

AGENDA

WORK SESSION

7:00 p.m. -- City Council Chambers  
Troutdale City Hall  
104 S.E. Kibling St.  
Troutdale, OR 97060

January 13, 1983

- 
1. Call to Order, Roll Call and Agenda Update
  2. Discussion: Comprehensive Plan Revisions
  3. Set Up Orientation Meetings
  4. Council Concerns and Initiatives
  5. Adjournment

*86 Econ. Revueh Commission*



MINUTES  
JANUARY 13, 1983 - 5:00 P.M.  
WORK SESSION

The meeting was called to order at 5:10 P.M.

ROLL CALL :

PRESENT : Mayor Cox, Marjorie Schmunk, Eugene Bui, David Butzer,  
Ronald Burgin and Paul Thalsofer  
STAFF : Scott Pemble and Pam Christian  
PRESS : Joyce Wydrzynski of the Oregonian and Lori Callister of  
the Gresham Outlook  
GUESTS : Marty Gault and Tony Buzzard

COMPREHENSIVE PLAN

Scott reviewed with council what the comprehensive plan process was. It first must be reviewed by MSD and then LCDC. They review the plan and make sure that you have gone through a process consistent with State Wide Planning Goals. It is called the Acknowledgement Process. Once that is accomplished it is called a bonafide plan. He explained that after the plan has been acknowledged and the State certifies it you throw this document away because the presumption is that you have adequately addressed the state wide planning goals.

Scott explained that we went through the Acknowledgement Review in 1981. LCDC identified 12 to 15 major compliance issues, problems that the City had to resolve. Most of them dealt with Goal 10 - HOUSING and Goal 5 - RESOURCES. The City then went back to try to review Goal 5 which involved reviewing all of the Policy areas. It was decided that the County Farm property would be designated as Policy Area 7. Then the transitional areas were addressed. The language reads in the Housing Goal as follows: The goal is to provide housing needs for citizens of the state. Buildable lands for residential use shall be inventoried and plans shall encourage the availability of adequate numbers of housing units at a price and rent levels that are commensurate with the financial capabilities of Oregon households and allow for flexibility of housing location, type and density. Therefore, we have to anticipate the number of housing units needed for that goal and also anticipate the kinds of housing units that are needed for the variety of interests or wants in the State plus we have to provide a variety of price ranges so that we can insure the low, moderate and high income households will have places to live. We also must anticipate that there will be a vacancy factor in the housing market to allow for adequate choice. MSD and LCDC provided a formula: As you move out from the City Center of Portland, the further you move from the core of the area the less density you have. Scott said we came up with a formula which achieved the required density that we needed: 50% single family to multi-family and 8 units per acre. We needed 12 units per acre minimum in the high density residential areas to ensure our 8 unit per acre overall net density in the City plus our distribution of 50% multi-family to 50% single family. There is a minimum requirement of 12 residential units per acre and in addition to the 12 units per residential

acre we will allow for commercial. The commercial could not exceed 50% of the overall floor area of the development.

### MOBILE HOME ISSUE

About the time we were going through our review trying to come up with our formula Multnomah County's plan was before the LCDC for their acknowledgement review. They submitted a plan which said in effect we preclude mobile homes. Multnomah County argued successfully that if they provided a higher ratio of high density to low density example 60 to 40 then they had provided additional opportunity for low to moderate income housing and in effect replaced that mobile home market. At this point, Scott advised the Planning Commission to come up with provisions for mobile homes because he didn't know Multnomah County's outcome before LCDC. He said because the City said in the policy that the supreme land use document for the City, the Comprehensive Plan, they were going to make provisions for mobile homes but the implementing document, the zoning ordinance, didn't make provisions for the mobile homes. Planning Commission discussed the different mobile home options. They came up with two proposals which were forwarded to the City Council as zoning text amendments to allow for mobile homes. Mobile Homes at that time, as proposed by the Planning Commission, were in subdivisions under specific conditions, on individual lots and also would have been allowed in apartment zones as mobile home parks with various design standards. This proposal went to council and council at that time had the benefit of the LCDC comment regarding Multnomah County's plan. (If you make additional provision for multi-family you could preclude mobile homes) Council given that option said we want to reconsider this and we don't want mobile homes. Staff was directed to go back and try to come up with higher densities and try to achieve a 60-40 distribution. At that time when we were ready to present our comprehensive plan to LCDC everyone outside of the commission's area indicated that the plan "looked good" with the one statement, that mobile home representatives would be expected to comment. During the interim, legislature adopted language which stated that "mobile homes are needed housing". The legislature then said that by 1982 all communities should provide for mobile homes. (unless you pursue an exceptions process, in other words you tell them why you're not going to provide mobile homes.)

At this point, we need direction from the Council. We have two options which are: 1. We could either pursue an exceptions process wherein we state that 60-40 distribution is an appropriate distribution for the City for these reasons and mobile homes ought to be precluded from the City for these reasons. That is a rigorous argument that we would have to piece together. According to my colleagues, (planners) there seems to be a notion that we could successfully defend that position. It would require us to invest money to do it. It's not something we could do easily and there are no guarantees; or 2. We could make a provision for mobile homes.

Scott asked council how much it was worth to them to preclude mobile homes to ensure that there is a certain character about the community that you want to maintain as it is today?

Mayor Cox asked Scott approximately how many mobile homes we were talking about? Scott said that would be almost impossible to tell.

Marge Schmunk said we're all new and she knew how adamant the old council was about mobile homes. She felt her position on City Council was to go forward. She didn't want to go back and do what the other council already had done. She felt it was a very touchy subject. She then asked what kind of work it would involve if we decided to go with option 1, the 60-40 split?

Scott indicated that we would recommend that we bring the person who wrote the argument for Multnomah County, retain him for approximately 2 months to help us write the argument for the City of Troutdale and it would probably be a figure of around \$1,000 to \$1,500. There still is no guarantee that once the argument is prepared that our comprehensive plan would receive acknowledgement.

David Butzer asked for a summary on this issue?

Tony Buzzard volunteered that the Planning Commission agreed with the legislature that was passed about the same time saying that mobile homes were a viable option and that we would make provisions for them but that they had to meet building codes and they would not be allowed in amongst "stick built homes". A question was raised as to how much citizen opposition there was at that time? It was voiced that there was none.

Council wanted to know why the last council was in opposition? Mayor Cox said he felt it was just a misunderstanding on the part of the old council and also there was disagreement as to where the mobile homes courts should be built.

Paul Thalhofer made a motion that we make a provision for mobile homes. A discussion ensued as to whether action could be taken on this tonight.

Paul Thalhofer made a motion to make provisions for mobile homes and that staff be directed to come up with language to accommodate that provision. Eugene Bui seconded the motion. Yeas 5 Nays 0.

#### ORIENTATION FOR COUNCIL

Pam Christian suggested a couple of dates for the council to get together for orientation on certain subjects.

February 5 and February 12, 1983 between 9:00 A.M. and 12:00 P.M. was decided upon.

#### COUNCIL CONCERNS AND INITIATIVES

Eugene Bui - no comment  
David Butzer - no comment  
Marge Schmunk - no comment  
Paul Thalhofer - no comment


Mayor Cox brought up the Economic Development Commission. (East Multnomah County) The four cities are involved in this. The mayors attend and also one council member from each city. Mayor Cox recommended that Marge Schmunk be on the commission.

A short discussion was held on the Oregon Business magazine.

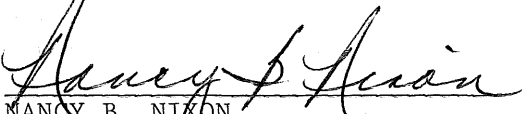
Eugene Bui made a motion to have Marge Schmunk be the representative of council on the Economic Development Commission. Ronald Burgin seconded the motion. Yeas 5 Nays 0.

Eugene Bui made a motion to adjourn. Ronald Burgin seconded the motion. Yeas 5 Nays 0.

The meeting was adjourned at 6:45 P.M.

  
\_\_\_\_\_  
SAM K. COX, MAYOR  
DATE SIGNED: 1-26-83

ATTEST:

  
\_\_\_\_\_  
NANCY B. NIXON  
FINANCE DIRECTOR/CITY RECORDER