



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 22, 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 21st 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 21st.

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:** August 25, 2020 City Council Regular Meeting.
 - 3.2 **RESOLUTION:** A resolution approving an updated Employee Handbook and rescinding prior versions.
4. **PRESENTATION:** An introduction of the Multnomah County Sheriff's Office Command Staff that will be serving as the City's Chief of Police as well as an update on Summer Beach Patrol. Ray Young, City Manager
5. **UPDATE:** Transportation Bond update. Shirley Craddick, Metro Councilor
6. **PUBLIC HEARING / ORDINANCE (Introduced 9/8/20):** An ordinance amending Troutdale Municipal Code Section 2.20 relating to Committees and Commissions. Ray Young, City Manager

7. **ORDINANCE (Introduced 8/25/20, 2nd Hearing 9/8/20):** An ordinance adopting text amendments to Chapters 1, 3, 4, 8 and 9 of the Troutdale Development Code.
Chris Damgen, Community Development Director
8. **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.
Chris Damgen, Community Development Director
9. **RESOLUTION:** A resolution approving the 2020 City Council priorities and tactical direction
Ray Young, City Manager
10. **STAFF COMMUNICATIONS**
11. **COUNCIL COMMUNICATIONS**
12. **ADJOURNMENT**



Casey Ryan, Mayor

Dated: September 16, 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 22, 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.

ABSENT: None.

STAFF: Ray Young, City Manager; Kenda Schlaht, Deputy City Recorder; Ed Trompke, City Attorney; Chris Damgen, Community Development Director and Erich Mueller, Finance Director.

GUESTS: See Attached.

Mayor Ryan asked for agenda updates.

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.

<0:01:04>

Paul Wilcox, Troutdale resident, stated 2 weeks ago there was an item on the consent agenda regarding the Sustainable City Year Program and this week it's on the regular agenda. He's glad it's on the regular agenda because he doesn't think it should have been on the consent agenda.

3. CONSENT AGENDA:

3.1 MINUTES: August 25, 2020 City Council Regular Meeting.

3.2 RESOLUTION: A resolution approving an updated Employee Handbook and rescinding prior versions.

MOTION: Councilor Lauer moved to approve the consent agenda. Seconded by Councilor Moon.
Motion Passed 7-0.

4. PRESENTATION: An introduction of the Multnomah County Sheriff's Office Command Staff that will be serving as the City's Chief of Police as well as an update on Summer Beach Patrol.

<0:02:35>

Ray Young introduced Chief Deputy Nicole Morrissey O'Donnell and Captain Steve Bevens.

Chief Deputy Morrissey O'Donnell, Multnomah County Sheriff's Office (MCSO), stated she appreciates the opportunity to come to connect with Council and discuss most recent organizational transitions, the outcome of the Glenn Otto detail and ensuring the commitment to the City of Troutdale. MCSO is embracing challenges by maintaining a presence in the community and being available to provide information and answer questions. There's always an opportunity to positively engage with the community in many ways by listening to community members and learning how to better serve each community and MCSO does that by being available to many different groups within the communities. Earlier in the year MCSO found out that AMR would not be able to provide lifeguard/water rescue services to the Glenn Otto Park area. MSCO joined in a collaborative approach with the City and AMR and Gresham Fire to develop solutions to provide for the safety of citizens enjoying the area over the summer months such as safety solutions and communication regarding water safety through social media and signage in the area. Additional safety equipment was provided to include throw rings, lifejackets and throw bags for deputies in their patrol vehicles. Deputy Brian Lewandowski was selected to work the Glenn Otto detail this year. He grew up and currently resides in Troutdale. He was hired on with MCSO in 2018. He's expressed interest in many future opportunities within the Sheriff's Office and connecting with the community.

Captain Steve Bevens, Multnomah County Sheriff's Office, stated he started his law enforcement career in 1998 with the City of Fairview. He transferred to the City of Troutdale Police Department in 2000 and was a Troutdale Police Officer and Sergeant for 15 years. He loves the City of Troutdale. His main focus is livability issues in the city. He will be utilizing the HOPE Team along with the Community Resource Deputy, Nick Bohrer and Troutdale's Code Enforcement Officer, Joe Storagee.

5. UPDATE: Transportation Bond update.

<0:13:10>

Shirley Craddick, Metro Councilor, presented a PowerPoint presentation to the Council (attached as Exhibit A to these minutes).

6. PUBLIC HEARING / ORDINANCE (Introduced 9/28/20): An ordinance amending Troutdale Municipal Code Section 2.20 relating to Committees and Commissions.

<0:29:20>

Ray Young gave a brief overview of the staff report. He stated he received an email from Will Knight, Chair of the Citizens Advisory Committee (CAC), saying the process should be sent to

all the committees to individually have as an agenda item so they can talk about it and come to their own consensus of any changes, then forward to Council.

Councilor Hudson stated he agrees with letting committees selecting their Chair. He thinks a Chair shouldn't serve indefinitely. He recommends one person should only Chair one committee at a time. People should have a chance to take a turn at being chair without having a power struggle and hurt feelings. When he served as chair of the CAC he specifically declined to be renominated as chair the following year. He wanted to give somebody else a chance, but the committee wanted him as Chair.

<0:42:26>

Councilor Lauer stated the City has dropped the ball on the selection process a few times in the past and the citizens have paid the price. Systems need to be put in place for the selection committee that are precise, clear and efficient.

<0:49:35>

Councilor Kranz stated that whatever the Council does now, it will be a change for improvement. If the next Council decides they don't like the changes, they can change it. She would like the topic of shrinking the size of committees down to 7 to be considered because the Safety and Equity Committee will be added.

Councilor White stated the input of the Chairs of the committees should have been included and he thinks the voices of the committees should be independent of Council. He likes the solutions as far as housekeeping and cleaning up the procedure, but he will be voting no.

<0:54:04>

Mayor Ryan stated he doesn't think there should be concentrated power with one person being the Chair of 3 committees. There needs to be the opportunity for other people in the community to Chair the different committees. This isn't because Council thinks the people in charge of committees right now are incompetent. This isn't personal against anybody. He believes this is best for the City moving forward.

<0:59:14>

Councilor Ripma stated he's in favor of the 4-year terms for all committees except the Budget Committee. He's in favor of giving the topic to the CAC before Council adopts.

<1:04:33>

Councilor Moon stated he thinks a 3-year term would broaden the pool of applicants. A 4-year term is too long.

<1:05:29>

Councilor Hudson stated he's in favor of giving it to the CAC.

Mayor Ryan opened the public hearing at 8:10pm.

Paul Wilcox, Troutdale resident, read from a written statement (attached as Exhibit B to these minutes).

Shirley Prickett, Troutdale resident, stated she is a member of the Planning Commission. She agrees there needs to be some housekeeping as far as the selection process. She stated it would have been nice to have the topic forwarded to the CAC because they come up with great ideas. The Planning Commission nominates who they think is the best person for the Chair position at that time. The decision of who is Chair should be left up to each committee. She stated she's okay with setting term limits for members, but not the Chairs.

Diane Castillo White, Troutdale resident, stated she's on 2 committees, but she's speaking for herself. A Chair has a lot of homework that needs to be done to chair a committee as far as implementing and following rules. She understands the intent of wanting to have other people step up and to be empowered and encouraged to learn. She suggested the friendly amendment of having the Chair work with the Co-Chair 2 to 3 times a year and make the Co-Chair be the Chair with the Chair along side of them to teach and mentor.

Taney Staffenson, Troutdale resident, stated 4-year terms for the Planning Commission makes a little more sense because there is a steep learning curve, a lot of technical data and it takes training and time to get up to speed. He thinks some things should be left up to the committees. The committee members don't want poorly run meetings.

Mayor Ryan closed the public hearing at 8:38pm.

Mayor Ryan stated he's okay with voting yes tonight, making the term for the Planning Commission 4 years and he thinks 1 person should only be able to Chair 2 committees at one time. He likes Diane's suggestion of mentoring and training Co-Chairs to be Chairs.

Councilor Hudson stated he likes Mayor Ryan's suggestions.

Councilor Ripma stated he agrees with Mayor Ryan.

Councilor Lauer stated he likes the idea of having committee member numbers brought down to 7 members.

Mayor Ryan recapped the proposed changes as; Planning Commission goes to 4-year term, the committees can choose their Chair person for as long as they want, 1 person can only Chair 2 committees and no more than 7 members per committee.

Councilor Ripma stated he would like more discussion on the latter 2 proposals.

Mayor Ryan stated he thinks the committees should give their thoughts on the 7 members per committee proposal.

Councilor Kranz stated she's not in favor of an indefinite chair as an option.

Councilor Moon agreed with Councilor Kranz.

Councilor White stated there have been multiple changes and he thinks it makes sense to send the changes to the committees and get their voice and input. The best mentorship is being in the room with a good Chair where everyone is learning.

Councilor Kranz stated the Chairs were included in the outreach. This is the second public hearing and there has been a minimal amount of feedback.

Councilor Ripma stated there could be a motion to table the proposal until the November Council meeting to give the CAC a chance to weigh in on the issue at their October meeting.

Councilor Kranz stated it wouldn't harm anything to put it to the CAC and get more feedback.

Councilor Lauer stated he likes the changes as they are without the amendments stated tonight. He doesn't see a problem with letting CAC look at the proposed changes.

<01:47:53>

MOTION: Councilor Moon moved to adopt the ordinance amending Troutdale Municipal Code 2.20 relating to Committees and Commissions with typographical amendments to the ordinance Section 2.20 September 22, 2020. Seconded by Councilor Lauer.

MOTION TO AMEND: Councilor Ripma stated he would like to make an amendment that the term of the Planning Commissioners be amended to a 4-year term and in Section 2.20.030(b), the sentence, "No person shall serve as the chair for more than two consecutive years and must have a one year break before serving again as chair. The committee may request that the City Council waive this limitation and ask that the chair serve an additional one consecutive year" be stricken from section B. Seconded by Councilor Hudson.

Councilor Moon stated he accepts the amendment of the 4-year term for Planning Commission and does not accept the sentence being stricken from Section 2.20.030(b).

Councilor Lauer agrees with Councilor Moon.

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

Motion passed 4-3.

VOTE ON MAIN MOTION (with amendment): Mayor Ryan - Yes; Councilor White – Yes; Councilor Moon – Yes; Councilor Hudson – Yes; Councilor Ripma – Yes; Councilor Lauer – Yes and Councilor Kranz – Yes.

Motion passed 7-0.

7. ORDINANCE (Introduced 8/25/20, 2nd Hearing 9/8/20): An ordinance adopting text amendments to Chapters 1, 3, 4, 8 and 9 of the Troutdale Development Code.

<2:03:24>

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

Mayor Ryan stated he was somewhat confused on what Council was voting on last meeting, along with others. He thinks most voted no on something they weren't quite sure of. He's open to bringing it back on October 13th.

Chris Damgen stated Council can vote tonight on the changes.

Councilor Ripma asked what the confusion is about it, whether it was the main issue voted on or the amendment.

Chris Damgen replied the issue is when Council voted no there was not then a vote or a discussion to amend the findings as to what was voted down. Staff prepared findings, shown in exhibit E of the packet. Council can close out the application tonight if they choose to or re-open the public hearing.

Mayor Ryan stated he is ready to vote on the text amendments tonight.

<2:11:00>

Councilor White asked if Council is considering a revote with friendly amendments that were added on or just voting on the ordinance without any amendments.

Chris Damgen replied the vote that was had was with a friendly amendment which was for the document.

Ed Trompke, City Attorney, stated under the rules of the Council, a motion to reconsider can be made during the meeting at which a matter is voted upon or in the next following meeting. This is the next following meeting so it will have to be made by one of the councilors that voted in the majority to kill the matter last time.

MOTION: Councilor Hudson moved to reconsider. Seconded by Councilor Lauer.

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

Motion passed 6-1.

Mayor Ryan stated he will accept a motion to revote with the text amendments that have been provided.

Chris Damgen stated the text amendment that's before Council is what was written which was proposed by staff and recommended by the Planning Commission with a 4-2 vote with the addition of the quarter-mile geographic buffer as amended. The motion would be to adopt the findings and accept the draft as amended.

MOTION: Councilor Ripma moved to adopt the findings and accept the draft as amended. Seconded by Councilor Lauer.

Councilor White stated he is still unclear on the motion. He knows about the overlay but he's not clear on the portable storage feature.

Chris Damgen stated the portable storage feature would remain as presented and the definition would not change as based on the motion.

Councilor White stated the last vote included that amendment. He's doesn't understand how it got dropped. When he said he was willing to reconsider he thought Council was considering that exact motion. His preference would be to wait until October 13th to vote.

Mayor Ryan stated there's already a motion and a second.

Chris Damgen stated there is an opportunity to entertain friendly amendments to it.

FRIENDLY AMENDMENT: Councilor White stated he would like to make the friendly amendment to strike the words "portable storage."

Councilor Ripma and Councilor Lauer accepted the friendly amendment.

Councilor Kranz stated she is going to vote no, based on Rich Allen's public comment and the testimony received from the adjacent property owners.

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

Motion passed 4-3.

8. 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.

<2:20:24>

Chris Damgen gave a brief overview of the staff report.

MOTION: Councilor Lauer moved to adopt the resolution authorizing the City Manager to sign a master agreement with the University of Oregon for participation in the Sustainable City Year Program. Seconded by Councilor Moon.

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

Motion passed 7-0.

9. RESOLUTION: A resolution approving the 2020 City Council priorities and tactical direction.

<2:31:22>

Mayor Ryan reminded Council the priorities and tactical directions are not set in stone.

Councilor White stated he was the one no vote on the first item. The City is 3 months away from possibly 4 new people on the Council and he would feel better about passing this as a recommendation to the next Council.

Mayor Ryan stated the next Council can change these and create their own priorities. The current Council spent quite a bit of money to bring a consultant in to facilitate the priorities listed and a lot of time was spent on them.

MOTION: Councilor Ripma moved to adopt the resolution approving the 2020 Council Priorities and Tactical Direction. Seconded by Councilor Moon.

Councilor White stated he would like the public to be able to comment on the item.

Rich Allen, Troutdale resident, stated his only concern on the goals is keeping the property located at the old City Hall, even if the building isn't used.

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

Motion passed 7-0.

10. STAFF COMMUNICATIONS

<2:36:25>

Ray Young provided the following staff communications:

- Next Tuesday night at 6:00pm there will be a Joint Board Meeting with SDIC and following at 7:00pm there will be a URA Special Meeting.
- Next Town Center Committee meeting will be September 30th.
- Commission Stegmann is doing a Community Justice call-in show tomorrow night.

11. COUNCIL COMMUNICATIONS

Councilor White stated if there is funding available from the Federal CARES Act that the City just received, he would support any effort to help food banks out right now.

12. ADJOURNMENT

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

Meeting adjourned at 9:40pm.



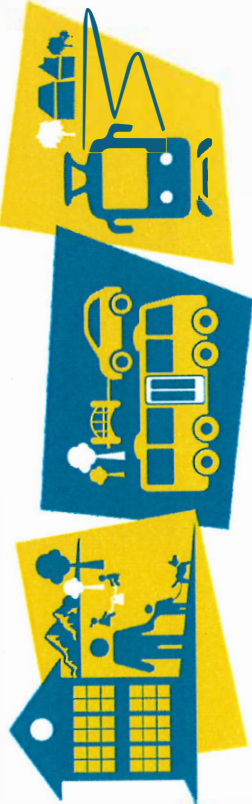
Casey Ryan, Mayor

Dated: November 12, 2020

ATTEST:



Kenda Schlaht, Deputy City Recorder



LET'S GET MOVING

SAFETY. TRAFFIC. TRANSIT.

Exhibit A

September 22, 2020 Council Meeting Minutes



Building the plan

35

member task force met 22 times
over 16 months to shape the
plan

19,000

community conversations were
held to inform the investment
priorities

11

languages were spoken to
provide input on the region
wide programs



Our congested roadways

14th

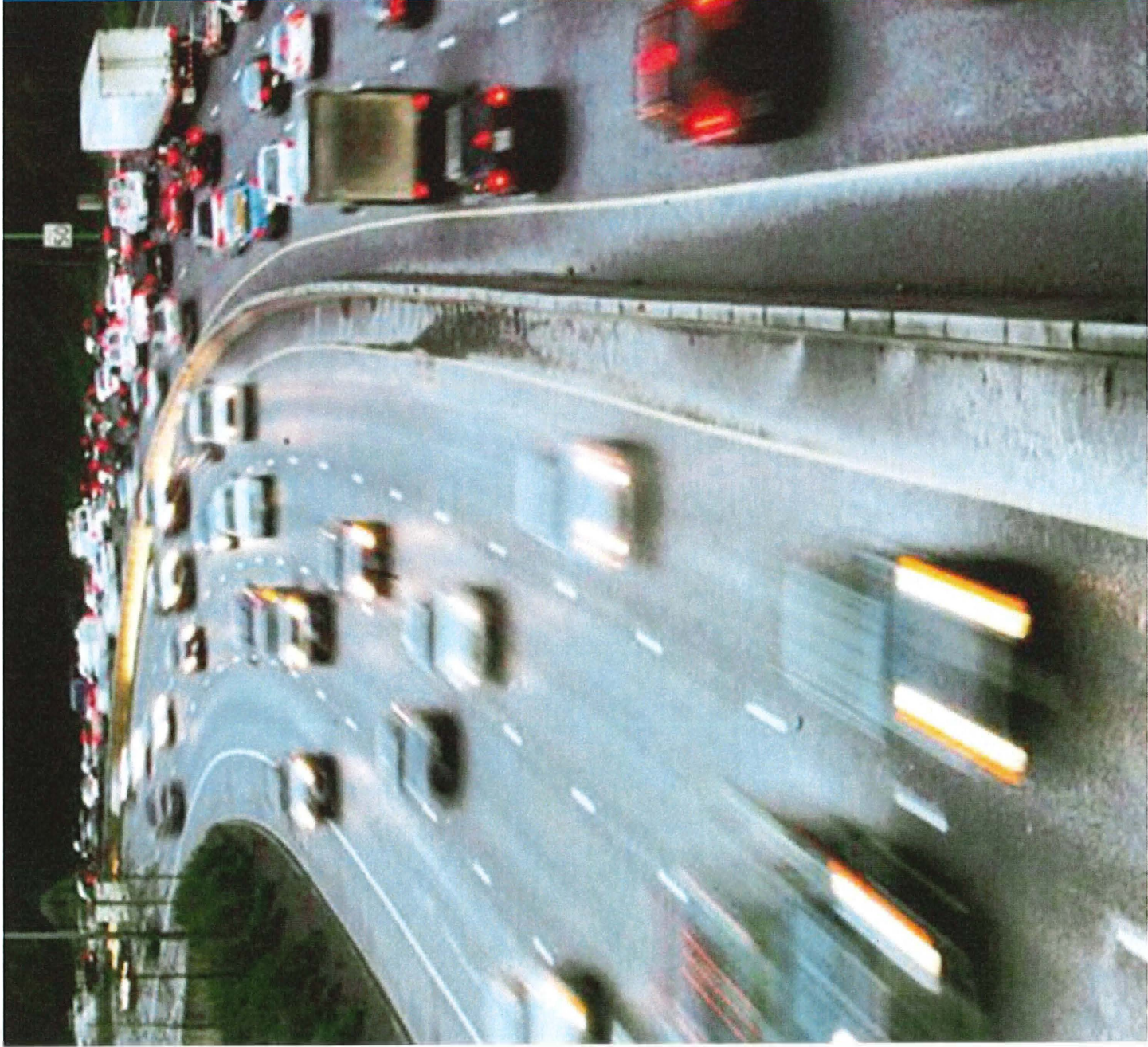
worst city in the nation for
traffic

500,000+

new residents in the next 20
years in the region

2,000

babies were born and new
residents moved to the region
each month in 2018



17 connected corridors

86

miles of safety investments in high crash corridors

60%

of all employment in the region

Central City

Regional Center

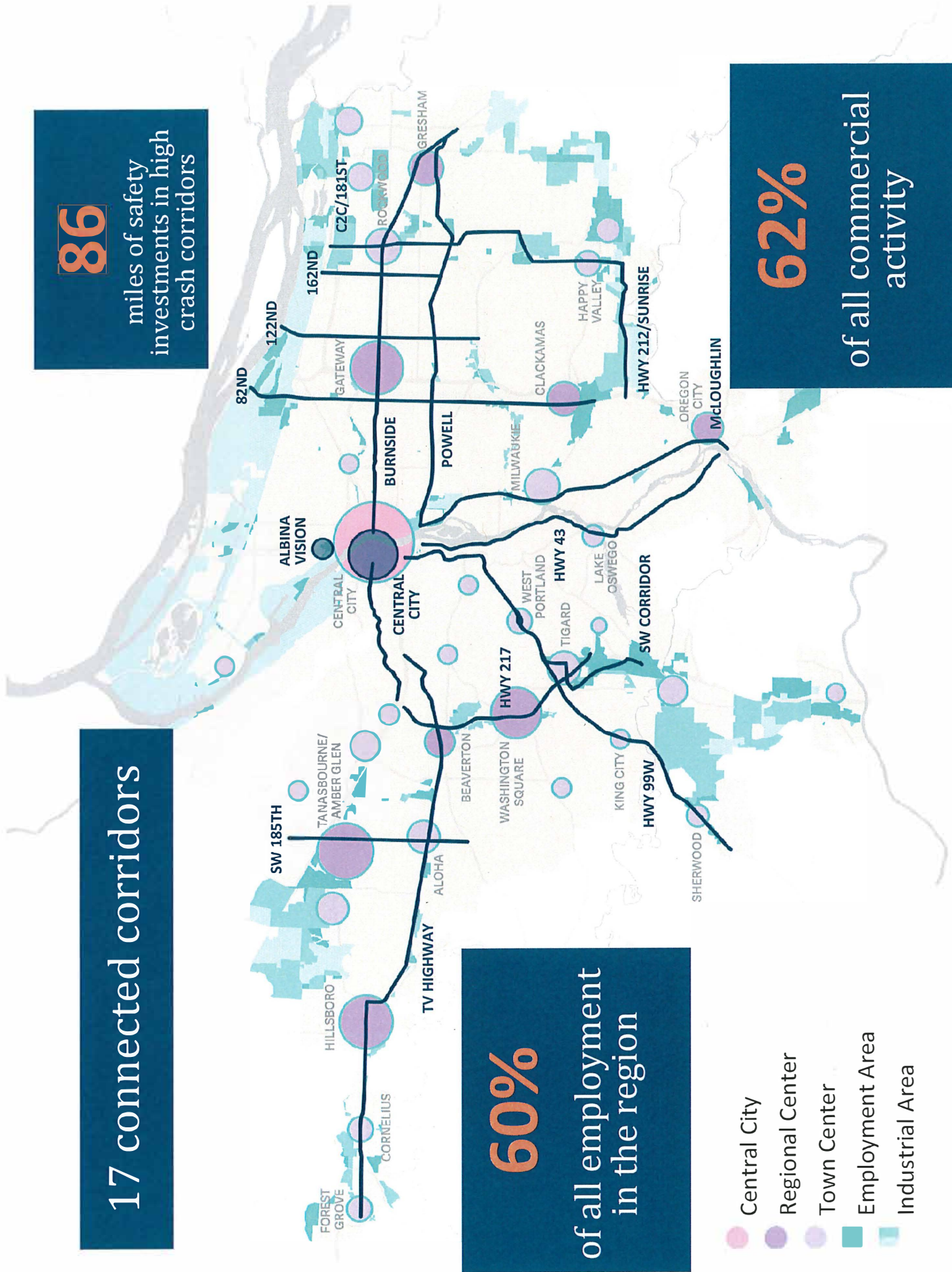
Town Center

Employment Area

Industrial Area

62%

of all commercial activity





115-120 miles of roadway improvements



60 miles of roadway planning



25-30 miles of new bus lanes



260 new transit priority signals



11 miles of new MAX line

Safer roads and sidewalks

35

pedestrians were killed in motor vehicle crashes and 51 were seriously injured in 2018

512

individuals were seriously injured in traffic crashes in the Portland Metro area in 2018

40%

of all traffic congestion is caused by crashes





40-45 miles of new sidewalk



280 safe marked crossings



4,000 new street lights



130-140 miles of improved bikeways



Safe Routes To School



Safety Hot Spots



Regional Walking and Biking Connections



Jump-start our local economy

\$2B

federal matching funds

91%

of local businesses are exempt from the payroll tax

\$4

is returned to our local economy for every \$1 invested in transportation infrastructure



Jump-start our local economy

\$4B

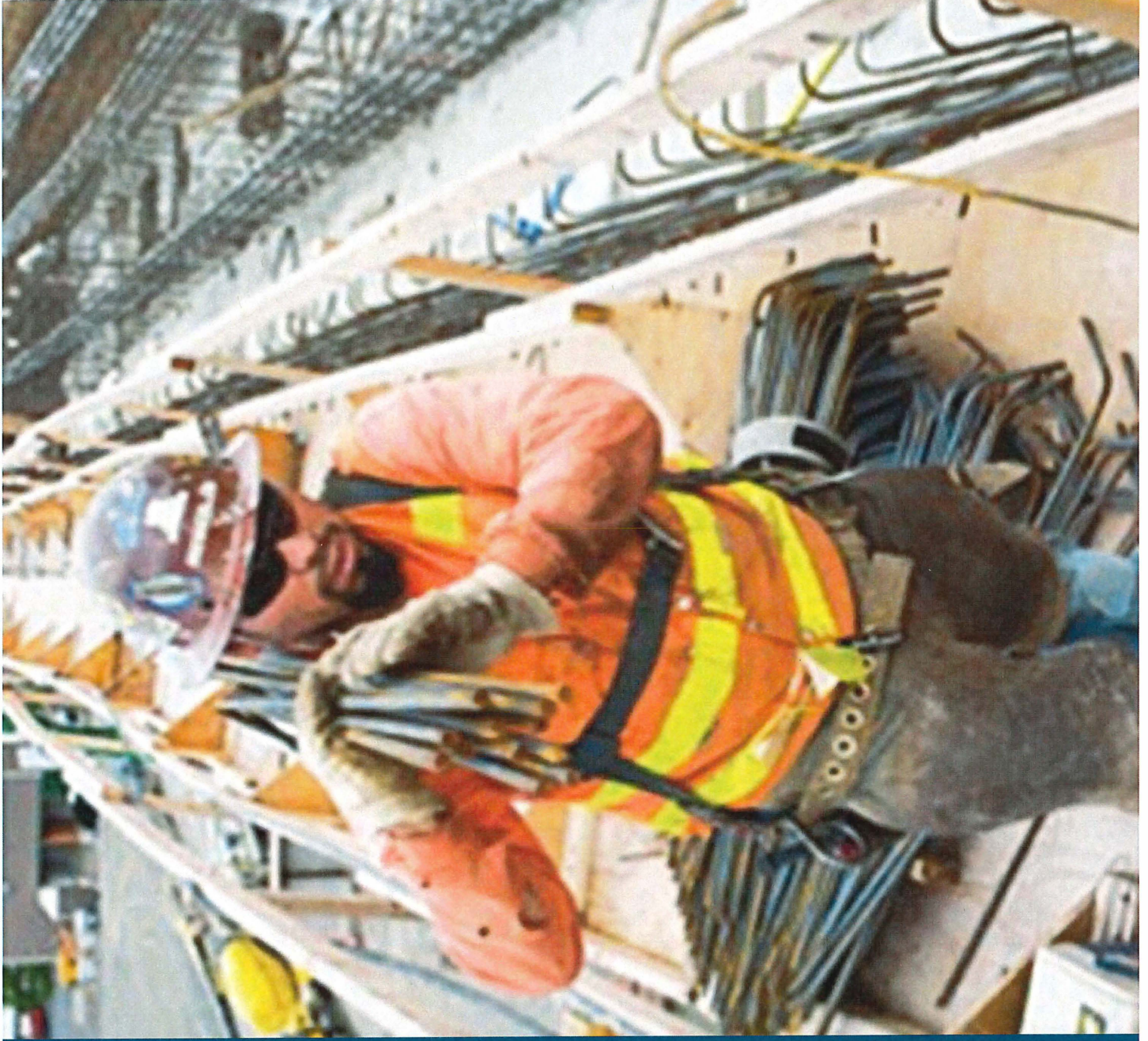
Estimated total construction
spending on investment corridors

37,500+

Estimated construction jobs
created (direct and indirect)

\$98,000

Average annual income per
construction job



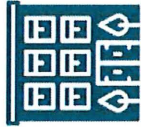
Addressing systemic racism

people of color and low-income people are more likely to:

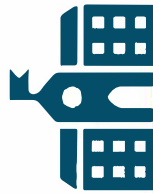
- be hit or killed by a car while walking, biking or driving.
- live in places that aren't adequately served by transit.
- be exposed to higher levels of toxic traffic pollution.
- experience a higher risk of asthma and other respiratory problems.

60%

corridor investments are located where higher concentrations of people of color live.



Affordable Housing Strategies



Student Fare Affordability



Anti-displacement Strategies





Cleaner air and healthier climate

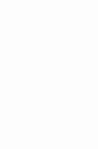
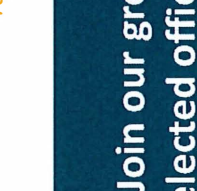
- Transit: A vital investment
- More choices, less pollution
- Cleaner buses reduce pollution
- Transportation, equity, and the environment



Bus Electrification

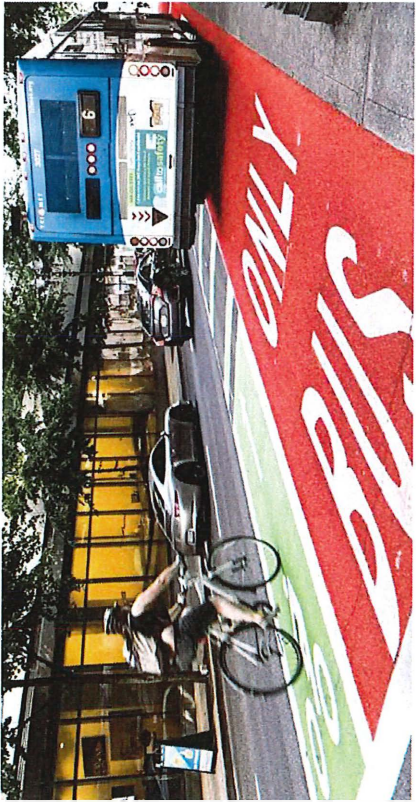


Better Bus



Join our growing list of labor leaders, elected officials, environmental justice non-profits, youth activists, small businesses and trusted leaders in supporting Measure 26-218!

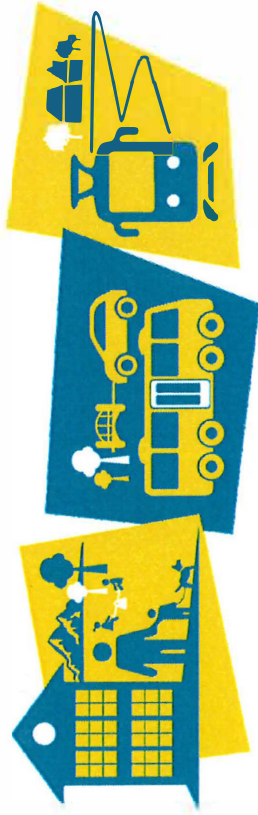




Join our campaign!

- Please endorse the Let's Get Moving Measure!
- Spread the word.
- Help us get out the vote!
- Vote YES on Measure 26-218 by November 3rd.

abigail@letsgetmoving2020.com



www.LetsGetMoving2020.com



Exhibit B

September 22, 2020 Council
Meeting Minutes

Testimony regarding Agenda Item #6, An Ordinance Amending Troutdale Municipal Code 2.20 Relating to Committees and Commissions, Troutdale City Council meeting, 9/22/20

The only proposal I support unequivocally is switching to the fiscal year schedule, and extending all current terms by six months.

I support not having the chairperson on the selection committee, nor the vice-chairperson or other committee member if any are up for reappointment.

I question whether anyone from the city committees should be on the selection committee. While the chairperson may or may not be more qualified to evaluate the applicants, there's also the risk of favoritism entering into the selection process.

I support the chairperson two-year term limit, but don't support allowing more than one chairmanship. It's not entirely clear whether those currently in their second year are eligible for additional years.

I support not allowing late applications to be considered, but don't support giving late applicants sole access to the positions still vacant after round one. Rather, I prefer a round two open to everyone, with a new application period expiration date.

Note: There were several vacancies after round one in 2019, but an actual surplus of applicants after round two.

I support declaring a Budget Committee position vacant upon a member's missing roll call at two consecutive meetings, but don't support allowing being late as an exemption. Less than full attendance at the previous year's meetings might also be a consideration. Also, on the subject of the Budget Committee, in the chart description under Authority there's a reference to ORS 294.336. That number has been updated to 294.414.

The code language in 2.20.050 should be rewritten to be more specific as to what exactly constitutes "nonperformance of duties", as defined as "fails to attend three consecutive meetings." There is some question as to whether or not "excused"

absences are included in the three consecutive missed meetings.

I do not support making all committee/commission terms four years. This would result in less opportunity due to less annual turnover compared to three-year terms.

I did find that the Budget Committee members must have a three-year term although I couldn't find any documentation that Planning members are required to have a four-year term. I do support three-year terms across the board.

Some other major issues that haven't been addressed are term limits for committee/commission members, limits on how many committees/commissions one can serve on simultaneously, and how many members individual committees/commissions can have in common.

Bottom line, too many of the proposed changes fall short of what I'd like to see, so I would recommend the Ordinance not be approved.

Submitted by:

Paul Wilcox

Troutdale

9/22/20

TEXT AMENDMENT APPLICATION

Case File 7504
Sto age Fa cit es

City Council Hearing
September 8, 2020



Exhibit C
September 22, 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?

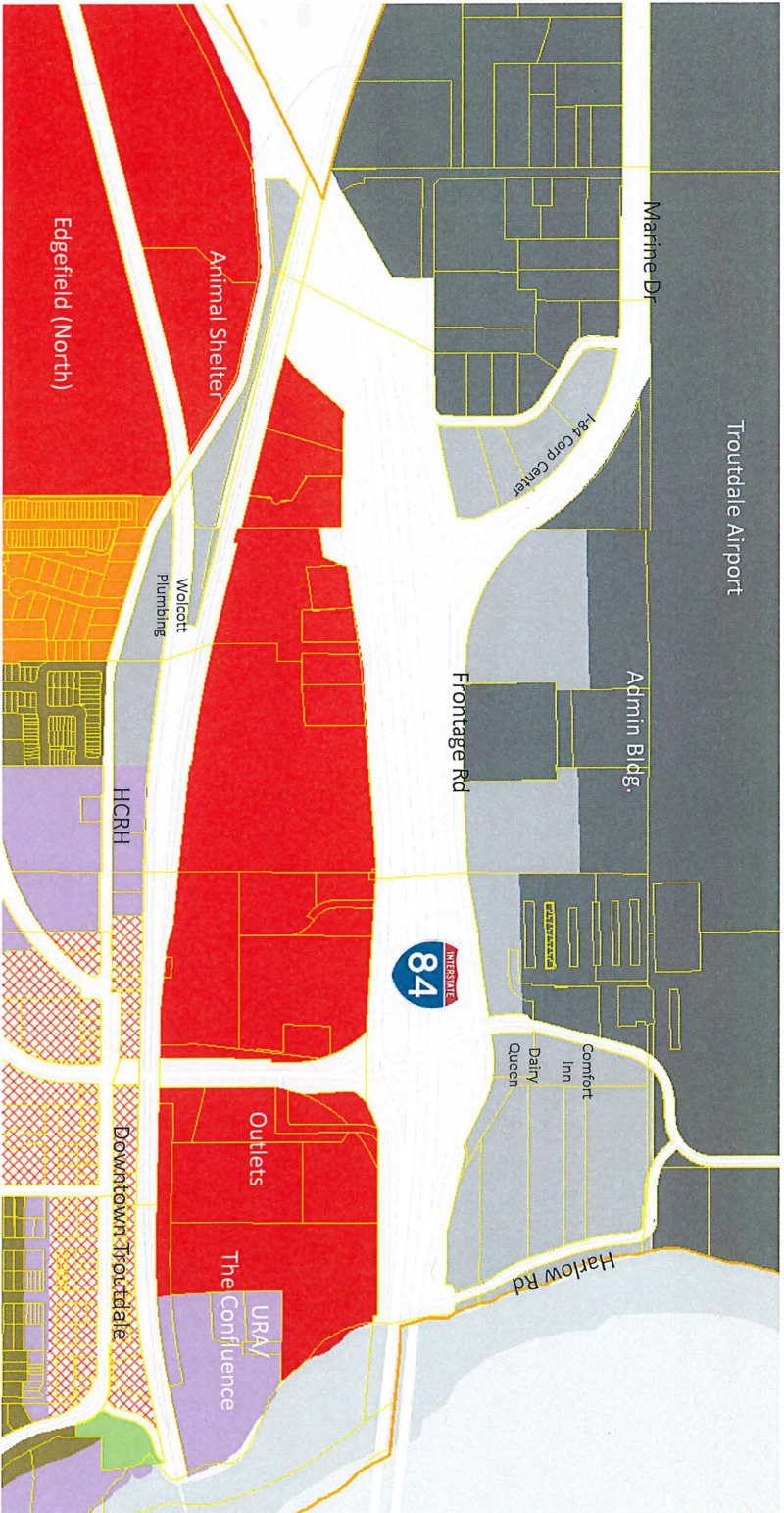
- Planning Commission makes the decision – more scrutiny
- Each application is viewed on a case-by-case basis
- Specific design standards that go above and beyond typical code standards to limit impact on neighboring properties
 - Restricting height allowances or positioning
 - Increased buffering for 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)





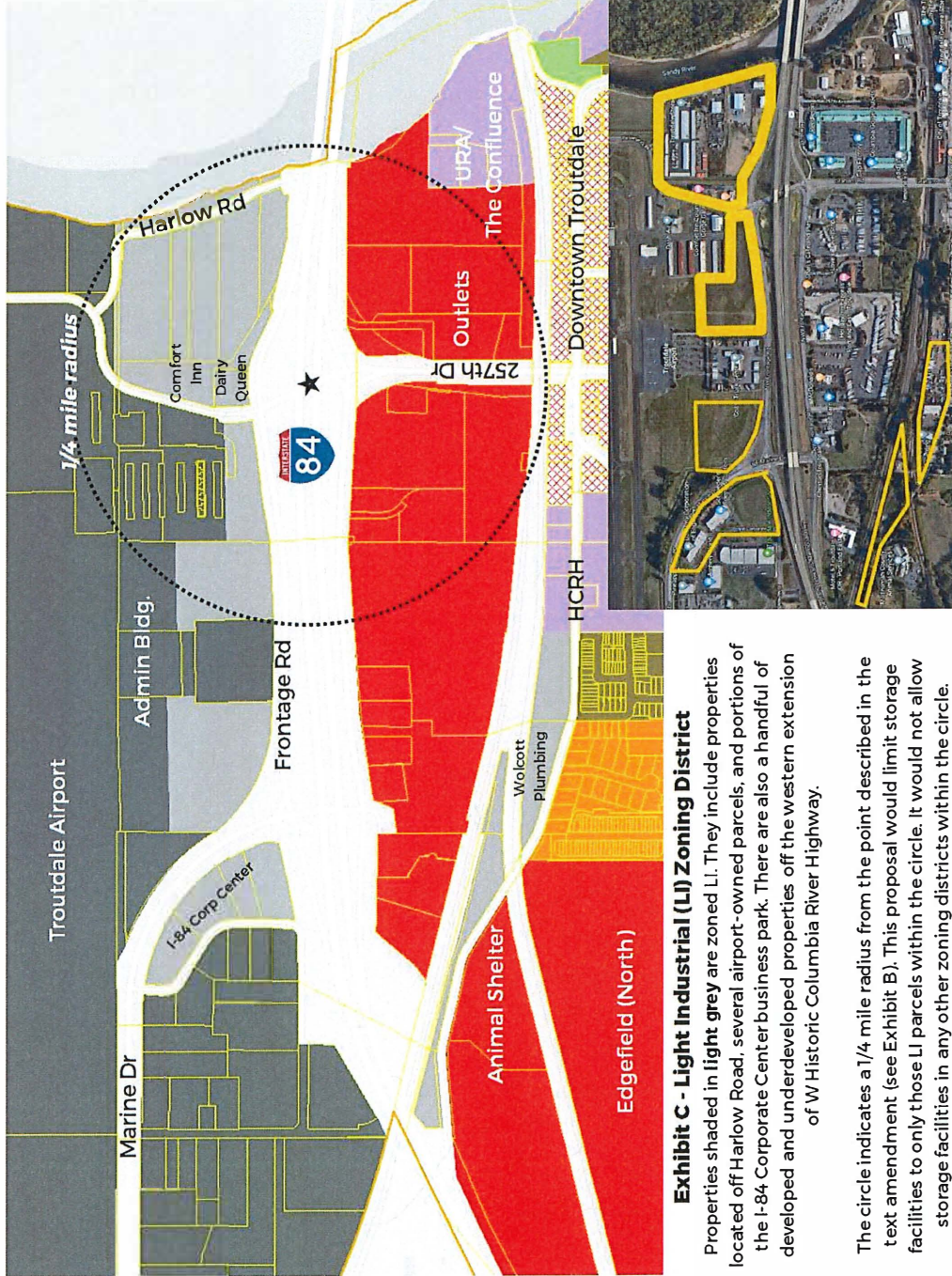


Exhibit C - Light Industrial (LI) Zoning District

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.**

