

**MINUTES**  
**Troutdale City Council – Regular Meeting**  
**Troutdale Police Community Center – Kellogg Room**  
**234 SW Kendall Court**  
**Troutdale, OR 97060**

**Tuesday, March 12, 2019 – 7:00PM**

**1. PLEDGE OF ALLEGIANCE, ROLL CALL, AGENDA UPDATE**

Council President Ripma called the meeting to order at 7:00pm.

**PRESENT:** Council President Ripma, Councilor Lauer, Councilor Kranz, Councilor White, Councilor Moon and Councilor Hudson.

**ABSENT:** Mayor Ryan (excused).

**STAFF:** Ray Young, City Manager; Sarah Skroch, City Recorder; Ed Trompke, City Attorney; Chris Damgen, Community Development Director and Scott Leonard, City Prosecutor.

**GUESTS:** See Attached.

**2. PUBLIC COMMENT:** Public comment on non-agenda and consent agenda items is welcome at this time.

<0:01:39>

Greg Handy, Troutdale resident, shared his observations, questions, and comments regarding the upcoming discussion on Old City Hall. A handout was given to the Council (attached as Exhibit A to these minutes).

<0:08:19>

Paul Wilcox, Troutdale resident, provided comments retroactive to the January 22, 2019 Meeting – Approval of the Financial Statement for Fiscal Year 2017-18:

- Street Fund – statements could be misread to appear that this fund is still coming up short with the gas tax revenue.
- Police Facility Bond – principal and interest payment schedule – it appears the lease payment isn't coming close to covering the debt service and the debt service is increasing \$10,000-\$15,000 per year.
- The guidelines for public comment were not followed for this item. There was no invitation for public comment when this item was presented.

**3. CONSENT AGENDA:**

**3.1 MINUTES:** February 12, 2019 City Council Regular Meeting.

<0:14:55>

**MOTION: Councilor White moved to approve the consent agenda. Seconded by Councilor Hudson.  
Motion Passed 6-0.**

**4. REPORT:** City Manager's report regarding House Bill 2001 in the 2019 Legislative Session.

<0:15:22>

Ray Young reported to the Council that he sent a letter with a copy of Resolution #2444 to Senator Monnes-Anderson and Representative Gorsek notifying them of the Council's strong statement against HB 2001 (attached as Exhibit B to these minutes). Meetings have been scheduled with both representatives to discuss the following legislative issues:

- HB 2001
- Levee Ready Columbia
- Builders Contracting Board issues – inspections

**5. DISCUSSION:** A continuation of an introduction and discussion of a future ordinance that will be amending Troutdale Municipal Code Chapter 10 – Vehicles.

<0:19:44>

Chris Damgen, Community Development Director, and Scott Leonard, City Prosecutor, introduced themselves and gave a brief overview of the staff report.

<0:23:11>

Councilor Ripma questioned whether Exhibit C was the current code language as labeled because it did not look like it was.

Scott Leonard confirmed that it was not the current code language and to disregard as it was not intended to be included in the packet.

<0:24:16>

Councilor Kranz suggested adding ride share services to the definitions.

Scott Leonard commented that many of the issues that may be encountered with ride sharing can be addressed through the normal parking regulations and agreed that a definition for ride sharing would be helpful.

Councilor Lauer suggested removing taxi cab stand (10.04.170) and adding ride share, stating that we do allow for ride share pick up and drop off, and that they have to follow the rules like anybody else in the city limits.

<0:27:33>

Councilor Kranz suggested adding the code enforcement officer to section 10.08.040 – Enforcement Authority.

Councilor Moon asked if section 10.12.090 – Children in Parked Vehicles was from another City?

Scott Leonard responded that it is in the current Code and the only changes was the removal of the 30 minutes rule which he felt could be a liability.

<0:32:46>

Councilor Kranz suggested adding a clause to 10.24.030 – Skis and sleds on public streets, to allow them on streets other than major arterial roads. She also had a question on section 10.36.030(A) – Drop Boxes and Storage Containers, if HOA's or other planned developments have yard debris bin, is that something there would normally be permits for?

Chris Damgen responded that no, this would be for commercial grade dumpsters. Normally these are handled through a Public Works process because it is positioning it in a street.

<0:35:22>

Councilor White asked for an example of when a guest parking permit would be needed (10.08.060(A) – Special and Guest Parking Permits).

Scott Leonard responded this was added in response to concerns about vehicles or RVs being parked on the street for an extended period of time and the need for a process to allow for some exceptions to the general rule.

Ray Young added that the general rule is that RVs, boats and things like that are not supposed to be on our public streets as they are a hazard with the exception of four hours for active loading and unloading. If you have visitors traveling in an RV and it can't fit on the property then we could issue a permit to put it on the streets. This allows for exceptions by permit so we will have some control.

<0:38:33>

Councilor Lauer asked is section 10.080.010 – Council powers of authority, saying we have the power to change the items with an ORS number such as (B)(6)? I don't think Council has the traffic pattern knowledge to know what would be safe to change.

Scott Leonard responded that without looking at those specific ORS's, he believed it was saying that you can change it. This section was not changed.

Councilor Lauer noted that he did not feel Council should be determining safety or length of vehicles, it's already determined in an ORS.

Chris Damgen responded that he believed this is the State granting certain powers of traffic control to the municipalities. For instance, our one way streets. We have the expertise on staff. We exercise our knowledge of traffic control through that through your blessing to make those decisions on behalf of you all.

<0:42:34>

Councilor Kranz asked in this same section should a right to vacate streets be added?

Chris Damgen responded this particular section is talking specifically about vehicle parking standards and prohibitions. Streets fall into a different category elsewhere in the code.

<0:44:02>

Ray Young identified a mistake to section 10.38.020 – Impound Procedures, subsection 2 should be removed and subsection 3 would become subsection 2. When an abandoned vehicle has been sitting for more than 72 hours, the previous code required us to actually determine the owner of the vehicle and mail them a notice. Sometimes we have a difficult time getting that information because the vehicle has been sold and we don't know who the current owner is or if the vehicle is registered to an out of state owner. If you have an abandoned vehicle, after 72 hours, we're supposed to be able to make a reasonable effort to find out who owns the vehicle and then if we can't determine that then we're supposed to place an orange sticker on it saying this car will be towed within 72 hours.

<0:48:06>

Councilor Hudson brought to staff's attention a typo in 10.38.020(A)(4)(g), it has the word "in" twice and one should be removed.

<0:48:55>

Council President Ripma opened Public Comment.

Alan Pettengill, Troutdale resident, provided comments in support of removing skiing as a prohibition from section 10.24.030. He mentioned that he and others enjoy cross country skiing along neighborhood streets when it snows and that it is done in a safe manner along the sides of the streets, similar to walking or bicycling.

Ray Young noted that bikes are specifically governed by the rules of the road, there are specific statutes on how you ride a bike, where and how you perform on a bike. What this ordinance is trying to deal with is kids on sleds getting hit by cars. If we don't have some ability to forbid it we can't tell people no. Maybe just take skis out.

Council President Ripma stated and other Councilors concurred that they would be willing to take out skis and to make that change in the next draft.

Ray Young mentioned that the title of the section is "Bicycles and Toy Vehicles" and that there was nothing in this ordinance about toy vehicles and it should probably be changed to "Bicycles and Other Devices".

<0:59:00>

Paul Wilcox, Troutdale resident, provided comments regarding 10.12.090(A) – Children in Parked Vehicles, suggesting changing the age from 6 and under to 10 and under to be in alignment with the State and our adjacent municipalities.

Ray Young responded that the State statute is a criminal statute that requires mental intent and the punishment is possible imprisonment. The ordinance we're dealing with here is a violation for which fines are the only penalty.

Chris Damgen stated this is a carryover section of the code, this is what is already in the code.

<1:06:42>

Saul Pompello, Troutdale business owner, asked what the time limit is for parking downtown?

Councilor President Ripma responded that there were no changes, it is 2 hours.

Several Councilors agreed with Paul Wilcox regarding the age limit in 10.12.090(A) and stated that they would discuss this when it comes forward for adoption.

## **6. STAFF COMMUNICATIONS**

<1:10:29>

Ray Young provided the following staff communications:

- Next week's work session regarding the City and Chamber of Commerce's future relationship.
- No Council Meeting on March 26<sup>th</sup> for Spring Break
- March 18<sup>th</sup> EMCTC Meeting at 3:00pm – requesting additional Councilors to attend regarding a potential Metro transportation bond.
- April 15<sup>th</sup> and 17<sup>th</sup> – Budget meetings, with a potential for a 3<sup>rd</sup>.
- April 26<sup>th</sup> Council meeting may be canceled due to Budget meetings.

## **7. COUNCIL COMMUNICATIONS**

<1:13:58>

Councilor Moon discussed that a couple weeks ago on 16<sup>th</sup> & Wright Place a young boy was hit in his neighborhood. There are known areas that are not great, unlabeled bus stops, known speeding areas, cut throughs. He stated that he would start working with staff to come up with some ideas and plans to address those areas.

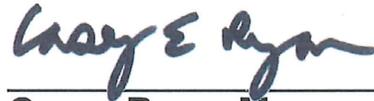
Councilor Kranz asked if Ray could go over the questions that Mr. Handy asked during public comment.

## **8. ADJOURNMENT**

<1:16:50>

**MOTION:** Council President Ripma moved to adjourn. Seconded by Councilor White. Motion passed unanimously.

Meeting adjourned at 8:17pm.



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Casey Ryan, Mayor  
Dated: May 30, 2019

**ATTEST:**



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Kenda Schlaht, Deputy City Recorder



March 12, 2019  
Troutdale City Council  
Subject: City Hall

Mayor Ryan, Council Members,

I want to express my appreciation to all of you for your volunteer work for us and the citizens of Troutdale. I wish the best to the new members of the Council and continued best wishes to the veteran members.

Recently we had the opportunity to tour the Troutdale City Hall on Kibling. It is my understanding that discussions on the future of City Hall will be included as an Agenda Item at the April 9 Council Meeting. I believe it is important to provide my observations, questions and comments for your review and consideration at this time.

### Observations

1. The condition of the building is generally unchanged –no repair work is evident-shoring remains as it did in 2011
2. It appears that some maintenance has been deferred
3. Little if any interior demolition, recycling and cleanup has occurred
4. Rent and other costs resulting from the replacement of staff work space are accruing
5. The City Hall is both a financial and historical City asset yet it appears abandoned
6. The City Council is responsible to provide direction to the City Manager

### Questions

I am cautiously hopeful that we have learned and can avoid the pitfalls of the most recent decisions that were made related to Urban Renewal, subjected to the pressure of the good ole boy club mentality. We should remember the key elements of a successful decision making process. It is imperative that the process be respectful, inclusive, realistic, objective, rational, transparent and complete. It should consider all of the visions, options and other values offered by those participating in the process. The decision must be made for the long term.

1. Has the Council reviewed and considered the results of the Town Hall Meeting May 2013?
2. Has the space requirements programming been completed?
3. What options have been identified that currently exist for City Hall?
4. What plan has been detailed for an interior demolition of City Hall to allow a detailed condition survey to be completed?
5. Would the Council consider volunteers to provide selective demolition work to remove, recycle and cleanup the partitions, ceilings, interior glass, carpeting, etc to accommodate a thorough condition survey?
6. What has been spent for temporary shoring, moving expenses, rent, maintenance, utilities and all other costs as a result of the move out of City Hall?

7. What rent and other increases are anticipated?
8. Has a scope document been completed that details the structural, fire-life-safety, mechanical and electrical work required for City Hall for a building shell or other level of occupancy?
9. What has FFA Architects been contracted to complete for a replacement?
10. Has FFA Architects been requested to complete any work on City Hall?

### **Comments**

The City Hall is a visual reminder of where and how Troutdale started and where we've been. It provides a reality check on the importance of respecting our past and especially those who volunteered to participate, watch over and govern a small growing city in a great place over many years.

Much can be gained for our future decisions by objectively remembering our history, good and bad. Success comes from remembering your failures as well as your achievements.

The Urban Renewal Agency's decision in 2016 was and continues to be a disappointment. It has used up valuable resources and time. It has been a distraction from action on City Hall.

But that was then. I believe we have a great opportunity now to develop a process that will allow *this* Council to arrive at the best decision for the City.

I encourage you to ensure that our City Hall is granted the opportunity to be maintained as a City asset and be given appropriate historical deference during the process.

Thank you.  
Greg Handy

# CITY OF TROUTDALE

*"Gateway to the Columbia River Gorge"*

March 6, 2019



Mayor

Casey Ryan

City Council

David Ripma

Randy Lauer

Jamie Kranz

Glenn White

Nick Moon

Zach Hudson

City Manager

Ray Young

Sen. Laurie Monnes Anderson  
900 Court St NE, S-211  
Salem, OR, 97301

Re: HB 2001

Dear Senator Monnes Anderson,

The City Council of the City of Troutdale has asked me to communicate to you their strong opposition to HB 2001. On February 26<sup>th</sup> the Council unanimously passed the attached Resolution stating, in no uncertain terms, that the passage of HB 2001 is not good for the City, the region and the state.

The Council's opposition can essentially be boiled down to three primary issues.

1. For over 40 years in Oregon we have operated under a very specific set of rules regarding planning and zoning. The basic premise is that the state sets the goals and procedures for land use planning, and the local government, based upon its particular needs and input from the citizens, gets to have the "local control" to implement those goals. HB 2001 flips 40 years of thoughtful planning and local control on its head. HB is a "mandate" from the State that destroys years of careful and thoughtful work by the citizens in local communities.
2. HB 2001 likely will, over the long term, destroy the livability of local neighborhoods. 40 years of planning and expectations by the citizens have set up a system that carefully blends low density homes with high density homes. This bill destroys all of that in a single moment. To allow middle-housing dwelling typologies to be dropped "willy-nilly" into established low density neighborhoods will wreak havoc. Utility services will be stretched, parks will be over loaded, and streets will become flooded with traffic and parked cars.
3. HB 2001 will become an "unfunded mandate" that will financially burden local jurisdictions. All of our current infrastructure (sewer, water and streets) and our school sizes and locations are based upon 40 years of planning for a certain density in neighborhoods. If this bill is passed all that infrastructure and school planning will be wiped out. Suddenly every single family home is potentially a four family location. Over time all the pipes for sewer and water

that were designed for a certain "load" will not be sufficient. The City will be burdened with the massive cost of tearing up the streets and upgrading capacities. What happens to the schools built for 500 students that now may have 750 students as a result of the higher density? The costs could be massive for local jurisdictions.

We look forward to meeting with you on the 15<sup>th</sup> to discuss your thoughts on the bill. Thank you for your service to the citizens of Troutdale.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Ray Young", with a stylized flourish extending to the right.

Ray Young  
City Manager

Cc Hon. Casey Ryan

## **RESOLUTION NO. 2444**

### **A RESOLUTION OPPOSING THE ADOPTION OF HOUSE BILL 2001 IN THE 2019 LEGISLATIVE SESSION.**

#### **THE TROUTDALE CITY COUNCIL FINDS AS FOLLOWS:**

1. At the national, state, regional, and local level, housing availability and affordability for all is a significant issue that impacts our communities.
2. The City of Troutdale agrees that changes are needed to help provide more housing that is available and affordable to those most in need.
3. Oregon House Bill 2001 attempts to address this problem, yet will have unanticipated and significant consequences if implemented as originally drafted.
4. The bill, if passed, may result in the tear-down of existing and older homes that tend to be more affordable housing, which would result in the opposite of the intended effect.
5. Existing infrastructure in established single-family residential neighborhoods were planned and installed to accommodate density levels for single-family units and are not necessarily equipped to handle increased density as proposed.
6. The bill, if passed, will eliminate reasonable regulations placed on accessory dwelling units that require owner residency, which could result in a proliferation of rental properties for land speculators that are not beholden to the concept of community affordability and are often ignorant to long-term property maintenance issues from a code compliance standpoint that affect residential quality of life.
7. The bill, if passed, will negate all of the historical planning and outreach done by communities since the passage of Senate Bill 100 and implementation of the statewide land use planning program; while further negating the various completed master plans, infrastructure plans, and community covenants that are based on specific land use assumptions.
8. The bill, if passed, is an abdication of home rule principles and is a violation of the purpose and intent of Statewide Planning Goal 1, which requires citizen involvement on land use issues at the local level.
9. The City reaffirms its commitment to address the issue locally in 2019 and beyond by updating its Housing Needs Analysis and Buildable Lands Inventory within 12 months; fulfilling the requirements of House Bill 4006 for communities with significant rent burdens; and working with developers, housing advocates, public agencies, and other stakeholders to identify and advocate for innovative solutions to increase housing affordability and supply to Troutdale.

10. The City believes strongly that, with coordination and collaboration, there are other, more effective ways to help address the housing crisis, and the City will in 2019 and beyond take steps to identify more appropriate and effective solutions.
11. The bill, if passed, presents an unfunded mandate upon the City in regards to supporting infrastructure.

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TROUTDALE**

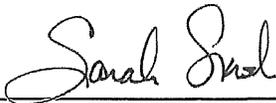
- Section 1. The City Council hereby strongly opposes the adoption of House Bill 2001 in the Oregon 2019 Legislative Session.
- Section 2. The City Manager is directed to share this resolution expressing the City's opposition to House Bill 2001 with state representatives and other stakeholders who may have the ability to positively impact this bill and to address the concerns raised by the City.
- Section 3. This Resolution shall be effective upon its approval and adoption.

**YEAS: 7  
NAYS: 0  
ABSTAINED: 0**



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**Casey Ryan, Mayor  
Date: February 27, 2019**



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**Sarah Skroch, City Recorder  
Adopted: February 26, 2019**