 - c. Construct or improve water, sewer and storm drain systems as needed.
4. Service/Recreation Areas (Designated Recreational Commercial on the Land Use Plan Map):
- a. Provide for mixed-use business and service commercial areas in locations with good access to I-84, Columbia River access, and proximity to recreation and/or visitor attractions.
 - b. Allowed uses include retail, service and office uses related to nearby industrial areas, and commercial uses serving the traveling public such as "hotels, restaurants, conference centers and recreation facilities. Allow light industrial uses which are compatible with commercial and recreational uses.
 - c. Ensure site planning which protects and enhances the significant environmental areas located along the Columbia River and related streams and creeks.
 - d. Prepare zoning and development standards for the service/recreation areas.
 - f. Construct or improve water, sewer and storm drain systems as needed.
5. Planned Developments (located in Commercial Areas)
- a. Planned development shall be located within areas designated Residential and Commercial on the Comprehensive Plan map. Such developments are intended to allow greater flexibility and creativity in construction, lay-out, and use.
 - b. Planned developments for commercial uses shall be a minimum of 10 acres; development for residential uses shall be a minimum of 1 acre.
 - c. See Goal #10, Implementing Measure #6 for additional detail.

GOAL #10

HOUSING

*To provide for the housing needs of
citizens of the state.*

All local jurisdictions in the State must develop plans which "shall encourage the availability of adequate numbers of housing units at price ranges and rent levels which are commensurate with the financial capabilities of Oregon households and allow for flexibility of housing location, type and density." This plan element includes findings related to population growth, housing needs and land use requirements. The element also addresses The Dalles unique growth management challenge as land available for future housing development is limited.

Population

The population of the City of The Dalles at the time of preparation of the Comprehensive Plan (1982) was 11,331. That was an historic high for The Dalles, but a severe decline in regional economic conditions soon resulted in population losses. The Dalles lost population in each of the years 1983-1987. In 1988, the trend of losses reversed. The Dalles 1992 population is estimated at 11,370, surpassing the 1982 population level and again establishing a new population high.

The 1990 Census shows an additional population of 2,660 residing within the Urban Growth Boundary, but outside the city limits of the Dalles. The 1990 census also shows 833 persons residing in the Chenoweth area, which is outside the Urban Growth Boundary, but designated as a future growth area. The total 1990 population residing inside the Urban Growth Boundary and the Chenoweth area was 14,623.

There was virtually no population growth rate for the City of The Dalles during the ten year period 1982 to 1992. The flat overall growth rate is a product of the population decline in the 1983-87 period. That declining trend has been reversed since 1988. Using 1987 as a base, the population growth rate for the five year period 1987-1992 is 2.07%. The economic conditions which affected The Dalles population figures during the 1980's were common throughout the entire state of Oregon. The annual growth rate for the state of Oregon during the 1980's was less than one percent (0.8%).

Income data from the 1990 Census again reflects the economic conditions which afflicted The Dalles and Wasco County in the 1980's. It should be noted, however, that despite the economic setbacks of the 1980's, Wasco County's income figures still rank in the top one-third of Oregon counties. This is evidence of a solid base of economic activity in The Dalles and Wasco County. Both Wasco County and The Dalles have an older than average population. The percentage of The Dalles population over 65 is quite high, almost fifty percent higher than the state average.

The Dalles current population level, and recent population growth rates are very much like those experienced at the time the Comprehensive Plan was prepared. The 1982 Plan was based on forecasts to the year 2000. This plan revision uses a year 2010 forecasting period and estimates a population of 17,000 within the Urban Growth Boundary by the year 2010. Using the 1990 UGB population of 13,790 (excluding Chenoweth) as the base, that projection represents a 1.05% annual population growth rate within the UGB. The estimate of population within the city of The Dalles by the year 2010 is slightly less than 14,000. That projection represents a 1.1% annual growth from The Dalles 1992 population.

There is considerable supporting data for the conclusion that The Dalles has weathered the most severe effects of the population and economic losses of the 1980's, and can re-embark on a course of modest population growth. Supporting studies offer no evidence or predictions of serious population or

employment losses during the next twenty years. It appears less likely than before that The Dalles will suffer a major out-migration related to loss of employment opportunities. In summary, The Dalles year 2010 target populations for the Urban Growth Boundary and the City appear realistic, and an annual population growth rate of approximately 1% seems sustainable.

Housing

The 1982 Comprehensive plan identified 4,681 dwelling units in The Dalles. The 1990 Census shows The Dalles having 4,819 dwelling units, shown by type in the following table. The marginal gain in dwelling units reflects a static population, and a smaller household size.

	Single Family Dwellings	Multi Family Dwellings	Mobile Home Units
Dwelling Units, by type, 1990 Census	3,359	1,158	302
Percentage of Total	69.7%	24.0%	6.3%

The composition of The Dalles housing stock is predominately a single-family type. The makeup of the housing stock is not necessarily mirrored in the tenure characteristics of the occupants of the housing stock. Approximately 60% of The Dalles housing units are owner occupied. This percentage is higher than the state average.

The Dalles housing stock is an aging one. Almost two-thirds (65.5%) of the housing stock was built prior to 1960. Thus, roughly half the housing stock will be 40 years of age in 1993, and more than two-thirds will be more than 30 years of age. Monthly housing costs for owner-occupied and rental housing are well below the state medians. An older housing stock can have a positive effect on housing affordability, for older housing units simply tend to cost less to buy or rent than newer ones. Those costs make a sizeable portion of The Dalles housing stock affordable, according to the affordability guidelines of the Oregon Housing and Community Services Department.

The median monthly housing costs and home values in The Dalles are within reach of the majority of low-income households. About 40% of rental units in The Dalles had gross monthly rentals affordable to very low income households. This does not mean that affordable housing is not an issue in The Dalles. The Dalles does not have an adequate supply of affordable housing for those households with very low, or extremely low incomes, a common condition for most communities in the United States.

Residential Land Use

It is useful to analyze how residential land within the UGB is currently used compared with how vacant buildable land is currently zoned. The following table describes the use of land by general land use categories. This table reflects 1992 comprehensive plan designations and proposed changes to the Urban Growth Boundary as part of this plan revision.

RESIDENTIAL LAND USE					
1982 COMPREHENSIVE PLAN					1994 PLAN
Use	Total Acres	Developed	Unbuildable	Vacant & Buildable ^a	Vacant & Buildable ^a
Residential Low Density	1,266.9	975.6	44.0	210.2	167.0
Residential High Density	734.4	690.1	30.0	12.2	43.7
Residential Mobile Home	185.6	145.1	0.0	34.4	52.2
Total	2,186.9	1,810.8	74.0	256.8	262.9

^a Assumes that 15% is used for public and semi-public uses.

The proportion of vacant buildable land designated for residential uses is in general balance with historical trends experienced in The Dalles. Approximately 49% of all developed land is residential, compared with about 45% of all vacant and buildable land. However, the vast majority of residential designations under the current plan are for single family housing at relatively low densities. It will be necessary to designate more vacant land for higher density housing in order to provide for a greater variety of housing type and price.

Residential Land Use Needs

The household size, new housing mix, and planned residential density assumptions used in the 1982 Plan were carefully examined given the experience of the past ten years in The Dalles and other communities around Oregon. The 1990 census showed household size in The Dalles was 2.48 persons/unit in single family dwellings, and 2.29 persons/unit in multi family dwellings. The trend is toward lower household size. A household size of 2.4 persons/unit for single family and 2.1 persons/unit for multi family and manufactured housing appears reasonable for the next 20 years.

The 1990 census indicated that dwelling units by type within the city were 70% single family, 24% multi family, and 6% mobile homes. New requirements for manufactured housing adopted in Periodic Review call for 25% of all new units as manufactured housing. Manufactured housing will be allowed on individual lots within single family zones. A housing mix target is 50% single family, 25% multi family and 25% manufactured and mobile housing.

Density assumptions used in the 1982 Plan are unrealistic given the experience of the last 10 years. The average density of all new residential development approved between 1982-92 was 4 units/acre. One multi family building permits was issued during the past ten years adding 59 units. Developers in The Dalles and throughout the state have not been building single family or multi family projects at the maximum density permitted. For the purposes of estimating residential land use need, a target of 4 units/acre for single family land, 15 units/acre for multi family land, and 6 units/acre for manufactured housing land is used. These densities reflect market realities and trends prevalent during the past 10 years.

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The vacant buildable land designated for residential uses will meet anticipated needs to the year 2010. Approximately 245 acres are needed for all residential uses. The 2010 residential land use needed to accommodate a population growth of approximately 3,000 people is:

Use	Forecast 1990-2010
Low Density Residential	167.0 acres
High Density Residential	22.0 acres
Mobile Homes	56.0 acres
Total	245.0 acres

Residential Development and Infill

The Columbia River Gorge National Scenic Act and physiographic constraints have imposed limitations on expanding The Dalles urban growth boundary. While the supply of vacant buildable land within the existing UGB is adequate for the next 20 years, residential growth over the long term will be constrained as available land within the UGB is consumed. The consequences of a diminishing residential land supply are significant. Continued low housing densities will rapidly deplete the supply of residential land, and lead to rising land and housing costs. High housing costs may deprive The Dalles of one of its significant competitive advantages over other communities in the Gorge economy. Increasing employment in the service sector of the economy may require higher density, lower cost housing to accommodate employee needs. Higher costs will exacerbate problems in the supply of lower-cost housing.

In considering these long-term issues, the City of The Dalles intends to:

- Plan for more multi-family and manufactured housing development by converting some vacant lands now planned for single family uses.
- Plan for the more efficient use of vacant land by encouraging infill development which is sensitive to existing neighborhoods, and by encouraging new development which achieves the density allowed by the comprehensive plan.

These two objectives can be met while respecting the strong land use pattern already found in the older areas of The Dalles. The land use concepts which form the basic structure for the land use plan are:

1. Build on the pattern of **concentrating higher residential densities** near downtown and neighborhood centers where services and activity are nearby.
2. Continue the pattern of a **transition of residential densities** from higher density near commercial areas, to lower densities at higher elevations along the gorge bluff.
3. Create new "**neighborhood centers**" along the 10th/12th corridor and elsewhere. These centers may be commercial districts like those at Garrison Street, Kelly Avenue and Dry Hollow Road, or be a focus of neighborhood activity such as schools, churches or other community-based uses. New neighborhood centers can be encouraged at Snipes Street, Weber Road, Thompson Street, near downtown, and at the hospital area.
4. Provide incentives for **neighborhood residential development and infill opportunities**, particularly on under-developed lands. Focus incentives near the downtown and neighborhood centers.

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In order to achieve overall residential densities higher than about 7 units per acre, incentives will be needed to encourage infill development on under-developed sites throughout The Dalles urban growth boundary. There are about 300 acres of land within the UGB which are now committed for development, but because lots are very large or the existing use will likely be replaced by a more intensive use within the next twenty years, infill and redevelopment can be expected. By providing incentives for infill and redevelopment, the supply of vacant land can be preserved, and growth opportunities in The Dalles can be extended for a 30-40 year period. The following infill strategies should be implemented commensurate with adequate design standards to ensure compatibility with existing and new neighborhood development patterns.

GENERAL APPROACH

- Incentives should be used to encourage development that meets maximum allowable density for all types of residential development.
- Flexibility in implementing ordinances is needed to accommodate infill and to foster a variety of development scenarios and housing options.

SINGLE FAMILY OPTIONS

- Small lots can accommodate single family development ranging from 3,000 to 5,000 square feet in area. Minimal to "zero" side yard setbacks can be used with a generous setback provided for the other side yard. Also "Z" lot arrangements may be used by rotating the dwelling 30 to 45 degrees from the street and avoid the long windowless wall typical in a zero lot line house by staggering easements to allow windows and doors on both sides of the house.
- Variable lot dimensions can be used to allow flexibility in platting irregular blocks. A wide lot of 55 to 70 foot width can present the illusion of a larger house where lot depth may be 70 to 80 feet. Alternating narrow and wide lots can be used to accommodate different housing plans and appeal to target markets.
- Rental additions can be made to existing single family neighborhoods with reasonable design guidelines. A new, generally small rental or "studio" unit can be created by converting a garage, building over garages, dormer additions on second stories, or basement apartment conversions.
- Cluster housing can increase the standard single family densities of 6 units per acre to anywhere from 8 to 14 units by clustering homes together and sharing open spaces.
- Attached housing in the form of duplexes and triplexes can be added to existing neighborhoods on relatively small lots. Many cities allow such development on large corner lots, while reserving interior lots for more traditional housing.
- Townhouses or rowhouses are the same, a single family attached dwelling with a common wall shared with other units. Typically these units are narrow (22' to 32' wide) arranged in clusters or rows of 2 to 10 units, producing densities of from 10 to 16 units per acre. Each townhouse and townhouse lot (2,000 to 3,500 square feet) is individually owned and may be sold or rented, appealing to many markets.

MULTIPLE FAMILY OPTIONS

Garden Apartments or Condominiums are typically two to three stories, contain 10 or more rental units within a single building, but do not have an elevator. This is the most common type of apartment construction, yielding 15 to 20 units per acre. Individual units can also be individually

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owned, with a condominium association owning exterior and common elements of the building, and the site and parking area. Condominium ownership can be built into a new project, or an existing apartment building can be converted to condominium ownership.

- Mid-rise Apartments typically range from 4 to 8 stories in height and require service by an elevator, and may be constructed to densities of 20 to 50 units per acre.

MIXED USE OPTIONS

- Mixed-Use (Commercial and Residential) developments can take many forms, including retail space on the ground floor with office space above, rental apartments above ground floor retail space, and structures combining offices and hotels or hotels and private residential units. These mixed-uses are often targeted in downtowns and neighborhood commercial areas where "around the clock" pedestrian activities are desired. These developments are difficult to finance and often can not be made profitable for one developer to undertake. There are few such projects in Oregon, and The Dalles should not rely on any significant movement toward this type of real estate product over the planning period. It is likely, however, that "Mom and Pop" type of store fronts and small retail operations can develop in homes designated for mixed use as an affordable small business opportunity. Mixed-uses could also take the form of adjacent commercial and residential uses in separate buildings within a neighborhood center.
- Home Occupations can provide low overhead cost and assist in business start ups by allowing them to be operated from the home. These small scale businesses are typically allowed in residential zones, but require that the primary use of the premises remain residential. Careful regulation is needed to protect the residential character of neighborhoods while allowing reasonable business starts. Criteria generally focus on a list of allowable uses and conditions, or may be performance based (i.e. related to traffic and other impacts). In all cases, the home business is expected to move to a business zone when it out grows the permit perimeters.

GOALS:

1. Promote and provide an adequate supply of safe, healthy and affordable housing for all members of the community in a variety of housing types recognizing the needs and desires of the community's residents.
2. Establish areas in the community where mobile homes and manufactured housing may provide housing of a less expensive nature for residents who would prefer this type of dwelling.
3. Promote the development of housing that is complementary with the environment and the surrounding land uses.
4. Provide and maintain adequate public facilities in all parts of the community and promote a logical and orderly development of those facilities. Require new housing developments to pay an equitable share of the cost of required capital improvements.
5. Promote the efficient use of vacant land by encouraging infill development which is sensitive to existing neighborhoods, and by encouraging new development which achieves the density allowed by the comprehensive plan.
6. Strengthen existing and promote new neighborhood centers as focal points for neighborhood services and activities.

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POLICIES:

1. Provide for development of a wide range of housing types which may include single-family detached and attached housing, townhouses, apartments and condominiums, and manufactured housing and mobile homes. Housing types shall allow for a variety of price ranges to meet the needs of low, medium, and high income groups.
2. Target ratios by housing type are: 50% single-family; 25% multi-family; and 25% mobile homes. The City shall monitor building permit activity and present an annual report to the Planning Commission describing how target ratios are being met.
3. Areas for low density residential development shall be at higher elevations along the Gorge bluff and where streets and other public facilities have limited capacity.
4. High density residential areas shall be located near commercial and employment areas and where streets and other public facilities have adequate capacity.
5. Areas for location of residential mobile homes and manufactured housing on individual lots shall be provided.
6. Residential development shall occur, to the greatest extent possible, on designated buildable lands free from flood hazard, severe soil limitations, or other natural or man-made hazards.
7. Residential development shall coincide with the provision of adequate streets, water and sanitary sewerage and storm drainage facilities. These facilities shall be, (a) capable of adequately serving all intervening properties as well as the proposed development and, (b) designed to meet City standards.
8. Development standards in low and high density areas shall be revised in order to permit more flexibility in site planning and development. New standards shall consider flexibility for lot sizes, setbacks, accessory residential uses on the same lot, parking, alleyways and other development features.
9. Development compatibility standards shall be prepared for low and high density areas. Compatibility standards are intended to ensure that new development is compatible with its surroundings and enhances the character it is located within. New standards shall consider landscape, building setback, building height and bulk, main entrance, parking, building design and additional standards applicable in historic districts.
10. Development on buildable but sub-standard sized lots existing prior to this Plan shall be permitted when setback requirements can be met commensurate with the surrounding area.
11. A program of incentives shall be prepared to encourage residential developments which achieve 90% of the maximum allowed density within each residential zone (see Policy #14 below). Incentives shall consider waiving and/or reducing applicable fees, "fast-track" permitting, "targeted" public improvements, density bonuses and other methods as appropriate.
12. A "Neighborhood Center" district shall be applied in the vicinity of existing commercial districts along the 10th/12th corridor at Garrison Street, Kelly Avenue and Dry Hollow Road and at other locations shown on the Land Use Plan Map. A mix of residential, commercial and neighborhood-based service uses shall be encouraged within these neighborhood centers.
13. Efforts shall be made to provide programs that would enable low and middle income people to obtain safe and sanitary housing through public and private for-profit or non-profit efforts.

14. To provide variety and flexibility in site design and densities, residential lands shall be divided into land use planning districts with the following prescribed density ranges for each district:

Low Density Residential	0-6 units/gross acre
High Density Residential	7-25 units/gross acre
Mobile Home Residential	7-17 units/gross acre

15. All future residential development and design standards shall strive to create a "streetscape" that is aesthetic, functional, and beneficial to the neighborhood and community. Streetscape refers to the aesthetic quality of the public and semi-public space. The public space includes the improved right-of-way, with street, curbs, sidewalks, street trees, street furniture, and utilities. The semi-public space is the front yard of adjacent property, and is named due to its visual access, connection, and influence on the quality of the streetscape.

IMPLEMENTING MEASURES:

1. Low Density Residential:

- a. Single-family zones shall be in those areas designated Low Density Residential on the Comprehensive Plan map.
- b. Adequate water and sanitation shall be available without exception.
- c. Building in areas of active geologic hazard shall be permitted only after a report has been submitted by a qualified person, as determined by the Planning Director. The report shall include a description of the hazard and all mitigating measures to be included in the building design. See Goal #7, Natural Hazards.

2. High Density Residential:

- a. Multi-family zones shall be in those areas designated High Density Residential on the Comprehensive Plan map, and shall be allowed consistent with the residential land needs analysis of this Element.
- b. In areas where multi-family structures are to mix with single-family residence, the multi-family building shall be designed to be compatible with surrounding properties.
- c. Access to arterial or collector streets shall be directly available. However, structures of less than five units may be allowed on local streets if they are within 600 feet of an intersection and the street is improved by the developer to at least the width of a collector street.
- d. Multi-family structures shall not be located in areas of active geologic hazards or on lots where slopes exceed 25%.
- e. Adequate sanitary sewer, storm sewer, and water lines shall be available without exception.
- f. Street access to the property shall provide entrance for emergency vehicles.
- g. Landscaping shall be required and maintained for multi-family structures.

3. Mobile Home Parks:

- a. Mobile home parks shall be located in areas designated Mobile Home Residential on the Comprehensive Plan map.
- b. Mobile home parks shall be located in areas with arterial or collector street access.
- c. Mobile home parks shall have sanitary sewers, adequate water (including fire fighting capacity) and storm sewers.
- d. Unless supported by a qualified geologist, mobile home parks shall not be located in areas of active geologic hazards or on lots where slopes exceed 20%.
- e. Mobile home parks shall be subject to the conditions set forth in the City Ordinance addressing the same.
- f. Landscaping shall be required and maintained for mobile home parks.

4. Neighborhood Center Overlay:

- a. A Neighborhood Center shall be established at those areas designated "NC" on the Land Use Plan Map. New neighborhood centers may be identified, and shall apply to parcels proximate to a neighborhood focal point, such as an intersection, with no specific area or size limitations provided that the boundaries of the center are located generally along alleys or mid-block.
- b. Uses permitted within a neighborhood center include all residential uses (except mobile homes), commercial uses which provide for small businesses and services which serve local residents, and public and semi-public uses like schools and libraries which function as neighborhood activity centers. (Commercial uses permitted in the Neighborhood Commercial District of The Dalles Zoning Ordinance, 1988 shall be included in the Neighborhood Center district).
- c. Multiple uses are permitted within a single building or a single tax lot.
- d. Development standards for a "NC" overlay zone shall be prepared. The overlay zone shall be applied to underlying residential zones.
- e. Neighborhood Centers are intended to rely heavily on pedestrian traffic, thereby reducing automobile trips and related off-street parking requirements. Residential character is to be retained by allowing on-street parking where feasible and alleviating conversions of front lawns to parking lots. Rear access and parking will be encouraged. Streetscape qualities shall be enhanced through the use of pedestrian spaces with benches and street trees for shade.

5. Mobile Home Residential:

- a. Areas shall be zoned for residential mobile homes to be located on individual lots. The areas so zoned shall be only in the areas designated Mobile Home Residential on the Comprehensive Plan map.
- b. Unless supported by a qualified geologist, residential mobile homes must not be located in areas of active geologic hazard or on lots with slopes exceeding 20%.
- c. Mobile home residences shall be subject to site design standards set forth in the City Ordinance addressing the same.

6. Planned Development:

- a. Planned development shall be located within areas designated Residential and Commercial on the Comprehensive Plan map. Such developments are intended to allow greater flexibility and creativity in construction, lay-out, and use.
- b. Planned developments for commercial uses shall be a minimum of 10 acres; development for residential uses shall be a minimum of 1 acre.
- c. Development shall be in keeping with the established character and general objectives of the designated area.
- d. Land area shall be dedicated as usable open space or dedicated as an environmental buffer from contiguous land uses. Areas of semi-public or public uses, such as recreation centers and laundry rooms, may be included as open space.
- e. Land structures not dedicated to the public but reserved for the common use of the owners or tenants shall be subject to control by an association of owners or tenants created to form a non-profit corporation subject to the laws of the State of Oregon.
- f. All utility lines shall be placed underground.
- g. Property line set-backs, building heights, parking requirements, street access, and other developmental requirements shall conform to those established for similar development in the base or underlying zone. Variances from the standard requirements shall be considered when it can be demonstrated that the design and use of the development satisfied the intent for planned developments to provide innovative solutions that benefit the property, neighborhood, or community.
- h. An impact statement shall be required of the proponent containing an analysis of the social, environmental and economic impact of the proposed development upon the City of The Dalles.

GOAL #11

PUBLIC FACILITIES AND SERVICES

To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.

Urban and rural development shall be guided and supported by types and levels of urban and rural public facilities and services appropriate for, but limited to the needs and requirements of the urban, urbanizable and rural areas to be served. A provision for key facilities shall be included in each plan. To meet current and long-ranged needs, a provision for solid waste disposal sites, including sites for inert waste, shall be included in each plan.

Background

The Dalles Comprehensive Plan, 1982 includes a description of government administrative facilities, state office building, animal control facilities, garbage and refuse collection, fire protection facilities, medical facilities, school facilities, police protection facilities, water system, and sewer system. This data and findings is incorporated into this Plan by reference. A Wastewater System Plan and Water System Plan, James M. Montgomery Consulting Engineers, 1991 were prepared for The Dalles urban area. These reports and recommendations are incorporated into this Plan by reference.

Public Facilities Plan

As part of the city of The Dalles' periodic review of the 1982 Comprehensive Plan, a Public Facilities Plan was prepared and subsequently adopted as a plan element of The Dalles Comprehensive Plan (Ordinance 93-1163). The Dalles Public Facilities Plan, 1991 is included as Attachment 1 of this Plan. The planning basis for the public facilities plan and the Wastewater System Plan and Water System Plan is to serve a year 2010 population of approximately 17,000 persons within The Dalles urban growth boundary. This forecast is consistent with the population and land use needs forecasts described in other elements of this Plan.

GOAL:

1. To plan and develop a timely, orderly, and efficient arrangement of public facilities and services to serve as a framework for urban development.
2. To support public facility extensions when new development provides its own financing. The cost of new growth should, to the extent possible, be borne by the new growth itself.

POLICIES:

1. Encourage the development of the public and private facilities that meet the community's economic, social, cultural, health, and educational needs.
2. Require all future urban level development to be served by public sanitary sewer and water systems.

3. Plan and provide an orderly and efficient arrangement of public facilities and services, consistent with an adopted schedule and approved Public Facilities Plan.
4. Transmission lines should be located within existing corridors, which shall be utilized for multiple purposes to the greatest extent possible.
5. Substations and power facilities shall be landscaped, and the site plan shall be approved by the Planning Commission.
6. The City, County and State should attempt to locate agencies in the central core area through new construction and efficient utilization of existing buildings.
7. Public facilities and services shall be provided to permit the development of an adequate housing supply.
8. School boards shall submit proposals for school sites and school facilities to planning agencies for review and comment.
9. Development and siting in locations without fire protection service shall be contingent upon the developer providing the services or the subsidizing of those services.
10. Sewerage systems and solid waste disposal sites shall be located, operated, and maintained in a manner that will not adversely affect environmental quality.
11. High quality water supply and distribution systems shall be maintained to meet current and future domestic and industrial needs. The City will encourage coordination of water supply planning between the City and water districts and other private water systems.

IMPLEMENTING MEASURES:

1. Installation of water and sewer services shall be regulated by ordinance through development and design standards.
2. The City shall develop a Capital Improvements Program to outline the phasing and developments of public facilities. The Capital Improvements Program will be consistent with the City's Public Facilities Plan.
3. Wasco County and the City of The Dalles shall be encouraged to work cooperatively in planning for common public facilities utilized by citizens in both jurisdictions, including solid waste disposal sites.
4. The availability of necessary public facilities and services shall be incorporated as a consideration in the review of subdivision and zoning ordinance applications, and annexation requests.

GOAL # 12 TRANSPORTATION

*To provide and encourage a safe,
convenient, and economic transportation system.*

A transportation plan shall (1) consider all modes of transportation including mass transit, air, water, pipeline, rail, highway, bicycle and pedestrian; (2) be based upon an inventory of local, regional and state transportation needs; (3) consider the differences in social consequences that would result from utilizing differing combinations of transportation modes; (4) avoid principal reliance upon anyone mode of transportation; (5) minimize adverse social, economic and environmental impacts and costs; (6) conserve energy; (7) meet the needs of the transportation disadvantaged by improving transportation services, (8) facilitate the flow of goods and services so as to strengthen the local and regional economy; and (9) conform with local and regional comprehensive land use plans. Each plan shall include a provision for transportation as a key facility.

The Dalles Comprehensive Plan, 1982, includes a description of highways and streets in The Dalles urban area, including street classification and standards, mass transit, water, rail and air transportation, and bicycle and pedestrian circulation including bike trail and bike lane standards. Also included is a detailed inventory of existing street capacity and future traffic levels. This data and findings are incorporated into this Plan by reference.

As part of the City of The Dalles periodic review of the 1982 Comprehensive Plan, a Public Facilities Plan was prepared and subsequently adopted as a plan element of The Dalles Comprehensive Plan (Ordinance 93-1163). The Dalles Public Facilities Plan, 1991 includes a transportation element, and is incorporated into this Plan by reference.

The City of The Dalles along with Klickitat County, Washington owns The Columbia Gorge Regional Airport, located north of The Dalles in Washington State. While the airport is not located within The Dalles urban growth boundary, it is an important public facility for The Dalles, Klickitat County, and the mid-Columbia Gorge region. A master plan for the airport was prepared in 2004, Columbia Gorge Regional Airport Layout Plan, Century West Engineering 2004, which outlines on and off-airport improvements and plans.

During 1993, The Dalles began a multi-phased update of The Dalles Transportation Plan in the context of preparing a Transportation System Plan (TSP) for the City. This first phase was completed, providing updated traffic counts and a detailed inventory of existing street and transportation improvements. The City's Bicycle Master Plan, 1993 was incorporated into this Plan by reference. With completion, the TSP will be incorporated into this Transportation Element. The following goals and policies are reprinted from the acknowledged transportation element, The Dalles 1982 Comprehensive Plan along with amendments based on the TSP.

GOAL:

To provide a transportation system that supports the safety and mobility needs of local residents, business and industry, affords choice between transportation modes, is convenient and affordable to use, and supports planned land uses.

POLICIES:

1. Mass transit and transportation for The Dalles Urban Area shall be encouraged.
2. Pedestrian, bicycle and horse trails in the Urban Area shall be encouraged.
3. The Columbia Gorge Regional Airport is a transportation facility of regional importance which shall be properly maintained to meet the needs of the Mid-Columbia Area. Adopt the Columbia Gorge Regional Airport Layout Plan.
4. Encourage the provision of adequate barge handling facilities to meet present and future barge traffic on the Columbia River.
5. Develop a safe and efficient arterial and collector street system that provides additional north-south and east-west local access routes, thereby relieving traffic congestion on the street system.
6. Provide an adequate system of arterial and collector streets throughout the city to accommodate future growth needs of the residential, commercial, and industrial areas of the community.
7. Street standards shall be flexible as to street trees, sidewalks, planting strips, and widths.

8. Commercial and industrial developments shall provide adequate ingress and egress, off-street parking, and adequate landscaping.
9. Develop a street system that improves vehicular access to the downtown area and maintains The Dalles as the hub by providing access for development in outlying areas.
10. Provide adequate transit services to make shopping, health and social services accessible to transportation disadvantaged residents shall be provided as funds are available.
11. Identify recommended truck routes and required street improvements to safely accommodate the north-south truck movement from the hillside orchards to the downtown processing plants, and access to the commercial and industrial areas.
12. Support the development of alternatives to the automobile including mass transit, and facilities for bicycles and pedestrians.

IMPLEMENTING MEASURES:

1. Identify measures to enhance safety along streets and at street intersections in The Dalles urban area.
2. Develop a system for prioritizing pavement maintenance and rehabilitation.
3. Street standards, including street trees, sidewalks, planting strips, and widths, be made flexible in the Land Use and Development Ordinance based upon local topographic conditions, traffic demands, and citizen input.
4. The Columbia Gorge Regional Airport Layout Plan shall be implemented as funds are available.
5. Maintain sufficient roadway width and turning radii to ensure safe passage of the motoring public while integrating with pedestrian and bicycle movement.
6. The City shall maintain on-street parking, specifically in the downtown area, and review all landscaping and off-street parking site plans to ensure conformance with the Zoning Ordinance and the Comprehensive Plan.
7. Provide pedestrian and bicycle access, especially when direct motor vehicle access is not possible.
8. A convenient and economic system of transportation shall be encouraged to be provided for needy, senior citizens and the handicapped and other transportation disadvantaged.
9. Implement the recommendations in Chapter 6 of The Dalles Transportation System Plan
 - A. Figure 11 – Proposed Street Classification and Traffic Signals;
 - B. Figure 12 – Street Design Standards (Arterial and Major/Minor Collectors);
 - C. Figure 13 – Street Design Standards (Industrial and Commercial Collector and Local Streets, and Local Residential Streets and Alleys);
 - D. Table 5 – Street Design Standards;
 - E. Table 6 – General Access Management Guidelines;
 - F. Figure 14 – Street Improvement Projects;
 - G. Figure 15 – Proposed Bikeway Plan; and
 - H. Figure 16 – Truck Route Plan.
10. Evaluate the need for additional signals in the city, including at the I-84 interchanges.
11. Improve intersection operations through the downtown by measures including, but not limited to, coordinating traffic signals.
12. Identify improvements to existing policies and standards that address street connectivity and spacing.
13. Implementing ordinances shall consider the following community desires:

- a. Integrating new arterial and collector routes into the existing city grid system.
- b. Pedestrian and bicycle needs should be considered in all public and private development and redevelopment.
- c. Intermodal access to neighborhood parks and neighborhood centers is needed.
- d. Additional commercial access to the east side of town is needed, either through the creation of business opportunities or by street improvements.
- e. Mixed use areas should be promoted to allow employment and shopping opportunities in residential areas, thereby reducing vehicular trips.
- f. The public streets should be developed and redeveloped with aesthetics and people in mind, providing street furniture and shade trees wherever feasible.

GOAL #13

ENERGY CONSERVATION

To conserve energy.

Land and uses developed on the land shall be managed and controlled so as to maximize the conservation of all forms of energy, based upon sound economic principles.

Background

The Dalles Comprehensive Plan, 1982, includes a detailed discussion of existing and alternative energy resources available in Oregon and the Columbia Gorge. Much of the technical background information is out of date, but the findings described in the 1982 Plan are applicable to this Plan, and are incorporated into this Plan by reference. These findings can be summarized in four general categories:

1. Development and enforcement of construction methods and codes encourage energy conservation. These considerations include small residential lot size, higher residential densities, total weatherization during construction, utilizing alternative energy methods during construction and encouraging common-wall housing such as apartments and townhouses.
2. Encouraging alternatives to the exclusive use of the automobile. Methods include encouraging higher residential densities along high capacity transportation corridors, locating shopping and employment opportunities close to residential areas, improving traffic flow, providing for pedestrian and bicycle use, and encouraging transit.
3. Using current energy sources efficiently. National, state and local incentives are needed to encourage energy conservation, recycling, utilization of renewable energy sources, and weatherization programs.
4. Maximizing the use of existing and proposed public facilities before new facilities are constructed. This includes clustering development and increasing densities to lessen the need for new streets, sewers and water lines, improving the energy efficiency of government buildings, encouraging redevelopment and renovation, and discouraging the "leapfrogging" of development.

GOAL:

To conserve energy in existing and proposed community development.

POLICIES:

1. Enforce energy responsive state building codes.
2. Actively assist and encourage the development of alternative sources of energy.
3. Encourage conservation techniques for all new industrial, commercial, and multi-family developments, and encourage site planning, landscaping and construction which supports solar energy use and conservation.

4. Encourage renewal and conservation of existing neighborhoods and buildings, and create a multi-centered land use pattern to decrease travel needs. Infilling of passed over vacant land is encouraged. Close relationships among developments for living, working, shopping and recreation are encouraged through planned mixed-use zoning.
5. Provide for higher density, encourage more common-wall residential development types as an alternative to single family detached housing.
6. Encourage recycling and conservation efforts.
7. With any proposed change in the Urban Growth Boundary, consideration shall be given to energy conservation.
8. Land use planning shall encourage the use of buildable lands within the Urban Area.
9. Consider and foster the efficient use of energy in land use and transportation planning.

IMPLEMENTING MEASURES:

1. Local building officials shall perform initial and final inspections after completion of all new construction and provide stamped certification of compliance with state building codes.
2. Research appropriate standards to protect the availability of sunlight and wind as energy sources.
3. The City shall explore the feasibility of a mini-transit system as funds are available.
4. The City shall exact compliance with the approved public facilities plan which will seek to minimize "leapfrogging."
5. Information shall be made available concerning local conservation programs.
6. The City should make available information about the appropriate tax benefits of and the availability and location of buildable lands in the urban growth area.

GOAL #14

URBANIZATION

To provide for an orderly and efficient transition from rural to urban land use.

Urban growth boundaries shall be established to identify and separate urbanizable land from rural land. Establishment and change of the boundaries shall be based upon consideration of the following factors:

1. Demonstrated need to accommodate long-range urban population growth requirements consistent with LCDC goals;
2. Need for housing, employment opportunities, and livability;
3. Orderly and economic provision for public facilities and services;
4. Maximum efficiency of land uses within and on the fringe of the existing urban area;
5. Environmental, energy, economic and social consequence;
6. Retention of agricultural land as defined, with Class 1 being the highest priority for retention and Class VI the lowest priority; and,
7. Compatibility of the proposed urban uses with nearby agricultural activities.

The results of the above considerations shall be included in the comprehensive plan. In the case of a change of a boundary, a governing body proposing such change in the boundary separating urbanizable land from rural land, shall follow the procedures and requirements as set forth in the Land Using Planning Goal (Goal 2) for goal exceptions.

Background and Introduction

An urban growth boundary was established in The Dalles Comprehensive Plan, 1982 and acknowledged by the Department of Land Conservation and Development. During the past ten years, two UGB amendments have been approved by the City, adding approximately 50 acres within the area. The planning and forecasting period used in the 1982 Plan was from 1980-2000. The forecasting period for this revised Plan is from 1990-2010.

A technical report on Growth Forecasts and Land Use Requirements⁴ presented forecasts for growth prospects for a twenty year planning period, from the year 1990 to the year 2010. The conclusions summarized below are described in detail in the Economic and Housing elements of this Plan. The major conclusions and forecasts included:

- There was a major decline in The Dalles population in the early 1980's. A rapid recovery of population began in the late 1980's, but appears now to have settled into a more stable growth pattern. An annual population growth rate of 1.1% to 2010 appears realistic. The population within The Dalles Urban Growth Boundary by 2010 is estimated to be 17,000. Of this total population, approximately 14,000 will reside within existing city boundaries.

⁴ Technical Report by Spencer & Kupper, November 1992
Goal #14 - Urbanization

- The traditional manufacturing-wholesaling employment base of The Dalles declined throughout the 1980's. The Dalles economy is undergoing a shift from an industrial-manufacturing base to a service, retail, tourism-related base. The Dalles is positioned to capitalize on the shift to a service, retail and tourism based economy. The completion of a new shopping mall, and retail leakage from Washington state will help The Dalles maintain its position as a primary retailing center for the Mid-Columbia Gorge region. The Columbia Gorge Community College and the Mid-Columbia Medical Center make The Dalles the health care and educational center for the region, important elements in a service economy. The proposed Columbia Gorge Interpretive Center, The Dalles Riverfront park, and spill-over effects from the boardsailing recreation boom will help bolster the tourism sector of the economy.
- Approximately 683 acres of land within the proposed The Dalles Urban Growth Boundary are vacant and buildable. Approximately half of the vacant land is now designated for industrial development. Only about 21 acres of vacant buildable land are designated for commercial development. When the 15 acre Gearing/Mill Creek property is developed, there will be almost no vacant commercial land remaining in the city.
- Long-range national and regional shifts away from manufacturing employment, and the abundant nearby supply of competitive industrial land, indicate that The Dalles' industrial land use inventory exceeds its future needs. On the other hand, a continuing shift toward a service-based economy indicates a need for additional land for commercial uses. The vacant buildable land now designated for residential uses will meet anticipated needs beyond 2010. However, the majority of vacant residential land is planned for single family housing at relatively low densities. It will be necessary to designate more land for higher density housing in order to provide a greater variety of housing type and price.
- The Dalles will likely face significant growth management issues after 2010. The existing Urban Growth Boundary and the restrictive development policies imposed by the Columbia River Gorge National Scenic Act will make long-term expansion prospects difficult. The wise management of existing vacant buildable land will be a key to The Dalles' long-term economic prospects and quality of life.

Buildable Lands

The 1982 Plan's analysis of vacant and buildable lands within the urban area showed approximately 792 acres as vacant and buildable. This vacant buildable land represented about 31% of the total area within the UGB. Of the 792 acres of vacant and buildable land, approximately 44% was located within the city of The Dalles. The vacant land inventory within the city and UGB was updated in 1992, based on building permits issued between 1982 and 1994, and from recent aerial photographs. The update also identified unbuildable land within the area, namely, lands with slopes greater than 30%. Appendix B summarizes the buildable lands inventory for the city, areas outside the city but within the UGB, and for the UGB as a whole. Appendix B shows acres of vacant and buildable lands by *existing zoning designations*. Note that this table reflects the addition of approximately 76.7 acres to the Urban Growth Boundary proposed as part of the 1994 Comprehensive Plan revision.

Goal #14 - Urbanization

Table 1 below, describes the use of land by general land use categories. This table reflects existing use of land under 1982 Comprehensive Plan designations.

TABLE 1 - LAND USE UNDER 1982 PLAN					
Use	Total Acres	Developed	Unbuildable	Vacant & Buildable	Net Vacant & Buildable
Residential	2,186.90	1,810.80	74.00	302.10	256.80
Commercial	789.60	715.40	53.00	21.20	19.08
Industrial	1,144.20	797.40	52.30	294.50	265.05
Public/Semi ^s	348.10	348.10	0.00	0.00	76.87
Total	4,468.80	3,671.70	179.30	617.80	617.80

^s Assumes that 15% of residential land and 10% of commercial and industrial land is used for public and semi-public uses.

Table 1 illustrates an imbalance between actual land uses, and the 1982 designations for vacant buildable land in the UGB. Table 1 shows that 43 percent of the total vacant buildable land was designated for industrial purposes, yet only 22 percent of the *developed* acreage in the UGB was *used* for industrial purposes. Conversely, only 3 percent of the total vacant buildable land was designated for commercial purposes, yet 20% of the *developed* acreage in the UGB is *used* for commercial purposes. There is not this kind of imbalance in land designated for residential uses.

Forecasts

The updated Land Use Forecast is based upon analysis detailed in the previously referenced technical report on Growth Forecasts and Land Use Requirements, and described in the Economic and Housing elements of this Plan. Key components of those forecasts are reviewed and summarized below.

Population forecasts use a 1.1% annual population growth rate for The Dalles urban area for the period 1990-2010. This is a more modest population growth rate than was assumed in the 1982 plan. The forecast estimates a population of 17,000 within The Dalles Urban Growth Boundary by the year 2010. This represents a population growth of approximately 3,000 persons by the year 2010.

Land Use Needs for 1990-2010

To accommodate a population growth of approximately 3,000 people by the year 2010, the updated forecast of Residential land needs projects a need for 245 acres of vacant and buildable land during the forecast period. The total number of new housing units needed is estimated at 1,333. The existing supply of vacant, buildable land is adequate to meet this need. The updated residential land use forecast incorporated new information which revised some of the assumptions made in the 1982 Plan, namely:

Building density assumptions - Actual building practice shows that the densities used in the 1982 Plan are not being met. The average density of R-1 subdivisions approved in The Dalles between 1982 and 1992 was 4 units per acre. The Land Use Forecast assumes that 4 units per acre for single family land, 15 units per acre for multi family land, and 6 units per acre for manufactured dwellings will be achieved.

Goal #14 - Urbanization

Household size - The data from the 1990 Census shows a continuing trend toward smaller household sizes. Reflecting this trend, the Land Use Forecast assumes a household size of 2.4 persons/unit for single family housing and 2.1 persons/unit for multi family and manufactured housing.

New requirements for manufactured homes - Requirements adopted as part of Periodic Review call for 25% of all new units to be manufactured dwellings. Manufactured homes will be allowed on individual lots within single family zones. The Land Use Forecast therefore assumes a housing mix of 50% single family units, 25% multi family units, and 25% manufactured dwellings.

The breakout of forecasted residential land needs is shown below.

Use	Forecast 1990-2010
Low Density Residential	167.0 acres
High Density Residential	22.0 acres
Manufactured dwellings	56.0 acres
Total	245.0 acres

The Land Use Forecast reduces the percentage of vacant, buildable land needed for Industrial land uses, and results in an allocation of 170 acres for this use. Two factors lead to the recommended reduction in industrial land needs. First, every economic forecast reviewed in preparing the previously cited technical report noted a long-range shift in The Dalles' and Gorge economies from a manufacturing to a service employment base, and predicted a continuation, or acceleration of that shift. Second, there is in the immediate vicinity of The Dalles an ample supply of industrial land, leading to intense competition for industrial land users. The competition, in turn, reduces the likely absorption rate for industrial land. A 1992 report for the Port of The Dalles notes these factors, and projects an annual absorption rate of only 0.6 to 1.2 acres for the Port's industrial lands. However, recent absorption rates have exceeded this forecast.

The 170 acres allocated to industrial land needs is consistent with the current ratio of developed industrial land to population within The Dalles Urban Growth Boundary. That ratio currently is .06 acres per person. Applying that ratio to the population growth estimate of 3,000 persons is consistent with the forecasted need for 170 acres of vacant buildable industrial land within the Urban Growth Boundary. Using a ratio of 2.3 jobs per total acre of industrial land, this provides for approximately 400 industrial jobs.

The Land Use Forecast increases the percentage of vacant, buildable land needed for commercial land uses, and results in an allocation of 150 acres for this use. Two factors lead to the recommended increase in commercial land needs. First, The Dalles faces an almost immediate exhaustion of its supply of commercial land. Second, an inadequate supply of commercial land can cut off The Dalles from its most promising area of economic growth, and erode its competitive position as a retail and service center. All economic studies reviewed in preparation of the technical report projected increasing employment in the retail and service sectors of the Columbia Gorge and The Dalles economies. The City of Hood River will provide strong competition in these sectors. The Dalles will need additional commercial land in order to remain competitive as a retailing, service, and education center for the Mid-Columbia Gorge region.

The current ratio of developed commercial land to population within The Dalles Urban Growth Boundary is .05 acres per person. The Land Use Forecast assumes that the same ratio will hold for the forecasted population growth of 3,000 by the year 2010. That is consistent with the forecasted need for 150 acres of commercial land.

Goal #14 - Urbanization

The Land Use Forecast requires approximately 96% of the vacant buildable land which is found within the proposed Urban Growth Boundary. Table 2 compares the existing use of land (by general land use categories) with uses in the Land Use Forecast.

Use	TABLE 2 BUILDABLE LAND & LAND USE FORECAST				Land Use Needs through 2010
	Total Acres ^a U.G.B. (1994)	Developed Acres (1994)	Unbuildable (1994)	1994 Plan Vacant & Buildable	
Residential	2263.60	1,810.80	104.80	262.90	245.00
Commercial	789.60	715.40	53.00	109.50	150.00
Industrial	1144.20	797.40	52.30	207.55	170.00
Public/Semi	348.10	348.1	0.00	83.65	69.00
Total	4,545.50	3,671.70	210.10	663.60	634.0

^a Includes an increase of 76.7 low density residential acres within the UGB.

Urban Growth Boundary Findings

1. The Urban Growth Boundary as proposed contains 4545 acres, the majority of which has been developed in urban uses. The remaining vacant land has been demonstrated to be required to accommodate a projected population increase for The Dalles urban area to the year 2010.
2. The Urban Growth Boundary contains 263 vacant buildable acres for residential purposes. This residential land supply is adequate to meet the housing needs of the area to 2010.
3. Approximately 317 vacant buildable acres are provided within the UGB for commercial/ industrial purposes. This area represents approximately 99% of the needed land supply to the year 2010.
4. In order to allocate vacant buildable land within the UGB to accommodate estimated land use needs, 1992 land use designations were changed. Approximately 58 acres of land designated industrial in 1992, and 33 acres of land designated residential, are planned for commercial uses.
5. All of the area within the Urban Growth Boundary is already served by either public water or sewer service. Areas presently not served by one or the other can be easily accommodated by extending service lines readily available. The City's public facilities are designed to serve the area within the designated boundary.
6. The Urban Growth Boundary has been drawn around existing development adjacent to the City of The Dalles. The boundary line encompass and separate as nearly as practicable urban uses from rural uses.
7. The City has the environmental, energy, economic and social systems in place to serve the lands and future population within the designated boundary. No detrimental or undesirable consequences are anticipated with the establishment of the boundary in its designated location.
8. The Urban Growth Boundary has been established in order to maintain lands with Class I through VI soils which are undeveloped in a rural classification.

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9. The Urban Growth Boundary is established as clearly as possible to separate rural uses from the urbanizable area. The boundary, as near as is practical, follows a physical line of demarcation; the bluff line on the south, Chenoweth Creek on the west, and Lambert Street on the east. The other areas of the boundary follow the existing City limits.

GOALS:

1. To adopt an urban growth boundary which assures that adequate vacant buildable land is available for all uses to the year 2010.
2. To coordinate with Wasco County in order to manage the urban growth boundary and the conversion of land within the boundary for urban uses.
3. To provide for the orderly and efficient provision of public facilities and services.
4. To encourage development in areas already served by major public facilities before extending services to unserved areas.
5. To plan for future growth opportunities recognizing the limitations imposed by the Columbia Gorge National Scenic Act.

POLICIES:

1. Adopt as part of this Plan the urban growth boundary shown on the Land Use Plan map.
2. Conduct a review of the Urban Growth Boundary at least every two years. This review shall include analysis of the following factors, and others as appropriate.
 - a. Determine the amount of buildable vacant land which will be serviced in the near future within the Urban Growth Boundary.
 - b. Estimate of the average acreage in the serviced and non- serviced categories that was available on the market in the past year.
 - c. Review of the impact of the Urban Growth Boundary on land costs by comparing land values inside of and outside of the Urban Growth Boundary.
 - d. Evaluation of any major population increases or shifts which may affect Urban Growth Boundary location.
 - e. Review the factors in L.C.D.C. Goal #14 to assure continued compliance.
 - f. Recommend Urban Growth Boundary changes based on the above factors, and other, as appropriate.
3. Adopt an Urban Growth Management Agreement with Wasco County. The agreement shall outline how land within the U.G.B. will be managed and who will administer land use and other decisions.

4. Changes to the Urban Growth Boundary shall be based upon consideration of the following factors:
 - a. Demonstrated need to accommodate long-range urban population growth requirements consistent with LCDC goals;
 - b. Need for housing, employment opportunities, and livability;
 - c. Orderly and economic provision for public facilities and services;
 - d. Maximum efficiency of land uses within and on the fringe of the existing urban area;
 - e. Environmental, energy, economic and social consequence;
 - f. Retention of agricultural land as defined, with Class 1 being the highest priority for retention and Class VI the lowest priority; and,
 - g. Compatibility of the proposed urban uses with nearby agricultural activities.
5. Encourage the orderly annexation of land within the Urban Growth Boundary to the City of The Dalles.
 - a. Adequate public utilities shall be planned or provided for, per local and State statutes, to service an area when annexation is considered. This includes, but is not limited to, storm sewers, sanitary sewer and water service.
 - b. Public facilities such as roads, street lights, parks, and fire hydrants may be required for development of the area in question and shall be subject to review prior to annexation.
 - c. Upon annexation an official plat of the parcel(s) in question shall be filed if such document does not exist. Any plat shall be subject to review by the Planning Director, City Planning Commission and the City Council as set forth in the Subdivision Ordinance.
6. Conversion of urbanizable land to urban uses shall be based on consideration of:
 - a. Orderly, economic provisions for public facilities and services;
 - b. Availability of sufficient land for the various uses to enhance choices in the market place;
 - c. Encouragement of development within urban areas before conversion of urbanizable areas;
 - d. L.C.D.C. goals.
7. Zoning of newly annexed areas shall comply with the Comprehensive Plan Land Use Map and Development Guidelines .
8. Property owners developing land adjacent to the Urban Growth Boundary should anticipate potential nuisance conditions resulting from accepted farm practices conducted outside the UGB. Nuisance complaints against farm uses outside the UGB will not be pursued by the City.

APPENDIX A

GUIDELINES FOR LAND USE PLAN MAP CLASSIFICATIONS

The Comprehensive Land Use Plan map is an application of the Background Studies information and the Goals and Policies for each Statewide Goal considered. This plan map is to be used for decision making related to growth, development and land use within The Dalles Urban Growth Boundary. The map shows the land use pattern as a number of broad land use classifications, which were established based on the following criteria:

1. Demonstrated need to accommodate long-range urban population growth.
2. Need for housing, employment opportunities, and livability.
3. Orderly and economic provision for public facilities and services.
4. Maximum efficiency of land uses within and on the fringe of the existing urban area.
5. Environmental, energy, economic, and social consequences.
6. Retention of agricultural land as defined, with Class I being the highest priority for retention and Class VI the lowest priority.
7. Compatibility of the proposed urban uses with nearby agricultural activities.

The purpose of each land use classification and symbol is defined below. Development standards are reprinted for each classification. These standards can also be found in separate Plan elements.

Low Density Residential

Purpose: To provide areas needed to meet present and future housing needs where the predominant housing type is single family residential. The density range for the low density residential district is 0-6 units/gross acre.

Standards: (From Goal 10 Housing Element)

1. Single-family zones shall be in those areas designated Low Density Residential on the Comprehensive Plan map.
2. Adequate water and sanitation shall be available without exception.
3. Building in areas of active geologic hazard shall be permitted only after a report has been submitted by a qualified person, as determined by the Planning Director. The report shall include a description of the hazard and all mitigating measures to be included in the building design.
4. Manufactured dwellings shall be allowed on individual lots subject to construction and design standards intended to integrate the homes with existing neighborhoods.

High/Medium Density Residential

Purpose: To provide land needed to meet present and future needs for single and multi-family housing. The density range for the high/medium density residential district is 7-25 units/gross acre.

Standards: (From Goal 10 Housing Element)

1. Multi-family zones shall be in those areas designated High /Medium Density Residential on the Comprehensive Plan map, and shall be allowed consistent with the residential land needs analysis of this Element.
2. In areas where multi-family structures are to mix with single-family residence, the multi-family building shall be designed to be compatible with surrounding properties.
8. Access to arterial or collector streets shall be directly available. However, structures of less than five units may be allowed on local streets if they are within 600 feet of an intersection and the street is improved by the developer to at least the width of a collector street.
9. Multi-family structures shall not be located in areas of active geologic hazards or on lots where slopes exceed 25%.
10. Adequate sanitary sewer, storm sewer, and water lines shall be available without exception.
11. Street access to the property shall be from two points to provide entrance for emergency vehicles.
12. Manufactured dwellings shall be allowed on individual lots subject to construction and design standards intended to integrate the homes with existing neighborhoods.

Mobile Home Residential

Purpose: To provide land needed to meet present and future needs for mobile homes on individual lots and mobile home parks. The density range for the mobile home residential district is 7-17 units/gross acre.

Standards: (From Goal 10 Housing Element) I. Mobile

Home Parks

- f. Mobile home parks shall be located in areas designated Mobile Home Residential on the Comprehensive Plan map.
- g. Mobile home parks shall be located in areas with arterial or collector street access.
- h. Mobile home parks shall have sanitary sewers, adequate water (including fire fighting capacity) and storm sewers.
- i. Unless supported by a qualified geologist, mobile home parks shall not be located in areas of active geologic hazards or on lots where slopes exceed 20%.
- j. Mobile home parks shall be subject to the conditions set forth in the City Ordinance addressing the same.

2. Mobile Home Residential:

- a. Areas shall be zoned for residential mobile homes to be located on individual lots. The areas so zoned shall be only in the areas designated Mobile Home Residential on the Comprehensive Plan map.
- b. Unless supported by a qualified geologist, residential mobile homes must not be located in areas of active geologic hazard or on lots with slopes exceeding 20%.
- c. Mobile home residences shall be subject to site design standards set forth in the City Ordinance addressing the same.

Neighborhood Center

Purpose: To provide for districts within residential neighborhoods where a mix of residential, commercial and neighborhood-based service uses are encouraged.

Standards: (From Goal 10 Housing Element)

1. A Neighborhood Center shall be established at those areas designated "NC" on the Land Use Plan Map. New neighborhood centers may be identified, and shall apply to parcels proximate to a neighborhood focal point, such as an intersection, with no specific area or size limitations provided that the boundaries of the center are located generally along alleys or mid-block.
2. Uses permitted within a neighborhood center include all residential uses (except mobile homes), commercial uses which provide for small businesses and services which serve local residents, and public and semi-public uses like schools and libraries which function as neighborhood activity centers. (Commercial uses permitted in the Neighborhood Commercial District of The Dalles Zoning Ordinance, 1988 shall be included in the Neighborhood Center district).
3. Multiple uses are permitted within a single building or a single tax lot.
4. Development standards for a CN overlay zone shall be prepared. The overlay zone shall be applied to underlying residential zones.
5. Neighborhood Centers are intended to rely heavily on pedestrian traffic, thereby reducing automobile trips and related off-street parking requirements. Residential character is to be retained by allowing on street parking where feasible and alleviating conversions of front lawns to parking lots. Rear access and parking will be encouraged. Streetscape qualities shall be enhanced through the use of pedestrian spaces with benches and street trees for shade.

Commercial

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.

Standards:

1. Paved, off-street parking areas shall be required of all business commensurate with the use generated by the business (Exception may be made for the Central Business District - First Street on the North, a line running parallel with and 100 feet South of the south line of Fourth Street, Liberty Street on the West, and Madison Street on the East).

2. Landscaping shall be required for all new constructions or major remodeling of existing buildings subject to review by the Planning Commission.
3. Utilities shall be buried or screened.
4. Advertising signs shall be regulated in accordance with City Ordinance.

Recreational Commercial

Purpose: To provide for mixed-use business and service commercial land uses near freeway interchanges and the Columbia River which would be compatible with the natural environment of the land.

Standards: (From Goal 9 Economic Element)

1. Provide for mixed-use business and service commercial areas in locations with good access to I-84, Columbia River access, and proximity to recreation and/or visitor attractions.
2. Locate service/recreation areas near The Dalles Dam and near the proposed I-84 Chenoweth Interchange.
3. Allowed uses include retail, service and office uses related to nearby industrial areas, and commercial uses serving the traveling public such as hotels, restaurants, conference centers and recreation facilities. Allow light industrial uses in a campus setting which are complementary to commercial and recreational uses.
4. Permit uses and ensure site planning which protects and enhances the significant environmental areas located along the Columbia River and related streams and creeks.
5. Prepare zoning and development standards for the service/recreation areas.
6. Construct or improve water, sewer and storm drain systems as needed. **Industrial**

Purpose: To establish areas which provide for a variety of heavy commercial and light industrial uses which meet the public demand, fit into the pattern of development in the community. Such uses will provide for employment, a strong and diversified economic base, and an expanded taxing base in the Urban Area.

Standards:

1. New residential development shall be prohibited.
2. Uses shall be of a relatively non-polluting nature.
3. All Federal and State health and safety standards shall be met.
4. All Planned Developments or Industrial Parks shall conform to City Ordinance addressing the same.
5. Site Plan Review shall be conducted by the Planning Commission.
6. All uses should be designed to be compatible with maintenance of the community's quality of life with a minimum of conflict between industry and other land uses.

Parks and Open Space Areas

Purpose: To insure that sufficient open areas throughout the community are retained to safeguard the public need for visual and environmental resources, as well as to provide areas for recreational activities for citizens of the community. Areas subject to natural hazards, such as flooding and earth movement, should be included and kept free of development and that could be hazardous to the individual property owner and/or the community.

Policies: Policies and Implementing Measures regarding Parks and Open Space Areas are included in Goals 5, 7 and 8 of this Plan.

Standards:

1. Areas within the 100-year Flood Plain or on slopes in excess of 20 percent and subject to active slope movement shall be identified as Open Spaces.
2. If compatible with the land and character of the vicinity, efforts to utilize these areas for recreational purposes should be made.
3. In areas along Chenoweth Cliffs and Columbia View Heights, a set-back of 75 feet from the cliff edges shall be required to protect the cliff and the residents while preserving the visual characteristics of the unique sites.

Park Deficient Areas

Purpose: To identify areas in the community which are deficient in neighborhood park facilities.

Standards: This designation is a preliminary identification of areas where future neighborhood parks should be provided. These designations will be further refined on adoption of a comprehensive master park plan. See Goal 8 Recreation.

Multipurpose Trails

Purpose: To identify the general location of multipurpose trails and greenways as proposed in The Dalles Riverfront Plan. Multipurpose trails are identified along the Columbia River (Riverfront Trail), and along Mill Creek and Chenoweth Creek.

Standards: The Riverfront and Greenway Trail and Facility Guidelines, Appendix E of The Dalles Riverfront Plan, shall be adopted by reference into this Plan.

Urban Growth Boundary

Purpose: To identify adequate vacant buildable land necessary to meet all land use needs to the year 2010. Standards:

See Goal 14 Urbanization.

APPENDIX B - 1994 BUILDABLE LANDS INVENTORY				
WITHIN CITY				
Zone	Total Acres	Total Developed	Unbuildable	Vacant & Buildable
R-1	759.0	572.6	22.0	164.40
R-2	343.9	343.9	0.0	0.00
R-3	390.5	346.2	30.0	14.30
RMH	80.5	69.1	0.0	11.40
CR	269.0	269.0	0.0	0.00
CN	20.5	20.5	0.0	0.00
CB	108.5	105.5	3.0	0.00
CG	322.0	257.0	50.0	15.00
M-1	144.5	92.7	5.0	46.80
M-2	255.0	233.5	0.0	21.50
Public	234.6	234.6	0.0	0.00
OPF	80.5	80.5	0.0	0.00
Sub-total	3,008.50	2,625.10	110.00	273.40
WITHIN UGB OUTSIDE CITY				
R-1	507.9	403.0	22.0	82.9
RMH	105.1	76.0	0.0	29.10
CG	69.6	63.4	0.0	6.20
M-1	15.7	15.7	0.0	0.00
M-2	729.0	455.5	47.3	226.20
Public	33.0	33.0	0.0	0.0
Sub-total	1,460.3	1,046.60	69.3	344.4
TOTAL UGB				
1993 TOTAL	4,468.80	3,671.70	179.30	617.80
1994 BUILDABLE LANDS INCLUDING UGB EXPANSION				
R-1	76.70	0.0	30.90	38.93
Public	0.0	0.0	0.0	6.87
1994 TOTAL	4,545.50	3,671.70	210.20	663.60

In 1994 approximately 664 acres, or 14% of the total acreage, within the UGB are vacant and buildable. About 273 acres (42%) are located within the city. The majority of the vacant land within the city (164 acres) is designated for R-1 uses. There is very little vacant, buildable land designated for commercial use within the UGB. This table uses 1993 zoning to illustrate how land within the UGB is currently used.

THE DALLES COMPREHENSIVE PLAN

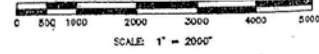
LAND USE MAP

Attached is a reduced copy of the Land Use Map, as adopted, at a scale of 1" = 2000'. Be advised that later amendments can cause this map to become outdated. Always check with the City of The Dalles Community & Economic Development Department for the latest version of the Land Use Map.

An official copy of the original map is filed with the Wasco County Clerk. Amendments to this map will also be on file.

THE DALLES COMPREHENSIVE PLAN

CITY OF THE DALLES, OREGON



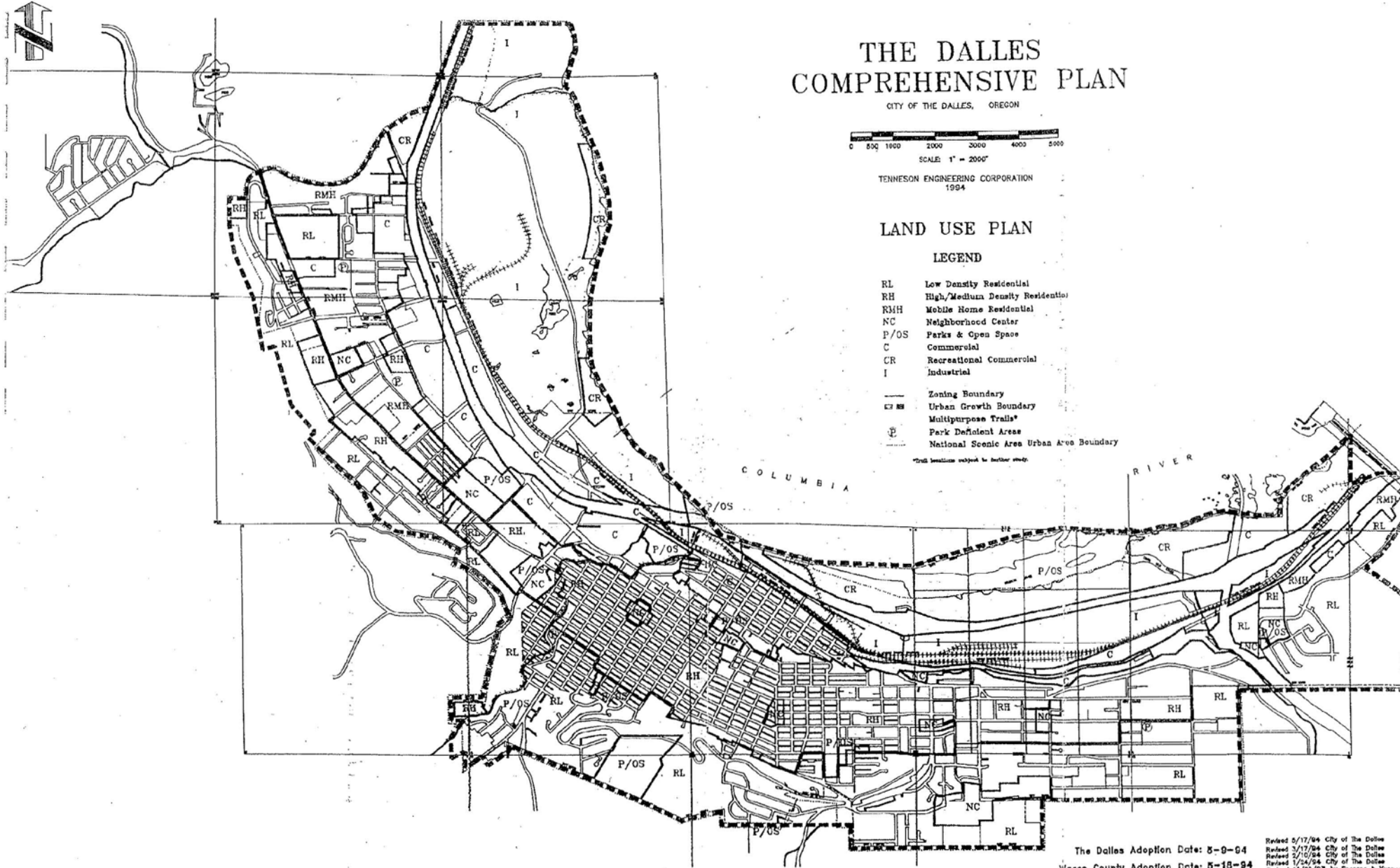
TENNESON ENGINEERING CORPORATION
1994

LAND USE PLAN

LEGEND

- RL Low Density Residential
- RH High/Medium Density Residential
- RMH Mobile Home Residential
- NC Neighborhood Center
- P/OS Parks & Open Space
- C Commercial
- CR Recreational Commercial
- I Industrial
- Zoning Boundary
- ▬ Urban Growth Boundary
- ⊕ Multipurpose Trails*
- ⊕ Park Deficient Areas
- ⊕ National Scenic Area Urban Area Boundary

*Trail locations subject to further study.



The Dalles Adoption Date: 8-9-84
Wasco County Adoption Date: 5-18-94
LCDC Acknowledgement Date: 6-2-94

Revised 5/17/84 City of The Dalles
Revised 2/10/84 City of The Dalles
Revised 1/24/84 City of The Dalles
Revised 11/23/83 by Spencer & Kuyper
Revised 8/1/83 by Spencer & Kuyper
Revised 6/25/83 by Spencer & Kuyper