

Notes
Commission Urban Areas Tour East
September 9, 2008

- Tour objectives:**
- Provide Commissioners with overview of character of existing urban areas and nature of surrounding lands.
 - Orient Commissioners to landmarks and boundary locations of urban areas.
 - Identify opportunities and constraints of urban areas to accommodate future growth.

9:10 – 9:30a.m. **Overview** of White Salmon Urban Area w/Dotty DeVaney
Location: Parking lot in front of Commission office, NE Wauna Ave.
Notes: Commission planner Jennifer Kaden welcomed everyone and provided an overview of the logistics and purpose of the tour. Dotty DeVaney, consultant for the city of White Salmon provided an overview of the White Salmon urban area and city limits. She noted approximately 790 acres of the 2,200 acre urban area is inside the city limits. She estimated adequate available land until 2030 based on current zoning and no need for UA boundary revision in the near future. Constraints for accommodating future population growth in the existing urban area included infrastructure (water delivery) and a general desire for a rural lifestyle (low density).

9:50– 10:10a.m. **Overview** of Bingen Urban Area w/Mayor Brian Prigel
Location: Skyline Hospital parking lot (south side), White Salmon
Notes: Mayor Brian Prigel pointed out landmarks of the Bingen urban area boundary in the landscape. He noted constraints for Bingen to accommodate future population growth include infrastructure issues (primarily water supply & pipeline issues) and topography. Opportunities include land now used for agricultural uses. He estimated the number of jobs in Bingen is roughly equivalent to its population. Large employers include Insitu, SDS Lumber Co., and Underwood Fruit.

11:00 – 11:20a.m. **Overview** of Lyle Urban Area w/Klickitat County Planning Director Curt Dreyer
Location: Lyle Secondary School parking lot (south side); 365 Keasey Avenue
Notes: Most tour participants arrived about 20 minutes early. At about 10:50, Jennifer Kaden provided an overview of the purpose of the tour. Lyle resident Mr. Oren Johnson provided some history of the area and views about growth constraints in Lyle. Jennifer Kaden reminded the group that the purpose of the tour is to orient Commissioners to urban area boundary locations and identify opportunities & constraints for urban areas to accommodate future growth. Commission Planning Manager Brian Litt pointed out the approximate boundary location in the landscape. Several community members offered various views on urban growth issues for Lyle. Curt Dreyer, Klickitat County, arrived and provided an overview of the Lyle urban area including highlights of a recent buildable lands study. Growth opportunities include a potential condominium proposal near the river. Constraints include tribal ownership of Lyle Point and lack of job opportunities. Infrastructure (water, sewer, electricity) is not considered a constraint.

12:00 – 12:45p.m. **Overview** of Dallesport Urban Area & Brown Bag Lunch Stop w/ Klickitat County Planning Director Curt Dreyer
Location: Dallesport Community Center, 136 6th Ave.
Notes: Curt Dreyer provided an overview of the Dallesport Urban Area. He showed an aerial photo of the area and pointed out ownership and zoning

patterns. Constraints for accommodating future population growth include water constraints, large ownerships of land, aggregate north of Tidyman Road, and lack of available jobs. The County will be doing a buildable lands study in the future.

1:15 – 1:35p.m. **Overview** of Wishram Urban Area with Community Council Chair Leon Chilson

Location: Railroad Park, west end of Main Street, Wishram

Notes: Leon Chilson highlighted the characteristics of Wishram, including some railroad history, current rail traffic. The largest local employers include the school district and railroad. Mr. Chilson estimated 360 existing homes in Wishram with an ability to accommodate approximately 514 homes. A new wastewater treatment facility is able to accommodate growth.

2:30 – 3:00p.m.

Overview of The Dalles Urban Area with Dan Durow, The Dalles Community Development Director; Dan Ericksen, Wasco County Judge; and Todd Cornett, Wasco County Planning Director

Location: Sorosis Park – Kelly View Point, E. Scenic Drive, The Dalles

Notes: Jennifer Kaden explained the purpose of the tour. Dan Durow pointed out the approximate urban area boundary in the landscape and described some of the surrounding lands. He also pointed out landmarks in the urban area including the Google facility, the former aluminum plant and a superfund site. Dan Ericksen pointed out there are about 6,000 contiguous acres of cherry orchards along the southern urban area boundary. Dan Durow described some changes expected as a result of urban renewal in downtown The Dalles. Opportunities for accommodating future growth include redevelopment of the aluminum plant and some orchard land inside the urban area. Constraints include NSA lands to the east and west, topography, cherry orchards to the south, and federal ownership of the substation in the east.

3:35 – 3:50p.m.

Overview of The Dalles Urban Area – West End with Dan Durow, The Dalles Community Development Director; Dan Ericksen, Wasco County Judge; and Todd Cornett, Wasco County Planning Director

Location: Webb property, 1380 Hwy. 30

Notes: Dan Durow described the geography of the valley and identified it as “Hidden Valley” located west of the The Dalles urban area. The area is considered by the City of The Dalles as a possible location for future growth. The area wasn’t visible from the Sorosis Park view point.

4:05 – 4:25p.m.

Overview of Mosier Urban Area w/Mosier consultant Dotty DeVaney

Location: Totem Pole on north side of Hwy. 30

Notes: Jennifer Kaden, Brian Litt, and Mosier Council Member David Princehouse provided some information about the urban area boundary landmarks and Main Street program in Mosier. Dotty DeVaney provided an overview of the Mosier urban area. Dotty described two large residential developments recently approved as opportunities to accommodate future population growth. The city’s “Mosier Main Street” project is looking at ways to accommodate future commercial/business growth in the existing downtown corridor. Constraints for accommodating future growth include ability to afford infrastructure to serve a larger population as well as topography and surrounding NSA lands.

* Rodger Nichols of The Dalles Chronicle, members of Friends of the Columbia Gorge, members of Gorge Land Use Equity, and other members of the public were present at most stops on the tour