



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, December 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, December 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, December 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:** November 10, 2020 City Council Regular Meeting and December 1, 2020 City Council Special Meeting.
 - 3.2 **RESOLUTION:** A resolution approving an Intergovernmental Agreement between Metro and the City of Troutdale that establishes the responsibilities of both parties in implementing the FY 2020-21 Metro and Local Government Annual Waste Reduction Plan.
 - 3.3 **RESOLUTION:** A resolution amending the solid waste collection fees adopted under Resolution No. 2517.
4. **DISCUSSION:** Assistance to East County Foodbank.
Jorgan Shaw, Troutdale Terrace Property Manager
5. **RESOLUTION:** A Resolution adopting the new SDIC and North Troutdale Storm Drainage Master Plan. *Travis Hultin, Deputy PW Director/Chief Engineer*

6. **PUBLIC HEARING/ORDINANCE (Introduced 10/13/20):** An ordinance amending Troutdale Municipal Code Title 6 (Animals). Chris Damgen, Community Development Director & Joe Storagee, Code Compliance Officer
7. **PRESENTATION:** Town Center Plan. Chris Damgen, Community Development Director
8. **STAFF COMMUNICATIONS**
9. **RECOGNITION:** Thank you Councilor Hudson for your service to the City of Troutdale!
10. **COUNCIL COMMUNICATIONS**
11. **ADJOURNMENT**



Casey Ryan, Mayor
Dated: December 15, 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, December 22, 2020 – 7:00PM

1. PLEDGE OF ALLEGIANCE, ROLL CALL, AGENDA UPDATE

Council President Ripma called the meeting to order at 7:08pm.

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

ABSENT: Mayor Ryan (excused).

STAFF: Ray Young, City Manager; Kenda Schlaht, Deputy City Recorder; Ed Trompke, City Attorney; Chris Damgen, Community Development Director; Erich Mueller, Finance Director; Fred Ostler, Public Works Director; Joe Storagee, Code Enforcement Officer; Travis Hultin, Deputy Public Works Director/Chief Engineer; Marlee Boxler, Economic Development Coordinator and Ryan Largura, Environmental Specialist.

GUESTS: See Attached.

Council President Ripma asked for agenda updates.

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

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

<0:03:10>

Martha Pompeyo read a statement for Saul Pompeyo, Owner of Ristorante Di Pompello (attached as Exhibit A).

<0:07:04>

Ray Young stated he and the engineering staff met with Saul a couple months ago where he raised the issue of how the City calculates monthly sewer bills for restaurants in Troutdale. Staff is looking at a different process and possibly a new philosophy, but it will take some time.

<0:11:34>

Paul Wilcox, Troutdale resident, read a self-prepared statement (attached as Exhibit B).

3. CONSENT AGENDA:

- 3.1 MINUTES:** November 10, 2020 City Council Regular Meeting and December 1, 2020 City Council Special Meeting.
- 3.2 RESOLUTION:** A resolution approving an Intergovernmental Agreement between Metro and the City of Troutdale that establishes the responsibilities of both parties in implementing the FY 2020-21 Metro and Local Government Annual Waste Reduction Plan.
- 3.3 RESOLUTION:** A resolution amending the solid waste collection fees adopted under Resolution No. 2517.

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

4. DISCUSSION: Assistance to East County Foodbank.

<0:19:33>

Jorgan Shaw, Troutdale resident, stated she is the manager of Troutdale Terrace Apartments which is an affordable housing community on 257th Avenue. There are about 1,000 people in the apartment community of which 300 are children. All the residents in the community are under 60% of median area income. There's a real need for food assistance, especially since COVID has hit. She has been trying to find resources for food boxes for the community. As a city, everybody needs to work together to find resources.

Council Hudson proposed a request for the City of Troutdale to dedicate \$2500.00 from the general fund to the ongoing effort to make the food pantry a sustainable and ongoing resource for the community.

MOTION: Councilor Hudson made a motion that the City of Troutdale contribute \$2500.00 from the General Fund to the food pantry at Smith Memorial Presbyterian Church. Seconded by Councilor Moon.

VOTE: Councilor Lauer – Yes; Councilor Kranz – Yes; Council President Ripma – Yes; Councilor White – Yes; Councilor Moon – Yes and Councilor Hudson – Yes.

Motion passed 6-0.

5. RESOLUTION: A resolution adopting the new SDIC and North Troutdale Storm Drainage Master Plan.

<0:37:32>

Travis Hultin, Deputy Public Works Director/Chief Engineer, gave a brief overview of the staff report and an addendum to the staff report (attached as Exhibit C).

Taney Staffenson stated he has been over the language and his primary concerns was the previous language was going to establish responsibility, possibly, for either SDIC or the City to fund or take on specific projects. He thinks the new language in the plan now addresses those concerns and doesn't set responsibility on any one entity.

MOTION: Councilor Hudson made a motion to amend Section 6.5.4 of the Master Plan as presented as set out in Attachment B in the memorandum. Seconded by Councilor Lauer.

VOTE: Councilor Lauer – Yes; Councilor Kranz – Yes; Council President Ripma – Yes; Councilor White – Yes; Councilor Moon – Yes and Councilor Hudson – Yes.

Motion passed 6-0.

Council White asked how this works for calculating system development charges in the future with the added projects. He asked if they would be funded through HB 431.

Travis Hultin replied these would not have any impact on SDC's unless you add projects to the CIP. Travis asked Taney Staffenson if he had seen the memorandum, he provided to Council today with the redline revised language for Section 6.4.

Taney Staffenson replied he had not seen it, but he knows the content of it and he's comfortable with it.

MOTION: Councilor Hudson moved to approve the resolution to adopt the new and amended SDIC and North Troutdale Storm Drainage Master Plan. Seconded by Councilor Lauer.

VOTE: Councilor Lauer – Yes; Councilor Kranz – Yes; Council President Ripma – Yes; Councilor White – Yes; Councilor Moon – Yes and Councilor Hudson – Yes.

Motion passed 6-0.

6. PUBLIC HEARING / ORDINANCE (Introduced 10/13/20): An ordinance amending Troutdale Municipal Code Title 6 (Animals).

<1:00:45>

Chris Damgen, Community Development Director, gave a brief overview of the staff report and showed Council the Citizen Advisory Committee's recommendations.

Councilor Kranz stated under 6.08.030 in part B, that section needs to be changed to a total of 6 chickens. She likes the CAC's input.

Councilor White expressed his concern with the penalty fee of a maximum amount of \$1000.00. He thinks that fee needs to be lowered.

Chris Damgen stated that is the fee that the City of Gresham imposes.

Council President Ripma opened the public hearing at 8:23pm.

Rich Allen, Troutdale resident, stated he doesn't remember seeing anything in the proposed ordinance that deals with the healthiness of a chicken. He wonders if there should be a requirement of some kind to maintain the health of the chicken.

Paul Wilcox, Troutdale resident, stated reducing the distance between residences from 25 feet to 15 feet sounded like there was a 3-foot offset off the property line. His backyard is only 15 feet from wall to fence. Also, if you maintain that 3-foot space offset of the fence, the chickens could still be running loose between the chicken coop and the fence.

Nicole Lawrence, Troutdale resident, stated she is very pleased with what the CAC recommended. She thinks the \$1000.00 penalty fee is high.

Joe Storagee, Troutdale Code Enforcement Officer, stated the \$1000.00 penalty fee is set by the judge. The City's focus is on education, not regulation, but there needs to be a tool such as penalties. He encourages residents to comply and he tries to educate and communicate before he issues a citation.

Council President Ripma closed the public hearing at 8:33pm.

MOTION: Councilor Hudson moved to adopt the Citizens Advisory Committee's amendments to the motion in full and the correction of 3 to 6 chickens in Section 6.08.030(b). Seconded by Councilor Moon.

Councilor White made the friendly amendment to change the penalty fee from \$1000.00 to \$500.00.

No second made.

VOTE: Councilor Lauer – Yes; Councilor Kranz – Yes; Council President Ripma – Yes; Councilor White – Yes; Councilor Moon – Yes and Councilor Hudson – Yes.

Motion passed 6-0.

MOTION: Councilor Hudson moved to adopt the ordinance amending Troutdale Municipal Code Title 6 (Animals). Seconded by Councilor Moon.

VOTE: Councilor Lauer – Yes; Councilor Kranz – Yes; Council President Ripma – Yes; Councilor White – No; Councilor Moon – Yes and Councilor Hudson – Yes.

Motion passed 5-1.

7. PRESENTATION: Town Center Plan.

<1:29:28>

Chris Damgen gave a brief overview of the staff report and showed the Council a PowerPoint presentation to the Council (attached as Exhibit D).

Councilor White stated he thinks a Council Work Session is in order. He thinks with Council's input it could be even better.

Councilor Kranz echoed Councilor White's sentiments.

8. STAFF COMMUNICATIONS

<2:04:53>

Ray Young provided the following staff communications:

- Update on the City's CARES fund distribution - \$500,000.00 was given to Troutdale to give for financial assistance to residents and business owners. So far, the City has written checks for \$500.00 each in the amount of \$132,000.00 to residents and \$1500.00 each for businesses for a total of \$177,000.00.
- City Hall offices will be closed on Friday for Christmas and closed New Year's Day.
- The City has reinstated some of the more aggressive COVID protections.
- January 12th will be the next Council meeting with a Zoom Swearing In Ceremony at 6pm.

9. RECOGNITION: Thank you Councilor Hudson for your service to the City of Troutdale!

Ray Young showed a recognition video for Councilor Hudson by Mayor Ryan.

Councilor Lauer stated it has been a pleasure serving with Councilor Hudson and he looks forward to following him in Salem.

Councilor Kranz stated she has enjoyed serving on the Council with Councilor Hudson the last 2 years and she has learned a lot.

Council President Ripma stated he has known Zach Hudson for many years and Zach is a great citizen. He wished Zach great success at the legislature.

Councilor White stated Zach is a great problem solver and very involved in the community of Troutdale.

Councilor Moon stated Zach was a solid person to have on the City Council and he'll be missed.

Councilor Hudson thanked the Council and stated it was a pleasure working with the City Council the last couple of years.

10. COUNCIL COMMUNICATIONS

Councilor Lauer stated he's excited for the next 4 years and wished everybody Happy Holidays.

Councilor Kranz thanked Mayor Ryan and stated she's looking forward to working with Randy Lauer.

Council President Ripma stated he's looking forward to working with the new mayor and he's hoping for a good 2021. Happy Holidays and Happy New Year.

Councilor White suggested using the CARES money for the lifeguards to ensure the City gets them back and wished everybody Happy Holidays.

Councilor Moon wished everybody a Merry Christmas.

Councilor Hudson wished everybody Happy Holidays.

11. ADJOURNMENT

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

Meeting adjourned at 9:35pm.



Randy Lauer, Mayor
Dated: February 11, 2021

ATTEST:



Kenda Schlaht, Deputy City Recorder

My name is Saul Pompeyo and I am the owner of Ristorante Di Pompello.
Good afternoon
Thank you for letting me talk to you this afternoon.
My sister Martha will read for me because I want to deliver a clear statement today.

First of all, I want to thank Ray Young for his diligence and answering my emails regarding my sewer bill and would like to also clarify that I have certainly received the federal funds from the PPP and the CARE Act from Portland City, administered through the City of Troutdale. Like most businesses and individuals, cities and counties received, as well as the City of Troutdale, during these difficult times.

Like many organizations our income has drastically decreased. This has made us be more careful on the way we use these funds, applying them on the most needed areas.

I understand that this matter of sewer payment concerns very few restaurants in Troutdale's area. The majority of tenants on the strip commercial zone have their sewer charges included in the lease, under triple net and they only pay the utility bill based on their footage rather than seating capacity.

Independent bars in Troutdale have a much lower rate for sewer. Currently, the only independent restaurants in the area that are affected by the rate are Taste of the Village, which has 50% as a bar, and Ristorante Di Pompello.

Almost 13 years ago when I started operation in the City of Troutdale and requested my license to operate my restaurant I was told that the venue I had was under a Pizza Parlor license. Since the sewer is based on the System Development Charge originally paid, my rate was immediately adjusted to restaurant and the seating capacity decreased from 50 to 30.

Two years later when the business started to flourish I requested the support of the Fire Department to increase my seating capacity on the main floor and upstairs. The Fire Department told me that I needed professional advisory to apply and increase my seating capacity.

Public Works from Troutdale recorded that I also wanted to increase my seating capacity on the main floor too, and informed me that in order to have 15 additional seats there was a \$10,000 payment required. At the time, I paid this sum to increase my seating capacity.

Two years later, when I noticed that my sewer bill significantly increased I asked Public Works the reason for this and if it wasn't unreasonable. The engineer in charge let me know that there were three ways to adjust my charge:

1. The city would need to change the way they calculate this charge.
2. Hire myself an engineer and with the data I already had prove that I was not using the amount of sewer I was paying for.
3. Cut my seating capacity on the number of seats I considered or even stay with the minimum of 5 seats.

My question is:

Is there an obstacle according to the guidelines of the codes of the City of Troutdale that are preventing the adjustment of my bill reflecting the temporary reductions on my seating capacity, ordered by the government of Oregon in the past months?

November 2020 election analysis

I suspect there might be some Troutdale voters who are curious how the citizens of Troutdale voted in comparison to the larger voting populations in the County and State, especially if the results differed from their preferences.

I've developed a spreadsheet comparing how Troutdale voted compared to Multnomah County and also compared to the State. Another key measure I looked at was what I refer to as voter "participation" at each level. This differs from voter turnout in that not every voter casts a vote for every office or measure. This is the "undervote", which is when a ballot is returned, but no oval has been filled in, also known as a "blank".

Troutdale voter turnout, i.e. the number of registered voters who returned their ballots, was about 78%. The County return rate was just over 82%, and the State rate was just under 82%. The "participation" rate in Troutdale ranged from 99% for President to a low of 78% for City Councilors. There were actually 93 Troutdale ballots returned with no choice for President, not even a write-in. Each office from top to bottom had a higher percentage of undervotes except for State Senator, which reversed the pattern with an undervote of only 6% before again increasing. An interesting result at the City level was that there were more votes cast for and against Measure 26-212, the "Top Three" election of Councilors, than votes cast for the candidates for Mayor, indicating a high level of interest in the question. Undervote for Mayor was about 14%, with Measure 26-212 at about 13%, and Council Positions at about 22%.

The percentage differences can be found on my spreadsheet, which will be available from the City Recorder. For the benefit of those who are interested in how Troutdale voted, I can enumerate where the majority of Troutdale voters disagreed with the County and State voters. There weren't any disagreements between the County and the State as there was for the office of Secretary of State in 2016, when Dennis Richardson won the State, but lost Multnomah County. The majority of Troutdale voters preferred the following candidates who did not win election: Thatcher for

Secretary of State, Gudman for State Treasurer, and Hwang for State Senate. Troutdale voters opposed County Measures 26-211, the Library Bond, and 26-214, the Preschool Tax. On all the rest of the offices and measures Troutdale agreed with the larger majority.

There's also a very consistent pattern across the board wherein if County voters favor a candidate or measure it's at a higher percentage than in Troutdale. Likewise, State voters also support candidates and Measures at a higher level than Troutdale voters, but at a lesser difference. To cite one example, Troutdale voted 51% for Blumenauer, while the County was 78%, and the District was 73%. A Measure example would be Measure 107, Campaign Finance Limits, which the County and State supported at 87% and 78% respectively, while Troutdale was at 75%. Conversely, if the County or State votes against a Measure, it's at a lower percentage than Troutdale. Troutdale opposed the Metro Transportation Bond at 69%, while the regional opposition was 54%.

All of the above numbers are based on Precinct 4904. I have provided the figures for Precinct 4905, but it has only about 300 voters, compared to over 8,600 in 4904. Where the candidate total percentages are less than 100% it's because I didn't include the third-party candidates.

A final aspect of voter turnout not necessarily specific to Troutdale is that higher voter turnout is directly correlated with age, with a difference of about 10% from youngest to oldest. Party affiliation is also a factor, with both registered Democrats and Republicans returning 20-30% more ballots than non-affiliated voters.

Submitted by:

Paul Wilcox,

Troutdale

12/22/2020

Office	State	County/ District	Troutdale 4904	Troutdale 4905	Undervote Percentage
President					
Trump	40%	18%	45%	56%	92/1%
Biden	56%	79%	51%	40%	1/.3%
U.S. Senate					
Perkins	39%	17%	44%	58%	333/3.8%
Merkley	57%	79%	51%	40%	11/3.4%
U.S. House					
Blumenauer	73%	78%	51%	39%	391/4.5%
Harbour	23%	19%	46%	60%	14/4.4%
Sec. of State					
Thatcher	43%	20%	47%	63%	488/5.6%
Fagan	50%	73%	46%	33%	18/5.6%
Treasurer					
Read	52%	73%	45.70%	33%	555/6.4%
Gudman	41%	20%	46.40%	61%	25/7.8%
Atty. General					
Rosenblum	56%	79%	49%	35%	581/6.7%
Cross	41%	19%	47%	65%	31/9.7%
State Senate 25					
Hwang		48%	54%	66%	467/5.4%
Gorsek		52%	46%	34%	22/6.9%
State House 49					
Johnson		42%	48%	63%	629/7.3%
Hudson		57%	51%	37%	33/10.3%
Registered	2,945,047	571,852	11,077	392	
Ballots	2,413,914	469,415	8,654	319	
Turnout	81.97%	82.23%	78.13%	81.38%	

	State	County/ District	Troutdale 4904	Troutdale 4905	Undervote Percentage
Measure					
107, Campaign Finance Limits					
YES	78%	87%	75%	67%	547/6.3%
NO	22%	13%	25%	33%	16/5.0%
108, Cigarette Tax					
YES	66%	76%	61%	59%	251/2.9%
NO	34%	24%	39%	41%	5/1.6%
109, Psilocybin Treatment					
YES	56%	71%	50.40%	34%	390/4.5%
NO	44%	29%	49.60%	66%	13/4.0%
110, Drug Treatment					
YES	58%	74%	53%	43%	369/4.3%
NO	42%	26%	47%	57%	11/3.4%
26-211, Library Bond					
YES		60%	36%	26%	534/6.2%
NO		40%	64%	74%	17/5.3%
26-214, Preschool Tax					
YES		64%	42%	26%	432/4.9%
NO		36%	58%	74%	12/3.8%
26-218, Metro Transportation					
YES		46%	31%	18%	511/5.9%
NO		54%	69%	82%	18/5.6%



CITY OF TROUTDALE
ENGINEERING
DIVISION

Exhibit C

December 22, 2020 Council Meeting Minutes

MEMORANDUM

DATE: December 22, 2020
FROM: Travis Hultin, Deputy PW Director/Chief Engineer
TO: Troutdale City Council
Ray Young, City Manager

SUBJECT: Addendum to Staff Report for Agenda Item #5, December 22, 2020 Regular Council Meeting - Revised text for SDIC and North Troutdale Storm Drainage Master Plan (DMP)

This memo is provided as addition to the staff report submitted for the above referenced agenda item.

As indicated in the staff report, the Sandy Drainage Improvement Company took up adoption of the SDIC and North Troutdale Drainage Master Plan at their December 17th board meeting. After considerable discussion, the board identified a concern with a statement in Section 6.5.4 of the DMP. Section 6.5.4 discusses the Blue Lake Flood Storage Evaluation with the TRIP Weir closed.

Specifically, the board had concerns with the last sentence in that section, which states: "These results suggest the TRIP weir storage has relatively little impact on the system and the Blue Lake storage does provide measurable benefit by lowering the water surface elevation at the Sandy Pump Station." This statement was intended to indicate that the TRIP weir has relatively little impact or benefit for properties west of (downstream) of the weir. The SDIC board feels this statement could be construed to indicate that the TRIP weir does not provide a benefit to the north Troutdale drainage system overall, which is not the case and was not the intent of that statement. The TRIP weir does provide a flood storage benefit to properties east of (upstream) of the weir. As a result of this concern, the SDIC board requested a revision to Section 6.5.4 to correct any potential misinterpretation of the meaning of that statement. SDIC intends to take up adoption of the DMP at a subsequent board meeting with a revision to that section.

SDIC staff and the consultant (Brown and Caldwell) have drafted the revision to Section 6.5.4 and consulted with SDIC board member Tanney Staffenson. This revised language clarifies that the TRIP weir does in fact provide a benefit to the drainage system in north Troutdale. The proposed revision is attached herewith and is submitted herewith as Attachment B to the City Council's proposed resolution.

To provide the City council the opportunity to adopt the plan at this meeting with the revised language, staff requests that a motion to adopt the master plan include incorporation of the revised text provided herewith in Attachment B.

ATTACHED: Attachment B - Redline copy - Revised text for section 6.5.4 of the SDIC and North Troutdale Drainage Master Plan

Table 6-1. Blue Lake Flood Storage Impacts with TRIP Weir–Future Model Scenario

Flood Storage Location	Critical Elevation	Water Surface Elevation per Design Event				
		5-year	10-year	25-year	50-year	100-year
Future Model Scenario with Blue Lake Storage						
Sandy Pump Station (critical elevation location Y)	16.96	16.6	17.2	17.5	17.7	18.1
Marine Drive Double Culvert (critical elevation location HH)	13.95	16.77	17.32	17.60	17.85	18.18
PGE Transfer Station (critical elevation location JJ)	16.71	16.80	17.35	17.63	17.87	18.20
Sundial Road (critical elevation location KK)	25.67	26.59	27.30	27.40	27.45	27.55
NE 223rd Ave (critical elevation location Z)	23.36	16.77	17.32	17.60	17.84	18.16
Chinook RV Storage (critical elevation location AA)	17.64	16.80	17.35	17.63	17.87	18.20
Future Model Scenario without Blue Lake Storage						
Sandy Pump Station (critical elevation location Y)	16.96	16.7	17.5	17.9	18.2	18.7
Marine Drive Double Culvert (critical elevation location HH)	13.95	16.80	17.62	18.06	18.36	18.78
PGE Transfer Station (critical elevation location JJ)	16.71	16.83	17.64	18.07	18.37	18.78
Sundial Road (critical elevation location KK)	25.67	26.59	27.30	27.40	27.45	27.55
NE 223rd Ave (critical elevation location Z)	23.36	NA	NA	NA	NA	NA
Chinook RV Storage (critical elevation location AA)	17.64	16.83	17.64	18.07	18.37	18.78

This evaluation shows the removal of the Blue Lake storage increases the water surface elevation at the Sandy Pump Station by 0.1 feet during the 5-year event and 0.6 feet during the 100-year event, when compared to the water surface elevations of the evaluation with the Blue Lake storage included. The water surface increases at other critical elevation locations as well, when Blue Lake storage is removed. These changes in water surface elevation are slightly smaller, than those presented in Table 6-1. These results suggest the TRIP weir storage has relatively little impact on the system and the Blue Lake storage does provide measurable benefit by lowering the water surface elevation at the Sandy Pump Station.

Table 6-3 highlights the limits of Blue Lake area to provide flood storage to this watershed, based on the changes to the water surface elevations at critical locations in the system. Only the site east of Marine Drive is unaffected by removal of the Blue Lake area from the system (see Site KK along Sundial Road in Figure 5 of Appendix A). All other sites included in Table 6-3 are located downstream (south or west) of Marine Drive and experience an increase in water surface elevation as a result of the removal of the Blue Lake area from the system.

The results documented in tables 6-1, 6-2, and 6-3 also point to the benefit of the TRIP Weir. The TRIP Weir and the associated wetland enabled the TRIP property to re-develop by reducing the water surface elevation at the Sandy Pump station, as it reduces the water surface elevation an amount equivalent to or more than the reduction that occurs with storage from the Blue Lake storage area. Table 6-1 shows that the Blue Lake area provides up to 0.7' reduction in water elevation at the Sandy Pump station for the 100-year future event (20.2' to 19.5'). Per Table 6.3, when the TRIP Weir is included in the evaluation, the 100-year water surface elevation at the Sandy Pump station is reduced by 0.6' (18.1' and 18.7') with and without the Blue Lake area for flood storage. The 5-year water surface elevation at the Sandy Pump Station is reduced by 0.1' (16.6' to 16.7') with and

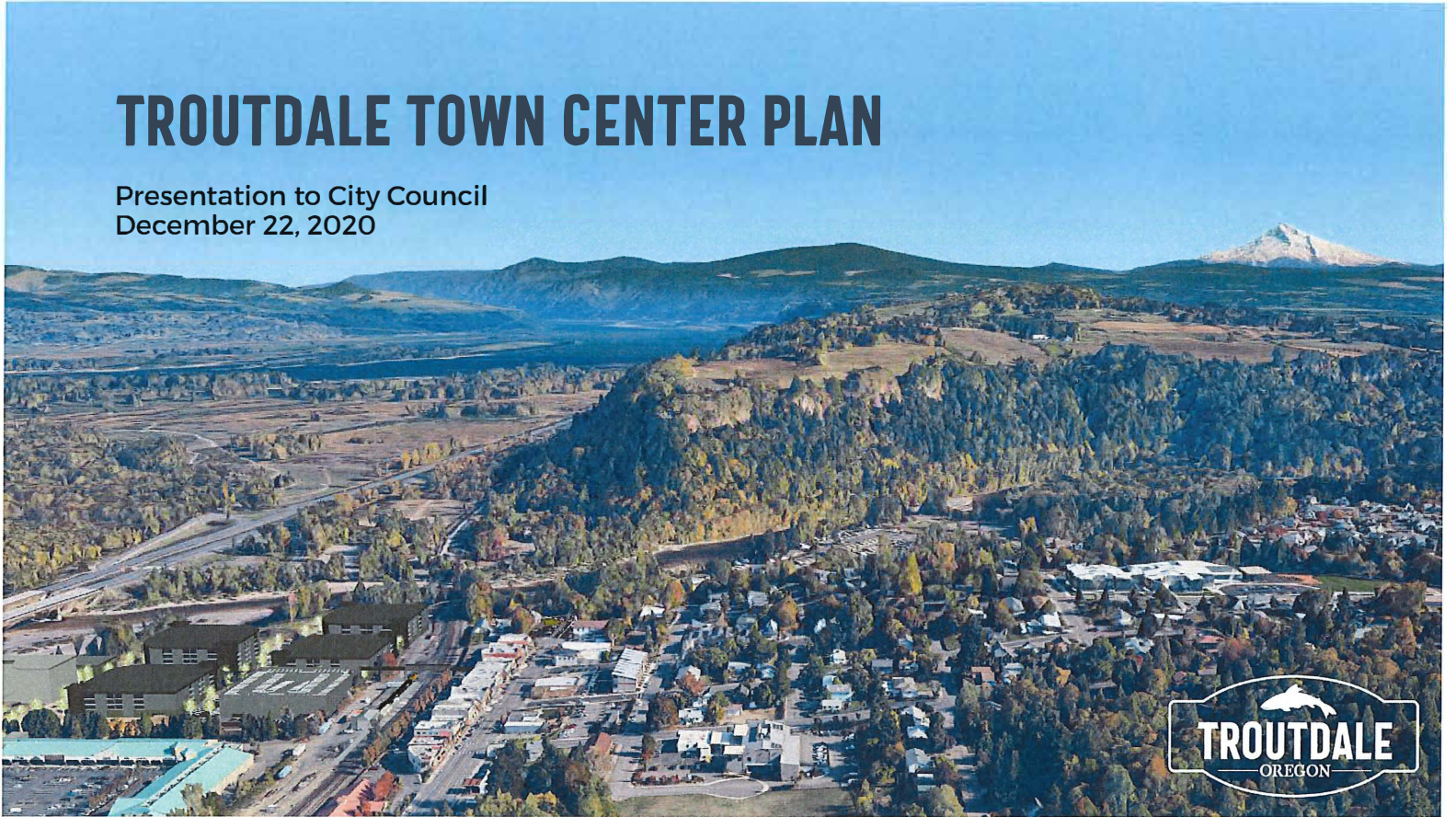
without the Blue Lake area for flood storage. Table 6-2 suggests the TRIP weir itself provides storage sufficient to reduce water surface elevations for these events by 0.9 feet (water elevation change from 17.5' to 16.6') and 1.4' (water elevation change from 19.5' to 18.1') at the Sandy Pump Station for the future 5- and 100-year events, potentially providing greater storage benefit than Blue Lake itself.

Exhibit D

December 22, 2020 Council Meeting Minutes

TROUTDALE TOWN CENTER PLAN

Presentation to City Council
December 22, 2020



PROJECT TIMELINE

- Fall 2017 - Council establishes Town Center Committee
- Winter/Spring 2018 - Previous planning efforts reviewed
- Summer/Fall 2018 - Public open houses/citizen feedback
- Fall 2018 - Development of Town Center Vision
- Winter/Spring 2019 - Socio-Economic elements reviewed
- Summer/Fall 2019 - Physical elements reviewed & Opportunity Site planning
- Fall 2019/Winter 2020 - Branding & marketing efforts
- Spring/Summer 2020 - Implementation discussion
- Summer/Fall 2020 - Plan finalization
- Winter - Draft Review & Preparation for adoption



A LABOR OF LOVE

- **Town Center Committee**

- Tanney Staffenson (chair)
- David Wheaton (vice chair)
- Diane Castillo-White
- Claude Cruz
- Dean Hurford
- Jean Ice
- Will Knight
- Jamie Kranz
- John Leamy
- Brent Ricks
- Karen Schaaf
- LeAnn Stephan
- Marilee Thompson

- **additional contributions**

- Corey Brooks
- Joe Carlson
- Rip Caswell
- Mike Greenslade
- Erin Janssens
- Ed Krankowski
- Traci Stannard
- Karen Young

- **City Staff**

- Chris Damgen
- Marlee Boxler
- additional department support



WHAT'S IN THE PLAN?

Executive Summary (1-18)

1. The Past & Present (19-51)

- Plan Development
- Existing Conditions

2. The Future (51-153)

- Opportunity Sites & Corridors
- Branding & Marketing

3. Implementation (154-183)

- How to Approach
- Getting Started

Appendices

- Minority Reports

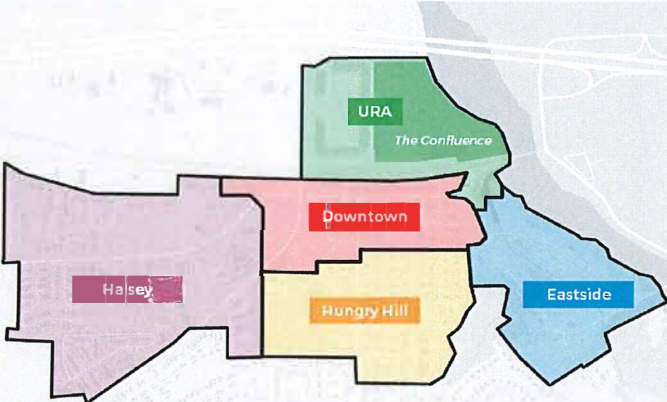


WHERE IS THE TOWN CENTER?

Aerial



Neighborhoods



1. THE PAST & PRESENT

- Plan Development
 - Project Outline
 - Town Center Committee
 - Stakeholders & Partners
 - Public Engagement & Outreach
- Existing Conditions
 - Physical Situation
 - Quantitative Analysis
 - Qualitative Analysis
 - **Summary of Findings**



1. THE PAST & PRESENT

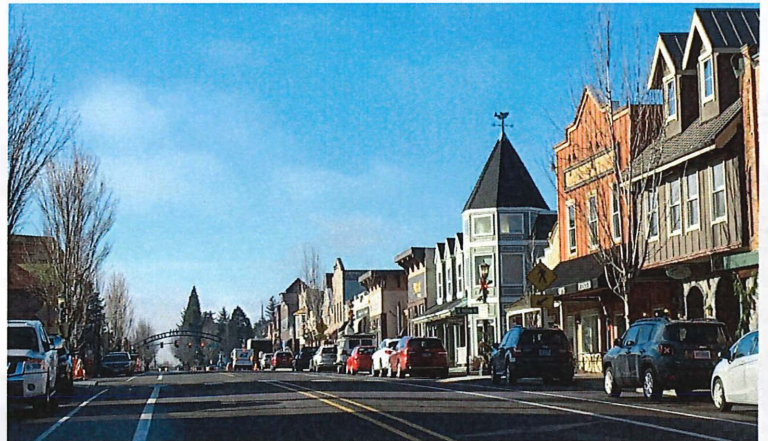
Summary of Findings

- People like the **small-town feel**
- Not all residents feel **connected to downtown**
- There are concerns about **future vitality** of downtown businesses
- People want to see additional **commercial services** and civic uses
- Additional **residential development is key** to best support downtown long-term
- New development **should not overwhelm** the existing built environment
- Development at The Confluence needs to **compliment downtown**, not compete with it
- The City has a responsibility for supporting development and fostering **pride in place**



2. THE FUTURE

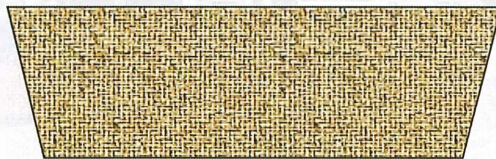
- **Town Center Vision**
 - Guiding Statements
- **Socio-Economic Element**
 - Resiliency & Future Trends
- **Physical Element**
- **Opportunity Sites & Corridors**
 - Urban Renewal Area / The Confluence
- **Branding & Marketing**



TOWN CENTER VISION

Summary of Findings

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TOWN CENTER VISION

small-town feel

connected to downtown

future vitality

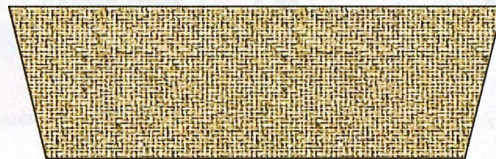
commercial services

residential development is key

should not overwhelm

compliment downtown

pride in place



TOWN CENTER VISION

By 2040, the Town Center will preserve its small-town feel while becoming the most vibrant, scenic, and historic hub in the region

where families thrive
businesses prosper
and visitors return



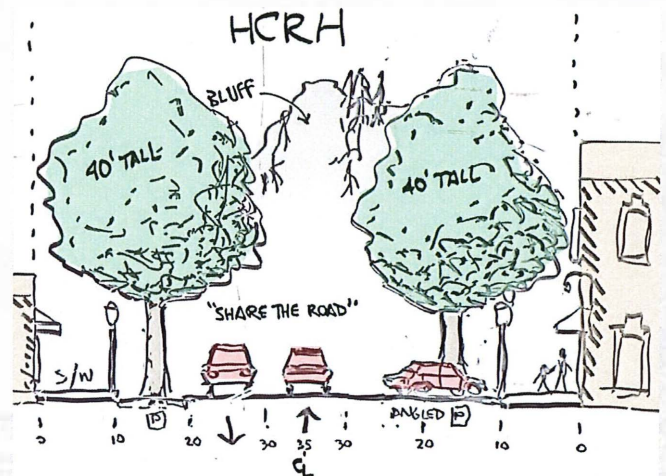
SOCIO-ECONOMIC ELEMENT

- **Social:** The Town Center is a place where all people can live, work, and visit in a safe and accessible manner.
- **Economic:** The Town Center is a place of unique economic prosperity and opportunity due to the high desirability of our area and deep commitment to support local business.
- **Resiliency & Future Trends:** The Town Center is a place that is adaptive, creative, and flexible to address future trends while ensuring the vision remains in place



THE PHYSICAL ELEMENT

- **Resources:** The Town Center is a place that ensures the common good through prudent growth management and preservation of our community resources.
- **Land Use:** The Town Center is a place that will conserve what is good and ensure that future development patterns are complementary to what is already here.
- **Transportation & Mobility:** The Town Center is a place where a 10-year-old, a 90-year-old, or anyone in between can get around the District in a safe and accessible manner.



OPPORTUNITY SITES & CORRIDORS

- The development (or redevelopment) of an opportunity site has a positive impact not only on the site or its surroundings, but on the Town Center as a whole.
- Without a clear strategy on how to deal with the effects of density, the existing built and natural environment would be subject to development that would alter what people appreciate about the District.
- A strategy to be intentional about how and where development should go began to emerge.



OPPORTUNITY SITES & CORRIDORS

- 12 opportunity sites

- 3 parks (Helen Althaus, Mayors Sq, and Depot)

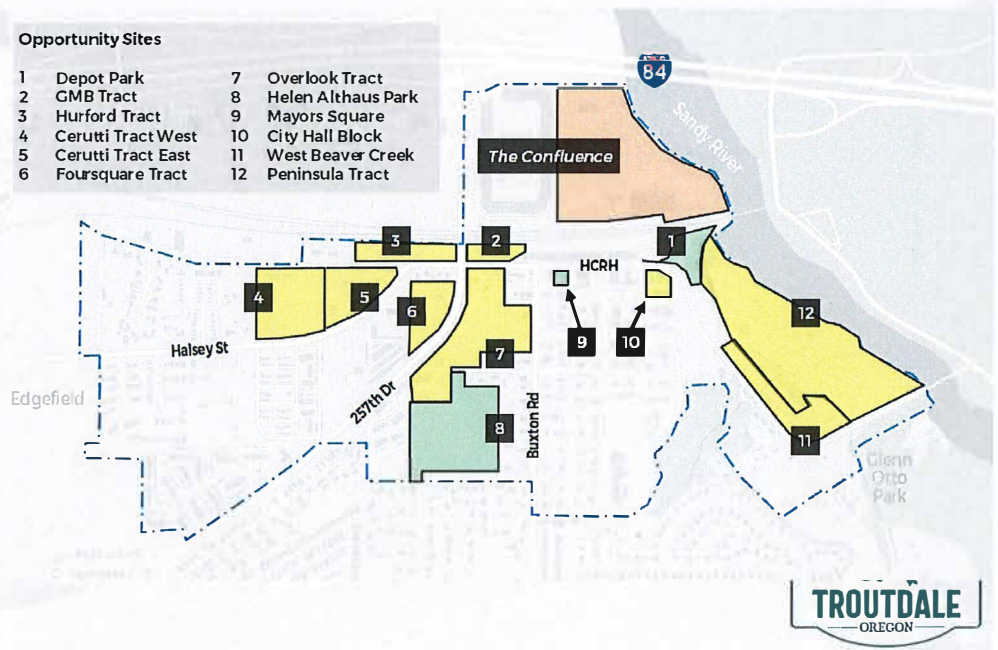
- 8 corridors

- 3 sections of HCRH
- Halsey Street
- Buxton Rd
- Sandy Ave
- 257th Dr / connection?
- Future connection btwn Downtown & URA

- The Confluence site

Opportunity Sites

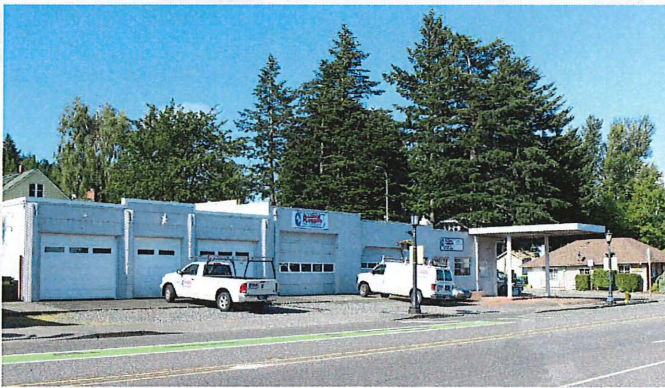
1 Depot Park	7 Overlook Tract
2 GMB Tract	8 Helen Althaus Park
3 Hurford Tract	9 Mayors Square
4 Cerutti Tract West	10 City Hall Block
5 Cerutti Tract East	11 West Beaver Creek
6 Foursquare Tract	12 Peninsula Tract



ENVISION THINGS NEW



RE-ENVISION THINGS (ADAPTIVE REUSE)

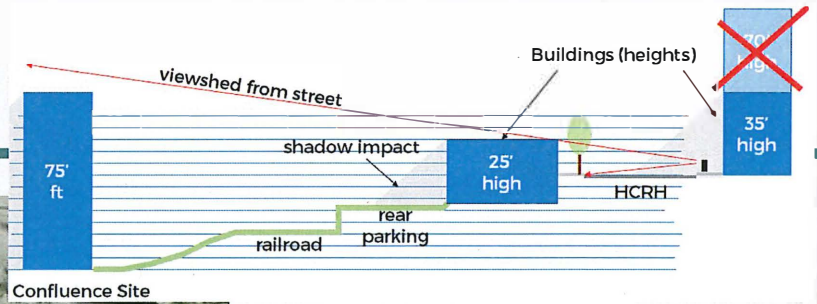
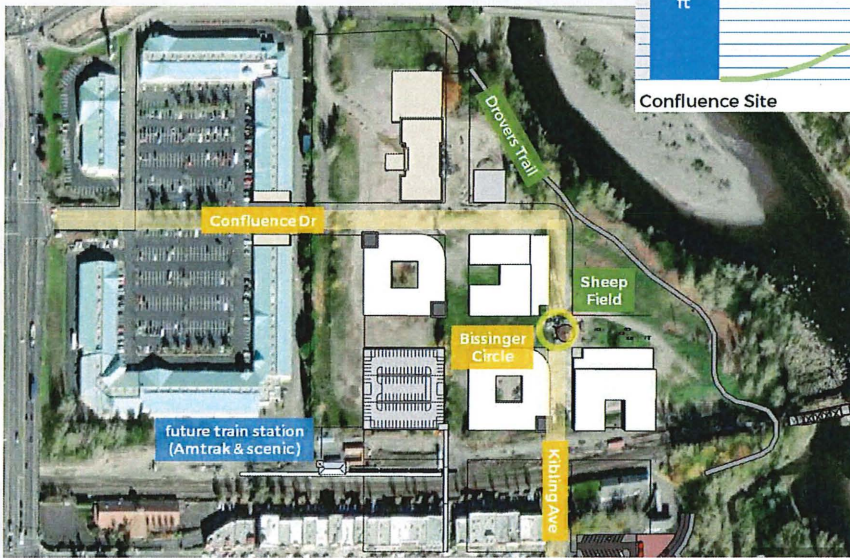


URBAN RENEWAL AREA / THE CONFLUENCE

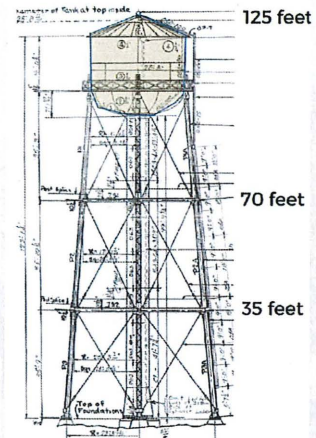
- The **street grid** should be carried over from downtown as an organizing principle
- The **water tower** should be retained as an iconic feature of the site and future development
- The **exchange of property** with the ownership of the outlets should be allowed in order to provide more direct access to/from the west
- A centralized **parking facility/garage** should be established
- A **direct connection** with downtown via a **pedestrian bridge** should be built
- A **direct vehicular connection** with downtown should be studied and constructed
- A consistent and specific **architectural style** should be established
- **Building heights** may go as high as 75 feet but should be stepped-back to lessen visual impact



THE CONFLUENCE

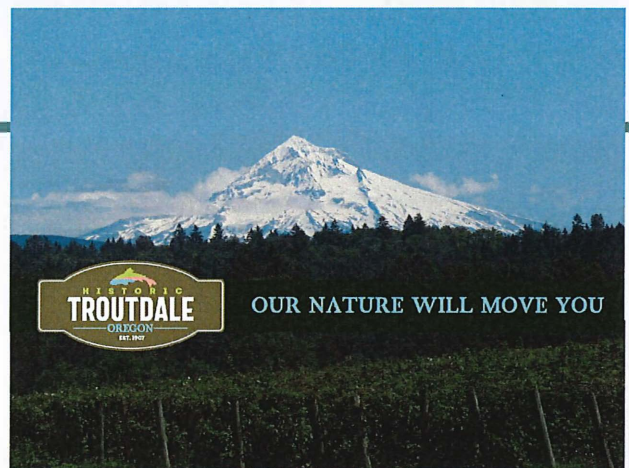


Confluence Site



BRANDING & MARKETING

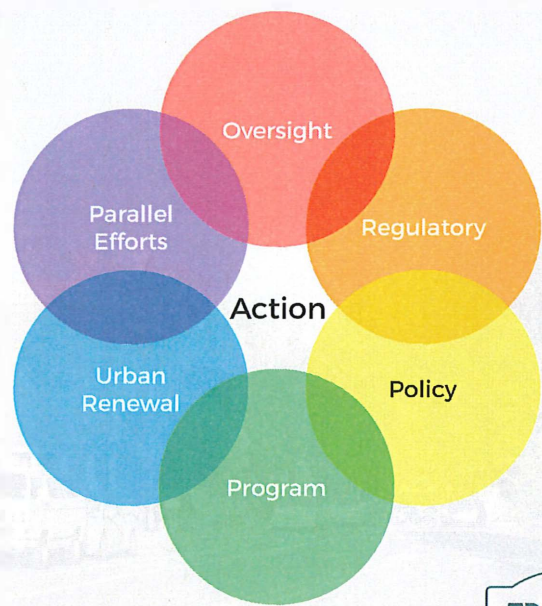
- Embellish the importance of pride of place
- Cater not just to tourists but residents
- Connect community branding to marketing efforts



3. IMPLEMENTATION

- Plan is a “Design-Build” project
 - Some are actions already underway
 - Sustainable City Year Program (U of Oregon)
- 2020-2025 – “Getting Started”
 - A. Oversight actions
 - B. Regulatory actions
 - C. Policy actions
 - D. Programmatic actions
 - E. Urban Renewal actions
 - F. Future studies and parallel efforts

*Most critical actions are **highlighted***
- Reviews
 - Annual **performance review**
 - Five-year **comprehensive reviews**



IMPLEMENTATION – KEY ACTIONS

Already Underway

- Designate a Plan Coordinator
 - Economic Development Coordinator
- Prepare additional development concepts for The Confluence site
 - Cascadia Partners presentation
- Improve coordination with organizations that contribute to city life
- Update road profiles of County-owned corridors
 - TGM Grant for Halsey Street (Corridor A)

Suggested Priorities

- Create Town Center Alliance Board (TCAB)
- Create a sanctioned Main Street program (multi-year effort)

Tied to 2020-2021 Council Goals

- All related Urban Renewal actions
- Evaluate the feasibility of civic uses at opportunity sites (and other areas too)
- Consider specific incentives or programs to attract development - potentially in opportunity sites
- Consider revising the collection method for System Development Charges (SDC)



NEXT STEPS

- Dec - Jan - review of Draft Plan
 - January 20 - Planning Commission review
 - January 27 - Town Center Committee meeting (final edits)
 - February - (incoming) City Council review and adoption
- Draft Plan (30-Nov) and Executive Summary are currently available online for review at **troutdaletowncenter.info**

