



# 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, May 11, 2021 – 7:00PM**

**Mayor**  
Randy Lauer

**City Council**  
David Ripma  
Alison Caswell  
Jamie Kranz  
Glenn White  
Nick Moon  
Sandy Glantz

**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](mailto:info@troutdaleoregon.gov) by 5:00pm on Monday, May 10<sup>th</sup> 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](mailto:info@troutdaleoregon.gov) and must be received by 5:00pm on Monday, May 10<sup>th</sup>.

**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. **PROCLAMATION:** Proclaiming May 11<sup>th</sup> as Troutdale Ninja Day.  
*Mayor Lauer*
4. **REPORT:** Annual Report from the Port of Portland.  
*Emerald Boque, Port of Portland*
5. **PUBLIC HEARING / ORDINANCE (Introduction):** An ordinance amending Troutdale Municipal Code Title 10 – Vehicles and Traffic.  
*Chris Damgen, Community Development Director*
6. **RESOLUTION:** A resolution extending the temporary Sewer System Development Charge Subsidy for development of new and expanded food and beverage establishments in Troutdale.  
*Ray Young, City Manager*
7. **RESOLUTION:** A resolution adopting the 2020-2040 Town Center Plan.  
*Chris Damgen, Community Development Director*

8. STAFF COMMUNICATIONS

9. COUNCIL COMMUNICATIONS

10. ADJOURNMENT



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**Randy Lauer, Mayor**

**Dated: May 4, 2021**

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](http://www.troutdaleoregon.gov) or call Sarah Skroch, City Recorder at 503-674-7258.

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

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

**Tuesday, May 11, 2021 – 7:00PM**

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

Mayor Lauer called the meeting to order at 7:01pm.

**PRESENT:** Mayor Lauer, Councilor Ripma, Councilor Caswell, Councilor Kranz, Councilor White, Councilor Moon and Councilor Glantz.

**ABSENT:** None.

**STAFF:** Ray Young, City Manager; Sarah Skroch, City Recorder and Chris Damgen, Community Development Director.

**GUESTS:** See Attached.

Mayor Lauer 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.

None.

**3. PROCLAMATION:** Troutdale Ninja Day

Mayor Lauer read the proclamation.

**4. REPORT:** Annual Report from the Port of Portland.

<0:06:32>

Emerald Bogue, Port of Portland, stated she oversees Regional Government Community Affairs at the Port of Portland. She introduced Steve Nagy who oversees Airport Operations and Ken Anderton, the Senior Development Manager for the Port of Portland. Emerald Bogue showed a PowerPoint presentation (attached as Exhibit A).

<0:15:03>

Ken Anderton showed a portion of the PowerPoint presentation on the TRIP property, Amazon and shared that Lots 4, 5 and 9 are in negotiations.

Councilor Glantz asked what the Port meant by being down by 95% and if expenses were also down.

Steve Nagy replied during the worst of the pandemic there were reserves of cash on hand that was dipped into to keep operations afloat. The 95% the Port was down was just one of the streams of business where they're gaining from people who are flying on airlines, parking garages, shopping or eating inside PDX. Long term leases were still being paid by tenants, so airlines were still responsible for paying their fees for using PDX for the gates. Customers who lease property from the Port still had their obligations. Quite a few of the revenue streams stayed afloat.

Steve Nagy stated the Troutdale Airport runway reconstruction project was scheduled but due to impacts from the pandemic, the project started out with some small removals but slashed the 5-year target by about 50%. The Port will continue to maintain the existing runway and some of the low-cost projects to get the airport out to 2026 and then back to work on aviation projects.

**5. PUBLIC HEARING / ORDINANCE (Introduction):** An ordinance amending Troutdale Municipal Code Title 10 – Vehicles and Traffic.

<0:42:02>

Chris Damgen, Community Development Director, gave a brief overview of the staff report and proposed changes.

Ray Young explained that the changes are to make enforcement easier for staff to enforce the intent of the codes.

**Mayor Lauer opened the public hearing at 7:55pm.**

Paul Wilcox, Troutdale resident, stated he would like to address the new definition of overnight that says, anytime between 2am and 6am. A sign saying no parking between 2am and 6am would cover overnight. He thinks that a sign that said No Overnight Parking would be an entire night, not someone parking at 3am for an hour. The time frame of no parking before 6am could be an issue for an employee who might have to open a business before 6am. As far as commercial vehicles parking in residential areas, a moving van in front of someone's house would take more than 4 hours to load up an entire household of furniture.

**Mayor Lauer closed the public hearing at 7:58pm.**

Councilor White stated if someone has had too much to drink and doesn't drive home afterwards or if their car breaks down, they shouldn't be ticketed.

Ray Young replied this would be for a city parking lot that has signage that says No Overnight Parking. The City Manager could be contacted and review the situation and possibly dismiss.

**6. RESOLUTION:** A resolution extending the temporary Sewer System Development Charge Subsidy for development of new and expanded food and beverage establishments in Troutdale.

<0:59:00>

Ray Young gave a brief overview of the staff report and explained there are some issues to finalize such as percentage, location and capping a maximum program.

Mayor Lauer asked if there is a way that the City can backfill the General Fund with “Biden Bucks” (American Rescue Plan Act) if it’s for COVID relief.

Ray Young replied maybe. The City just received from the Feds the draft of rules for details in how to use the money. The way the rules are written now, there is the ability to use the money for economic development and tourism.

<1:07:41>

Mayor Lauer stated he likes the short window for increased demand, and he likes keeping it within the year because it’s easier to budget when it’s 12 months or less. He also likes keeping it as presented or an increased discount if the City can backfill it with more money from Federal dollars. He would be up for a 6-to-9-month program to create demand and get the ball rolling.

Councilor Caswell stated she likes what the Mayor said. She would be open to shortening the window and maybe have it be 9 months. If the City moves forward, it would be nice to start at the first of the year so marketing could be done for it.

Councilor Glantz stated one concern she has is an upper limit for each business so small and large businesses can get help.

Councilor Moon stated he thinks it should be across the board 75% discount all the way around and a \$150,000 fund limit.

Councilor Kranz stated she loves the idea of capping at the end of 2021. She thinks it should be marketed to restaurant groups and loves the concept of backfilling with “Biden Bucks”.

<1:13:09>

Councilor Moon asked how can we play fair by saying each business only gets so much money each. There should be language in the resolution regarding a cap.

Councilor Caswell agrees the City should be pro small business.

Councilor Ripma stated he’s not in favor of trying to identify big businesses versus small businesses because it would be hard to do. He likes the idea of 75% off citywide for 6 months, July 1<sup>st</sup> to December 31<sup>st</sup>, promote it and cap it at \$150,000 and see what happens. It could always be extended, and the limit can be raised if it takes off.

Councilor Caswell stated she is pro-business across the board but because this is a specific Coronavirus response, she doesn’t think corporations should qualify. She thinks that Troutdale

should put local/small businesses first. Her proposal is to start January 1<sup>st</sup> and do \$0 SDCs for 9 months.

<1:28:12>

Mayor Lauer stated he's not in support of \$0 SDC's. He is okay with 75% because it can always be extended, or money could be added, and he would like to start now. He's also okay with raising to \$150,000 for 6 months.

Councilor Glantz asked why not 60% and apply to all.

Councilor Moon stated he just threw 75% out there as a unified amount and not so much on the percentage.

Councilor Kranz stated she likes the percentages as presented.

<1:37:59>

Councilor Ripma stated public comment should be invited. He's okay with 60% for all, and this is to replace the current resolution.

Councilor White stated it was easier to do these discounts in 2008. Since then, the charges have climbed. These discounts are footed by the residents.

Councilor Caswell stated she's standing by what she has said because she keeps hearing the excitement to the businesses she's been talking to. Looking at the number of businesses exiting Portland, there is a magnitude of opportunity.

**Mayor Lauer opened public comment at 8:48pm.**

Tanney Staffenson, Troutdale resident, stated as far as the SDC subsidies, the city has some of that built into the budget currently. Remember that the budget that was passed had a \$1.9 million deficit that included \$1.65 million in federal subsidy money so that money is already in there. He's a proponent and thinks it's important.

**Mayor Lauer closed public comment at 8:50pm.**

**MOTION: Councilor Ripma moved to adopt the resolution in the packet, with Section 1 amended to subsidize Sanitary Sewer SDC fees to 60% of the fee for all, Section 9 a maximum of \$150,000.00, effective 7/1/21 to 12/31/21 in Section 10 and citywide. Seconded by Councilor Kranz.**

**VOTE: Councilor Ripma - Yes; Councilor Caswell – Yes; Councilor Kranz – Yes; Mayor Lauer – Yes; Councilor White – Yes; Councilor Moon – Yes and Councilor Glantz– Yes.**

**Motion passed 7-0.**

**MOTION: Councilor Moon moved to amend to 75% rather than 60%. Seconded by Councilor White.**

**VOTE: Councilor Ripma - No; Councilor Caswell – Yes; Councilor Kranz – No; Mayor Lauer – No; Councilor White – Yes; Councilor Moon – Yes and Councilor Glantz – No.**

**Motion failed 3-4.**

**7. RESOLUTION: A resolution adopting the 2020-2040 Town Center Plan.**

<1:59:33>

Chris Damgen gave a brief overview of the staff report and reviewed the proposed changes. He stated there were a series of comments and suggested edits from several councilors. He explained there are 9 edits in the staff report. Councilor White submitted a list of edits and concerns regarding the Town Center Plan (attached as Exhibit B).

Councilor Ripma stated he understands what the plan says and on the bullet points of the things where the plan shall supersede everything but the bullet points, he would like to add a bullet point item in the minority reports saying the plan supersedes any other reports, studies or anything else. He thinks the bullet points should add items in the minority report.

Ed Trompke stated technically, a minority report is part of the plan so it would not be superseded in any case.

Councilor Ripma asked if it could be added as a parenthetical in the paragraph that italicizes the plan shall supersede any other report, study, plan or official document accepting the minority reports.

Ed Trompke stated it could say, the plan, including any minority reports, shall supersede any other reports.

Chris Damgen reviewed the list from Councilor White.

Councilor White declared a potential conflict as the owner of 2 properties in the opportunity sites. He stated his biggest concerns had to do with the Peninsula Tract. He would have come up with the same conclusion, the land is not useful. There needs to be some vision and high-end development along the Sandy River. He stated if that part is taken out of the plan, he could vote for it.

Councilor Ripma stated he noticed on page 92, which has the preferred land use tabulation for various opportunity zones, 4 things identified as open space and parks. 3 of those are currently parks. The Peninsula Tract always seemed odd. If Councilor White wants to take the Peninsula Tract part of the plan out, he would favor it.

Councilor Kranz stated she wants to recognize that the work being presented to City Council came from the Town Center Committee and if Council goes down the path of really changing

the work the committee did, she finds it disrespectful. She doesn't like eliminating pieces of the plan.

Councilor Ripma stated no disrespect is meant. The Council is the final arbitrator, and he wants to pass it as good as it can be.

Mayor Lauer stated he is not in favor of pulling the whole Peninsula Tract out.

Councilor White stated the idea was not to remove it but to place it on hold in case there is an off chance it can be part of the Confluence site project.

Councilor Moon stated the Peninsula Tract is really a premium piece and continuing the Confluence makes a lot of sense. Having that piece listed as priority as a park is a shame. He stated he's in favor of altering the document as 1<sup>st</sup> priority to residential or mixed use.

Chris Damgen stated pages 92 and 126 updated to remove parks/open space and replaced with mixed use.

Councilor White stated it's a good move. He likes the idea of having it as a fallback and not the first choice.

**Mayor Lauer opened public comment at 9:41pm.**

Tanney Staffenson stated there have been a lot of good points raised. He thinks at the end of the day you can say it's disrespectful to have your work criticized but we all have the obligation to put the best product out there. The Peninsula Tract is 57.8 acres of useable land when it's all put together. The first matrix that was done was done by staff and in that one, out of the 57 acres, their recommendation was 17.3 acres being parks. He thinks this is a great plan and it calls for a lot of action. He stated the Council should be cautious in updating the transportation plan and the CIP for new investments into the 8 corridors shown on page 166. He thinks that Council should adjust the plan where they feel the need to adjust it. He's a proponent of the TCAB (Town Center Advisory Board) and would like to see that committee do any reviews of the plan.

**Mayor Lauer closed public comment at 9:47pm.**

**MOTION: Councilor Ripma moved adoption of the resolution adopting the 2020-2040 Troutdale Town Center Plan as discussed and amended tonight. Seconded by Councilor Moon.**

**VOTE: Councilor Ripma - Yes; Councilor Caswell – Yes; Councilor Kranz – Yes; Mayor Lauer – Yes; Councilor White – Yes; Councilor Moon – Yes and Councilor Glantz– Yes.**

**Motion passed 7-0.**

## 8. STAFF COMMUNICATIONS

<2:48:52>

Ray Young provided the following staff communications:

- Multnomah County has requested the City send a representative to a violence prevention committee that they're establishing that will meet once a month. Councilor Kranz raised her hand.
- May 25<sup>th</sup> will be the Selection Committee meeting for committee interviews at 6pm.
- There will be 3 June meetings on the 8<sup>th</sup>, 22<sup>nd</sup> and on the 15<sup>th</sup> a URA meeting with a Special Meeting following at 7:30pm.

## 9. COUNCIL COMMUNICATIONS

<2:51:00>

Councilor Ripma reminded everyone to send in their ballots for the May 18<sup>th</sup> election and vote yes for Measure 26-221 for the renewal of the Oregon Historical Society Levy.

Councilor Caswell stated the coalition regarding the homeless camps will be having a meeting on the 19<sup>th</sup> with the Forest Service and ODSL and anybody else who would like to join. They are hoping to talk about meeting in the middle.

Councilor Kranz stated to drop ballots off, mail in deadline is past.

Mayor Lauer thanked everyone for the discussion tonight.

Councilor White shared the good news of AMR having lifeguards at Glenn Otto Park this year.

Councilor Moon reminded everyone to get out and support local restaurants.

Councilor Glantz stated she is doing Uber Eats to support restaurants. She went to the shredding event last weekend.

## 10. ADJOURNMENT

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

Meeting adjourned at 9:59pm.



**Randy Lauer, Mayor**

**Dated: July 14, 2021**

**ATTEST:**



**Kenda Schlaht, Deputy City Recorder**



## May 11, 2021 City Council Regular Meeting Zoom Guest List

Name (Original Name)	User Email	Join Time	Leave Time	Duration (Minutes)
Barbara's iPhone		5/11/2021 18:10	5/11/2021 18:32	22
Barbara		5/11/2021 18:32	5/11/2021 19:09	37
Sarah Skroch		5/11/2021 18:42	5/11/2021 21:57	196
Troutdale Conferencing	troutconf@troutdaleoregon.gov	5/11/2021 18:42	5/11/2021 21:57	196
MetroEast		5/11/2021 18:45	5/11/2021 21:57	193
Speaker Table		5/11/2021 18:46	5/11/2021 21:57	192
barbara		5/11/2021 18:47	5/11/2021 19:02	16
Randy Lauer	randy.lauer@troutdaleoregon.gov	5/11/2021 18:53	5/11/2021 21:57	184
Paul Wilcox		5/11/2021 18:55	5/11/2021 21:57	183
Nick Moon		5/11/2021 18:56	5/11/2021 21:57	182
Codi Tillson	codi_tillson@hotmail.com	5/11/2021 18:56	5/11/2021 19:07	12
Ken Anderton	kenneth.anderton@portofportland.com	5/11/2021 18:57	5/11/2021 19:42	45
Jamie Kranz		5/11/2021 18:58	5/11/2021 21:57	180
mikebehunin		5/11/2021 18:59	5/11/2021 19:07	9
Dave Ripma		5/11/2021 18:59	5/11/2021 19:12	13
Glenn White		5/11/2021 19:00	5/11/2021 21:57	178
Chris Damgen	troutconf@troutdaleoregon.gov	5/11/2021 19:01	5/11/2021 21:50	169
Sandy Glantz	sandy.glantz@airship.com	5/11/2021 19:01	5/11/2021 21:57	177
Alison Caswell	alison@caswellsculpture.com	5/11/2021 19:01	5/11/2021 21:57	177
Ray Young	ray.young@troutdaleoregon.gov	5/11/2021 19:01	5/11/2021 21:57	177
Emerald Bogue (she/her)		5/11/2021 19:01	5/11/2021 19:42	42
Jamie Kranz		5/11/2021 19:03	5/11/2021 21:57	175
phil stenstrom		5/11/2021 19:09	5/11/2021 19:43	35
Steve Nagy		5/11/2021 19:11	5/11/2021 19:42	32
Dave Ripma		5/11/2021 19:15	5/11/2021 21:57	163

# Port of Portland Briefing for Troutdale City Council



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May 11, 2021

**Exhibit A**  
May 11, 2021 Council Meeting Minutes

# Structure/Funding

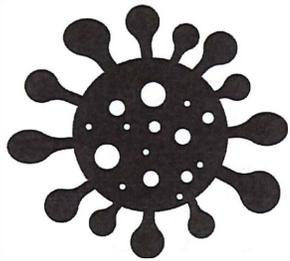
- Special district of the state – governed by a 9-person commission, appointed by the Governor.
- Property tax, set by statute, provides 4% of overall budget and is collected in Clackamas, Multnomah and Washington counties.
- Legal firewall in the budget between Aviation and General Fund (other operations – marine terminals, Superfund, etc.).
- COVID-19 economic impacts have been severe at PDX and moderate in other operations.

# Port of Portland Facilities

- 1  
PDX
- 2  
General Aviation Airports
- 4  
Marine Terminals
- 5  
Business Parks



# Priorities



COVID-19 economic recovery



Building an airport for the future



Shared economic prosperity

**RACIAL EQUITY & COMMUNITY COORDINATION**

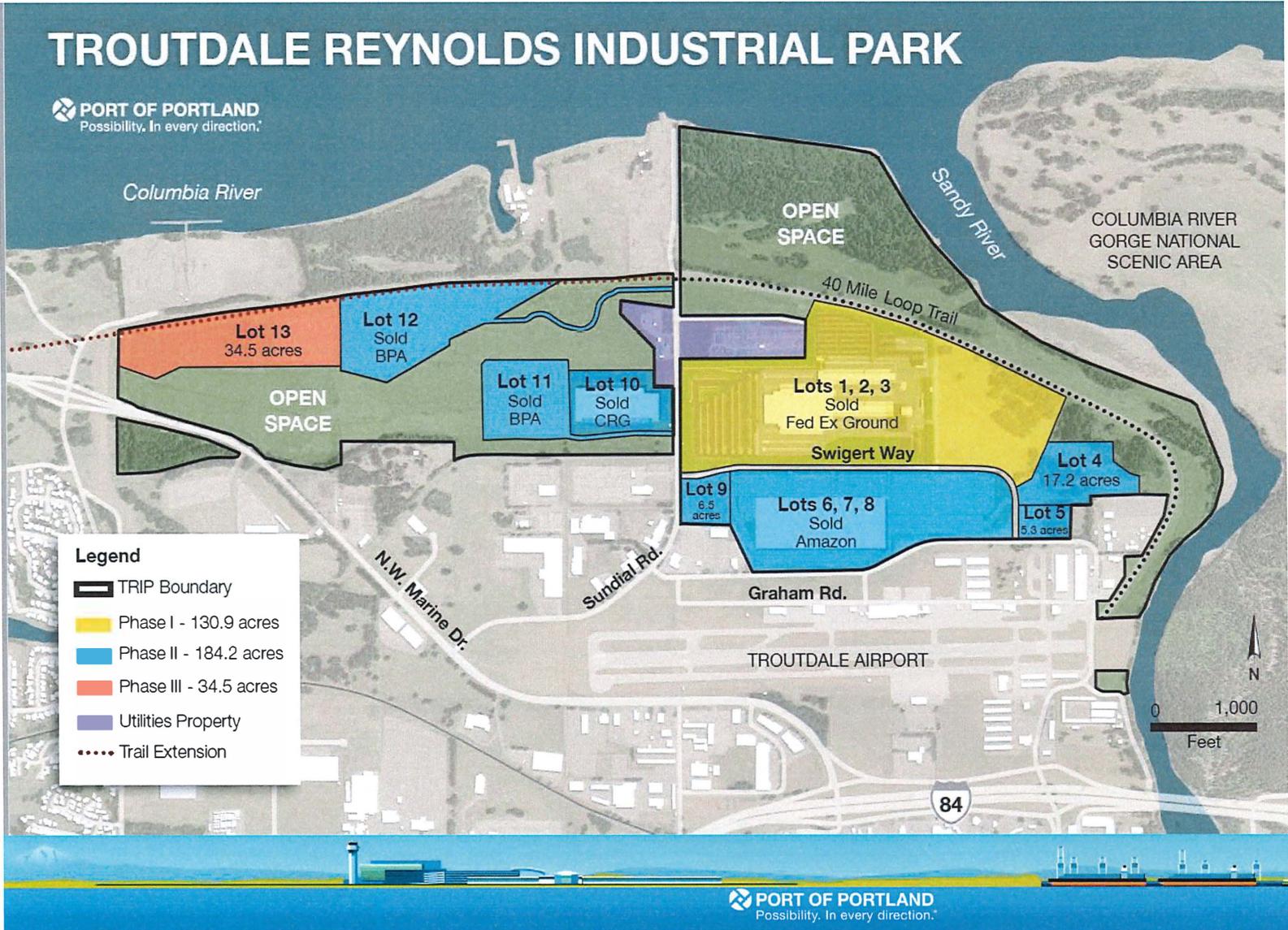
# Shared Prosperity Focus Areas

- ✓ Creating quality jobs and building wealth for Black, Indigenous, people of color, low-income communities and people with disabilities.
- ✓ Leveraging our strengths: Using contracting dollars to create more opportunity, holding companies we contract with to higher standards and supporting small businesses who want to build capacity on Port projects.
- ✓ Assessing how our Port assets – marine terminals, industrial land and airports – can best contribute to prosperity in our region.



# TROUTDALE REYNOLDS INDUSTRIAL PARK

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- ✓ Continued robust employment.
- ✓ Progress on remaining lots and 40-Mile Loop Trail

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# TROUTDALE AIRPORT

- ✓ Increased helicopter training.
- ✓ Slight dip in operations due to COVID-19.
- ✓ Runway reconstruction timeline to shift.

Thanks.



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Item # 7  
Comments from Councilor White

**Exhibit B**

May 11, 2021 Council Meeting Minutes

This is my list of edits and concerns regarding the town center plan:

- The plan cuts out the peninsula site (by its first recommended use) and doesn't match up with the confluent site or what's currently happening at Glenn Otto Park.
  - Glenn Otto Park has the following services: TriMet bus services, wedding venue site/special event rentals, concert venue, food drive through, restaurant, filming parking, food cart and parking lot. On page 124 the peninsula track says it lies next to downtown when the peninsula track is actually within the town center overlay.
  - Not all of the property in the peninsula track is within the special flood hazard area and that should be noted. The majority of the property is prime commercial real estate, areas that are not already heavily regulated and protected as a natural area.
  - The remainder should be considered for high end developments as per counsel goal.
  - By listing the first preference for the Peninsula Track to be a park and or open space, it potentially creates a huge detriment for the city of Troutdale because this property is vital to help create future economic opportunities and vitality.
- 
- On page 10 under "housing" I would like it to highlight the fact that the greatest housing need in Troutdale is for executive type housing according to our housing needs analysis. This is an important element to support the overall economy of our town.
- 
- On page 11 under "recreation and open spaces" it calls for more parks, I feel we should work towards improving existing parks not create more parks besides the ones currently underway which are as follows: Dog park, Skate board park, 4 acre Linear park (with possible connection to Glenn Otto park), depot/bicycle hub/tourist center area and disk golf park. We are reaching the point where we will need to create a new fee for residences if we are not careful. Troutdale is already surrounded by regional parks.
  - Under "new art proposal for art in the town center " I am suggesting the following: if a property is already heavily regulated to conserve natural areas, this would be sufficient with the added green area, and they would not be required to add new art (similar to how title 13 does not require additional landscaping areas when a property is heavily regulated to conserve a natural area).
  - Page 70 , I would like to see a statement added that says the hydro electric power is currently our cheapest and best renewable source of energy.

- Page 122 under "Challenges" removed slope because this is not applicable to this site.
  - Page 122 under "widening the sidewalk" , the sidewalk should only be made wider if a connecting trail to Glenn Otto Park is not possible, I feel the trail is a better idea.
- 
- Page 135 , I recommend keeping Sandy Ave "as is" expect for safety improvements. During a town hall meeting, where the Springwater Trail extension was addressed, the citizens were not in favor of using this road as part of the Springwater Corridor connection and overwhelmingly not in favor of connecting to the Springwater Trail.