



# 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 27, 2019 – 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

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 **MINUTES:** May 14, 2019 City Council Regular Meeting; May 28, 2019 City Council Regular Meeting; June 11, 2019 City Council Regular Meeting; June 25, 2019 City Council Regular Meeting; and July 9, 2019 City Council Regular Meeting.
  - 3.2 **RESOLUTION:** A resolution authorizing the City Manager to sign an Intergovernmental Agreement (IGA) with Multnomah County for a Broadband Feasibility Study.
4. **REPORT:** SummerFest  
*Amy Machesic, West Columbia Gorge Chamber of Commerce*
5. **RECOGNITION:** Completion of the North West College of Construction Student Apprenticeship Project – new covered picnic shelter at Columbia Park.  
*Tim Seery, Parks & Facilities Superintendent*
6. **REPORT:** An update on the Mayor’s Square Park / Parking Lot improvements.  
*Tim Seery, Parks & Facilities Superintendent,*  
*Fred Ostler, Public Works Director &*  
*Carol Allen, Parks Advisory Committee Chair*

7. **DISCUSSION:** A presentation on updating fees and charges.

Ray Young, City Manager

8. **STAFF COMMUNICATIONS**

9. **COUNCIL COMMUNICATIONS**

10. **ADJOURNMENT**



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**Casey Ryan, Mayor**

**Dated: August 21, 2019**

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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](http://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 27, 2019 – 7:00PM**

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

Mayor Ryan called the meeting to order at 7:00pm.

**PRESENT:** Mayor Ryan, Councilor Ripma, Councilor Kranz, Councilor White, Councilor Moon and Councilor Hudson.

**ABSENT:** Councilor Lauer (excused)

**STAFF:** Ray Young, City Manager; Ed Trompke, City Attorney; Sarah Skroch, City Recorder; Chris Damgen, Community Development Director; Tim Seery, Parks & Facilities Superintendent and Fred Ostler, Public Works Director.

**GUESTS:** See attached.

Mayor Ryan asked if there were any agenda updates.

Ray Young, City Manager, stated agenda item #5 will be removed due to North West College of Construction unable to appear.

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

<0:01:54>

Kathy Scott, Troutdale resident, stated she lives in Beaver Creek Lane and represents the Neighbor Watch. Officers are not patrolling the area, not showing up when complaints are called in and non-emergency has a hold time of 25 minutes. The neighborhood was reassured there would be a lot of coverage.

<0:05:23>

Taney Staffenson, Town Center Committee Chair, shared that the committee has been meeting for quite some time and working on rewriting the River Renewal Plan. The committee has done a lot of community outreach, including 3 open houses, and the Urban Renewal Area gets discussed often. The committee has offered to be of any service to vet any proposals that come in regarding the Urban Renewal plans and would appreciate being involved in the process.

<0:07:18>

Carol Allen, Troutdale resident, shared her concern about the change of the speed limit from 60mph to 50mph on I-84. People are not slowing down and she's worried about being hit by people and people not paying attention.

**3. CONSENT AGENDA:**

**3.1 MINUTES:** May 14, 2019 City Council Regular Meeting; May 28, 2019 City Council Regular Meeting; June 11, 2019 City Council Regular Meeting; June 25, 2019 City Council Regular Meeting and July 9, 2019 City Council Regular Meeting.

**3.2 RESOLUTION:** A resolution authorizing the City Manager to sign an Intergovernmental Agreement (IGA) with Multnomah County for a Broadband Feasibility Study.

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

**4. REPORT: SummerFest**

<0:10:29>

Trevin Webb, West Columbia Gorge Chamber of Commerce Treasurer, introduced himself and Special Events Manager, Amy Machesic.

Amy Machesic stated currently SummerFest is scheduled for the third weekend of July and the Chamber would like to propose having that date changed to July 11<sup>th</sup> to avoid inevitable conflicts with other events already scheduled to happen that weekend.

<0:12:40>

Ray Young commented that there is a current resolution that the Council approved the third Saturday in July, but staff could bring forward a new resolution in September for Council to approve.

~~**5. RECOGNITION:** Completion of the North West College of Construction Student Apprenticeship Project — new covered picnic shelter at Columbia Park.~~

Ray Young pulled this item from the agenda.

**6. REPORT: An update on the Mayor's Square Park / Parking Lot improvements.**

<0:18:54>

Fred Ostler, Public Works Director, shared a PowerPoint presentation with the Council (attached as Exhibit A).

Carol Allen, Parks Advisory Committee Chair and Tim Seery, Parks & Facilities Superintendent, explained the Tree Well in Mayor's Square portion of the PowerPoint presentation.



Councilor White explained his concern with the tree possibly buckling the concrete, wind issues and multiple uses of that location and the tree may be in the way.

<0:21:41>

Councilor Ripma stated he shares Councilor White's concerns with the tree possibly buckling the concrete. He also pointed out that the tree would only be the correct size for a short time and then the City would have to replace it.

Tim Seery explained that a Noble Fir was the option being considered, which is not a root casting tree and the size would work for 30-45 years with no buckling with the tree well.

<0:27:05>

Councilor Moon asked if the raised well would be high enough to provide seating around it.

Tim Seery responded yes, there would be some seating.

<0:28:45>

Ray Young suggested to take washable paint and mark out how large it would be so Council can get an idea of the size and look at the impact.

<0:29:42>

Councilor Ripma stated it's a big expense. Symbolically it's nice but he worries about it not being a good use of tax money.

<0:34:24>

Fred Ostler continued the PowerPoint presentation covering the Mayor's Square parking lot update.

## **7. DISCUSSION: A presentation on updating fees and charges.**

<0:46:29>

Ray Young stated this discussion is a follow-up to a discussion Council had about a year ago. The City has needed to update these fees from some time now because the cost of doing business keeps going up. Many of the fees have not been reviewed in a decade or longer. Staff is working towards a master fee document which will make it easier for the public to find all the fees and the document can be more easily and regularly updated.

<0:54:15>

Councilor Kranz suggested a day use or parking fee at Glenn Otto and then possibly having a reduced annual parking pass for residents.

<0:58:30>

Tim Seery stated in the 5 years he's been employed with the City the fees have not changed for facilities. He checked local city's park's fees and has proposed fees lower than those, outlined in Exhibit D of the packet.

Ray Young mentioned that all the fees go towards heating buildings, maintenance, cleanup, mowing, etc.

<1:03:45>

Mayor Ryan asked why the City is doing this. Is it because the City is under budget or is it to keep up with other cities?

Ray Young responded the cost of doing business has gone up, salaries have gone up, maintenance costs have gone up and fees haven't increased. There is a break for residents, public schools and non-profits on a lot of the fees.

Councilor White expressed concern for the residents with fees increasing. He suggested lowering fees for residents even more and then buildings would be rented more often.

Councilor Kranz stated she would also like to see a bigger benefit for Troutdale residents to encourage more of the community to get involved.

<1:07:34>

Mayor Ryan stated he would like to see higher fees for non-residents and lower for residents. Also requested staff to come back with a side by side comparison of current fees and proposed fees.

<1:14:26>

Chris Damgen, Community Development Director, explained the proposed fees in Exhibit B, included in the packet, and stated that the exhibit did not include permit/building fees. He went on to explain that the proposed planning fees were prepared almost 2 years ago and that the Planning Commission is in support of the fees. Chris showed the Council a PowerPoint presentation on Community Development fees and charges (attached as Exhibit B).

<1:25:27>

Mayor Ryan stated he is concerned with the amount of fee increases that have happened since he's been on the Council. Buildings are empty and people aren't coming in. The City needs to be careful.

<1:27:46>

Chris Damgen explained that some cities go through this process in depth and then do an annual increase based on cost index so there doesn't have to be a full revisit.

<1:29:13>

Councilor Moon stated most of the fees are minimal, but some of the fees are 400-500% increases.

<1:29:48>

Ed Trompke, City Attorney, stated the standards have changed for some of the Public Work stormwater fees. An explanation for the steep increases would be nice to be able to justify them.

<1:30:55>

Chris Damgen explained that the larger increases are based on the sheer amount of dedicated staff time to the project and also the loss of assistance with other workflow.

<1:33:39>

Councilor White stated a fair solution might be doing something similar to what Parks is doing with lower rates for residents.

<1:36:15>

Ray Young explained the City has done a lot of due diligence.

Councilor Kranz stated she likes idea of pegging the process up against the CPI so Council and staff doesn't have to revisit it regularly. She stated she is interested in proposing the idea of a resident credit.

<1:41:20>

Fred Ostler explained that a lot of the work done on the fees and charges proposal was done before his arrival and he does not know the background on most of the changes.

Mayor Ryan asked if it would be more helpful to bring it back when Travis Hultin is available.

Fred Ostler responded yes because Travis is the one who has done most of the work on the proposal.

<1:43:30>

Ray Young stated that staff would bring this item back to Council when Travis is available.

## **8. STAFF COMMUNICATIONS**

<1:43:46>

Ray Young provided the following staff communications:

- 35 more days to recruit committee members
- City offices will be closed for Labor Day
- There is a burning ban in Multnomah County
- The Sheriff's Office is doing their Sheriff for a Day Academy on Friday, September 13<sup>th</sup> at 8:00am
- Movies in the Park tomorrow night
- October 23<sup>rd</sup> is the first public input and Open House for the trail along the waterfront
- Executive Session on September 17<sup>th</sup>

## **9. COUNCIL COMMUNICATIONS**

<1:47:53>

Councilor Ripma echoed the praise for Movies in the Park. The setup and sound system were spectacular. He commented on Carol Allen's point about the 50mph zone and he agrees people should be ticketed.

<1:50:05>

Councilor Kranz stated she appreciates the new format for the Council meeting minutes and suggested an idea to not put exhibits in the packet for cost savings.

Mayor Ryan thanked Councilor Moon for Movies in the Park.

<1:51:31>

Councilor White expressed that he was impressed with Movies in the Park and the setup. The 3<sup>rd</sup> annual Bigfoot Festival brought people from Montana and California and parking was a little bit of an issue. He suggested maybe doing a shuttle bus next year. He reminded the Council of the Halsey Corridor Executive Committee meeting tomorrow at 5:45pm at the City of Fairview City Hall.

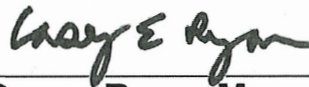
<1:54:15>

Councilor Moon reminded everyone that school is back in session so there is an increase in traffic and pedestrians. Be mindful.

## 10. ADJOURNMENT

**MOTION: Councilor Ripma moved to adjourn. Seconded by Councilor Kranz. Motion passed unanimously.**

Meeting adjourned at 8:57pm.



Casey Ryan, Mayor

Dated: September 27, 2019

ATTEST:



Kenda Schlaht, Deputy City Recorder



# Public Works Updates

- 1) Columbia Park Picnic Shelter
- 2) Tree Well in Mayor's Square
- 3) Update on Mayor's Square Parking Lot

## Exhibit A

August 27, 2019 Council Meeting Minutes



**CITY OF TROUTDALE**  
Office of the Public Works Director



# Columbia Park Picnic Shelter



# Tree Well in Mayor's Square

Parks Advisory Committee talked about a tree well three years ago and developed 3 options:

- Optional artificial tree, expensive for that size and quality.
- Or, cut a live tree each year.
- Or, plant a live tree. 





Proposed tree-ring  
Location in Mayor's  
Park





Proposed tree-ring  
Location in Mayor's  
Park





# Mayor's Square Parking Lot

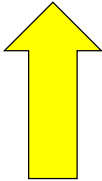
Bid Review and Next Steps



**CITY OF TROUTDALE**  
Office of the Public Works Director

## **Common Project Approaches**

### **Four - Standard Types of Project Approaches:**

1. Do it yourself (53 projects on the books)
2. Consultant to Assist the City, (Old Railroad Depot)
3. Consultant/City Partnership, (Treatment Plant)
4. Consultant to deliver a Bid Package, City does the Construction Admin,
5.  Consultant to deliver a Bid Package, Consultant does the Construction Admin.

# Mayor's Square Parking Lot – Project Goals

- Increase the number of parking spaces in the Downtown area.
- Increase the number of easy access parking spaces.
- Improve the appearance of the Downtown area.
- Increase the bicycle parking and bicycle security in the Downtown area.

**Selected Project Approach: Consultant to design, bid, and construction administration.**

# Bid Opening on July 11, 2019

Consulting  
Engineer's  
Cost Estimate

City's Customary  
15% Contingency

Engineer's Estimate:  $\underline{\$352,604} + \underline{\$52,891} = \underline{\$405,494}$

## Bid Results

1 Bidder

Bid = **\$798,690** (197%)

**Bid Tabulation and Comparison**  
**Mayor Square Parking Lot Project**

Item #	Description	Estimated Quantity	Units	Engineer's Estimate		MJ Hughes (Only Bidder)		Average Unit Price	Average Total Price
				Unit Price	Total Price	Unit Price	Total Price		
1	<b>Mobilization, Paving, Grading, and EC</b>								
2	Mobilization	1	L.S.	\$30,000.00	\$30,000.00	\$79,500.00	\$79,500.00	\$54,750.00	\$7,821.43
3	Cleaning & Grubbing	1	L.S.	\$1,500.00	\$1,500.00	\$22,500.00	\$22,500.00	\$31.00	\$1,483.57
4	Excavation / Off-Haul	335	C.Y.	\$35.00	\$11,725.00	\$27.00	\$9,045.00	\$19,500.00	\$3,535.71
5	Work Zone Traffic Control	1	L.S.	\$2,000.00	\$2,000.00	\$25,000.00	\$25,000.00	\$24,750.00	\$1,714.29
6	Erosion & Sediment Control	1	L.S.	\$1,500.00	\$1,500.00	\$48,000.00	\$48,000.00	\$12,000.00	\$3,028.57
7	Construction Survey	1	L.S.	\$6,000.00	\$6,000.00	\$18,000.00	\$18,000.00	\$3.00	\$240.00
8	Standard Curb (complete in place)	400	L.F.	\$46.00	\$18,400.00	\$90.00	\$36,000.00	\$100.00	\$1,042.86
9	Standard Curb & Gutter (complete in place)	24	L.F.	\$50.00	\$1,200.00	\$40.00	\$960.00	\$3.60	\$5,595.43
10	3" Wide Gutter Pan (complete in place)	73	L.F.	\$60.00	\$4,380.00	\$140.00	\$10,220.00	\$89.50	\$3,462.14
11	3" Class "C" A.C. (on-site paving, complete in place)	10880	S.F.	\$3.95	\$42,976.00	\$3.25	\$35,360.00	\$9.63	\$1,020.25
12	4" Aggregate Base (on-site paving, comp. in place)	270	C.Y.	\$70.00	\$18,900.00	\$109.00	\$29,430.00	\$22.50	\$322.71
13	8" Aggregate Base (SE 2nd St. paving, comp. in place)	742	S.F.	\$5.25	\$3,896.50	\$14.00	\$10,388.00	\$22.50	\$3,006.57
14	4" Concrete Walk (includes 2" base rock)	18	C.Y.	\$70.00	\$1,260.00	\$181.00	\$3,258.00	\$26.50	\$2,422.86
15	Concrete (complete in place)	936	S.F.	\$17.00	\$15,912.00	\$28.00	\$26,208.00	\$4.25	\$2,428.57
16	ADA Ramp (complete in place)	640	S.F.	\$27.00	\$17,280.00	\$28.00	\$18,640.00	\$2.75	\$392.86
17	Treewell in	1	E.A.	\$4,000.00	\$4,000.00	\$5,100.00	\$5,100.00	\$4,250.00	\$2,428.57
18	ADA Ramp	4	E.A.	\$6,000.00	\$24,000.00	\$2,500.00	\$10,000.00	\$24.50	\$1,235.50
19	Block	353	S.F.	\$20.00	\$7,060.00	\$28.00	\$10,237.00	\$7.65	\$1,062.86
20	Block	1	L.S.	\$6,300.00	\$6,300.00	\$9,000.00	\$9,000.00	\$562.50	\$784.29
21	Block	5	E.A.	\$2,000.00	\$10,000.00	\$925.00	\$4,625.00	\$18.50	\$137.43
22	Block	36	E.A.	\$75.00	\$2,700.00	\$230.00	\$8,280.00	\$1,197.50	\$171.07
23	Block	52	L.F.	\$95.00	\$4,940.00	\$32.00	\$1,664.00	\$625.00	\$89.29
24	Block	1	L.S.	\$895.00	\$895.00	\$1,500.00	\$1,500.00	\$2,550.00	\$364.29
25	Block	1	E.A.	\$250.00	\$250.00	\$1,000.00	\$1,000.00	\$5,750.00	\$821.43
26	<b>Stormwater</b>			<b>\$219,793.50</b>					
27	Overflow Structure (complete in place)	1	E.A.	\$2,500.00	\$2,500.00	\$2,600.00	\$2,600.00	\$1,620.00	\$1,147.14
28	48" Dia. Manhole, 5'-10" deep (complete in place)	1	E.A.	\$4,500.00	\$4,500.00	\$7,000.00	\$7,000.00	\$2,035.71	\$2,475.00
29	12" Dia. DIP, Class 350 Storm Line (complete in place)	44	L.F.	\$100.00	\$4,400.00	\$265.00	\$11,660.00	\$75.00	\$821.43
30	4" Dia. Perforated PVC, ASTM D3034 Drain Line	168	L.F.	\$15.00	\$2,520.00	\$120.00	\$20,160.00	\$67.50	\$772.14
31	Modified Curb & Gutter (complete in place)	190	L.F.	\$50.00	\$9,500.00	\$100.00	\$19,000.00	\$587.50	\$419.64
32	Planter Curb Cut (complete in place)	5	E.A.	\$175.00	\$875.00	\$1,000.00	\$5,000.00	\$70.00	\$1,660.00
33	Modified Straight Curb (complete in place)	166	L.F.	\$55.00	\$9,130.00	\$85.00	\$14,110.00	\$102.50	\$351.43
34	9" Drain Layer Rock (3/4" - 1 1/2" washed round rock)	24	C.Y.	\$70.00	\$1,680.00	\$135.00	\$3,240.00	\$146.00	\$165.71
35	3" Separation Layer Rock (Pea Gravel)	8	C.Y.	\$50.00	\$400.00	\$240.00	\$1,920.00	\$115.00	\$772.14
36	Growing Medium (complete in place)	47	C.Y.	\$55.00	\$2,585.00	\$175.00	\$8,225.00	\$17,325.00	\$2,475.00
37	30 Mil Water Proof Liner (complete in place)	1	L.S.	\$30,000.00	\$30,000.00	\$4,650.00	\$4,650.00	\$7,250.00	\$1,035.71
38	Stormwater Planter Landscaping (complete in place)	1	L.S.	\$3,500.00	\$3,500.00	\$11,000.00	\$11,000.00	\$3,222.50	\$1,074.17
39	<b>SUB-TOTAL</b>			<b>\$71,590.00</b>				<b>\$3,212.50</b>	<b>\$1,070.83</b>
40	<b>Utility Improvements</b>							<b>\$6,500.00</b>	<b>\$1,208.33</b>
41	Extend Existing Water Service w/ 3/4" Type K Copper	1	E.A.	\$345.00	\$345.00	\$6,100.00	\$6,100.00	\$3,875.00	\$1,291.67
42	Relocate Existing Water Meter (complete in place)	1	E.A.	\$325.00	\$325.00	\$6,100.00	\$6,100.00	\$6,250.00	\$3,083.33
43	Relocate Existing Communications Equipment	1	E.A.	\$750.00	\$750.00	\$6,500.00	\$6,500.00	\$153.50	\$6,651.67
44	Install 1" Double Detector Check & Hose Bid	1	L.S.	\$750.00	\$750.00	\$7,000.00	\$7,000.00	\$9,975.00	\$22,325.00
45	<b>SUB-TOTAL</b>			<b>\$2,170.00</b>				<b>\$153.50</b>	<b>\$6,651.67</b>
46	<b>Retaining Walls</b>								
47	Cast-in-place Concrete Tree Well (includes facade)	1	L.S.	\$4,500.00	\$4,500.00	\$14,000.00	\$14,000.00	\$6,975.00	\$22,325.00
48	UltraBlock Retaining Wall (includes geogrid)	1	L.S.	\$28,950.00	\$28,950.00	\$105,000.00	\$105,000.00	\$153.50	\$6,651.67
49	Handrail on Retaining Wall (complete in place)	130	L.F.	\$20.00	\$2,600.00	\$287.00	\$37,310.00	\$60,000.00	\$8,571.43
50	<b>SUB-TOTAL</b>			<b>\$36,050.00</b>				<b>\$60,000.00</b>	<b>\$8,571.43</b>
51	<b>Electrical</b>								
52	Complete all work per plans	1	L.S.	\$23,000.00	\$23,000.00	\$97,000.00	\$97,000.00	\$307,285.23	\$101,495.25
53									
54									
55									
56									
<b>TOTALS</b>					<b>\$352,604</b>	<b>\$798,690.00</b>	<b>\$307,285.23</b>	<b>\$101,495.25</b>	
					<b>15% Contingency = \$52,891</b>				
					<b>Grand Total = \$405,494</b>				

**Bid Schedule**  
**43 pay items**

**Original Approach - Problems**

- Approach: 43 Pay Items
- Bad Market Timing
- Consultant likely underestimated the costs

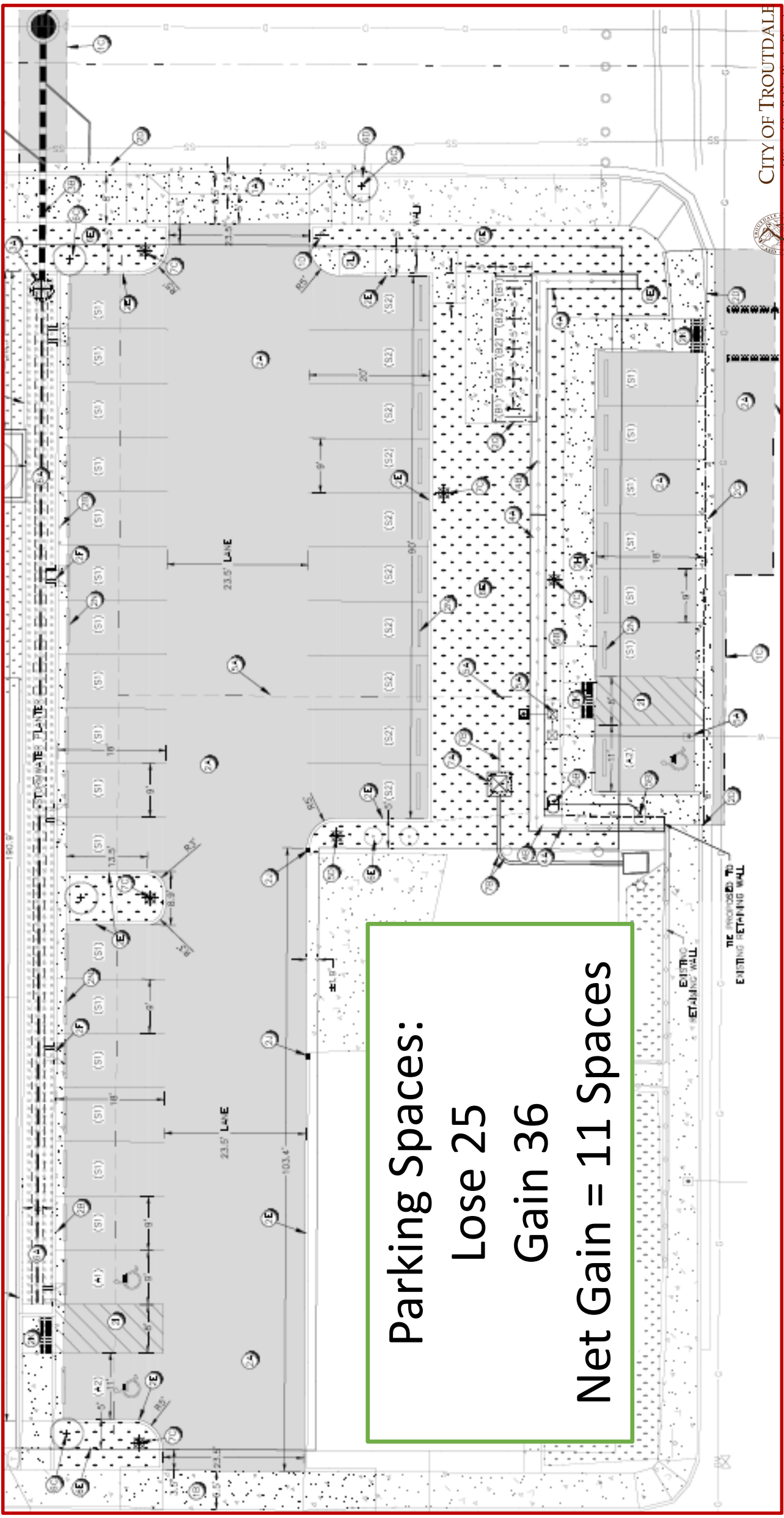
**New Approach: Lump Sum for Base Project**

Base Project =	Lump Sum Price
Add Option 1 =	Tree Well
Add Option 2 =	Bike Shelter
Add Option 3 =	Additional Bike Racks
Other Options =	Yet to be determined

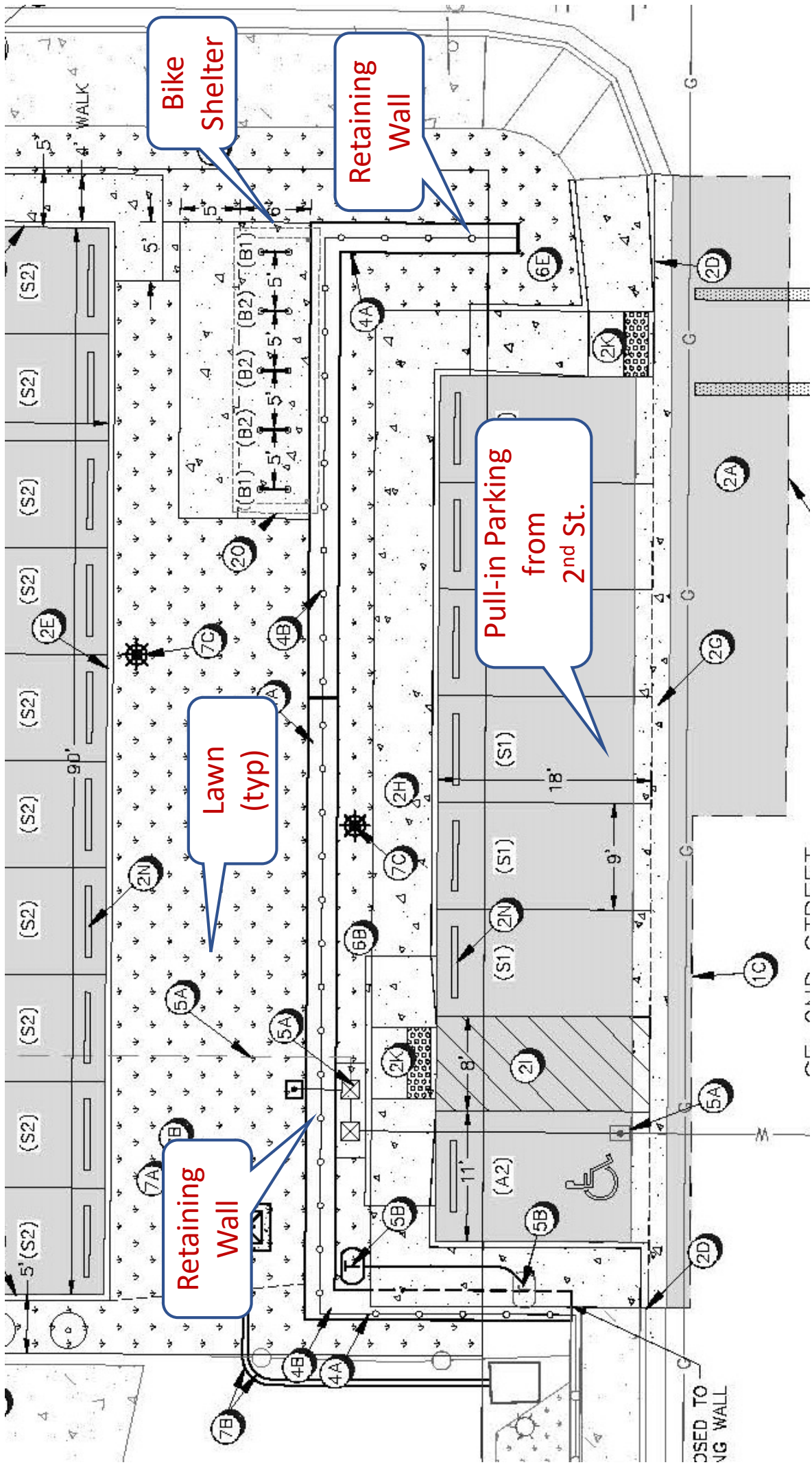




Parking Spaces:  
Lose 25  
Gain 36  
Net Gain = 11 Spaces

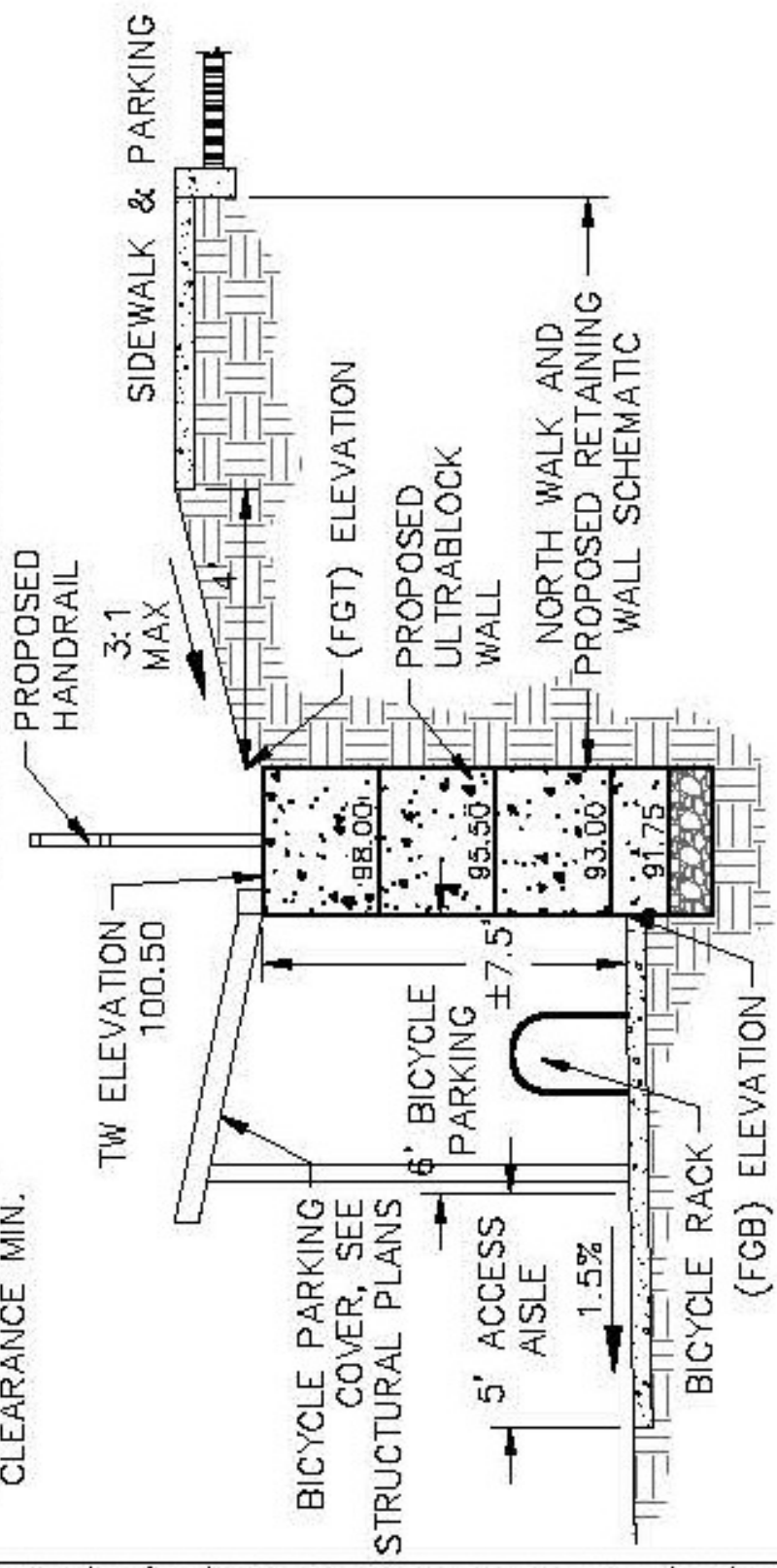






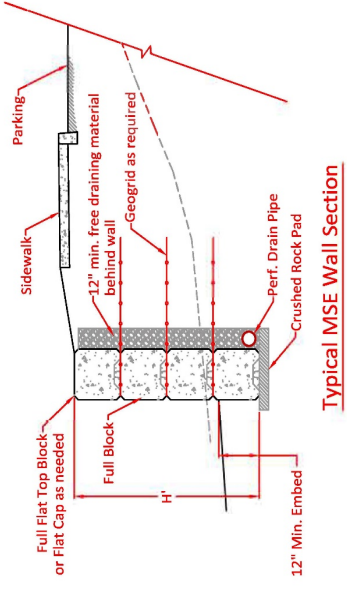
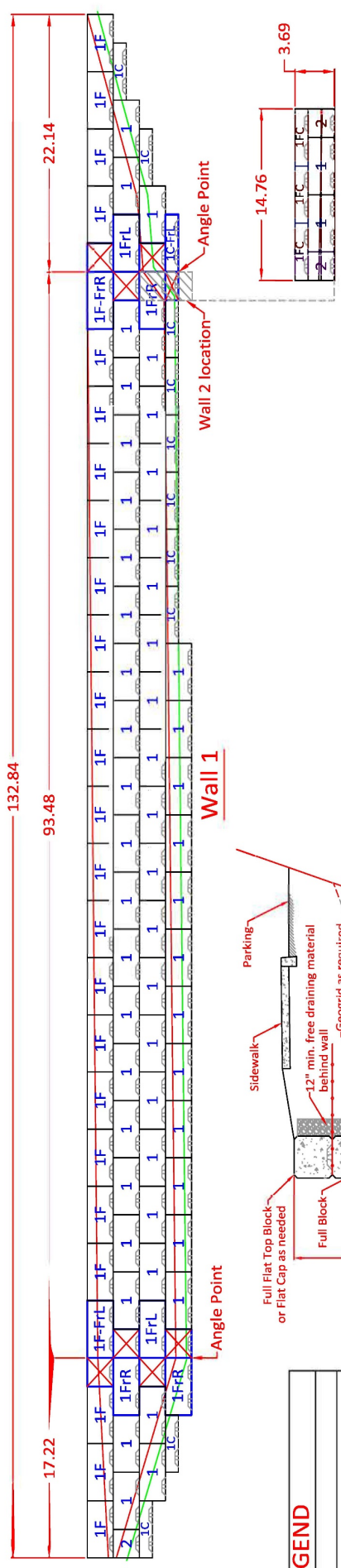
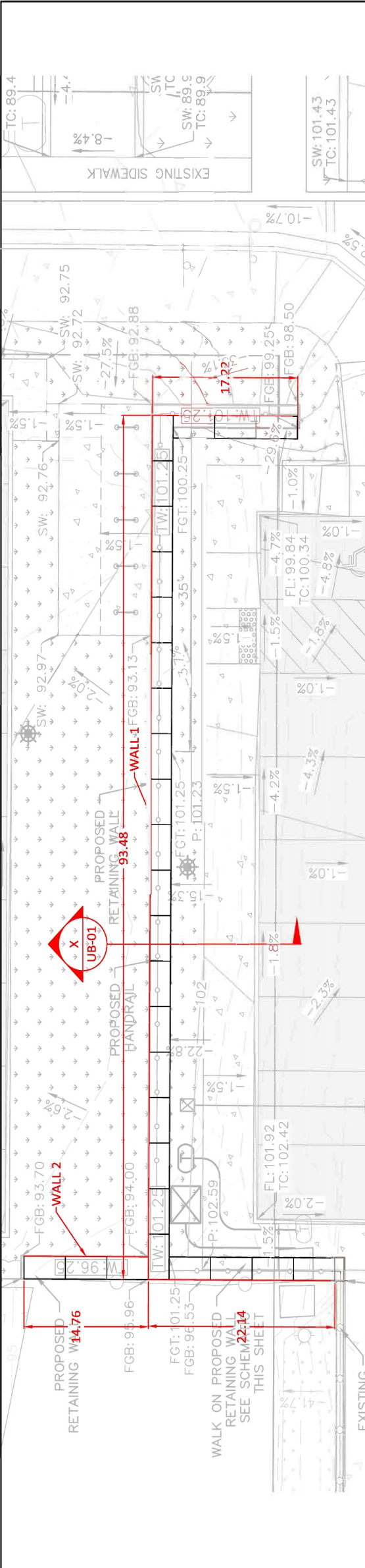


INSTALL STANDING SEAM METAL ROOF, BROWN IN COLOR, OVER BICYCLE PARKING COVER PLYWOOD SHEATHING PER MANUFACTURER'S SPECIFICATIONS.



BICYCLE PARKING AND PROPOSED RETAINING WALL SCHEMATIC  
NOT TO SCALE

What can be cut?



BLOCK LEGEND	
TYPE	DESCRIPTION
1	Full Block
1C	Full Cap Block
1F	Full Flat Top Block
1F	Full Flat Top Cap Block
1F-FrL	Full Flat Top - Front & Left Face Block
1F-FrR	Full Flat Top - Front & Right Face Block
1FrL	Full - Front & Left Face Block
1FrR	Full - Front & Right Face Block
2	Half Block

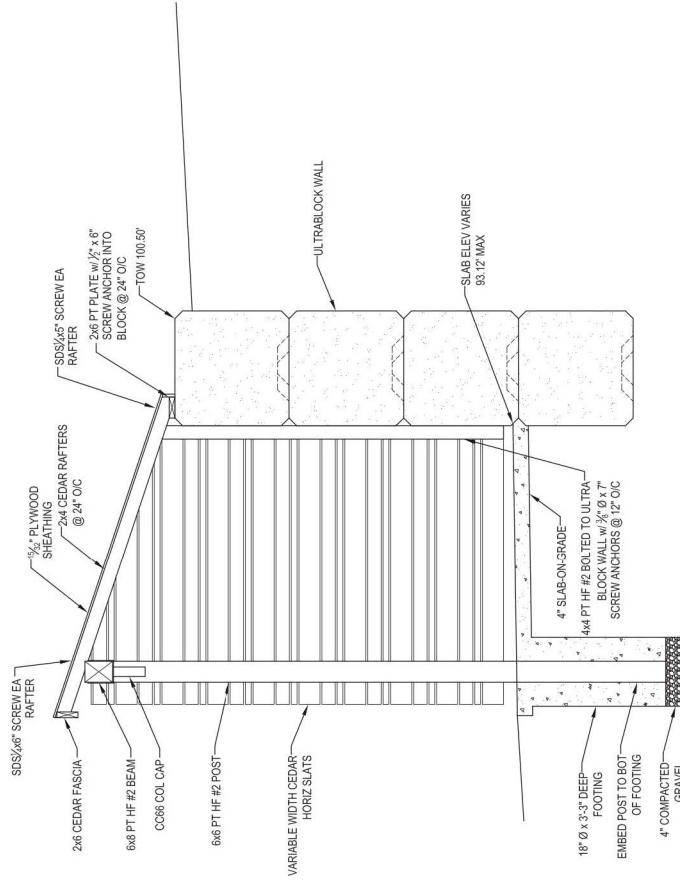
**\*\*REFER TO QUOTE AS ANY HIDDEN OR BURIED BLOCKS MAY BE NON-ARCHITECTURAL FINISH OR MAY BE UTILITY GRADE\*\***    **\*\*ULTRABLOCK PLANS ARE BASED OFF OF CONTRACT PLANS\*\***  
**\*\*PRELIMINARY - BLOCK LAYOUTS TO BE APPROVED BY ENGINEER\*\***    **\*\*ALL ELEVATIONS TO BE FIELD VERIFIED BY CONTRACTOR\*\***    **\*\*PROFILE VIEW SHOWN FROM FACE OF WALL (AS BUILT)\*\***

PROJECT: **Old Police Department Parking Lot Wall Pain/Profile**

DRAWN BY: MLN    DATE: 3/21/19    SCALE: NTS    SHEET # **UB-01**



815 NE 172nd Ave, Vancouver, WA 98684  
 (800) 377-3877 | estimating@ultrablock.com



# BICYCLE SHELTER SECTION

1/4" = 1'-0"

5

S-2



# Community Development Fees & Charges

**Planning Commission Discussion**

**City of Troutdale | Planning Commission | October 18, 2017**

**Exhibit B**

August 27, 2019 Council Meeting Minutes

# Fee Schedule

- Established by City Council Resolution 1954
  - Approved in June 2008, effective July 1, 2008
- Across the board fees for all City departments/divisions
- Amendments made (none to Planning-related fees)
- Not adjusted to consumer price index or inflation
  - Pre-Application Fee
    - \$200.00 in July 2008 = \$223.24 today
  - Amazon Land Use Application
    - \$137,284.00 in July 2008 = \$153,233.39 today (\$16,000 differential)



# Comparator Cities

- Gresham – 110,553
- West Linn – 26,593
- Forest Grove – 23,897
- Newberg – 22,780
- Wilsonville – 22,729
- Milwaukie – 20,830
- Sherwood – 19,283

- Canby – 17,271
- **TROUTDALE – 16,631**
- St. Helens – 13,158
- Cornelius – 12,317
- Gladstone – 11,986
- Fairview – 9,280
- **Sandy, Hood River, Happy Valley**

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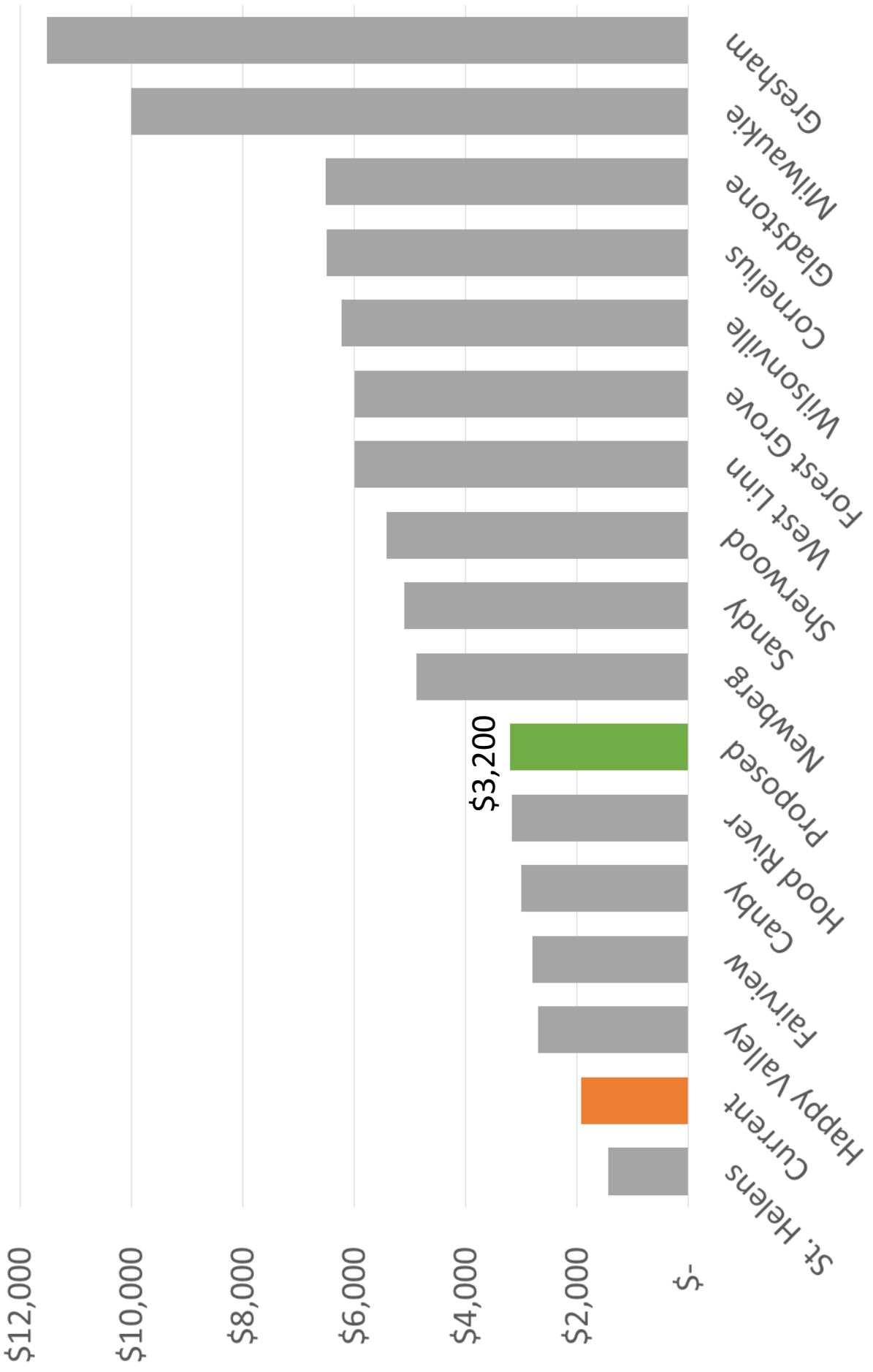
# Staff Proposal

CATEGORY	TYPE	APPLICATION	CURRENT	PROPOSED
Amendments	IV	Annexation <i>(includes map amendments)</i>	1% assessed val, up to \$3,000	\$3,200
	IV	Map Amendment - Comprehensive Land Use Plan Map	varies between \$850 - \$3,000	\$1,600
	IV	Map Amendment - Zoning District Map	varies between \$850 - \$3,000	\$1,600
	IV	Text Amendment - Code or Comprehensive Land Use Plan	\$600	\$3,200
Appeals	IV	Appeal to City Council of a Type III Decision	1/2 orig.application fee + \$600	\$1,600
	III	Appeal to Planning Commission of a Type I or II Decision	\$600	(per ORS) \$250
Land Division	I	Partition - Final Review	\$250	\$400
	II	Partition - Preliminary Review	\$500	\$800
	I	Property Line Adjustment	\$150	\$200
	I	Subdivision - Final Review	1/2 preliminary review fee	\$800
	III	Subdivision - Preliminary Review	\$1,400 + \$60/lot	\$1,600 + \$100/lot
	IV	Vacation of Right-of-Way	\$750	\$3,200
	II	Non-Conformity - Expansion of Structure/Development	\$300	\$400
Non-Conformities & Variances	III	Non-Conformity - Expansion of Use - Major	\$600	\$800
	II	Non-Conformity - Expansion of Use - Minor	\$300	\$400
	I	Variance - Type I	\$125	\$100
	II	Variance - Type II	\$250	\$400
Overlays	III	Variance - Type III	\$600	\$800
	III	Aggregate Resource		\$1,600
	III	Historic Landmarks - All Actions	\$600	\$800
	III	Planned Unit Development		\$1,600

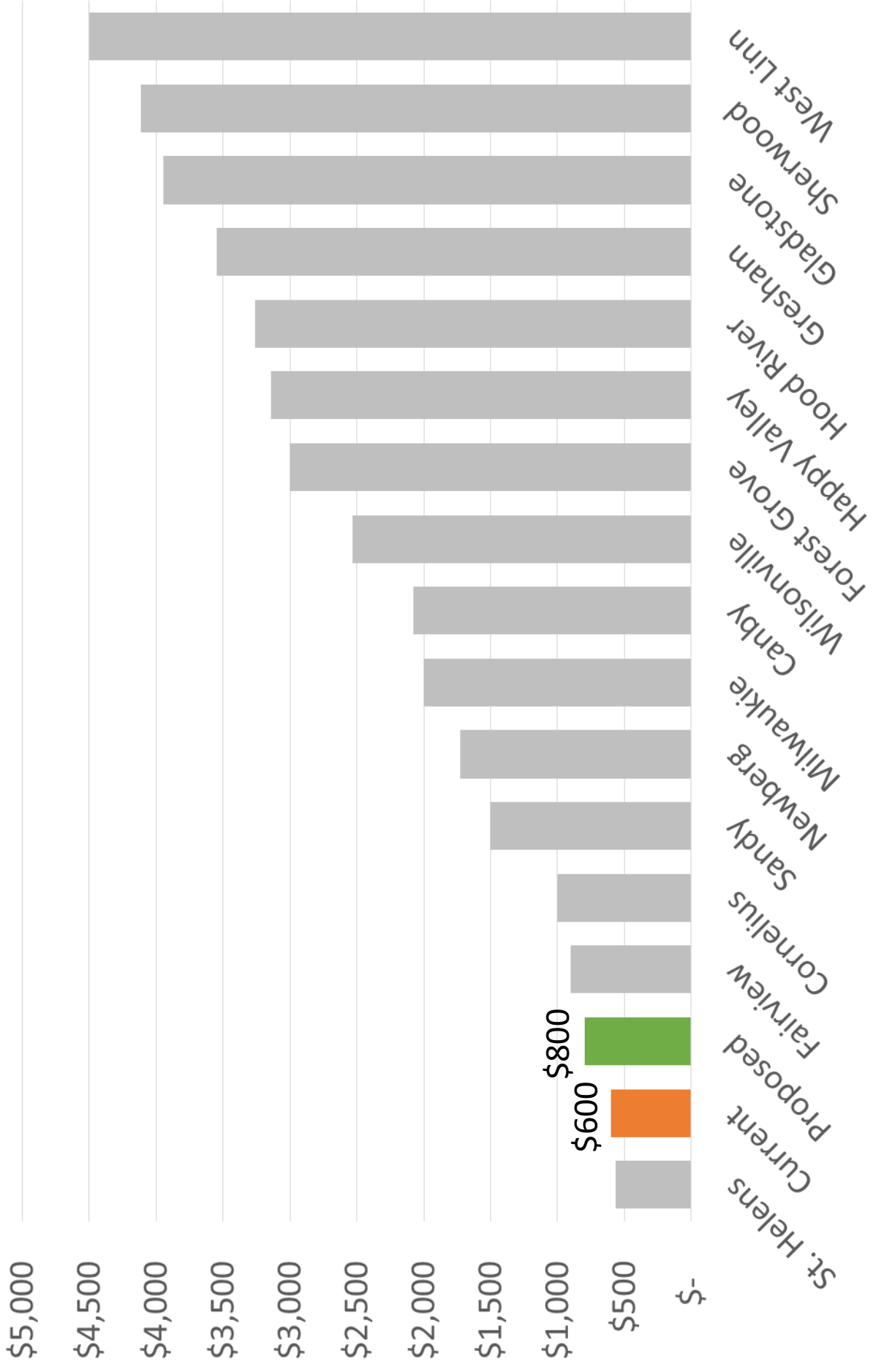
# Staff Proposal

CATEGORY	TYPE	APPLICATION	CURRENT	PROPOSED
Permits	III	Conditional Use Permit	\$600	\$800
	I	Flood Hazard Permit - Type I		\$200
	II	Flood Hazard Permit - Type II		\$400
	III	Flood Hazard Permit - Type III		\$800
	I	Sign Permit	varies between \$40 - \$300	\$100
Reviews	-	Compliance Review		\$100
	I	Site Development Review - Type I		\$200
	II	Site Development Review - Type II	\$300 + 0.1% val	\$400 + 0.1% val
	I	Temporary Structure - New		\$200
	II	Temporary Structure - Renewal		\$400
Staff Actions	II	Director's Interpretation		\$400
	-	Zoning Verification - Custom		\$200
	-	Zoning Verification - Standard		\$100
	-	Public Records Request ( <i>consistent with other City depts</i> )	1.5 x staff hourly	1.5 x staff hourly
	-	Pre-Application Meeting	\$200	\$400
Other Actions	I	Type I Review - Unlisted		\$200
	II	Type II Review - Unlisted		\$400
	III	Type III Review - Unlisted	\$600	\$800
	IV	Type IV Review - Unlisted	\$1,200	\$1,600

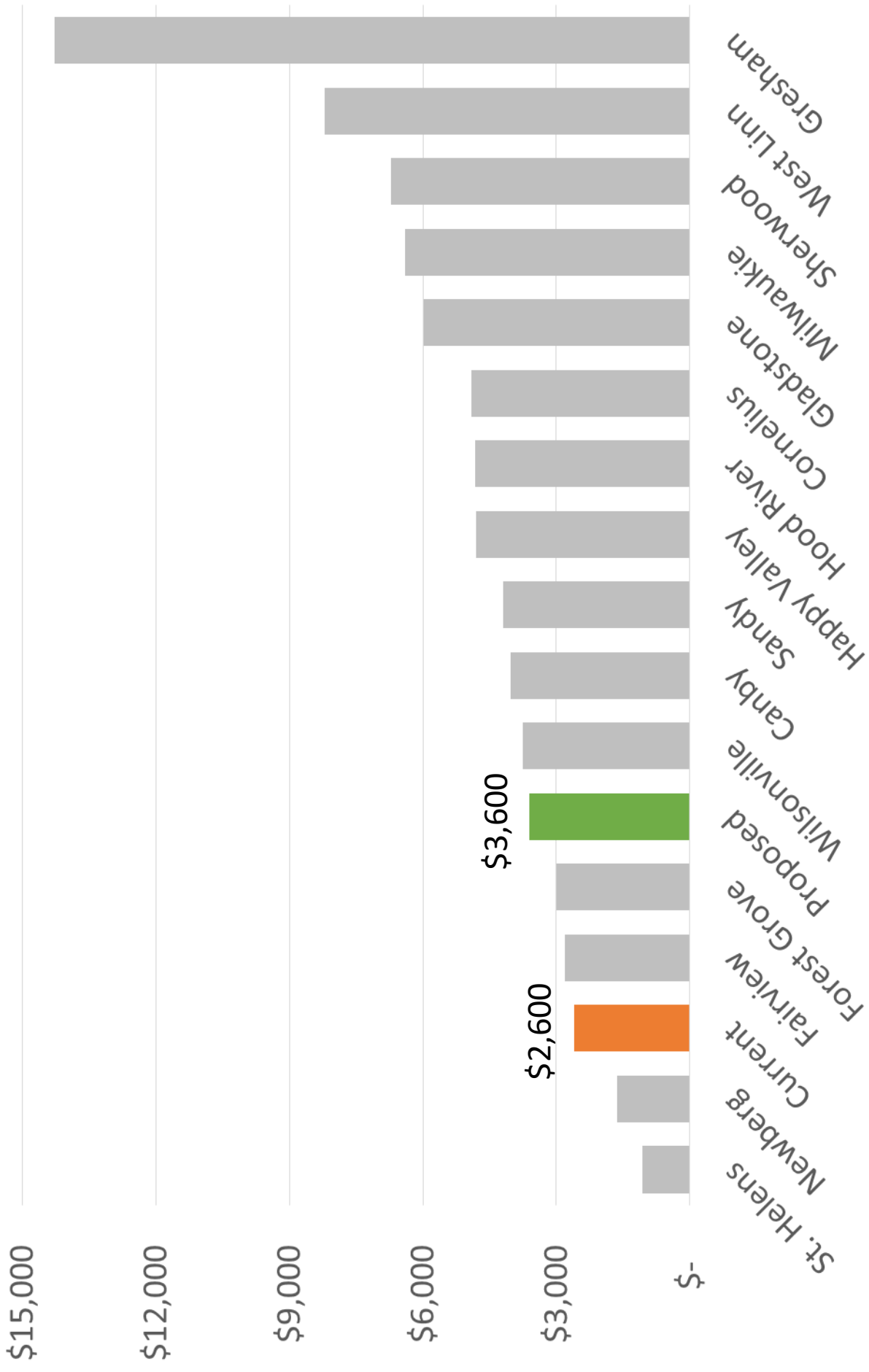
# Map Amendments Application



# Conditional Use Application



# 20 Lot Subdivision



# Base Fee for Type II Site Development Review (w/Pre-App)

