



CITY OF TROUTDALE

“Gateway to the Columbia River Gorge”

AGENDA

CITY COUNCIL – REGULAR MEETING

Troutdale Police Community Center – Kellogg Room
234 SW Kendall Court
Troutdale, OR 97060-2078

Tuesday, August 25, 2020 – 7:00PM

Mayor
Casey Ryan

City Council
David Ripma
Randy Lauer
Jamie Kranz
Glenn White
Nick Moon
Zach Hudson

City Manager
Ray Young

City Recorder
Sarah Skroch

Meeting Participation During COVID-19 Social Distancing Order

Watch on T.V: City Council Regular Meetings will be broadcast live on Comcast Cable Channel 30 (HD Channel 330) and Frontier Communications Channel 38 and replayed on the weekend following the meeting - Friday at 4:00pm and Sunday at 9:00pm.

Watch on Zoom: Submit an email to info@troutdaleoregon.gov by 5:00pm on Monday, August 24th to request to be sent an invitation to watch via Zoom.

Submit Written Public Comment: Written public comment can be submitted via email to info@troutdaleoregon.gov and must be received by 5:00pm on Monday, August 24th.


In-Person Public Attendance: Members of the public may attend the meeting in person. Attendees will be required to wear a mask and be spaced a minimum of 6 feet apart. The number of people in the room shall not exceed 25.

1. **PLEDGE OF ALLEGIANCE, ROLL CALL, AGENDA UPDATE.**
2. **PUBLIC COMMENT:** Public comment on non-agenda and consent agenda items is welcome at this time. *Public comment on agenda items will be taken at the time the item is considered. Public comments should be directed to the Presiding Officer, and limited to matters of community interest or related to matters which may, or could, come before Council. Each speaker shall be limited to 5 minutes for each agenda item unless a different amount of time is allowed by the Presiding Officer, with consent of the Council.*
3. **CONSENT AGENDA:**
 - 3.1 **RESOLUTION:** A resolution recognizing the completion of the public improvements associated with the Columbia Ridge residential subdivision and accepting the improvements into the City’s fixed asset system.
4. **PROCLAMATION:** Home Inventory Week Mayor Ryan
5. **PUBLIC HEARING / ORDINANCE (Introduction):** An ordinance amending Chapter 12.07 of the Troutdale Municipal Code revising the City's legal authority to implement the federally mandated sanitary sewer pretreatment program. Ryan Largura, Environmental Specialist
6. **PUBLIC HEARING / ORDINANCE (Introduction):** An ordinance adopting text amendments to Chapters 1, 3, 4, 8, and 9 of the Troutdale Development Code. Chris Damgen, Community Development Director

7. **STAFF COMMUNICATIONS**

8. **COUNCIL COMMUNICATIONS**

9. **ADJOURNMENT**



Casey Ryan, Mayor

Dated: August 18, 2020

City Council Regular Meetings will be replayed on Comcast Cable Channel 30 (HD Channel 330) and Frontier Communications Channel 38 on the weekend following the meeting - Friday at 4:00pm and Sunday at 9:00pm.

Further information and copies of agenda packets are available at: Troutdale City Hall, 219 E. Historic Columbia River Hwy. Monday through Friday, 8:00 a.m. - 5:00 p.m.; on our Web Page www.troutdaleoregon.gov or call Sarah Skroch, City Recorder at 503-674-7258.

The meeting location is wheelchair accessible. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours before the meeting to: Sarah Skroch, City Recorder 503-674-7258.

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

Tuesday, August 25, 2020 – 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 Ryan Largura, Environmental Specialist.

GUESTS: See Attached.

Council President Ripma asked if there are any agenda update.

Ray Young, City Manager, replied there are no updates.

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

<0:02:03>

Lynn Burditt, Forest Service Area Manager, Columbia River Gorge National Scenic Area, stated she visited previously with Ray about some of the work she has been doing to increase access in the Multnomah Falls area. She wanted to give Council a brief update and answer questions. Multnomah Falls Lodge has re-opened in a somewhat limited basis and has provided access to visitors. The fences are still up, and they are being used to control traffic. There will be a trial basis for a ticketed reservation system and the idea is for people to know they can access the site. The reservation system will be done through rec.gov. Right now, the Lodge and the lower viewing platform are open. Most recreation sites within the Gorge has open access. There are a few limited sites that are not open. Bi-weekly meetings are being held to get insight from the County, City, Sheriff's Office and the Port about how to do things in a least confusing way for visitors. A website that's available for visitors to access to see what sites are open and the available access to those sites is: readyssetgorge.com. The website is managing an updated list of access sites within the Gorge that people can get to.

3. CONSENT AGENDA:

3.1 RESOLUTION: A resolution recognizing the completion of the public improvements associated with the Columbia Ridge residential subdivision and accepting the improvements into the City's fixed asset system.

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

4. PROCLAMATION: Home Inventory Week

<0:10:24>

Council President Ripma read the proclamation.

5. PUBLIC HEARING / ORDINANCE (Introduction): An ordinance amending Chapter 12.07 of the Troutdale Municipal Code revising the City's legal authority to implement the federally mandated sanitary sewer pretreatment program.

<0:12:40>

Ryan Largura, Environmental Specialist, gave a brief overview of the staff report.

<0:15:34>

Councilor White asked if the increase in the fine is federally mandated.

Ryan Largura replied yes.

Councilor White asked if Troutdale has any businesses that might be at risk in meeting the threshold.

Ryan Largura replied he's not aware of any businesses at risk. He stated that the EPA and DEQ both emphasized that the minimum fine of \$1000.00 doesn't necessarily mean that there's a violation of some sort that an industrial user would be fined immediately. It's setting the parameters for the civil and criminal penalties for the "bad actors" who are not following through with the permit or ordinance stipulations.

<0:18:12>

Councilor Moon asked about the pH being changed from a 9 to a 12. He asked if that was a normal level of a 12.0 pH within standards of Oregon.

Ryan Largura replied the EPA only sets a 4 or a minimum range as a 5. Any discharge below a 5 is not allowed and a violation of regulations. A ceiling is considered a 12.5 and anything more basic than 12.5 is then considered a hazardous waste.

<0:20:08>

Council President Ripma asked if notification was given to those that do pre-treatment.

Ryan Largura replied he has not informed them yet.

Council President Ripma asked Ed Trompke if there was any reason that the City shouldn't inform the users.

<0:21:48>

Ed Trompke, City Attorney, replied he doesn't think there's any problem at all. Expanding the pH range may allow some of the users to treat basic waste that they release so it could save them a little bit of money. The only problem that anyone could object to is the fines increasing and it doesn't look like the City has any discretion in doing that. It might be appropriate to let them know that the fines are going up but at the same time the regulations are being loosened a little bit.

Councilor President Ripma opened the public hearing at 7:24pm.

Councilor President Ripma closed the public hearing at 7:24pm.

6. PUBLIC HEARING / ORDINANCE (Introduction): An ordinance adopting text amendments to Chapters 1, 3, 4, 8 and 9 of the Troutdale Development Code.

<0:24:50>

Chris Damgen, Community Development Director, gave a brief overview of the staff report and presented a PowerPoint presentation (attached as Exhibit A to these minutes).

<0:49:16>

Councilor Kranz asked what the concerns of the Planning Commission members that voted in opposition were.

Chris Damgen replied there were some concerns about the design, how to define portability and the visual impact of the types of properties.

Councilor White declared a potential conflict of interest. He had rented storage from the owner of the property at a different location but is no longer a tenant. The City has such a watchful eye on industrial land for the job creations and it sounds like that goal has been achieved by getting some big players in. He's wondering if there should be a more holistic approach to this and include the property owners in the discussion.

Chris Damgen replied that wasn't necessarily an approach contemplated by staff. When the initial ideas to move it forward the text amendment seemed to be of interest to the folk's staff talked to. That is also a potential route. There might be pushback from Metro or the State on that though.

<0:52:52>

Ray Young stated half of the property in the area is owned by the Port of Portland and most of the parcels are already developed to a certain degree, other than the Port of Portland parcels. The City isn't looking at any amount of property that's just sitting there vacant and ready to be developed. It's a very small area.

<0:53:55>

Council President Ripma stated he understands that some properties are non-conforming, but some other properties in that block are making uses that are inconsistent with the underlying zone. He asked if there is some way to approve their continuing use on their property in that zone without having to change all the rest of the light industrial to permit self-storage facilities. It is not a good use of the City's valuable industrial land. It produces very few jobs, uses up a lot of land and is not the highest and best use the City can make of it. He would be willing to just do something in the one upper right-hand corner on the map to legalize it and leave the rest of it unchanged. He thinks that would be a better compromise. He asked Chris and Ed Trompke if there is something they think could work.

<0:56:50>

Chris Damgen replied nothing comes to mind unless maybe there was consideration of rezoning the balance of the other properties to something else and limiting it to that area, but you may run that risk of the other property owner's not wanting to rezone.

Ed Trompke said an idea that may or may not work because pure spot zoning isn't allowed, but because there are some non-conforming uses there, if you were to add an overlay district on Harlow Road on those properties the City probably wants to do it to the whole parcel and make it a continuous overlay zone and that would bring in Rip Caswell's foundry. That might do it and maybe consider one or two of the other areas as potential overlay in the light industrial. That wouldn't then bring all the light industrial in and might take some pressure off the Port who will be getting those phone calls that Chris Damgen has been getting to put in the storage businesses.

<1:00:02>

Councilor Kranz stated she likes the concept of an overlay district for the parcel up on Harlow. She thinks it's important to be sensitive to the City's light industrial properties in terms of having more employment centers.

Councilor Hudson stated he needs to think on the subject further. He tends to dislike picking winners and losers among things that consumers and the market that would be able to decide. He hears the concerns about what storage units would provide. If people are wanting to build storage units, it's because they're at least betting that people will want to rent storage units.

<1:02:46>

Ed Trompke stated there is a market for storage units.

Council President Ripma disclosed he owns a self-storage business in The Dalles. It is a good business, so he's not opposed to self-storage businesses in principle. The Council's decision on any zoning involves some winners and losers, but he wants the winners to be Troutdale and to develop the land the best it can be.

Council President Ripma opened the public hearing at 8:06pm.

Tracy Brown, Sandy resident, stated he represents the property owner of one of the parcels on Harlow Road. He's been a land use Planning Consultant for the past 3 years and prior to that

the Planning Director for the City of Sandy for 15 years and very involved in code writing. When he considers code, he thinks about the need for the amendment and then also considers the details of the code language which is very important. In his opinion, the code language that was presented addressed the need that had been identified for providing some of the small area for the type of use in the ordinance. Often, it's the case where it's kind of being used as ancillary storage for existing businesses in Troutdale or the vicinity that may not have their own storage capacity on site. He thinks there can be an argument made that it is helping small businesses because some of these businesses don't have the storage capacity. Rather than moving their business to a larger spot somewhere else they're running to the storage units periodically to get more product or things like that.

<1:10:50>

Chris Damgen stated staff received an email from the property owner of the Comfort Inn, Jatin Patel, which is in the zoning district (attached as Exhibit B to these minutes).

<1:12:09>

Brian Haslip, Troutdale resident, stated he lives across the street from Wolcott Plumbing. His concern with one of the lots is that it's too small for any sort of development along the lines of storage units. He's also concerned with contamination and traffic that would be brought in on top of the current traffic.

<1:16:27>

Rich Allen, Troutdale resident, stated he is currently a non-voting member of the Planning Commission and he is speaking on behalf of himself. He reminded Council that the current Council and previous Council have put a lot of time, effort and money into developing the Urban Renewal Area (URA) and the Enterprise Zone. One of the ideas was to attract people to Troutdale and the downtown area and support downtown businesses and future development of the URA. Another thing that was discussed was whether Troutdale allows higher structures. There was also an underpass put in where the freeway is along the river with the idea of extending the 40-Mile Loop to bring bike tourism into Troutdale. He would like Council to be mindful of aesthetics. He is concerned with container boxes that are used for shipping freight being stacked on top of each other and being within the view of important development activities in Troutdale to improve the economic liability of other areas within Troutdale. He asked Council to consider the visual impact.

Council President Ripma closed the public hearing at 8:12pm.

<1:19:28>

Ray Young read the written public comment from Jatin Patel.

Councilor Lauer asked if staff is getting calls from residents specifically asking to store storage containers 45 feet high or if it's just a worse case scenario for the situation.

Chris Damgen replied he doesn't think they've had a specific call for stacking 45 feet high. He thinks what Mr. Patel is referring to is the building height allowance in the zoning district.

<1:23:03>

Council President Ripma stated his understanding is that one of the lots has shipping containers that are used as individual storage units where people come and go in and out and they are not stacked on top of each other. The other lot that has a storing activity is storing box trucks from Amazon that are just parked outside. Neither of those lots seem to require that shipping containers be stacked. He asked if it's possible to craft the overlay or the ordinance to prohibit stacking the shipping containers.

Councilor Moon stated he agrees with Council President Ripma on the stacking aspect.

<1:25:54>

Councilor Hudson stated Troutdale should develop and zone based on some principle. He understands the hesitation concerning storage sites both for the aesthetics and the employment that they provide. His concern is that he doesn't think the Council should make a decision that they are against the usage except for what's already there. He doesn't like grandfathering things in. He doesn't like a situation where the only reason why the Council chooses this usage and not another usage is that they were already there.

Council President Ripma stated his understanding of the principle of grandfathering is if you don't allow a grandfathered use then you're prohibiting the land owner from using it the way they've been using it and then they're entitled to some sort of compensation for taking their business. Grandfathering is a way of splitting the difference.

<1:28:17>

Ed Trompke stated it's more limited as far as the right to compensation. The use must have been lawful when it was commenced.

Council President Ripma suggested staff bringing back an overlay proposal and a Plan B.

Chris Damgen stated if that's the direction Council is more comfortable with, that might be fine, but it would have to be a separate land-use application. An overlay contemplation is a different text amendment and zoning map amendment that staff would have to bring before Planning Commission.

Council Kranz stated as the ordinance is written it's not exclusive for just the parcel on Harlow.

<1:33:11>

Chris Damgen stated there may be another solution on how staff may be able to geographically sequester that area. I reminded the Council that that is kind of a departure from what the Planning Commission forwarded to Council.

Ray Young stated one of Jatin's concerns was a shipping container is 45 feet high. The code says that structures can go up to 45 feet high. A shipping container would not be considered a structure under the code. For code and practicality, shipping containers will not be stacked 45 feet high. This is a conditional use, not a permitted use.

7. STAFF COMMUNICATIONS

<1:39:54>

Ray Young provided the following staff communications:

- The City of Portland has allowed the 4 eastern county cities a share of their Cares Act Federal money. The City of Troutdale is in negotiations with Portland for an IGA that would give Troutdale access to a little over \$500,000.00 for costs incurred from COVID.
- League of Oregon Cities conference is coming up, get a hold of Sarah Skroch if interested in attending.
- Candidate Filing deadline has passed.
- Next City Council meeting is September 8th, the Tuesday after Labor Day.

8. COUNCIL COMMUNICATIONS

Councilor Lauer stated it's exciting and cool to see all the people that turned out to file for election in Troutdale this year. When he decided to announce to run for the position of Mayor and Council President Ripma did as well, he sent him an email congratulating him and pledged to him that the campaign is a fun one and that the race is something they both can be proud of in representing Troutdale. He added there has been talk of an organized demonstration that will be happening on Saturday evening in front of the Multnomah County Sheriff's office in Troutdale. He encourages people to spread their message, listen, learn and do so with grace.

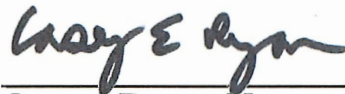
Councilor Kranz pointed out that 10 people filed for the Council election and 4 filers are women.

Council President Ripma asked Council and Troutdale citizens to continue to respect fellow citizens.

9. ADJOURNMENT

MOTION: Councilor Lauer moved to adjourn. Seconded by Councilor Moon. Motion passed unanimously.

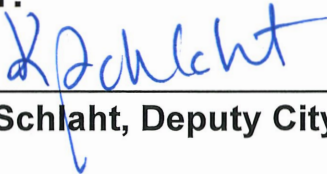
Meeting adjourned at 8:48pm.



Casey Ryan, Mayor

Dated: September 24, 2020

ATTEST:



Kenda Schlaht, Deputy City Recorder

CITY OF TROUTDALE

City Council – Regular Meeting
7:00PM

Tuesday, August 25, 2020

PLEASE SIGN IN

Name – Please Print	Address	Phone #
Brian Haslip (Zoom)	Troutdale Resident	
Paul Wilcox (Zoom)	" "	
Lynn Burditt (Zoom)	Col. Rvr. Gorge National	Scenic Area
Hillary Engwall (Zoom)		
Rich Allen (Zoom)		
Tracy Brown (Zoom)		

Exhibit A

August 25, 2020 Council Meeting Minutes

TEXT AMENDMENT APPLICATION

Case File 75-04

Storage Facilities

City Council Hearing

August 25, 2020

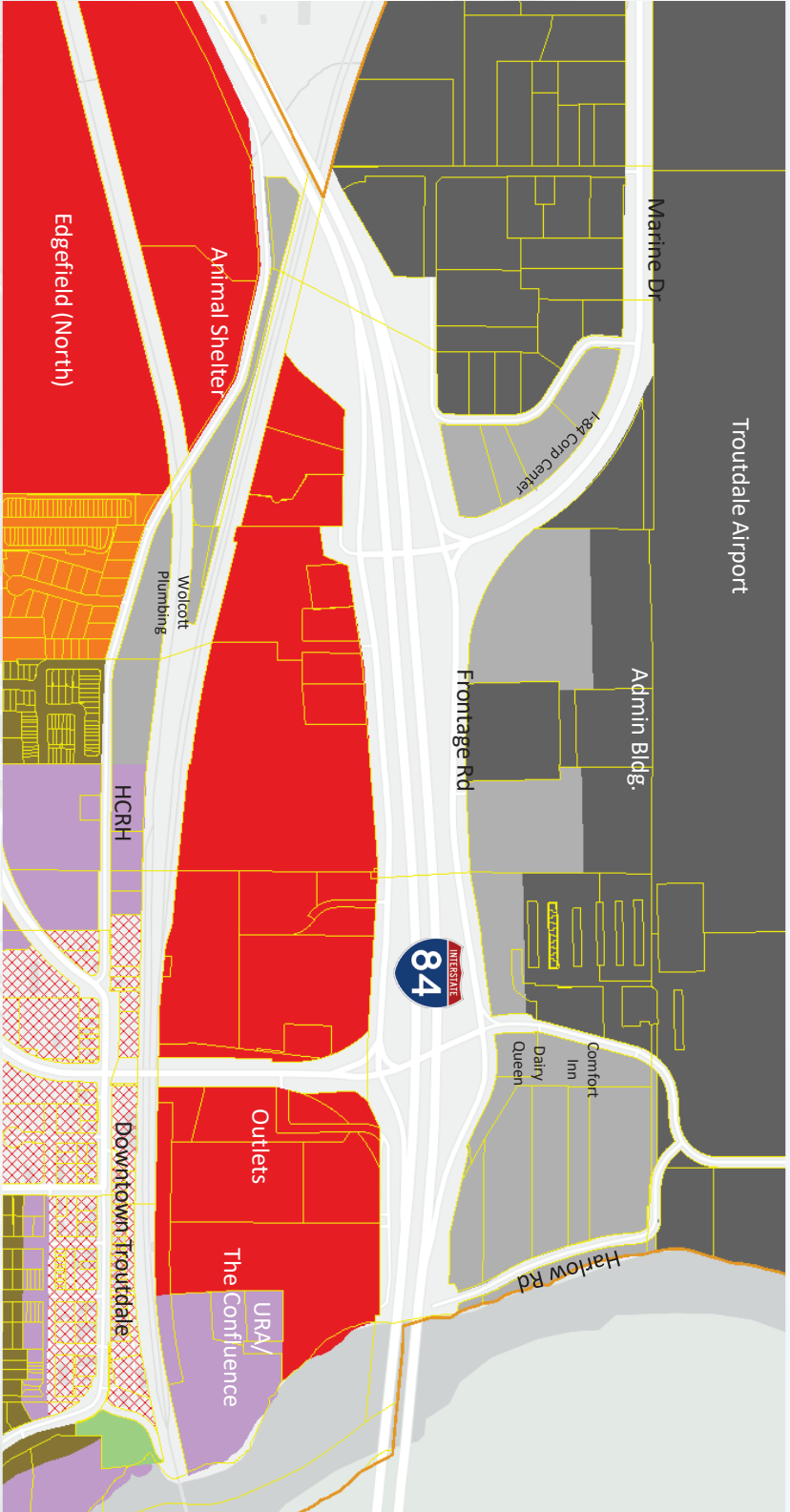


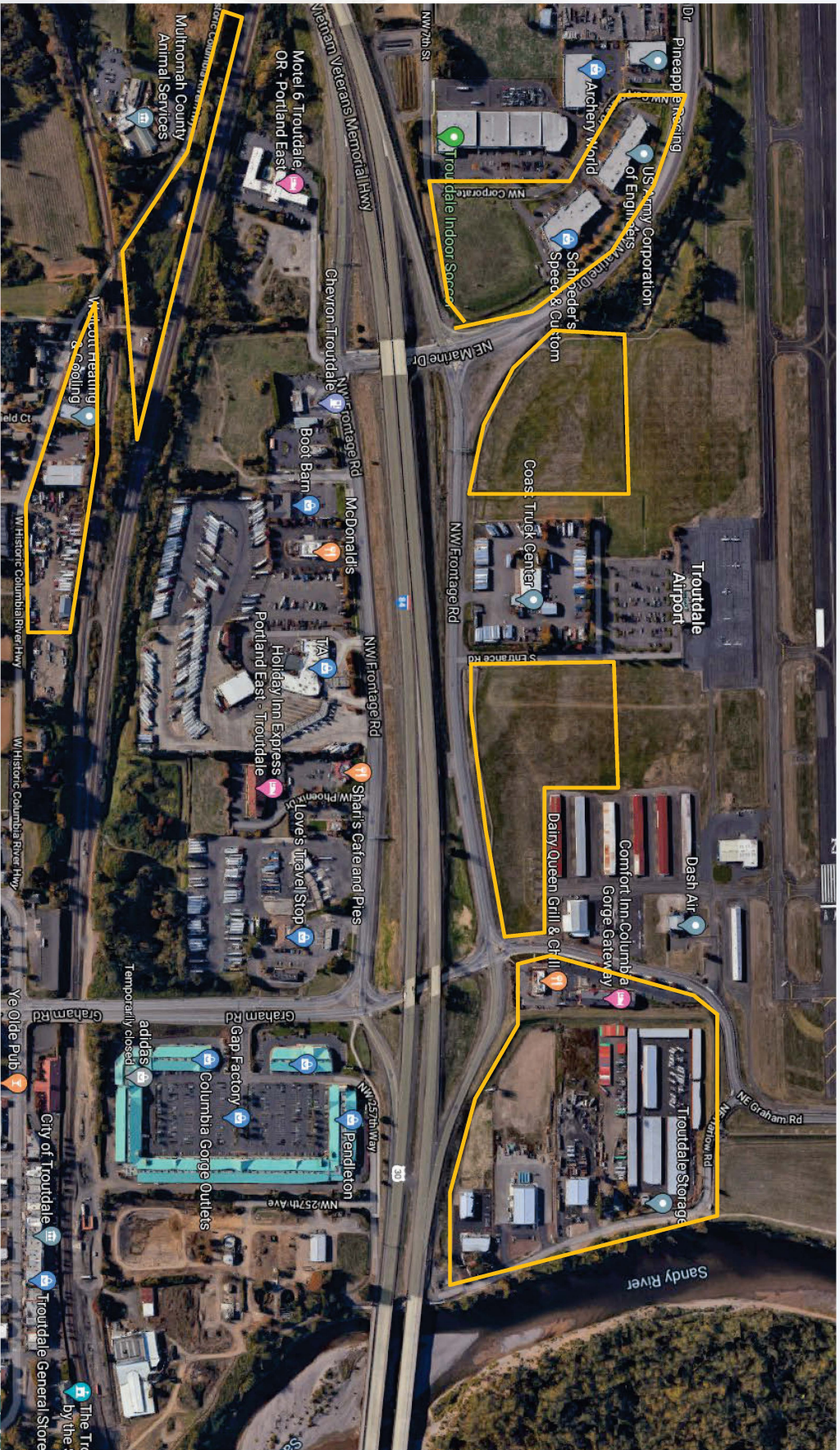
SUMMARY OF TEXT AMENDMENTS PROPOSED

- Updated Definitions
 - Establish a definition for **accessory storage**
 - Establish a definition for **storage facility**
 - Amend the definition for **warehouse**
- Amend purpose statement for Light Industrial (LI) zoning district
- Establishing storage facility as a conditional use in LI district
 - Conditional Uses are case-by-case applications reviewed and approved by Planning Commission with a Type III public hearing
 - Conditions may be applied to the approval, including design considerations
- Minor edits to Chapters 4, 8 and 9

BACKGROUND / RATIONALE FOR APPLICATION

- Previously allowed in the City under former interpretations of warehousing, but have since been clarified to be no longer been allowed in the City.
 - City Council has a majority of different members since the last time this was under formal consideration
 - Development Code update in 2017 did not include a definition for storage facilities
- Business interest
- Clarifying definitions
- Non-conforming properties





STORAGE FACILITIES AS DEFINED

- **.127 Storage Facility.** An establishment of which the **principal use** is providing leasable space to the public where materials and goods may be stored by lessees in an outdoor, indoor, or portable setting, but not including tents. Storage facilities include self-storage establishments that cater to residential and non-residential clientele but shall not include commercial or industrial warehouses (See Warehouse).
- Typical: Mini-warehousing (fortress style)
- Trending: shipping containers, single-building self-storage

DEFINITION DIFFERENTIATIONS

- Storage facilities have a primary business purpose that has leasable space/area for rent for the general public.
- Accessory storage is storage that occurs on property that is incidental/secondary to the primary land use
- Warehousing: A building used primarily for the storage of materials or goods for use on the site or later distribution that is controlled by a single operator with public access restrictions.

DETAILS OF CODE CHANGES

- Exhibit B in Staff Report – Chapter 1 & 3 Changes
- Exhibit A in Staff Report – Chapter 4, 8, & 9 Changes – minor

DECISION CRITERIA

A. The proposed change to the Development Code does not conflict with applicable Comprehensive Land Use Plan goals or policies.

The amendments proposed seek to define and distinguish storage as a concept. Accessory storage occurs on properties in most existent land use designations and zoning districts. The application seeks to define a storage facility and to distinguish it from accessory storage and warehousing. By seeking to establish a conditional use designation for storage facilities in only one zoning district (Light Industrial), the City is provided with additional protections to evaluate any future proposals to determine its conformance with the Comprehensive Land Use Plan goals and policies in addition to the purpose statement in the LI zoning district. The slight modifications proposed to the purpose statements do not drastically change the spirit and intent of the district. **The criterion is met.**

DECISION CRITERIA

B. The proposed change is consistent with the applicable Statewide Planning Goals.

The majority of the amendments proposed in this application are not substantive in a way that would alter or jeopardize conformance to Statewide Planning Goals. In particular, Goal 9 (Economic Development) speaks to the need for cities to have enough land available to realize economic growth and development opportunities. Based on citizen and Staff testimony that suggests there is economic interest in storage facilities, providing an opportunity through a conditional use process for such a land use to exist in the City meets the spirit of the statewide planning goal. **The criterion is met.**

DECISION CRITERIA

C. The proposed change is consistent with the applicable provisions of Metro Code.

Chapter 3.07 of the Metro Code contains the Urban Growth Management Functional Plan (“Functional Plan”). Title 4 of the Functional Plan contains standards for “Industrial and Other Employment Area”. Title 4 “seeks to provide and protect a supply of sites for employment by limiting the types and scale of non-industrial uses in Regionally Significant Industrial Areas (RSIAs), Industrial and Employment Areas.” The zoning districts that are directly affected by this application are industrial zoning districts in a designated Employment Area according to Metro’s 2040 Growth Concept Map.

The City acknowledges that storage facilities is not a land use that generates significant employment; however, this land use is still instrumental in supporting capacities and economic opportunities for adjacent land uses, including industrial ones. By listing storage facilities as a conditional use in the Light Industrial zoning district and not allowing for it in the General Industrial zoning district, the City remains in conformance with the spirit and intent of Title 4. It allows for a case-by-case analysis of each application. Furthermore, a significant majority of the City’s Employment Area designation is zoned for General Industrial in which storage facilities would not be allowed, thus significantly limiting any concerns about losing “highest and best use” potential in this area. **The criterion is met.**

DECISION CRITERIA

D. Public need is best satisfied by this particular change.

Providing clear definitions for storage facilities, accessory storage, and warehouses improves the public's understanding and expectation for these three land uses. Historic precedent has suggested that certain kinds of storage facilities have not been popular in Troutdale and were thus no longer allowed in the City. However, the economic situation and repeated expressed interest by investors looking to establish this type of business in Troutdale suggests that a limited area of the City would be appropriate for this type of use. An existing storage facility is currently in nonconformance within the Light Industrial zoning district. Two other storage facilities are in commercial zoning districts where there is less popular appeal for introducing this land use. Therefore, allowing this use to be better defined and allowed with conditional use approval provides a level of compromise that balances the community concern with economic interest and demand. **The criterion is met.**

DECISION CRITERIA

E. The change will not adversely affect the health, safety, and welfare of the community.

It is not anticipated that there are health concerns that stem from the introduction and establishment of storage facilities as a conditional land use. Standards are in place that would restrict hazardous materials from being stored in these locations, often relying upon fire and life safety codes to provide regulations. In the realm of safety, there is an inherent need to secure these types of facilities. Most facilities will often rely on perimeter fencing, security check-ins, and caretaker units to provide security for goods and materials that are stored within a facility.

Lastly, providing an additional way for individuals or companies to store their goods and materials may also improve the general welfare of their community. As an example, offering additional areas for storage could then reduce storage burdens on residential and commercial properties. It benefits not only those properties but also those around them, as unsightly or objectionable storage could potentially be located on a premise that more effectively screens them. **The criterion is met.**

RECOMMENDATION / HEARING SEQUENCING

- Approval
- 2 Hearings (2nd Reading on 9/8/20)
- Proponents
- Opponents
- Neutral Parties
- Clarifications

Sarah Skroch

From: Jatin Patel <jatin@lodgingmgmt.com>
Sent: Tuesday, August 25, 2020 5:17 PM
To: info
Cc: Sarah Skroch; Ray Young; Casey Ryan; Jatin Patel; Donele Fowler
Subject: Written Public Comment-CITY COUNCIL – REGULAR MEETING Tuesday, August 25, 2020

Dear City Council Members,

I would like to provide Written Public Comment to Agenda Items # 6: An ordinance adopting text amendments to Chapters 1, 3, 4, 8, and 9 of the Troutdale Development Code.

Jatin Patel, Owner, Comfort Inn 1000 NW Graham Rd. Troutdale, OR 97060

My property Comfort Inn 1000 NW Graham Rd is adjacent to Light Industrial property which houses temporary storage units.

If this ordinance were to pass then the adjacent property would be able to stack containers up to 45 feet high.

This would not be good for my business and for the Tourist that stay with us; can you imagine opening your curtains to hundreds of containers stacked up to 45 feet in height?

We collect thousands of dollars in Lodging Tax that goes into the City's General Fund from Travelers and we need them to come back and stay with us in Troutdale.

I am in agreement with the "Past Philosophy" Historically Troutdale has had aversions to storage facilities for a variety of reasons and has taken actions in the past to remove them from the Development Code.

The staff reports states that Staff has fielded number of calls for storage facilities and the same report also states that there are only about two dozen sites in the City this would effect.

If we only have about 2 dozen sites left then do we really want them to be used for storage facilities? I would rather save those sites for usages which would create more jobs.

What economic benefit does a storage facility provide to other businesses in the City that pay property taxes and employment?

I really feel that Cons to this change are stronger then the Pros.

- Storage facilities do not employ many people and have in the past not been seen as development that is of the highest and best use for commercial/industrial property.
- Previous storage facility development has not been seen as attractive development and have not been well-received by past City Councilors and the public at large.

Jatin N. Patel | Principal/Regional | Office: 503-482-5129 | Fax: 503-907-1009 | Email: jatin@lodgingmgmt.com