



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, September 8, 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, September 7th 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, September 7th.

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 **MINUTES:** June 30, 2020 City Council Work Session and July 14, 2020 City Council Regular Meeting.
 - 3.2 **RESOLUTION:** A resolution approving an Intergovernmental Agreement with the City of Portland for the receipt and distribution of Federal CARES Act Coronavirus Relief Funds.
 - 3.3 **RESOLUTION:** A resolution authorizing the City Manager to sign a master agreement with the University of Oregon for participation in the Sustainable City Year Program.
4. **REQUEST:** Funding request for Fall Festival of Arts.
Ellen Green, Cascadia Art Association
5. **REPORT:** Buxton and East Historic Columbia River Highway traffic control updates.
Fred Ostler, Public Works Director.
Ian Cannon, Multnomah County Transportation & Carrie Warren, Multnomah County Transportation

6. **PUBLIC HEARING / ORDINANCE (Introduced 8/25/20):** 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
7. **PUBLIC HEARING / ORDINANCE (Introduced 8/25/20):** An ordinance adopting text amendments to Chapters 1, 3, 4, 8, and 9 of the Troutdale Development Code.
Chris Damgen, Community Development Director
8. **PUBLIC HEARING / ORDINANCE (Introduction):** An ordinance amending Troutdale Municipal Code Section 2.20 relating to Committees and Commissions. *Ray Young, City Manager*
9. **RESOLUTION:** A resolution approving the 2020 Council Priorities and Tactical Direction.
Ray Young, City Manager
10. **STAFF COMMUNICATIONS**
11. **COUNCIL COMMUNICATIONS**
12. **ADJOURNMENT**



Casey Ryan, Mayor
Dated: September 1, 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, September 8, 2020 – 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 Lauer, Councilor Kranz, Councilor White, Councilor Moon and Councilor Hudson (7:10pm).

ABSENT: None.

STAFF: Ray Young, City Manager; Sarah Skroch, City Recorder; Erich Mueller, Finance Director; Fred Ostler, Public Works Director; Chris Damgen, Community Development Director; Ed Trompke, City Attorney; Ryan Largura, Environmental Specialist and Travis Hultin, Chief Engineer.

GUESTS: See Attached.

Mayor Ryan asked for agenda updates.

Ray Young, City Manager, replied Item 3.3 on the consent agenda is getting pulled and will be put on the meeting agenda for September 22nd.

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

None.

3. CONSENT AGENDA:

3.1 MINUTES: June 30, 2020 City Council Work Session and July 14, 2020 City Council Regular Meeting.

3.2 RESOLUTION: A resolution approving an Intergovernmental Agreement with the City of Portland for the receipt and distribution of Federal CARES Act Coronavirus Relief Funds.

3.3 RESOLUTION: A resolution authorizing the City Manager to sign a master agreement with the University of Oregon for participation in the Sustainable City Year Program.

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

4. REQUEST: Funding request for Fall Festival of Arts.

<0:02:55>

Ellen Green, Cascadia Art Association, stated the association is still committed to making the Fall Festival of the Arts a fine arts festival destination and bring community and tourists to the event. (A short video about the Fall Festival of the Arts was shown to Council). The Art Association would like the City of Troutdale to be the initial partner with the Fall Festival of the Arts so they can start reaching out to others to help get the festival off the ground. There have been some unforeseen expenses that have increased to the startup that wasn't anticipated. Other opportunities have been added that are important such as adding the Yakima Nation representing indigenous people in the area. The association would like to expand this and provide opportunities for those populations that aren't able and need more opportunities to enrich and support the local community history. Immediate social media needs to be paid out of pocket along with promotional materials and marketing to artists, community and tourists. This year is a little more cost heavy than anticipated but it should give the boost needed to get going and not have to ask for money as often or as much. The funding can be done over the year but some of the money is needed to get started. Numerous Troutdale businesses have given favorable feedback on having the festival in the City.

<0:19:23>

Councilor Lauer asked if the association's event coordinator is a full-time position that will be hired or if it's a contractor.

Ellen Green replied she thinks the position will always be contracted.

<0:30:14>

Mayor Ryan asked if the amount requested is \$24,000.00.

Ellen Green replied the association is hoping for \$30,000.00 which includes the unanticipated expenses.

MOTION: Councilor Kranz moved to approve funding request for the Fall Festival of the Arts in the amount of \$30,000.00. Seconded by Councilor Moon.

VOTE: Councilor Kranz – Yes; Mayor Ryan – Yes; Councilor White – Yes; Councilor Moon – Yes; Councilor Hudson - Yes; Councilor Ripma - Yes and Councilor Lauer – Yes.

Motion passes 7-0.

5. REPORT: Buxton and East Historic Columbia River Highway traffic control updates.

<0:36:20>

Fred Ostler, Public Works Director, introduced Carrie Warren and Ian Cannon with the Multnomah County Transportation Department and gave a brief overview of the staff report.

Carrie Warren showed the Council a PowerPoint presentation (attached as Exhibit A to these minutes).

<0:45:26>

Councilor White asked if there is any ability to make signs look better than average street signs.

Ian Cannon replied there are requirements and regulations, but they could look at different ideas or designs.

<0:49:10>

Ian Cannon continued the PowerPoint presentation.

6. PUBLIC HEARING / ORDINANCE (Introduced 8/25/20): 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.

<0:53:30>

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

Mayor Ryan opened the public hearing at 7:57pm.

Paul Wilcox, Troutdale resident, asked about the temperature adjustments and the reduction from 140 to 104. It's a significant change and he's wondering if it's possible if the 0 and the 4 were reversed in error.

Ryan Largura replied the original 140 degrees temperature was at the point of discharge from the industrial user. It's 104 degrees as it enters Troutdale's treatment plant.

Paul Wilcox stated each pH numeric changes at a factor of 10. If the pH goes from 9 to 10 it's 10 times, 10 to 11 another 10 times and so on. The report is showing the pH going from 9 to 12 but it also shows 12.5 is the hazardous waste. A NPDES permit only allows 9. He asked about the City's permission for going to 12.

Ryan Largura replied the federal pretreatment program doesn't set an upper limit for pH discharges. They only set a lower limit, which is 5. The upper limit was expanded to give industries more flexibility to meet a pH affluent limit. It's not uncommon to have a higher pH range in the limit.

Mayor Ryan closed the public hearing at 8:02pm.

MOTION: Councilor Lauer moved to adopt the 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. Seconded by Councilor Ripma.

VOTE: Councilor Kranz – Yes; Mayor Ryan – Yes; Councilor White – Yes; Councilor Moon – Yes; Councilor Hudson - Yes; Councilor Ripma - Yes and Councilor Lauer – Yes.

Motion passes 7-0.

7. PUBLIC HEARING / ORDINANCE (Introduced 8/25/20): An ordinance adopting the text amendments to Chapters 1, 3, 4, 8 and 9 of the Troutdale Development Code.

<1:03:39>

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

<1:15:00>

Councilor Ripma asked if one of the conditions could be that it looks like the existing storage unit that's on the corner of the property with landscaping and garage doors.

Chris Damgen replied that could potentially be done. The only concern is if that's the angle of approach then the proposed definitions may need to be looked at because the definitions for storage facilities were made more encompassing than just the traditional business fortress style type of self-storage facility.

<1:17:38>

Councilor Ripma asked if stacking shipping containers could be expressly prohibited.

Chris Damgen replied it's a potential option the City could do as kind of a standard. It could be a condition of approval.

Councilor Moon asked Chris Damgen if he thinks some of the changes that Council has made with the ordinance would help the opposing voters on the Planning Commission.

<1:20:21>

Chris Damgen replied the only way to know that would be if the Council wishes to refer it back to the Planning Commission.

Councilor White

Stated he understands the area is light industrial, but in a way, it would be eliminating light industrial zoning by allowing storage. He could be okay with it if it were like the new type of building the Troutdale Storage has. It would also allow conex boxes and they're not the best thing to store stuff in because they tend to condensate and leak. He would like to look at more options and look at something more beneficial for the city and the property owner.

Mayor Ryan opened the public hearing at 8:24pm.

Rich Allen, Troutdale resident, stated the City has put in a lot of investment into the URA and completing the 40-Mile Loop and tourists typically like to go somewhere nice or nicer than

where they are. He's not thrilled about the idea of using shipping containers for storage and he thinks it's a bad move.

Paul Wilcox stated he's a member of the Planning Commission but he's speaking for himself. He stated Councilor Kranz inquired about the 2 no votes on the Planning Commission. His reason for voting no was the new definition 1.127 and the words portable setting and asking for further explanation or definition for portable and he never he got it. The term is too open ended and broad for him. He wants the Council to be aware of what they're actually allowing.

Tracy Brown, Land Use Planning Consultant, stated he represents one of the property owners in the proposed area. He went through the revisions that staff is recommending, and he plotted out what he thought the radius is based on the words that were written. He thinks it's clear as to what that area is being designated as. As the applicant, he feels the conditional use process does provide some protections. The potential is there to allow an applicant to make their best case in compliance with the code. His client is supportive of the change and they're wanting to make the storage units fit in the community as best they can.

Taney Staffenson, Troutdale resident, stated he is a member of the Planning Commission, but he is testifying as a citizen. His opinion is the 4-2 vote from the Planning Commission very easily could have been 2-4. Some things the Planning Commission heard and were concerned about was chemicals possibly leaking onto the ground into the ground water, height concerns, security, aesthetics and noise. There is also the property that is borderline to a city-owned levee and he wants to make sure it is protected. These concerns can be handled with conditional use. There have been some conditional uses that have been denied. He hopes to get some of the non-compliant properties into legal compliance.

Mayor Ryan closed the public hearing at 8:37pm.

MOTION: Councilor Lauer moved to adopt the ordinance adopting text amendments to Chapters 1, 3, 4, 8 and 9 of the Troutdale Development Code. Seconded by Councilor Moon.

Councilor White stated his real issue is the conexes versus storage. He would like to know if the ordinance fails if the Council could re-vote on allowing storage without the conexes.

Chris Damgen explained another option would be to do a motion to be made that would exclude or write out the portable nature of storage from the definition. That could be seconded and voted up and down prior to the motion that Councilor Lauer made.

Ed Trompke, City Attorney, stated he doesn't believe there's anything that stops the Council from bringing something back if it fails.

Mayor Ryan stated he needs more information to look at if it's going to be brought back to Council.

FRIENDLY AMENDMENT: Councilor White stated he would like to make a friendly amendment and remove the portable nature of storage.

Councilor White stated half of the problem is solved by changing the language because there's already a storage unit at the property that's a non-conforming use. When it's a non-conforming use, money can't be borrowed against the property and the property can't be sold. By making the amendment, Council could vote on it and see what happens.

Ed Trompke stated the better solution would be what Councilor White suggested which is to make a motion to amend the definition striking out the reference to portable. The City code prohibits a matter from coming back again if it's been tabled. If something fails, there's a period before it can be brought back.

Mayor Ryan asked for clarification of the amendment.

Sarah Skroch, City Recorder, responded the amendment would change the definition of .127 to strike "or portable setting, but not including tents" and it would now read "in and outdoor or indoor setting."

Councilor Lauer and Councilor Moon both accepted Councilor White's Friendly Amendment.

<1:45:38>

VOTE: Councilor Kranz – No; Mayor Ryan – No; Councilor White – Yes; Councilor Moon – No; Councilor Hudson - No; Councilor Ripma - Yes and Councilor Lauer – No.

Motion failed 2-5.

8. PUBLIC HEARING / ORDINANCE (Introduction): An ordinance amending Troutdale Municipal Code Section 2.20 relating to Committees and Commissions.

<1:48:20>

Ray Young gave a brief overview of the staff report.

<1:56:52>

Mayor Ryan stated he thinks people are starting to push back because they don't feel included or welcome. As the City continues to grow and become more diverse the City needs to show it's open to new membership, leadership and giving more people the opportunity to chair committees in an unawkward situation. The City should make their citizens feel welcome and included.

<1:59:18>

Councilor Ripma stated assuming that Jamie, Nick and Zach are in favor of it and Casey is in favor of it, he thinks it's done.

Councilor Kranz stated she had an idea that came to her after reading Paul Wilcox's email about having Vice Chairs and Chairs up for appointment on the same year. She recommended Chairs up for appointment on even years and Vice Chairs on odd numbered years. She asked who would staff and facilitate the Public Safety & Equity Advisory Committee and asked if group sizes of certain committees could be shifted.

<2:01:12>

Councilor White stated he's in favor of keeping the terms the same length because with the proposed way, the selection process would have to happen 25% more often. He asked if the proposal is asking for term limits just for Chairs.

Mayor Ryan replied you can be on a committee as long as you go back through the interview process.

Councilor White asked if any input on the proposal was from the Chairs of committees.

Councilor Hudson stated it was just the 3 Councilors and Ray working on it.

Councilor White stated he thinks it was a mistake not having a Chair's input. When a new person gets nominated for Chair, they almost always defer by nominating the existing Chair. He thinks Council should stay out of who the committees want as their Chair.

<2:04:47>

Mayor Ryan stated he understands Councilor White, but as the City grows and becomes more diverse, he doesn't think it reflects well on the City as far as diversity and open opportunities. Other people need to be allowed to volunteer as Chair in a comfortable group setting. The City needs to bring in more talent and let people grow into the different positions. This is not personal. It's important because at some point someone is going to confront the Council about one person heading 3 very important committees.

Ray Young asked Councilor White if he suggested making all committees 4-year terms.

Councilor White replied it would be more efficient.

Mayor Ryan stated he thinks Councilor White makes a good point.

<2:09:00>

Councilor Hudson stated in the section where it elaborates on what the Selection Committee will consider, it says it will consider, along with other factors, a diversity, service on other committees or balance between committees including new members. It doesn't prioritize those, and it doesn't limit it to those. This isn't removing a Chair from a committee. It's giving someone else a chance to Chair a committee.

Councilor White stated he thinks there should be more input from committee members, especially the Chairs.

<2:15:02>

Councilor Kranz stated she would like to look at neighboring cities to see what they've done and their code vocabulary. After the Selection Committee has chosen who's going to be appointed to the various committees, she thinks the new members should be given a copy of the codes so they can see the rules of being a committee member.

Mayor Ryan stated the revisions in the ordinance are solid, good and fair. It's not complicated.

Mayor Ryan opened the public hearing at 9:20pm.

Rich Allen stated he likes the idea of the continuity aspect.

Paul Wilcox stated before Council locks into a 4-year term for every committee/commission, he pointed out that 3 of the committees; Planning, Historic Landmarks and the Budget Committee, are 7 member groups and with a 7 member group every 4th year this is no opening. If it's going to go to a 4-year term the terms might need to be staggered differently.

Tanney Staffenson stated he gets the message and understands what the Council is trying to do. He doesn't think the Council should pattern themselves too much after Gresham right now. He gets the feeling that he dedicates too much time to the City, but he's trying to make the place he lives better. He doesn't ask to be elected as Chair and he knows he can decline but he believes heavily in serving and giving back. He has led a lot of initiatives and projects way out of the scope of what committees normally do to save the City thousands of dollars. He's been on the Selection Committee for many years and he doesn't remember a time when applicants that met criteria that did not get put on a committee.

<2:26:00>

Mayor Ryan stated he thinks the City is not doing their due diligence to have one person in charge of 3 very important committees. He would like knowledge passed on to somebody else.

Tanney Staffenson stated it would have been nice if people he worked with would have let him know this ordinance was coming about and how it would affect him.

Mayor Ryan closed the public hearing at 9:40pm.

Councilor Kranz stated she thinks one of the words not reflected in a lot of the revisions is succession planning which would be more strategic like a business where the knowledge is to be shared about how to be in leadership roles that we are working together to preserve and pass on knowledge from old to new members.

9. — RESOLUTION: A resolution approving the 2020 Council Priorities and Tactical Direction.

This item was pulled from the agenda and will be on the September 22nd City Council meeting agenda.

10. STAFF COMMUNICATIONS

<2:49:56>

Ray Young provided the following staff communications:

- Amazon currently has 1,000 job openings
- September 29 there is a Work Session and URA meeting
- There are sign rules for candidates in the election – no bigger than 3 square feet and a permit is needed for larger signs

11. COUNCIL COMMUNICATIONS

<2:51:40>

Councilor Kranz asked if the entire balance of the CARES Act money isn't used if there was a way to request that the money be transferred to another East County recipient.

Ray Young replied the City will make sure the money will go to a city that can use it for the citizen's benefit.

Councilor White stated he's sorry to hear about Tanney's news.

Councilor Hudson echoed what Glenn said regarding Tanney. His thoughts go out to those in the way of the fires.


Councilor Lauer stated keep people in mind who are losing houses and property right now and all the firefighters.

Councilor Ripma stated he hopes Troutdale continues to be blessed and not have fires like other cities.

12. ADJOURNMENT

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

Meeting adjourned at 9:55pm.



Casey Ryan, Mayor
Dated: November 12, 2020

ATTEST:



Kenda Schlaht, Deputy City Recorder

CITY OF TROUTDALE

City Council – Regular Meeting
7:00PM

Tuesday, September 8, 2020

PLEASE SIGN IN

Name – Please Print	Address	Phone #
Tawney STAFFORSON	TROUTDALE	503-319-5732
Rip Caswell	Zoom	
Shannon Chisom	Zoom	
Ellen Green	Zoom	
Paul Wilcox	Zoom	
Amy Machesic	Zoom	
Tracy Brown	Zoom	
Kelley Graham	Zoom	
Rich Allen	Zoom	



Historic Columbia River Highway and Buxton Rd. Intersection Improvements & Multnomah County Updates

Exhibit A

September 8, 2020 Council Meeting Minutes

September 8, 2020

Ian Cannon, County Engineer
Carrie Warren, Engineering Services
Manager



2016

Signal warrant
per City request



2017

Safety investigation
per City request



2018

Intersection
analyzed by County
consultant



Nov. 13, 2018

County recommended
improvements approved
by Council



Sep-Oct, 2019

Intersection
improvements installed

HRCCH/Buxton Intersection // Background





Feb. 20, 2020

City requests review of intersection due to safety concerns



Sep. 8, 2020

Revised configuration presented to Council



March-July, 2020

Intersection reviewed and revised by County and consultant



October, 2020

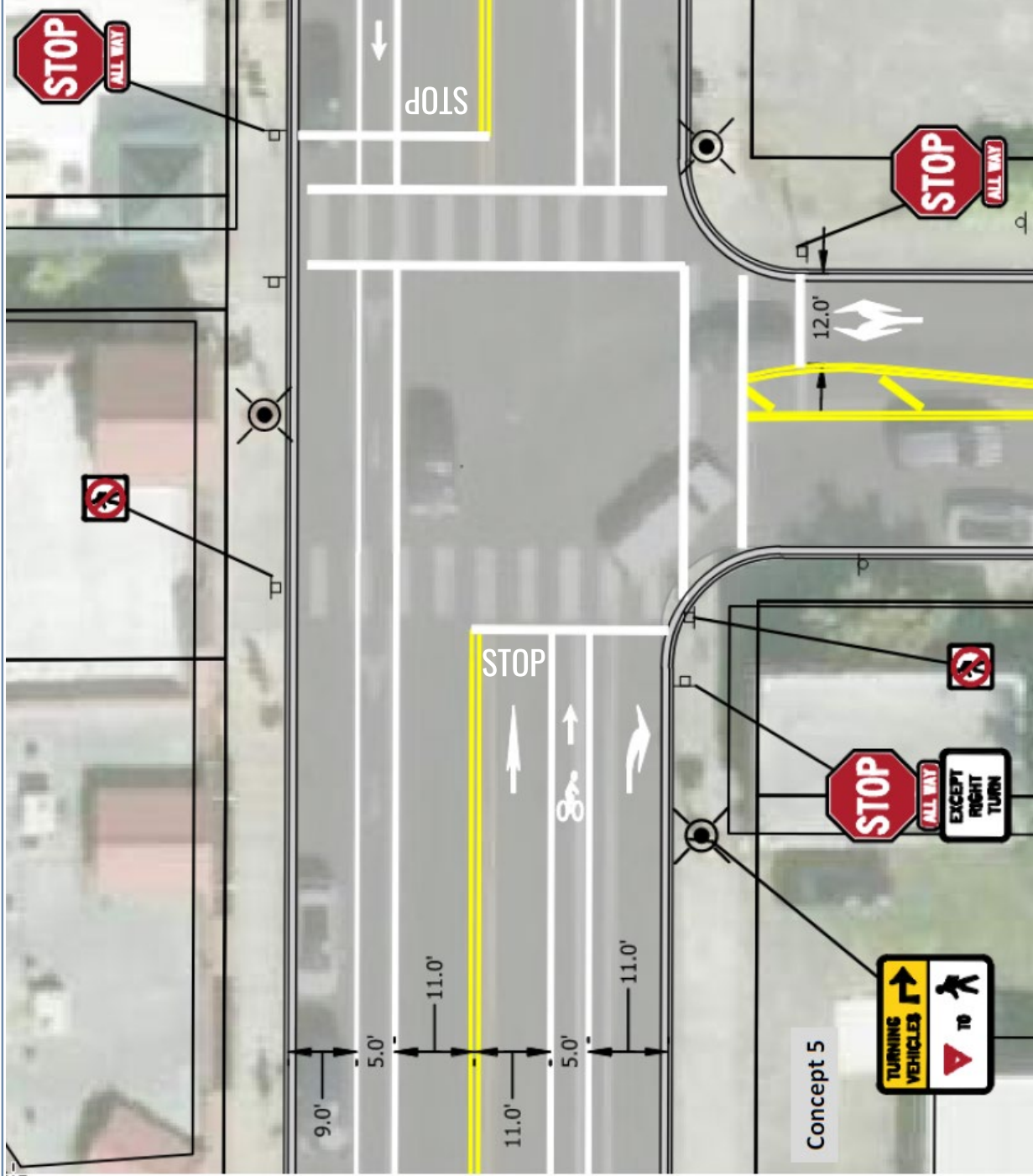
Safety improvements to be installed



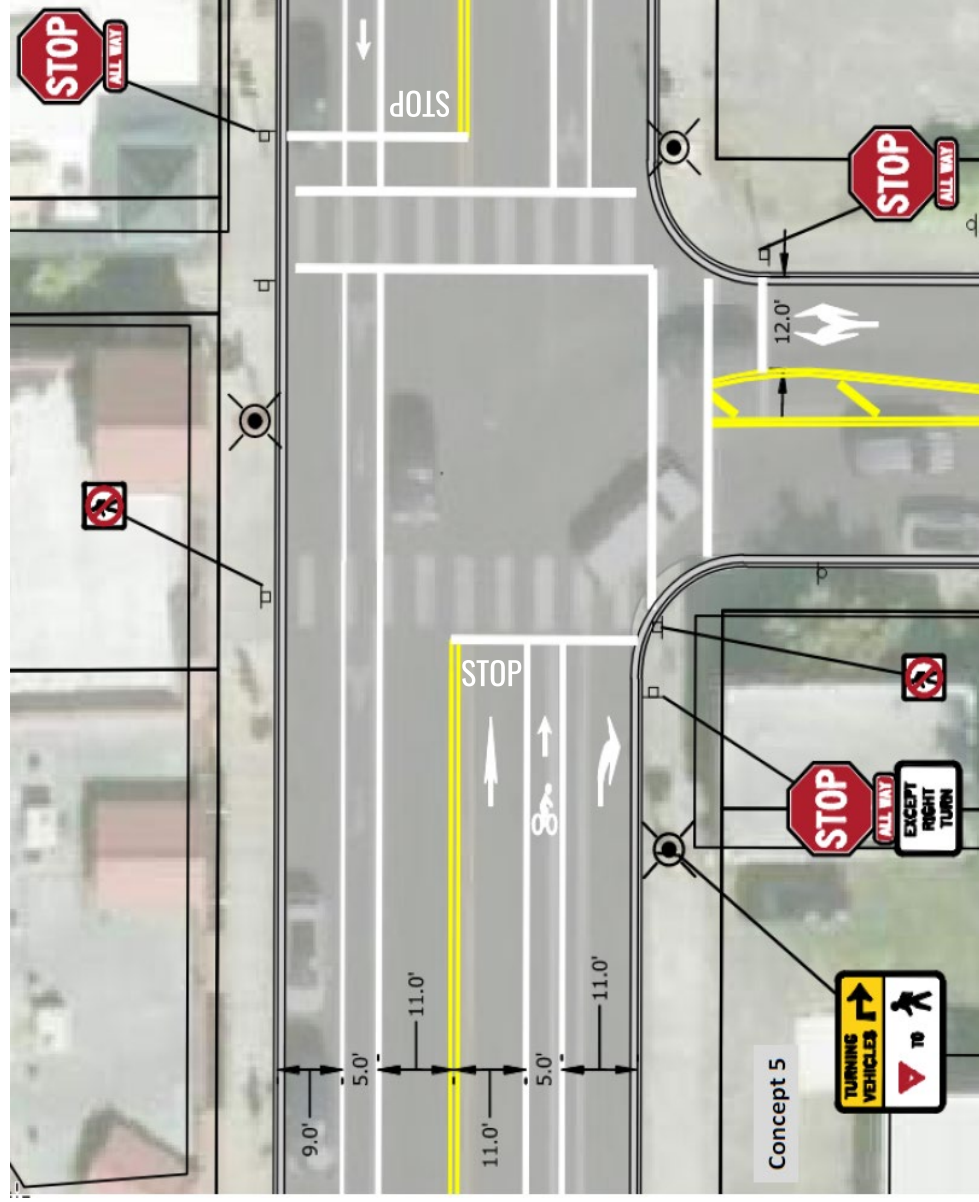
July, 2020

Revisions supported by City with recommendation to present to Council

HRCH/Buxton Intersection // Proposed Improvements



County Request: Support Multnomah County to implement additional safety improvements.



- Transportation revenue (gas tax) down due to COVID-19
- Re-examining service delivery and future projects
- Safety and maintaining County assets are priorities

Thank you

TEXT AMENDMENT APPLICATION

Case File 75-04
Storage Facilities

City Council Hearing
September 8, 2020

Exhibit B

September 8, 2020 Council Meeting Minutes



SUMMARY OF TEXT AMENDMENTS PROPOSED

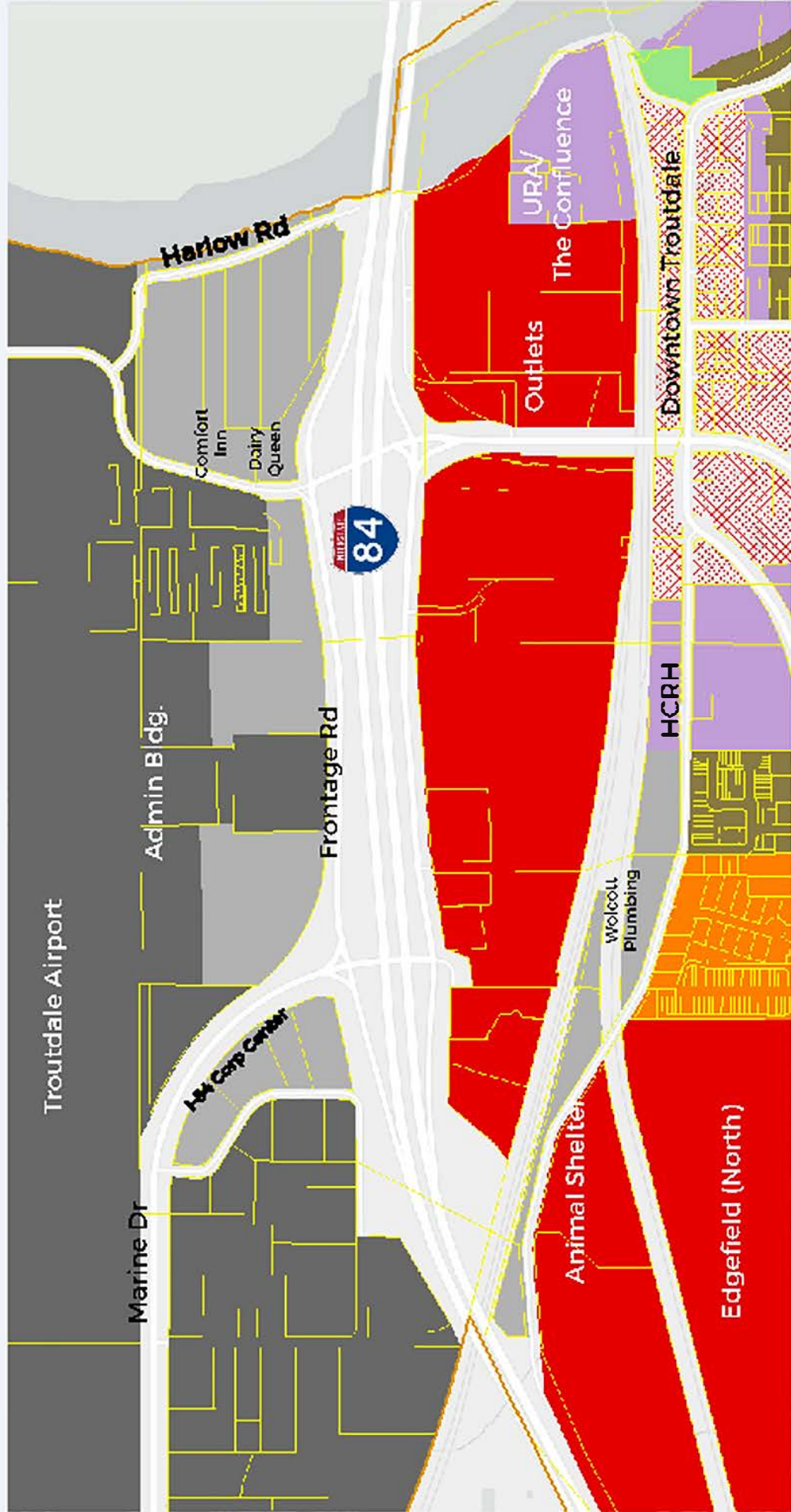
- Updated Definitions
 - Establish a definition for **accessory storage**
 - Establish a definition for **storage facility**
 - Amend the definition for **warehouse**
- Amend purpose statement for Light Industrial (LI) zoning district
- Establishing storage facility as a **conditional use** in LI district
 - 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
 - **updated from 8/25 hearing to include a geographic buffer**
- Minor edits to Chapters 4, 8 and 9

WHY CONDITIONAL USE?

- Planning Commission makes the decision – more scrutiny
- Each application is viewed on a case-by-case basis
- Specific design standards that go above and beyond typical code standards to limit impact on neighboring properties
 - Restricting height allowances or positioning
 - Increased buffering for landscaping
 - Limiting portions of the property for this use
 - Limiting lighting and noise pollution
 - Other options
- Public hearing - enhanced notification
 - Allows for not just written comments, but oral testimony
- Higher standard for approval – applicant’s burden

CHANGE FROM 1ST HEARING

- Created a buffer area within the conditional use listing to allow for facilities within ¼ mile radius of Exit 17 eastern overpasses
- Only applies to Light Industrial (LI) zoning district
- Does not apply to General Commercial (GC) or other zoning districts
- Rationale: likely truck movements on/off Frontage Road & freeway
- Similar buffer approach: marijuana facilities (code precedence)



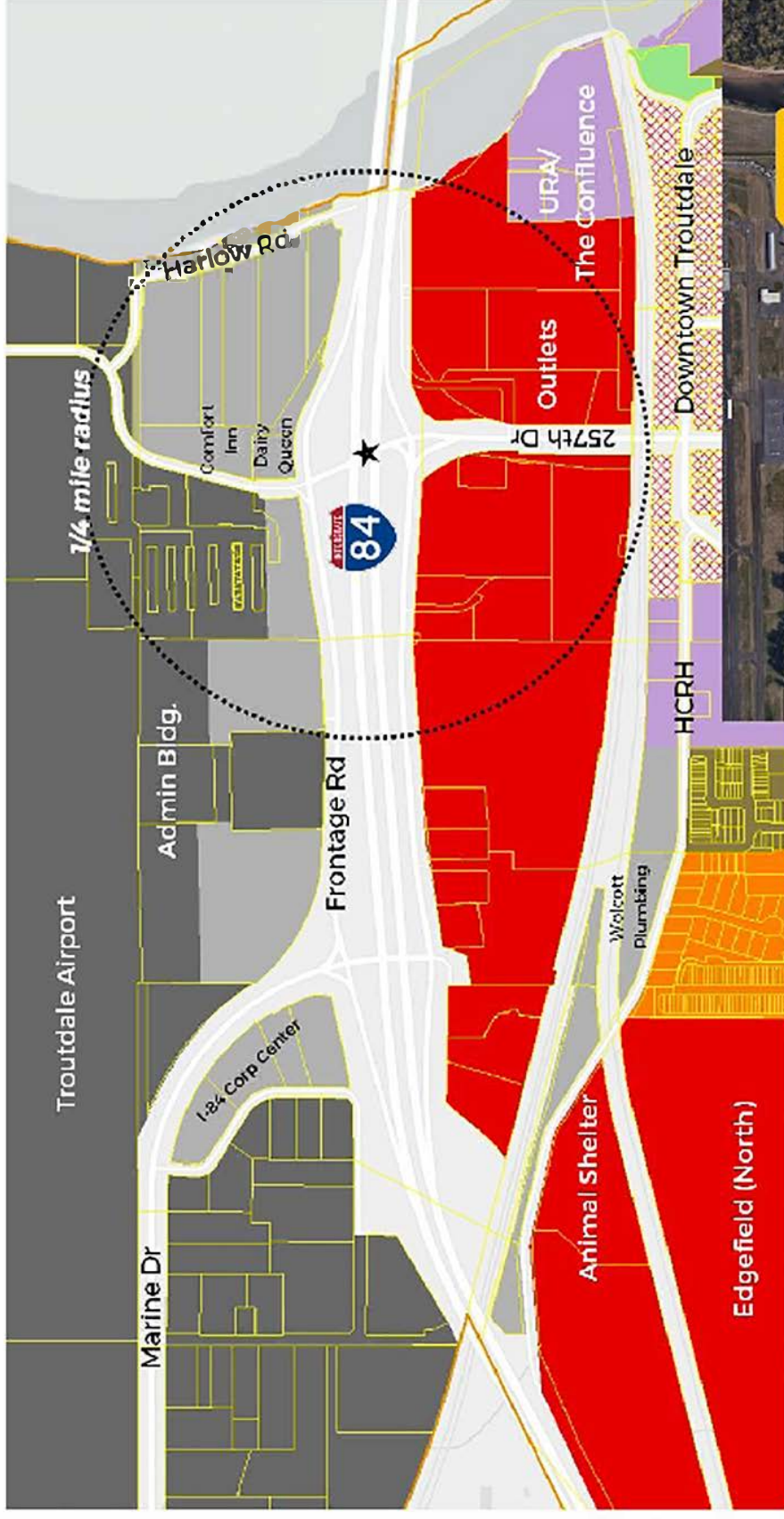
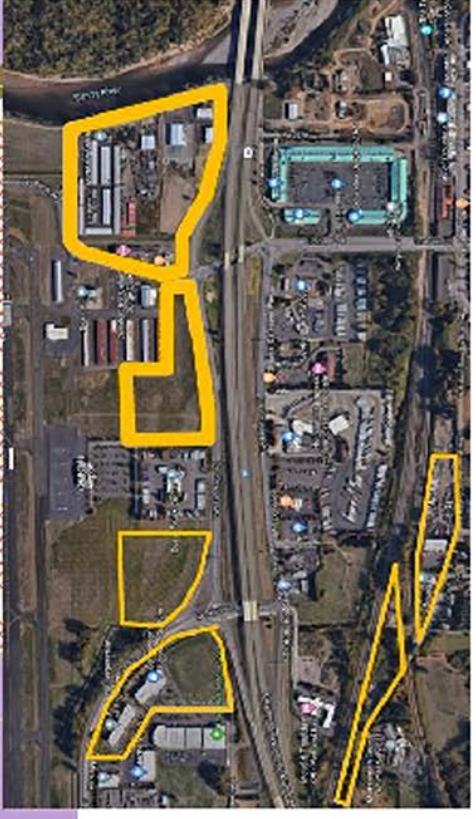
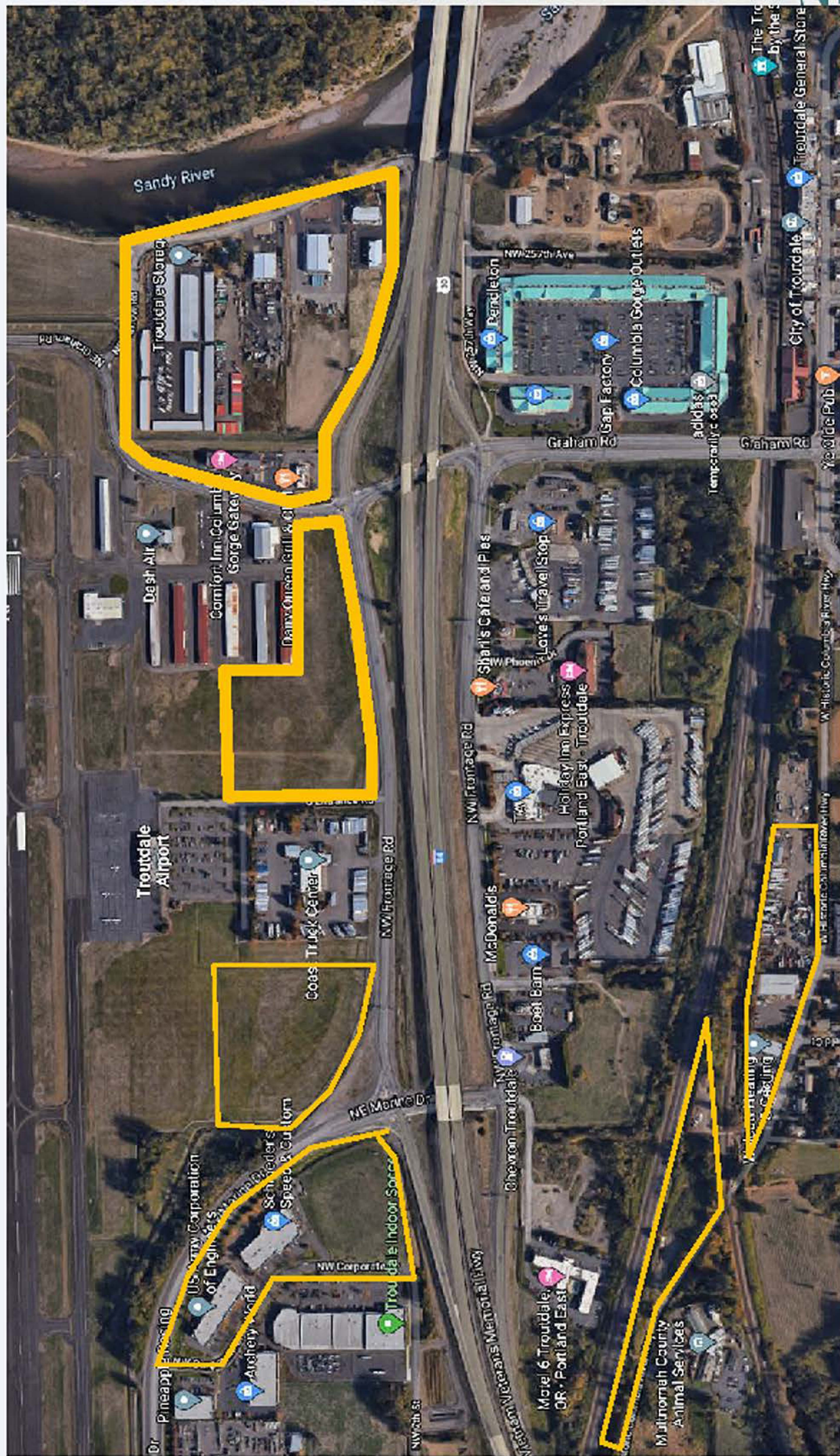


Exhibit C - Light Industrial (LI) Zoning District

Properties shaded in light grey are zoned LI. They include properties located off Harlow Road, several airport-owned parcels, and portions of the I-84 Corporate Center business park. There are also a handful of developed and underdeveloped properties off the western extension of W Historic Columbia River Highway.

The circle indicates a 1/4 mile radius from the point described in the text amendment (see Exhibit B). This proposal would limit storage facilities to only those LI parcels within the circle. It would not allow storage facilities in any other zoning districts within the circle.





RECOMMENDATION / HEARING SEQUENCING

- Approval
- Planning Commission recommended approval (4-2 vote)
 - Did not consider a buffer standard
 - Commissioners Wilcox and Glantz dissenting
- Proponents
- Opponents
- Neutral Parties
- Clarifications
- Deliberation & Vote

ADDITIONAL SLIDES

- From first reading (no changes)



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.**