



Randy Lauer, *Mayor*

David Ripma

Alison Caswell

Jamie Kranz

Glenn White

Nick Moon

Sandy Glantz

## Agenda

### February 22, 2022

Regular Meeting | 7:00 p.m.

Troutdale Police Community Center – Kellogg Room  
234 SE Kendall Ct, Troutdale, OR 97060

1. **Pledge of Allegiance:** Led by Boy Scout Troop 174
2. **Roll Call and Agenda Update**
3. **Proclamation:** Proclaiming February 2022 as Scout Month – *Mayor Lauer*
4. **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. The Council and Mayor should avoid immediate or protracted responses to citizen comments.*
5. **Consent Agenda:**
  - 5.1 **Resolution:** A resolution appointing a City Representative to the Levee Ready Columbia Board of Directors.
6. **Presentation:** A presentation on Mt. Hood Community College – *Dr. Lisa Skari, MHCC President*
7. **Report:** Gresham Fire and Emergency Services Report on Fire Services – *Chief Snyder, Gresham Fire and Emergency Services*
8. **Presentation:** A presentation on upcoming code amendments related to House Bill 2001. – *Chris Damgen, Community Development Director*
9. **Public Hearing / Ordinance (Introduced 2/8/22):** An ordinance amending Troutdale Municipal Code Section 2.20 and establishing the Town Center Advisory Board. – *Chris Damgen, Community Development Director*
10. **Public Hearing / Ordinance (Introduction):** An ordinance amending Troutdale Municipal Code Section 2.20.030 relating to Committees and Commissions. – *Ray Young, City Manager*
11. **Staff Communications**

## 12. Council Communications

## 13. Adjournment



**Randy Lauer, Mayor**

**Dated: February 16, 2022**

### Meeting Participation

The public may attend the meeting in **person\*** or via Zoom. Please email [info@troutdaleoregon.gov](mailto:info@troutdaleoregon.gov) by **5:00pm on Monday, February 21<sup>st</sup>** to request Zoom meeting access credentials. You may also submit written public comments via email to [info@troutdaleoregon.gov](mailto:info@troutdaleoregon.gov) no later than **5:00pm on Monday, February 21<sup>st</sup>**. City Council Regular Meetings are 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.

*\* Those attending the meeting in person will be required to wear a face mask as required by the State of Oregon and Multnomah County for all indoor public settings.*

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/meetings](http://www.troutdaleoregon.gov/meetings) 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, February 22, 2022 – 7:00PM**

**1. PLEDGE OF ALLEGIANCE:** Led by Boy Scout Troop 174.

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

**2. ROLL CALL AND AGENDA UPDATE**

**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; Matthew Kahl, Acting City Attorney; Chris Damgen, Community Development Director and Erich Mueller, Finance Director.

**GUESTS:** See Attached.

Mayor Lauer asked for agenda updates.

Ray Young, City Manager, stated there are no updates but there is a personnel change. Matthew Kahl is going to be sitting in as legal counsel tonight.

**3. PROCLAMATION:** Proclaiming February 2022 as Scout Month.

Mayor Lauer read the proclamation which proclaims February 2022 as Scout Month.

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

None.

**5. CONSENT AGENDA:**

**5.1 RESOLUTION:** A resolution appointing a City Representative to the Levee Ready Columbia Board of Directors.

**MOTION:** Councilor Ripma moved to approve the consent agenda. Seconded by Councilor Glantz.

**Motion Passed 7-0.**

**6. PRESENTATION: A presentation on Mt. Hood Community College.**

<0:11:44>

Dr. Lisa Skari, MHCC President, Annette Mattson, MHCC Board of Education Chair and Dan Davey, Music Faculty, introduced themselves to the Council.

Dr. Skari presented a PowerPoint presentation to Council (attached as Exhibit A).

Annette Mattson continued the presentation on diversity information, the Charles Kennedy Equity Award and delivering on goals.

Dan Davey concluded the presentation with information on the Mt. Hood Jazz Festival and asked for an investment of \$5000.00 for the festival's audience experience.

Councilor Moon stated he hopes the City can get behind the Jazz Festival. He's donating his time the whole weekend free of charge to the festival. He thinks in a few years the festival could be big.

Councilor White stated he sat in on a town hall meeting with Senator Gorsek and Representative Zach Hudson and they talked about a plan they were working on to secure some grant money without the matching bond. He asked for an elaboration.

Dr. Skari replied that the State provided the college with a match of \$8 million when they attempted the bond in 2016 that failed. They can access the \$8 million if they're able to raise an \$8 million match. She explained there are 6 colleges across the state that haven't been able to access the money because they haven't been able to pass bonds. Senator Gorsek and Representative Hudson have been trying to look at how something can be done to remove the requirements to have a match.

Councilor Ripma stated he's glad the Jazz Festival is coming back. He has volunteered a couple times and he always votes for the college bonds. He thinks MHCC is a vital resource for Troutdale and East County and doesn't get anywhere near the thanks and reputation it deserves.

Mayor Lauer stated he's glad the festival is coming back.

Ray Young stated if Council wants to do the \$5000.00 sponsorship, someone will need to make a motion, then have a discussion and then vote.

Councilor Ripma suggested that Council directs staff to bring back a resolution to make sure there is budget for it this year and vote at the next council meeting.

Erich Mueller, Finance Director, stated currently there is no specific line item for the sponsorship but there is some money related to community events and contingency. It would



be an item that once Council makes a motion and if it passes then it would be included in June's year end budget adjustments.

**MOTION:** Councilor Kranz moved to distribute \$5000.00 to Mt. Hood Community College for the Jazz Festival. Seconded by Councilor Moon.

Councilor White stated it should be done in a different setting when you're dealing with taxpayer's money.

Mayor Lauer stated he appreciates Councilor White's comment but in the past the Council has sponsored multiple organizations that have come forward and asked for support from the City.

Councilor Glantz stated making a decision tonight without having the chance to go through other expenses, she's not ready to do that.

Councilor Ripma stated that usually there's a staff report or something in the packet to give a head's up it's coming. He's not against it but he doesn't think it's good to have it sprung on the Council. He's for it but he prefers to direct staff to bring it back as a regular agenda item.

Ray Young stated he told MHCC to bring it up tonight. He is to blame for it being brought up tonight.

Councilor Caswell stated tonight is as good a time as any to approve the \$5000.00.

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

Motion passed 4-3.

**7. REPORT: Gresham Fire and Emergency Services Report on Fire Services.**

<0:52:36>

Mitch Snyder, Gresham Fire Chief, introduced Captain Kestin Kim-Proudfoot of Station 75.

Captain Kim-Proudfoot stated he has been the Captain at Station 75 for the last 2 years. They also have the water rescue team which serves on the Sandy River and Columbia River and run several calls every year. Also, along with their jet boat they have recently, through a grant, got a jet ski for river rescues. Currently the station is slowly going through a remodel here and there and getting things done. He explained they have one crew that serves the community of Troutdale.

Chief Snyder went over the 4<sup>th</sup> quarter activity report included in the packet. Chief Snyder also went over the 2019 Fire Annual Report Data and Statistics in brief (attached as Exhibit B).

Councilor Kranz asked what location would Station 75 be better served to get to people.

Chief Snyder replied there's been a complete analysis done of that and essentially 5 of the fire stations in Gresham would need to be relocated and an additional station would need to be built. Station 72 would need to move south; Station 75 would need to move a little farther south as well and then a new station would need to be built somewhere around the Wood Village/Troutdale border.

Councilor Glantz asked if response times are being affected by impacts of the 911 issues.

Chief Snyder replied the volume at the dispatch center can impact response times. It has impacted the BOEC dramatically.

Councilor Moon stated he's heard of some fire districts implementing smaller nimble vehicles for calls that don't require a big truck. He asked if Gresham has looked into anything like that.

Chief Snyder replied they contract with AMR. They handle many calls without a fire response with a mobile integrated health unit. It's been approved by Gresham, and it's been funded. It's been difficult getting the program started and currently it's lying-in wait. He's hopeful it will be started this calendar year.

Councilor Kranz asked if there are volunteer opportunities.

Chief Snyder replied the volunteer training required is expensive and not feasible to take on. He stated they are hiring 13 new firefighters, including 4 minorities, and the academy will be starting in early July. Oregon passed an apprenticeship program for firefighters and Gresham will be the next program. They're trying to find funding and they could have 9-12 apprenticeships. Along with staffing issues, there is an overtime budget that is very high due to those staffing issues. He stated they have asked the City of Gresham to allow them to hire 12 new uniformed full-time employees to cut down overtime, but it hasn't been approved yet. They have asked for 6 firefighters through the SAFER grant, and they are purchasing a new truck called a tiller truck which is similar to a semi that pulls the ladder element behind the truck. The vehicle was ordered 6 months ago and costs approximately \$1.6 million and they're hoping to get it by the end of this calendar year.

Councilor Kranz asked how they're doing on staffing for investigators.

Chief Snyder replied the investigators are a part of the life safety division.

Councilor Glantz asked what the SAFER grant covers.

Chief Snyder replied that the grant is a FEMA grant for 3 years. It pays for 100% of the firefighters for all 3 years and then after that it's the agency's responsibility. It doesn't cover cost increases, just the amount at application.

Councilor White thanked Chief Snyder for the report. He stated he's very excited for the jet ski for the Sandy River because it will help a lot with low water levels. He stated Multnomah County has just made some recent burn changes. He asked for a short summary on the changes.

Chief Snyder replied that the daily burn allowances changes day to day and it will be updated each day.

**8. PRESENTATION:** A presentation on upcoming code amendments related to House Bill 2001.

<1:29:08>

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

Mayor Lauer stated when this was first brought to council it was like the sky is falling moment. He still has the same feeling but it's less scary now. He still has the feeling it takes away local control.

Councilor Moon stated it feels less scary now and he feels Troutdale is in a better position for it. He thanked staff for all the hard work.

Councilor Glantz asked what happens to density.

Chris Damgen explained it depends on the type of housing. R10 is about 4 units to an acre under the current zoning district. That would still remain the same truth if you're doing a detached, single-family dwelling. For the middle housing type, it depends. There is a matrix that staff will be introducing in the code changes which explains what your density is if you were doing a duplex versus a townhouse or cottage cluster. Technically, you'll be allowed to go denser.

Councilor Glantz stated by grouping them altogether it seems like giving up on zoning.

Councilor White asked if this affects the parking standard.

Chris Damgen replied that that is something that is still being parsed out. Single-family homes only have one off-street parking space standard. You cannot have a standard that is more restrictive on parking for a duplex than for a single-family home.

Councilor White asked if there is anything the City can do or require if someone wants to build a duplex but it's not attached that they would have separate water meters. It helps to gain ownership.

Chris Damgen stated the meter situation is a little less clear because that has to also reflect Public Works standards and some state laws. It's premature to comment. He thinks flexibilities could be afforded.

**9. PUBLIC HEARING / ORDINANCE (Introduced 2/8/22): An ordinance amending Troutdale Municipal Code Section 2.20 and establishing the Town Center Advisory Board.**

<2:06:04>

Chris Damgen gave a brief overview of the staff report.

Councilor Glantz asked how many non-residents were on the original committee.

Chris Damgen replied there were 3 non-residents.

Councilor Glantz stated she thought it was discussed to invite all former Town Center Committee (TCC) members to apply if they want.

Chris Damgen stated that they would be contacted for sure. He thinks they may want to serve again.

Councilor White stated he's concerned with excluding the Planning Commission (PC). He thought staff was going to try to get as many original TCC members back. He asked who will pick the committee person. He would like the PC involvement.

Chris Damgen replied that the committees will choose from their membership to serve a 1-year term.

Councilor White stated he thinks if there are multiple people interested from a committee, then the Council should decide.

Councilor Ripma asked if there is a conflict for having someone from the PC serve on this. It seems that this is an advisory committee.

Matthew Kahl, Acting City Attorney, stated he doesn't think there is a conflict of interest there. When he first read the material and he saw that, it kind of made sense not having a PC member on this board. Then as he thought about it, the conflicts of interest are really financial benefits and detriments. Having a person from the PC sit on that board doesn't necessarily mean that they're going to have any financial benefit. They may become familiar with the applicant/business, but they would still have to go through the same process. They could identify if there are any bias, etc. before deliberations.

Councilor Ripma stated he's concerned that the CAC, HLC and the PAC might not be able to round up someone who would be willing to do it. He doesn't mind having those committees named, including the PC. He favors a catch all that if a committee is unable to recruit then the council could do it.

**Mayor Lauer opened the public hearing at 9:25pm.**

Tanney Staffenson, Troutdale resident, stated he sat on the TCC. He agrees with moving it from 7 to 9. He also suggests prior members of the committee. The committee spent almost 3 years working on that document. He thought it was a pretty good document when it was brought to Council. He feels like the group is now kicked to the curb. He thinks for people that do something that valuable, a few of them should have the ability to opt out. Consistency and background knowledge is worth something.

**Mayor Lauer closed the public hearing at 9:28pm.**

Councilor White stated he's fine with Dave's suggestion that Council could fill in if there isn't a person from each committee selected, add them to the interview list. He feels strongly about opening it up to PC. He thinks it would be worthwhile to make an effort to notify the original team of what the plan is.

Councilor Ripma stated he thinks the outlined amendments were good. He would strive to appoint TCC to apply to the open seats. He would like to see this come back one more time so Council can see it.

Councilor Kranz stated you could have the language say, up to 5 members consisting of representation from the CAC, PAC, HLC, PC and PSEAC and reaching out to TCC members.

Mayor Lauer stated he agrees he doesn't want to lose institutional knowledge, but it won't be lost because it's in the document itself. He's okay with opening it to PC and having a 3<sup>rd</sup> meeting.

Ray Young stated assuming that the changes you're asking for are to add a PC representative and to add the caveat that if one of the committees/commissions doesn't appoint somebody by the first meeting of that year, the Council shall appoint any resident of the city. If those are the only two changes, he asked if those are insignificant enough to the overall ordinance that Council could just make those as motions tonight and not worry about a 3<sup>rd</sup> meeting. He asked if Council wants to see them written out or have more changes added.

Councilor Kranz stated she would like to get the committee established and she does not want to refer it much further.

Chris Damgen stated that the City could still recruit for the committee for interested parties and make it be known to the previous committee that there's a possibility they might come back together again. Let them know the committee is seeking a standing appointment.

<2:39:24>

Ray Young repeated the proposed amendments. The first amendment would be to add, after the current number 4, another section that says, "1 member of the planning commission appointed annually by the planning commission and shall serve a 12-month term." Then at the end, number 6 will now be 7. And there will be an 8 added as the last paragraph and should say, "Should a particular committee or commission fail to name a representative to the

committee by the first meeting of each committee year, which begins on July 1<sup>st</sup>, the Council shall appoint any Troutdale resident to fill that committee's spot for that term."

**MOTION: Councilor Kranz moved to approve as presented by Ray Young (see previous statement by Ray Young which lists the proposed amendments). Seconded by Councilor Moon.**

**Councilor Ripma stated because we are adding a Planning Commissioner, are we going to reduce the number of at large members to 4?**

**Ray Young replied no, there should be a motion made that the Committee has 10 members (2.20.130(C)).**

**Councilor Kranz agreed to the change.**

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

**Motion passed 5-2.**

**10. PUBLIC HEARING / ORDINANCE (Introduction): An ordinance amending Troutdale Municipal Code Section 2.20.030 relating to Committees and Commissions.**

<2:44:02>

Ray Young gave a brief overview of the staff report.

Councilor White stated he thinks the committee should run themselves.

Councilor Kranz stated she loves the idea because the first meeting for the first time you don't know who's who, it's hard to get familiar with each other.

Councilor Ripma stated he has served on several committees, and he does not favor adding a requirement that staff do anything like this. Good citizens are appointed, and they want to do the job of a committee and they know how to do it. He would drop this and not do a second reading.

Ray Young stated he appreciates the comments. There's nothing in the ordinance telling staff what to do or who to select or not select. It doesn't involve staff doing anything at the meeting. It's indicating that staff would treat the selection of a chairperson and a vice chair the same as it treats any other agenda item which is staff giving factual information to the committee before the meeting about the duties of a chair.

Councilor Glantz stated if Council is going to involve themselves then they need to empower the people about what they're walking into.

Councilor Caswell stated she can see both sides. If it's just a procedural thing, she doesn't see a downside to it.

**Mayor Lauer opened the public hearing at 9:52pm.**

Diane Castillo-White, Citizens Advisory Committee member, stated her recommendation is that it could be as simple as the staff person in charge of the committee could let the committee know one month in advance that everybody is eligible to apply for the position and let them know what the position entails. If multiple people are interested, maybe let each person take a turn running a meeting and then decide.

Tanney Staffenson, Troutdale resident, asked what type of information would be shared. He hopes the committees he works on will want to pick a good leader, just as a jury picks their own foreman. He questions where this is going.

Paul Wilcox, Troutdale resident, stated he'll be addressing some proofreading items. On Ray's submission, the fifth word in should be spelled ensure, not insure. Letters C-G should be redlined because they are re-lettered sections. Under the new letter E, it says tape recorded, it should say audio recorded in the future. The main thing is in the new paragraph C, the last sentence is confusing. "Persons currently serving 2 term limits would remain for the remainder..." that seems like there is a term limit. Should delete that sentence.

**Mayor Lauer closed the public hearing at 10:04pm.**

Councilor Ripma stated he doesn't believe there's anything in the current rules that prohibit staff from encouraging new committee members to consider a chair. This ordinance change is not needed. The staff can do it without an ordinance.

Ray Young stated he agrees but the last time this was discussed there was areas of contention. Staff will address the typos/issues.

Councilor Kranz stated in the past there have been problems with timing. One of her bigger proponent pieces of this is having the chair selection being after the first meeting to give the committees a moment to congeal.

Councilor White stated when the Selection Committee does the review and the selection process, he's always impressed with the caliber of the committee members. He thinks the committees/commissions should be left to function as independently as they can. The ordinance isn't needed.

Councilor Ripma stated he would prefer housekeeping issues brought back as a separate ordinance.

## 11. STAFF COMMUNICATIONS

<3:12:37>

Ray Young provided the following staff communications:

- Planning Commission is down one member. Staff will quickly put out a request for applications and interviews will be on March 8<sup>th</sup>.
- 2/23 Planning Commission will be getting the first application from the Away Days Brewery for the conditional use permit on the Old City Hall building.

## 12. COUNCIL COMMUNICATIONS

None.

## 13. ADJOURNMENT

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

Meeting adjourned at 10:15pm.



**Randy Lauer, Mayor**  
**Dated: April 13, 2022**

**ATTEST:**



**Kenda Schlaht, Deputy City Recorder**





## February 22, 2022 City Council Meeting - Zoom Guest List

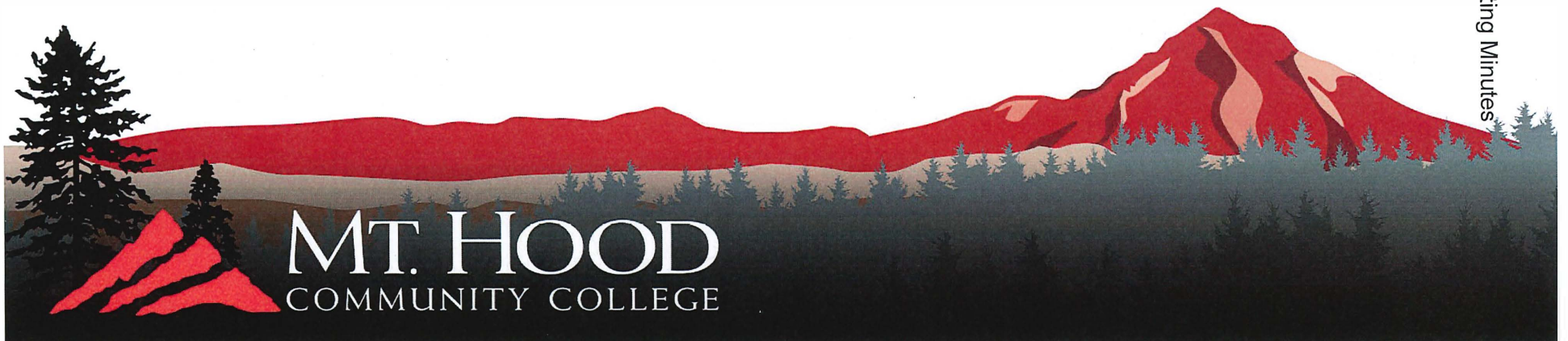
Name (Original Name)	User Email	Join Time	Leave Time	Duration (Minutes)
Oasis Team		2/22/2022 18:29	2/22/2022 22:15	226
Sarah Skroch	troutconf@troutdaleoregon.gov	2/22/2022 18:42	2/22/2022 22:15	213
Troutdale Conferencing	troutconf@troutdaleoregon.gov	2/22/2022 18:42	2/22/2022 22:15	213
Testimony Table		2/22/2022 18:44	2/22/2022 22:15	211
Matthew Kahl (Jordan Ramis) (Matthew Kahl (he/him))		2/22/2022 18:54	2/22/2022 22:15	201
Randy Lauer		2/22/2022 18:54	2/22/2022 22:14	201
Paul Wilcox		2/22/2022 18:54	2/22/2022 18:55	2
Nick Moon		2/22/2022 18:55	2/22/2022 22:14	199
Paul Wilcox		2/22/2022 18:56	2/22/2022 22:14	199
Erich Mueller - Troutdale		2/22/2022 18:56	2/22/2022 21:06	131
Lisa Skari (she/her) MHCC		2/22/2022 18:57	2/22/2022 18:58	1
Glenn White		2/22/2022 18:58	2/22/2022 22:15	197
Alison Caswell		2/22/2022 18:58	2/22/2022 22:14	197
Ray Young		2/22/2022 18:58	2/22/2022 22:14	197
Sandy Glantz		2/22/2022 18:59	2/22/2022 22:14	196
Dave Ripma		2/22/2022 18:59	2/22/2022 22:15	196
Marlee Boxler# City of Troutdale		2/22/2022 19:01	2/22/2022 22:15	194
Laurie Popp		2/22/2022 19:01	2/22/2022 19:51	50
Lisa Skari (she/her) MHCC		2/22/2022 19:06	2/22/2022 19:33	27
Troutdale Conferencing	troutconf@troutdaleoregon.gov	2/22/2022 20:30	2/22/2022 21:46	76

# MHCC And City of Troutdale

Dr. Lisa Skari, MHCC President

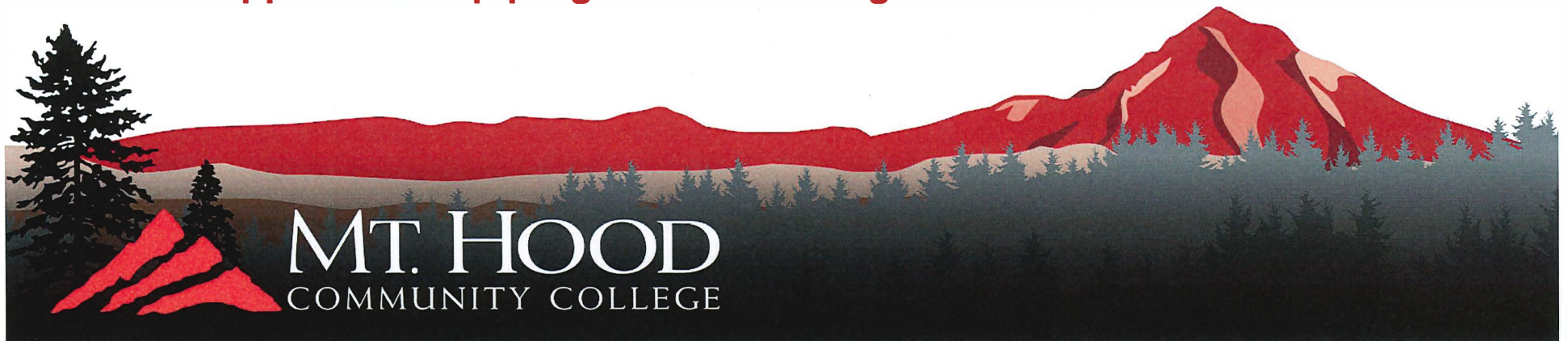
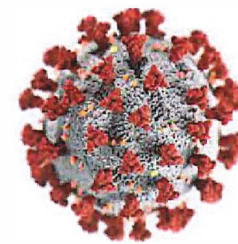
Annette Mattson, MHCC Board of Education Chair

Dan Davey, Music Faculty



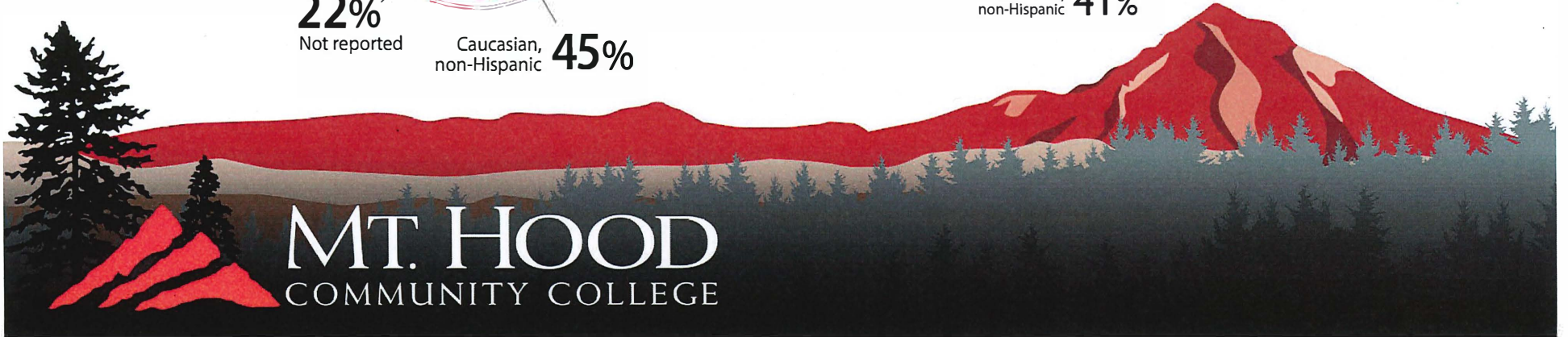
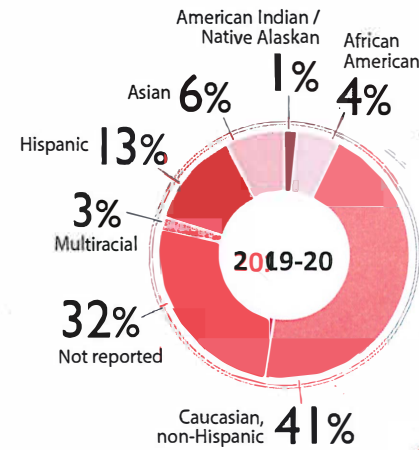
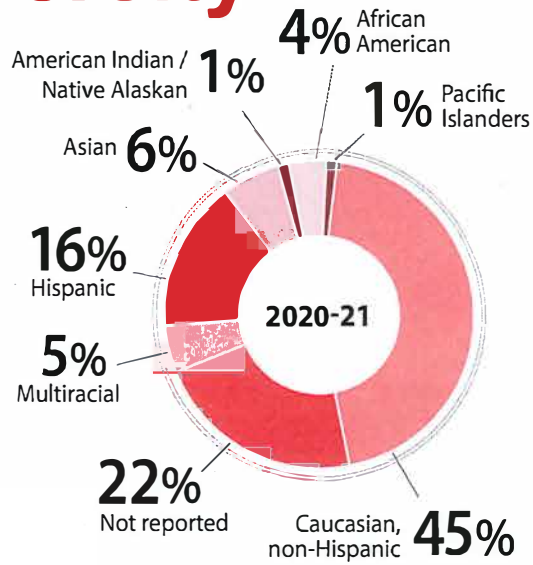
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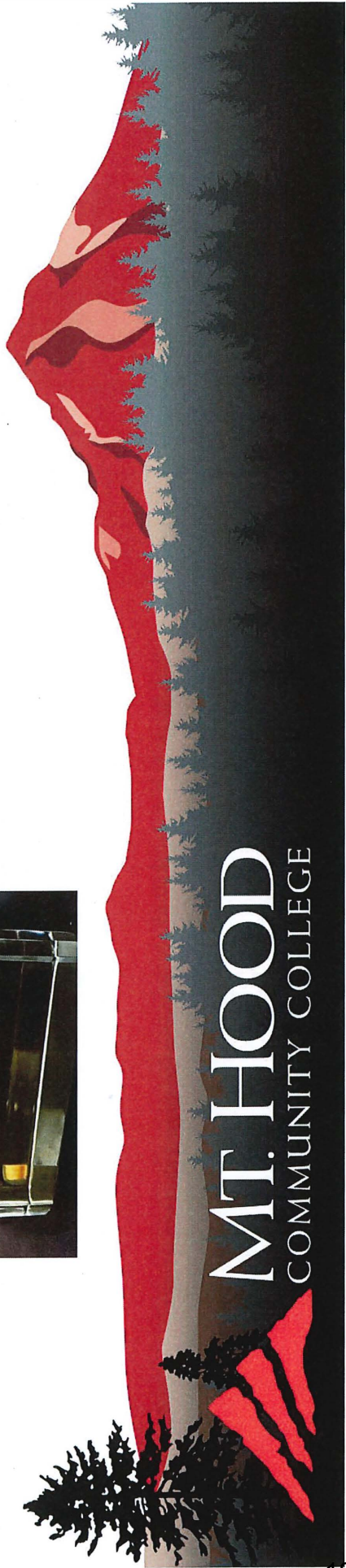
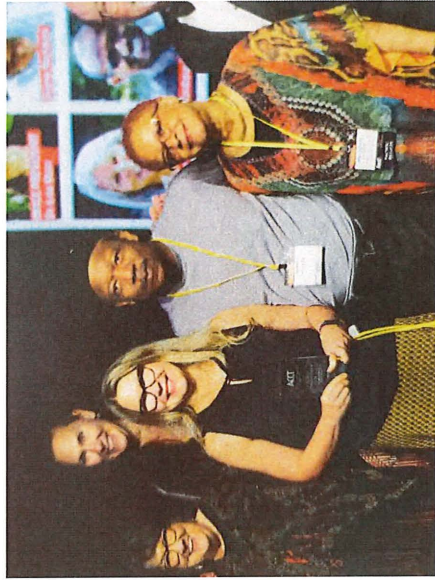
- **Mix of in-person and online classes**
  - **40% in-person**
- **Limited external facility use**
- **Enrollments continue to decline**
  - **Dual credit stable**
  - **Apprenticeship programs increasing**





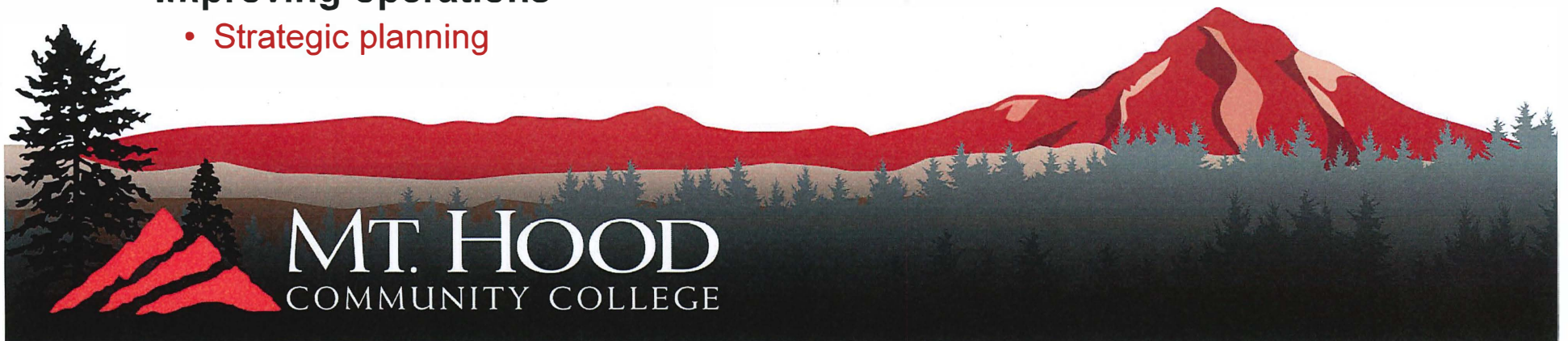
# Diversity





# Delivering on Goals

- **Increasing student success**
  - Applied baccalaureate in Cybersecurity
- **Advance diversity, equity and inclusion**
  - Office of Student Basic Needs
- **Strengthening community engagement**
  - \$5 million Department of Labor grant
- **Improving operations**
  - Strategic planning





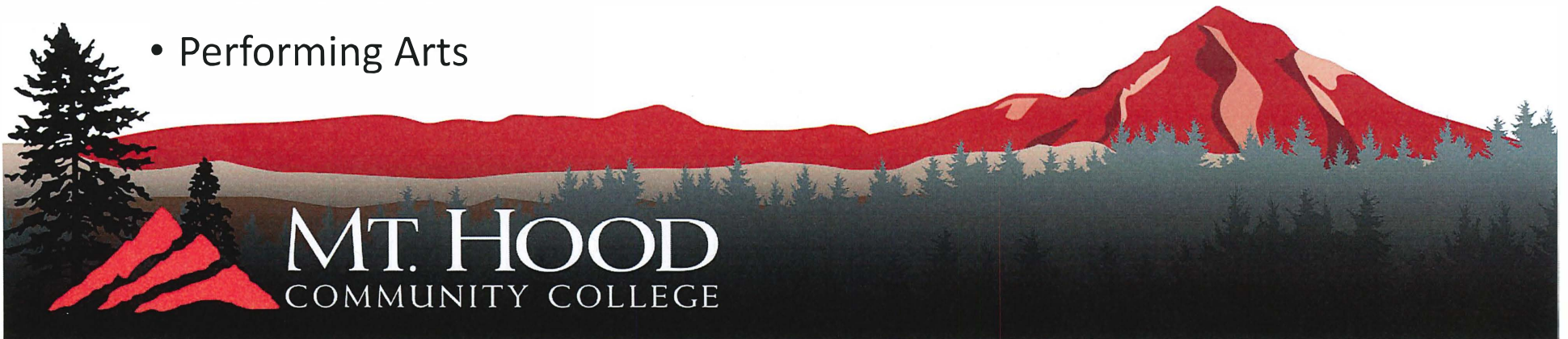
# MHCC and the City of Troutdale

## Partnerships

- Small business support
  - 71 clients served
  - 20% minority-owned business
  - 63% women-owned business
- Yoshida Haven Estates
- Performing Arts

## Residents (2020-21)

- 742 students
  - 51% in credit classes
- 109 employees







**JAZZ**  
FESTIVAL


Mt.  
Hood

*Save the Date:*  
**MAY 6-8, 2022**

**IN-PERSON!**

**MT. HOOD**  
COMMUNITY COLLEGE  
26000 SE STARK ST., GRESHAM, OR

**mhcc.edu/JazzFestival**



**MT. HOOD**  
COMMUNITY COLLEGE

**MT. HOOD**  
COMMUNITY COLLEGE  
mhcc.edu/PerformingArts

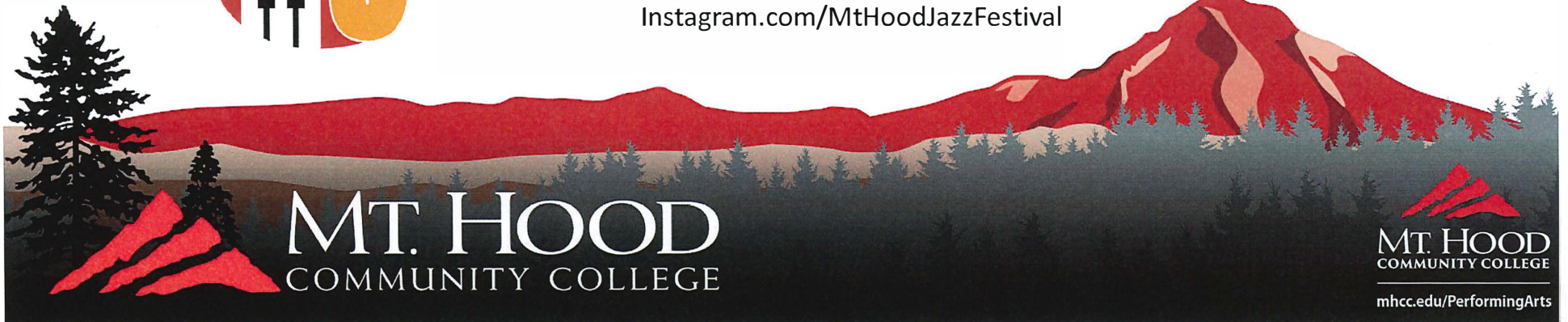


## Dan Davey

Mt. Hood Jazz Festival Director  
MHCC Director of Jazz Studies  
Instructor of Music

Daniel.Davey@mhcc.edu  
503-491-707

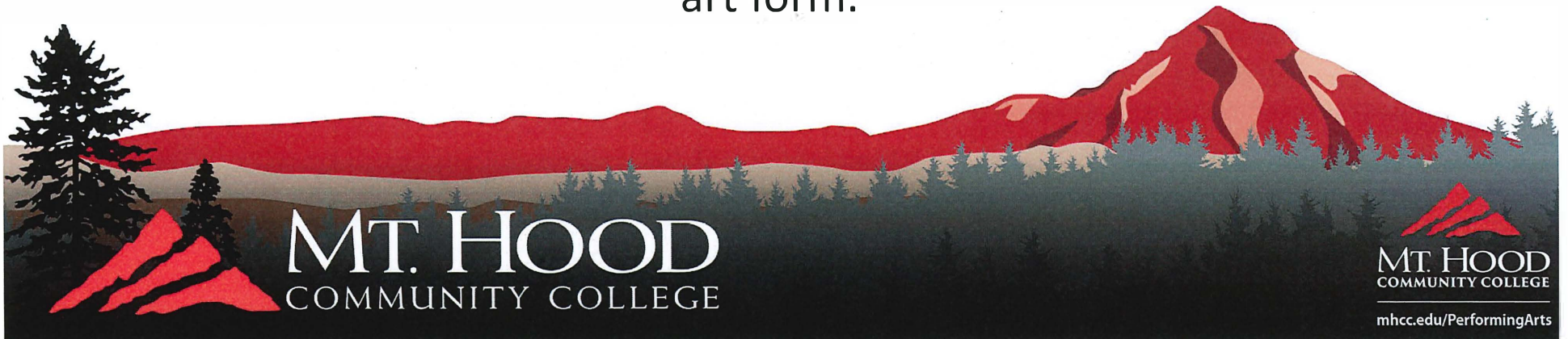
[mhcc.edu/JazzFestival](http://mhcc.edu/JazzFestival)  
[facebook.com/MtHoodJazzFestival](https://facebook.com/MtHoodJazzFestival)  
[Instagram.com/MtHoodJazzFestival](https://Instagram.com/MtHoodJazzFestival)





# MHJF History

The Mt. Hood Jazz Festival began at Mt. Hood Community College in 1982 and was produced by the Gresham/Mt. Hood Jazz Association (GMHJA) which is a non-profit, public-benefit corporation whose goal is to "promote the appreciation of jazz as a unique American art form."

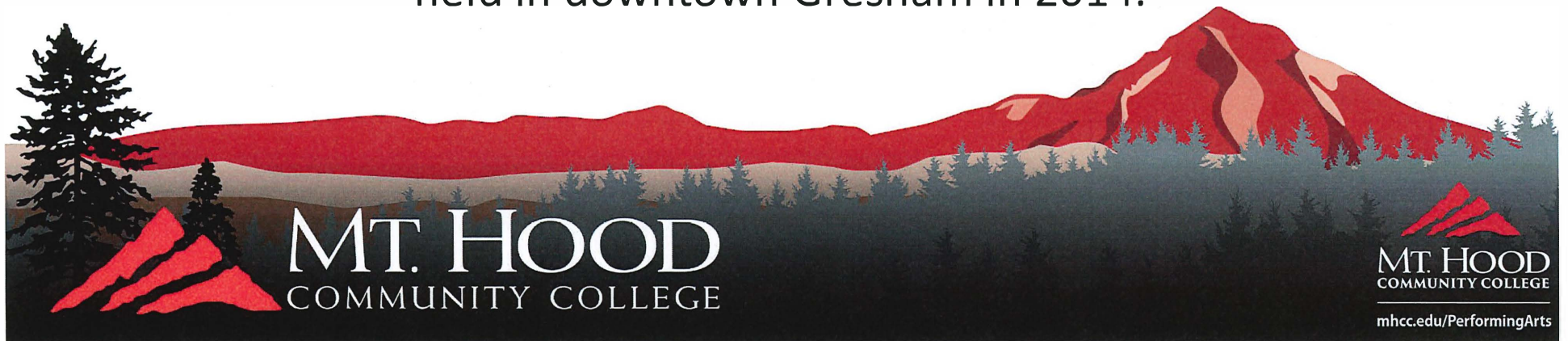






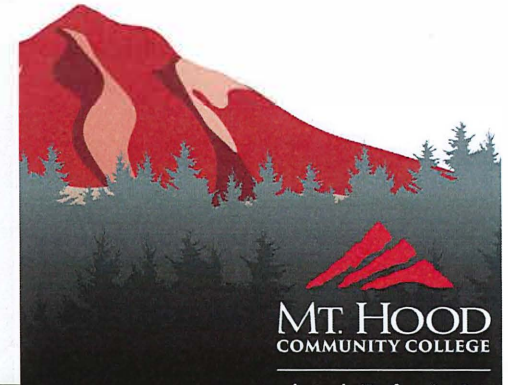
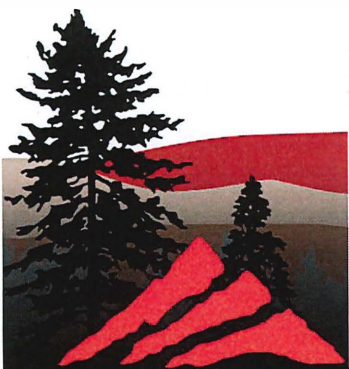
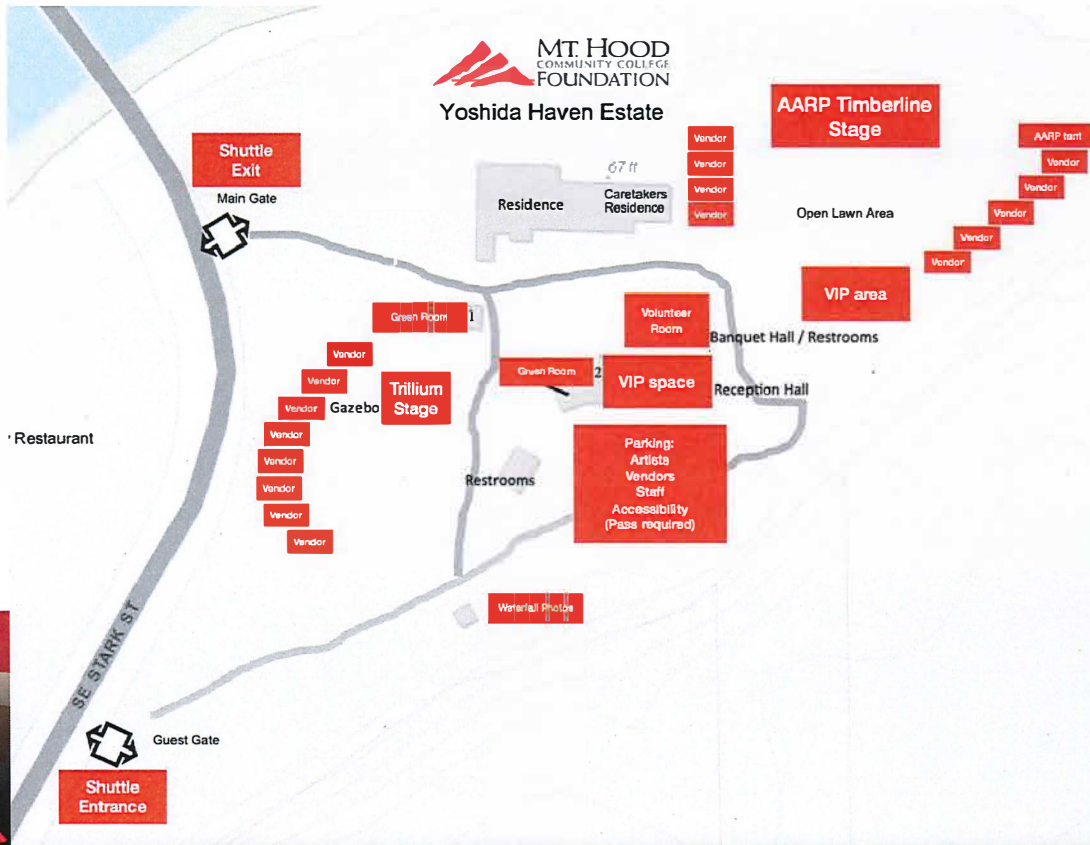
# MHJF History

At its height, the festival drew crowds of 30,000 people to listen to the top performers in the jazz industry, including Sonny Rollins, Dave Brubeck, Tito Puente, Arturo Sandoval and B.B. King. After moving off-campus in the early part of this century, the festival was last held in downtown Gresham in 2014.





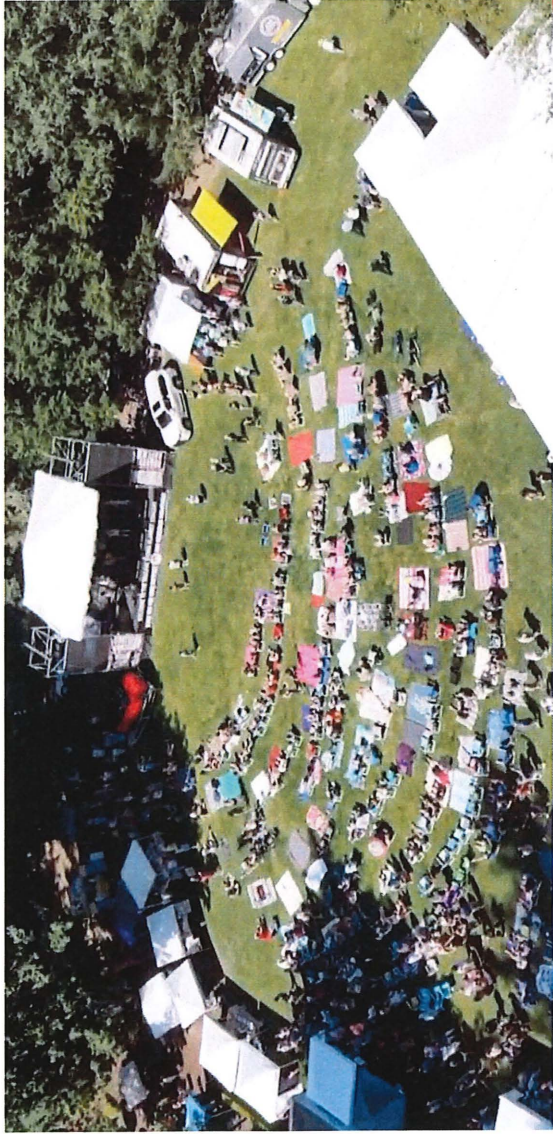
# Yoshida Garden View Estate








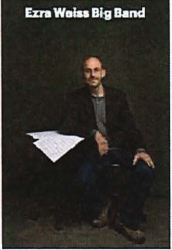
# Yoshida Garden View Estate

A banner for Mt. Hood Community College. It features a stylized red mountain range silhouette against a dark background with evergreen trees. The text "MT. HOOD COMMUNITY COLLEGE" is written in white, serif font. Below the banner, the URL "mhcc.edu/PerformingArts" is visible.

**MT. HOOD**  
COMMUNITY COLLEGE

mhcc.edu/PerformingArts



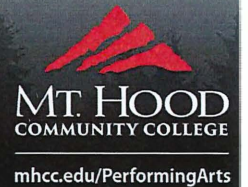
	Friday, May 6	Saturday, May 7	Sunday, May 8
Trillium Stage 12-1pm		Ryan Meagher Trio	MHCC Combo
1-3pm Performance Timberline Stage			
Trillium Stage 3-4pm	Dan Balmer Trio Uncontrollable Presentation on jazz's dance history	Horsfall / Matheny Quartet	Mt. Hood Jazz Collective
4-6pm Performance Timberline Stage			
Trillium Stage 6-7pm	Tony Pacini Trio Swing Dance Lesson	Christopher Brown Quartet	
7-9pm Performance Timberline Stage			

## 2022 Professional Festival Line-Up

- 15 performances over 3 days
- Two stages
- Vendor participation for local businesses/restaurants

## Tickets

- Day pass: \$25
- Weekend pass: \$50
- Kids under 12: free

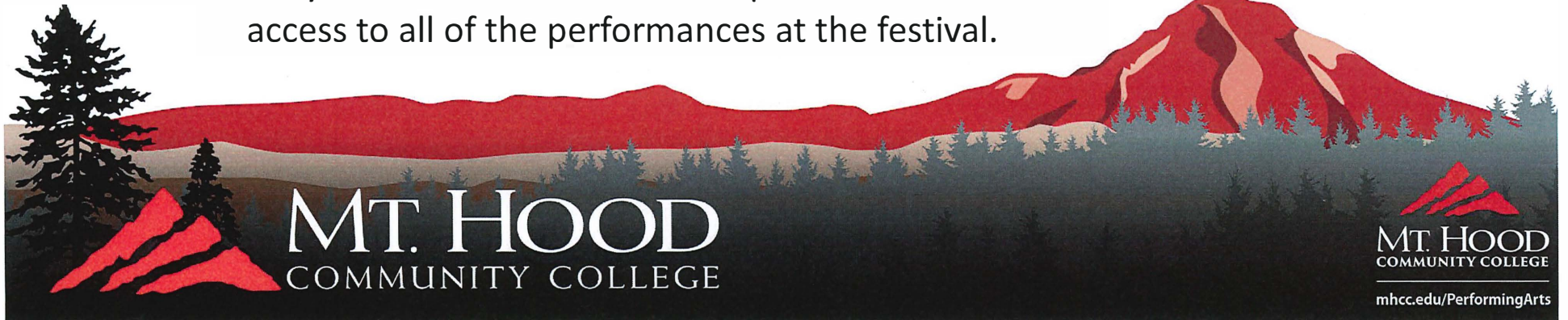






# Educational Festival

- For over 45 years, the college has hosted an educational festival on campus, which continues today.
- This festival attracts over 75 high school and middle school jazz ensembles along with their families, friends, and educators.
- School jazz ensembles perform before a panel of adjudicators, receive feedback on their performance, and earn ratings that place them among other bands from across the Pacific Northwest.
- They attend masterclasses with professionals and have access to all of the performances at the festival.

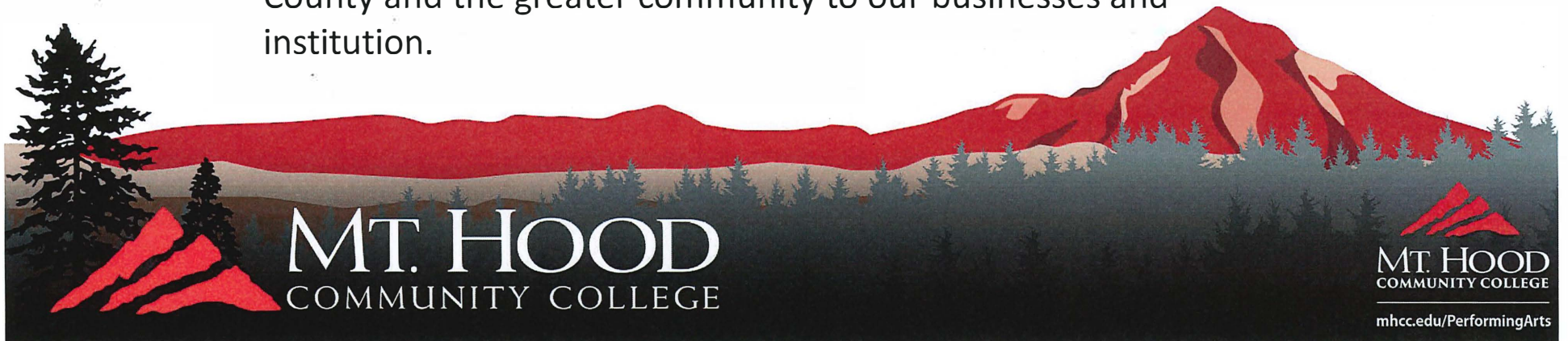






# The New MHJF

- The return to MHCC in 2019 births a new image for the festival.
- Combines the professional festival history with the educational festival.
- Educates and inspires the jazz audience and musicians of today and tomorrow.
- With its return to MHCC, we have revived a sleeping giant that engages the community by bringing world class artists to the East County and the greater community to our businesses and institution.

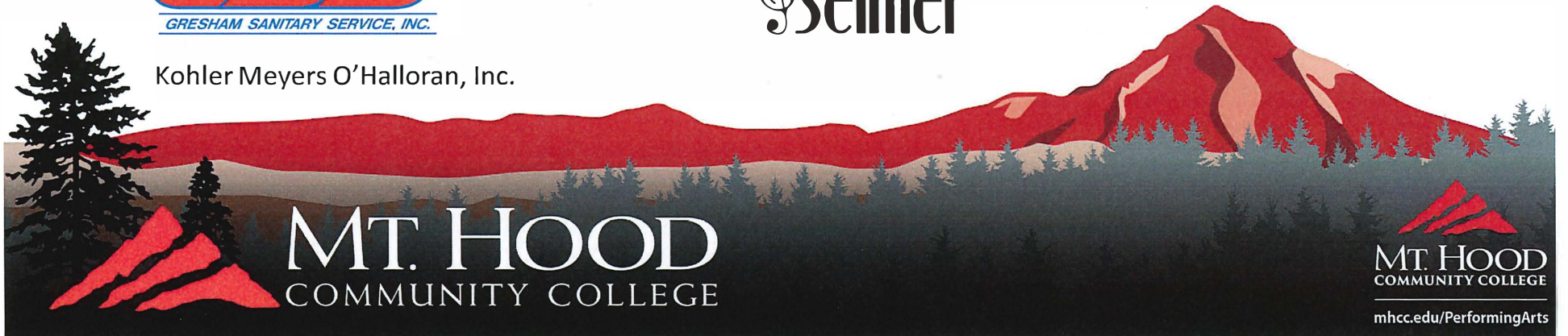




# Community Sponsors



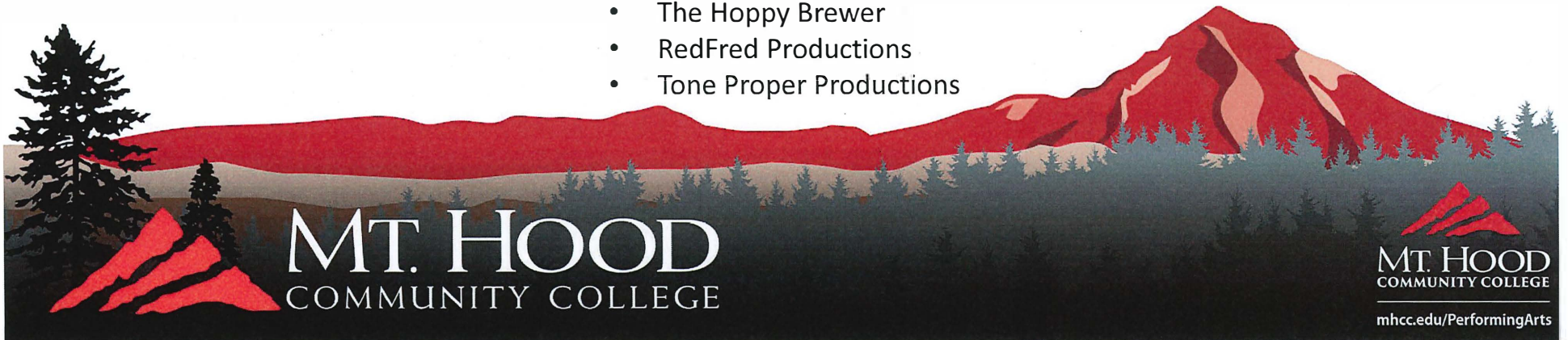
Kohler Meyers O'Halloran, Inc.





# Additional Support

- KMHD 89.1 Jazz Radio
- Montavilla Jazz Festival
- PDX Jazz Festival
- New Deal Distillery
- Beacock Music
- Wally's Music
- Troutdale Barber Chicks
- Bandits Bar and Grill
- State Farm Rob Henrickson
- The Hoppy Brewer
- RedFred Productions
- Tone Proper Productions

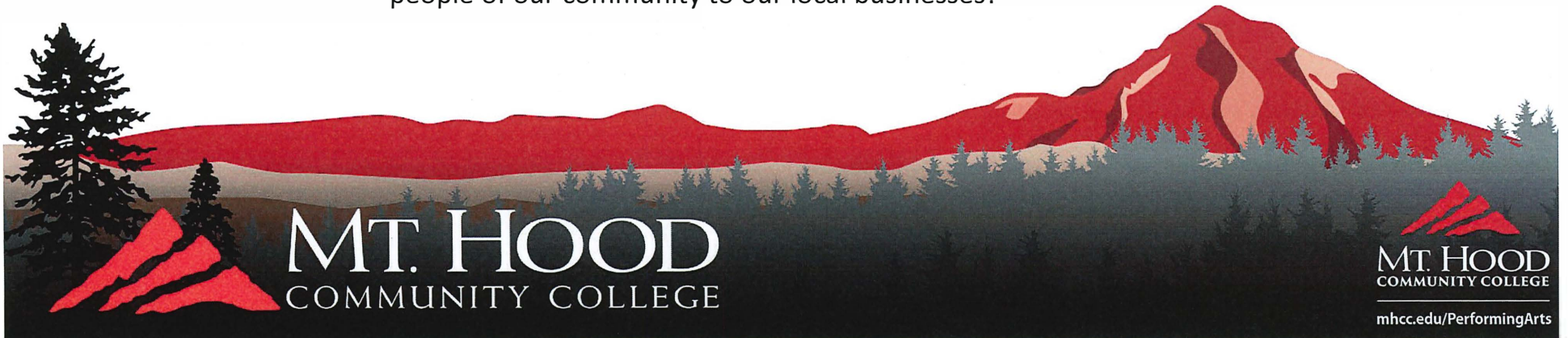






# The Community Value

- This festival has and will continue to play an important role in the story of Gresham.
- It supports local musicians and brings international exposure to our community.
- It supports local businesses and deepens the cultural experience of our community.
- It brings world-renown musicians to the people of our community and the people of our community to our local businesses!



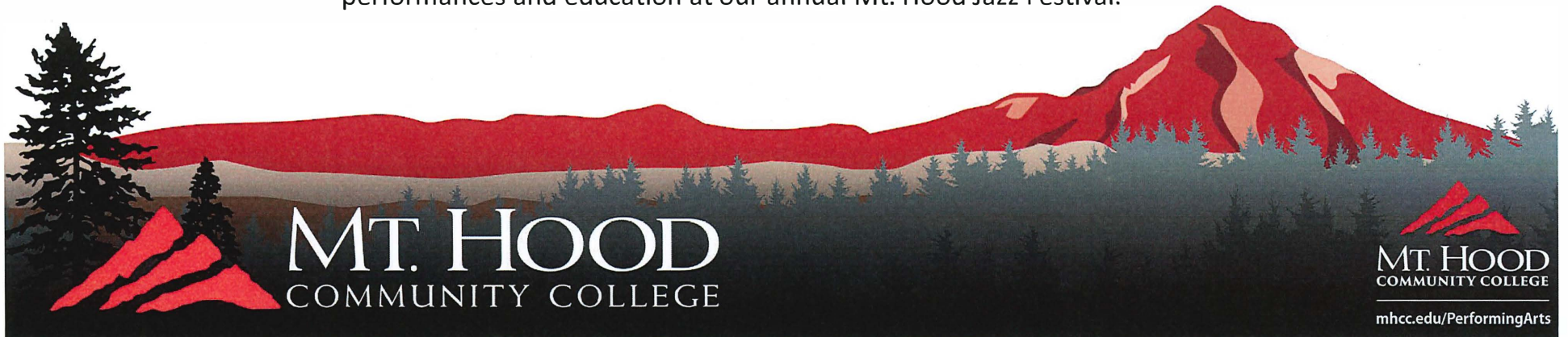


# The Social Justice Importance

Jazz is born out of the oppression and racist cruelty that no person deserves and a level of discrimination that should never have existed.

This music is about overcoming injustice and rising above challenges. Jazz serves as the perfect vehicle for education and harmony on social justice issues. It teaches us how to work together for the common good.

We take pride in bringing music of these values to our community through live performances and education at our annual Mt. Hood Jazz Festival.

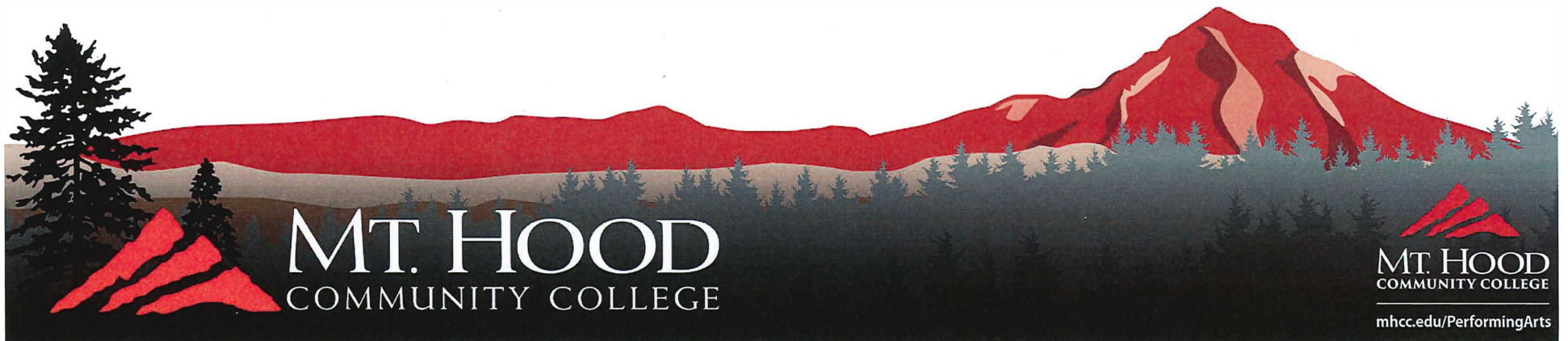




# MHJF and the City of Troutdale

An investment into this community event at \$5,000 allows the festival to secure its ability to reach an expanded audience with music and messages from our sponsors through:

- Strengthened internet for live streaming capabilities
- Video walls for “front-row” experience and promos of supporters
- Improved audience experience





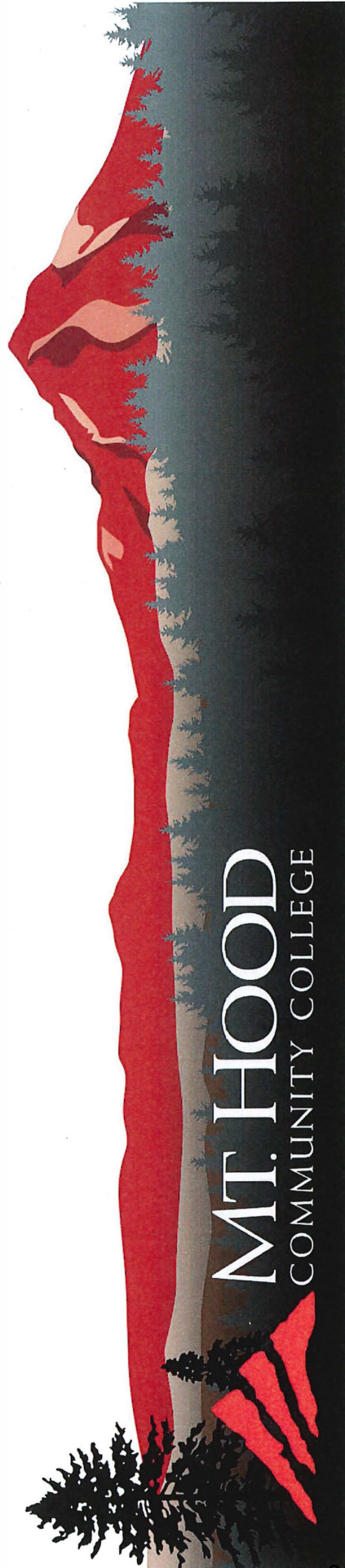


Thank you!



**MT. HOOD**  
COMMUNITY COLLEGE  
mhcc.edu/PerformingArts

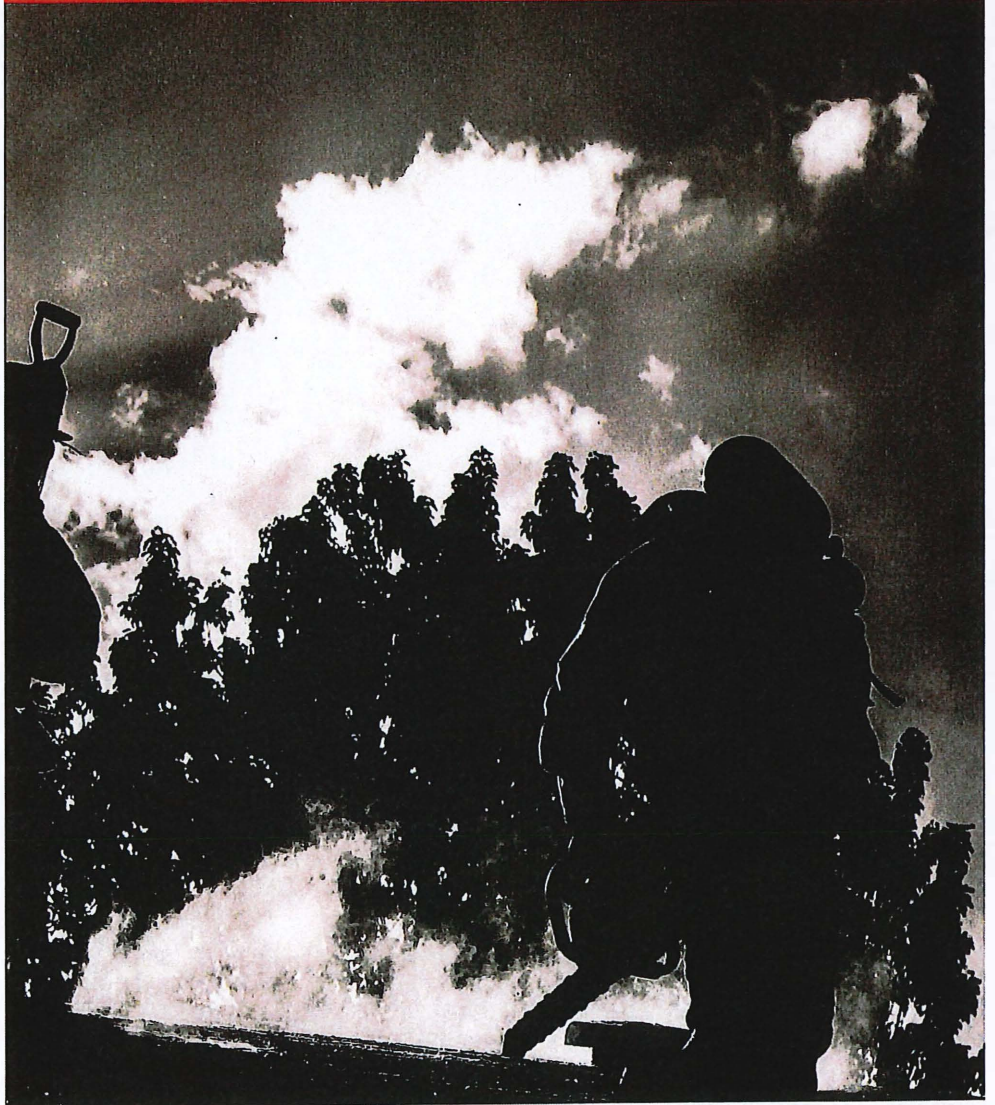
# Questions?





# 2019 FIRE ANNUAL REPORT

## DATA AND STATISTICS IN BRIEF



## MESSAGE FROM THE FIRE CHIEF

As I reflect on my first-year appointment to Fire Chief of Gresham Fire and Emergency Services, the thought of expectations surfaces as the primary theme.

Over the past year, I experienced meeting many wonderful people both inside and outside the fire department. Everyone I crossed paths with was willing to bring me up to speed about a wide variety of topics. The subjects of discussion ranged from the history of the City of Gresham, to the fire department's background, to Oregon's complex tax structure.

I was also asked many questions. The one I was asked the most was, "Has my experience been anything like I expected?"

As I think about if my experience has been anything like I expected, I realize what an intriguing question this is! Intriguing because I do not specifically recall ever consciously thinking about what I expected. As the year moved forward, however, it became clear I subconsciously developed expectations. Expectations I believe are expected of me and are, evidently, expectations engrained in me over the course of my fire service career.

It is my belief members of the community want a fire department that, while being fiscally responsible, is doing everything it can to protect the people it serves and to minimize damage to their property through preventative measures and emergency response. The real question is, "How does a fire agency know how successful it is at responding to and protecting life and property?"

To explain how your fire department measures the ability to protect our community, allow me to simplify as much as possible a complex set of data driven measurables. The National Fire Protection Association (NFPA) developed fire department industry standards that, when properly followed, have proven to deliver the best possible outcomes toward protecting and saving life and property. Because meeting



Fire Chief Mitch Snyder

the standards can be very expensive, *NFPA standards are not mandatory*. The standards are simply guidelines determined to provide the best results.

Community leaders must determine the acceptable level of service balanced with a reasonable level of expense. NFPA standards are endorsed by the two leading agencies within the fire service industry, the International Association of Firefighters and the International Association of Fire Chiefs. Essentially, how well a fire department meets the NFPA standards is a fire department's report card.

Within the following pages of this annual report you will find some specific measurables that report on how Gresham Fire is performing with regard to various national standards. Along with these reports are some associated explanations regarding the fire department's annual budget. The intent of this report is to demonstrate all the work being accomplished by the men and women of your fire department and how these efforts are financially supported. Along with your community leaders, each member of Gresham Fire and Emergency Services is working toward meeting industry standards with a vision of providing world-class emergency services aimed at providing a safe community.

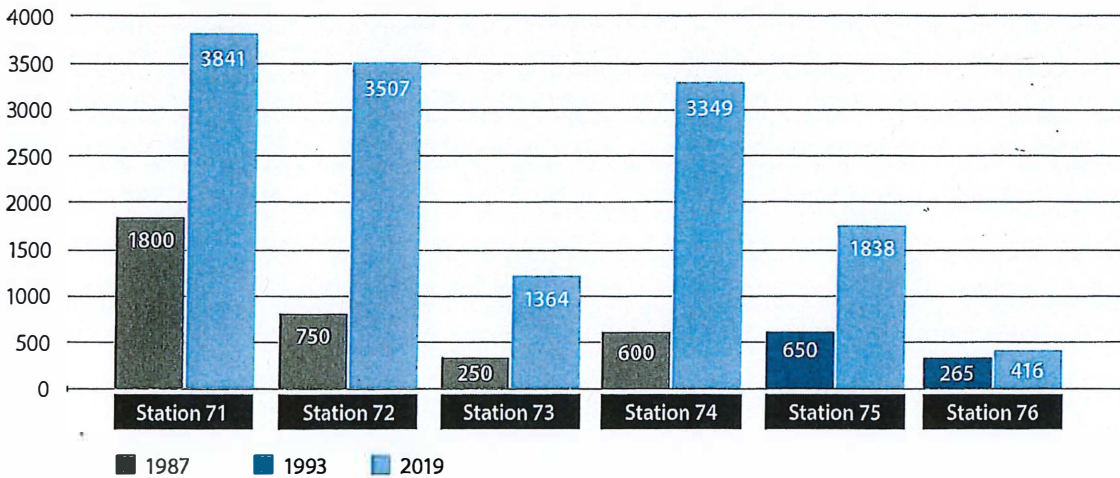




## COMMUNITIES SERVED

	Gresham	Fairview	Wood Village	Troutdale	District 10
Population	111,810	9,005	4,060	16,185	6,800
Square Miles	23.64	3.54	1	6.03	25
Road Miles	293	18	9	40	N/A
Assed Valuation	\$8,537,000,000	\$763,000,000	\$301,000,000	\$1,518,000,000	\$681,000,000

## RUN NUMBERS - THEN AND NOW







**CITY COUNCIL MEMEBERS**

**City of Gresham**

- Shane Bemis, *Mayor*
- Jerry Hinton, *Councilor President*
- David Widmark, *Councilor*
- Eddy Morales, *Councilor*
- Janine Gladfelter, *Councilor*
- Karylinn Echols, *Councilor*
- Mario Palmero, *Councilor*

**City of Fairview**

- Brian Cooper, *Mayor*
- Natalie Voruz, *Council President*
- Balwant Bhullar, *Councilor*
- Cathi Forsythe, *Councilor*
- Darren Riordan, *Councilor*
- Keith Kudma, *Councilor*
- Mike Weatherby, *Councilor*

**City of Troutdale**

- Casey Ryan, *Mayor*
- David Ripma, *Councilor*
- Glenn White, *Councilor*
- Jamie Kranz, *Councilor*
- Nick Moon, *Councilor*
- Randy Lauer, *Councilor*
- Zach Husdon, *Councilor*

**City of Wood Village**

- Scott Harden, *Mayor*
- Patricia Smith, *Councilor President*
- Brian Loy, *Councilor*
- Bruce Nissen, *Councilor*
- John Minor, *Councilor*

**Multnomah County District 10**

- Michael McKeel, *Board Chair*
- Dave Keller, *Director*
- Charles Ciecko, *Board Secretary*
- Robert Battles, *Director*
- Dave Persons, *Director*

**FIRE STATIONS**

- Fire Station 71**  
1333 NW Eastman Parkway, Gresham
- Fire Station 72**  
500 NE Kane, Gresham
- Fire Station 73**  
2301 SW Pleasant View Drive, Gresham
- Fire Station 74**  
1520 NE 192nd Avenue, Portland
- Fire Station 75**  
600 SW Cherry Park Avenue, Troutdale
- Fire Station 76**  
30300 SE Dodge Park Blvd, Gresham
- Fire Station 31**  
1827 SE 174th Avenue, Portland



## ABOUT GRESHAM

We are a dynamic, diverse community rich in history and natural beauty.

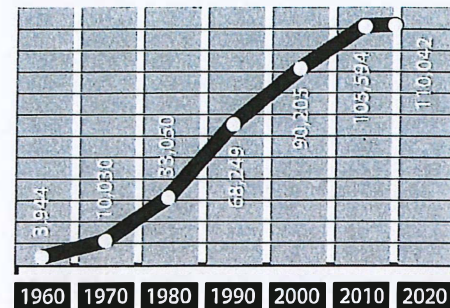
Gresham is a fast-changing place, evolving from a pioneer outpost to an agricultural center then to an aspiring suburban hub and now the state's fourth-largest city.

Gresham also has one of the lowest property tax rates in Oregon.

Rapid growth, ever-changing needs and a prudent budget demand a City government that is resourceful and resilient – continuously finding smarter ways to provide traditional services like clean water, public safety and well-maintained roads, while also meeting new social service and recreational needs through inspiring community partnerships.

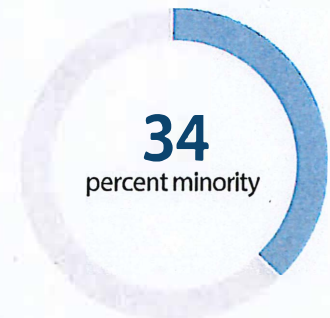
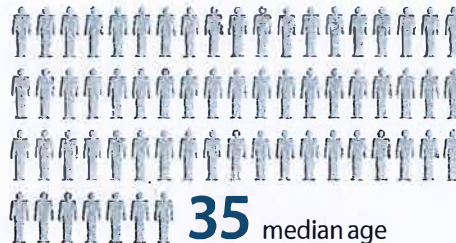
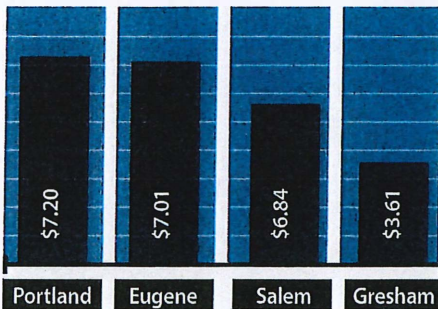
### POPULATION GROWTH

1960 TO 2014



### PROPERTY TAX RATE PER \$1,000

ASSESSED VALUE FOR OREGON'S FOUR LARGEST CITIES



7 FIRE STATIONS

113 EMPLOYEES

7 FIRE ENGINES

1 LADDER TRUCK

2 LIGHT RESCUE SUVs

### SERVES

- ▶ 150,000 RESIDENTS
- ▶ 4 CITIES
- ▶ 1 RURAL FIRE DISTRICT

### 2019 SNAPSHOT OF GRESHAM FIRE AND EMERGENCY SERVICES

16,888  
Annual calls for service

1,068  
False alarms

410  
Other hazards

192  
Fire Investigations

11,127  
EMT Calls

459  
Vehicle accidents

78  
Vehicle fires

19.6%  
Cardiac arrest survival rate  
*(as of 2015)*

3,372  
Service calls

435  
Outside or structure fires

1,159  
Plans Reviewed

\$150,000,000  
In property saved

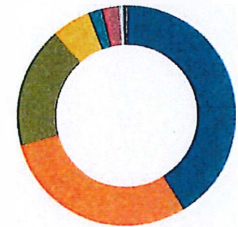
# GRESHAM FIRE & EMERGENCY SERVICES FY 2019

## SERVICE CALLS OVERVIEW

	Calls Per Firefighter	Percent Change	Calls Per Station	Percent Change	Firefighters Per Capita	Percent Change	Station/1000 People
1980	104.7		484.25		1.32		0.08
1990	264.21	152.35%	1056.86	118.25%	0.87	-34%	0.07
2000	404.54	53.11%	1502.57	42.17%	0.6	-31%	0.05
2010	444.42	9.85%	1650.71	9.86%	0.51	-15%	0.05
2020	529.7	19.19%	2270.14	37.53%	0.57	+11%	0.04

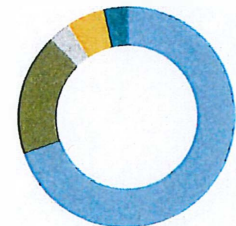
## SOURCES OF FUNDING

Property Tax	\$11,246,440	Reimbursements	\$634,116
Other General Fund Revenue	\$8,012,829	State 911 Revenue	\$170,500
Fire Service Agreements	\$4,838,024	Miscellaneous Fire Revenue	\$100,000
Police, Fire, Parks Fee	\$1,553,600	Fee	\$81,359
Grants	\$558,995		
		<b>Total</b>	<b>\$27,186,839</b>



## BUDGET EXPENDITURES

Personnel	\$19,008,475	Materials & Services	\$1,457,441
Support Services	\$4,838,024	Capital Outlay	\$975,861
Public Safety Dispatch	\$907,038		
		<b>Total</b>	<b>\$27,186,839</b>



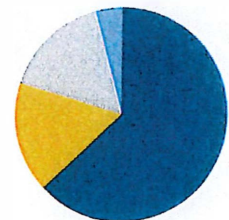
## PERSONNEL BY DIVISION

Fire Administration	4.75
Emergency Operations	98
Fire Life Safety	7
Fire Training & Safety	3



## PERSONNEL FUNDING SOURCES

General Fund	70.75
Fire Service Agreements	18.50
Public, Fire, Parks Fees	18
SAFER Grants	4.50





# HOURLY INCIDENT RESPONSES

5 MINUTE RESPONSE STANDARD MET AS % OF CALLS, BY HOUR OF DAY

	0:00	1:00	2:00	3:00	4:00	5:00	6:00	7:00	8:00	9:00	10:00	11:00	12:00	13:00	14:00	15:00	16:00	17:00	18:00	19:00	20:00	21:00	22:00	23:00
Engine 31	23%	24%	25%	21%	36%	6%	33%	40%	54%	65%	47%	41%	58%	28%	55%	47%	55%	62%	47%	44%	50%	62%	58%	36%
Engine 71	21%	14%	13%	8%	15%	11%	19%	52%	47%	50%	65%	52%	55%	38%	51%	38%	43%	41%	46%	49%	41%	29%	26%	14%
Engine 72	24%	17%	24%	22%	19%	32%	35%	68%	52%	59%	58%	60%	56%	63%	59%	61%	54%	50%	63%	50%	60%	45%	42%	33%
Engine 73	33%	41%	20%	22%	10%	22%	22%	56%	60%	59%	62%	65%	55%	54%	57%	56%	65%	57%	53%	67%	53%	38%	43%	53%
Engine 74	20%	18%	28%	20%	13%	15%	28%	39%	36%	44%	48%	47%	62%	37%	37%	41%	37%	40%	47%	36%	55%	39%	35%	28%
Engine 75	22%	9%	12%	21%	17%	59%	22%	24%	39%	43%	51%	52%	49%	42%	39%	47%	39%	46%	35%	33%	46%	30%	33%	29%
Engine 76	0%	23%	0%	10%	0%	0%	9%	17%	10%	46%	42%	49%	22%	26%	27%	23%	40%	16%	30%	34%	8%	19%	8%	8%

- Response Standard Met
- Response Standard Not Met

In the above chart, each block represents the response time for each fire engine during each hour of the day. The NFPA response time standards are guidelines aimed to reduce fire deaths and property loss. Nationwide, more than a third of the 50 most populous U.S. cities are unable to meet these standards due to the complex factors that are at play in response times—including the hiring of more firefighters, relocation of stations, or construction of additional stations.

While at the current time, Gresham Fire does not meet national standards for response times, our safety record

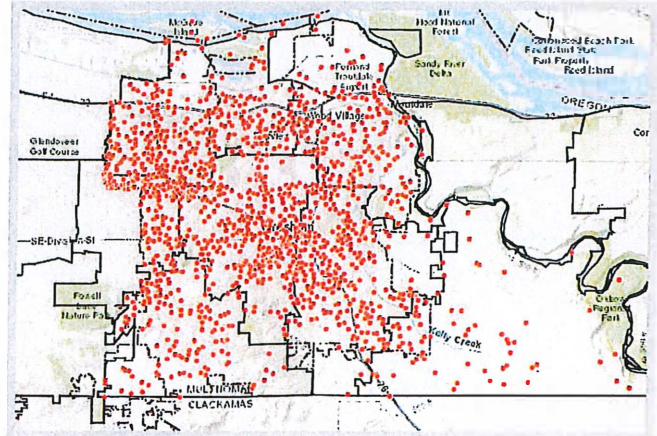
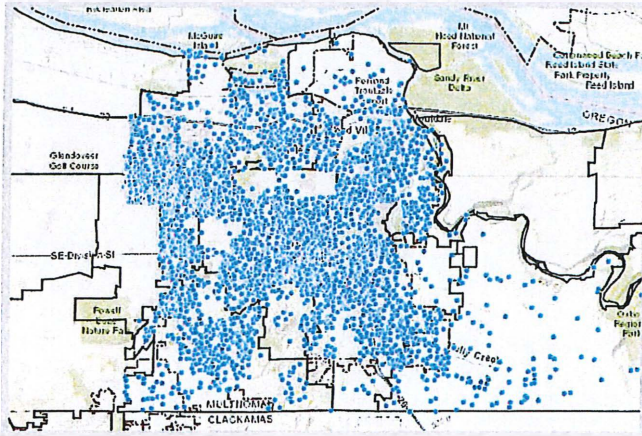
is exemplary, and in 2019, we prevented property loss of \$147,374,856. Although we are dedicated to continuing to improve our response standard as best we can, the budget and resources available continue to be limited and our emergency services have not been able to keep up with the growing community demands.

Through our Emergency Services Strategic Plan development, our SAFER Council, piloting a 24/7 staffing with the LSD, and initiating plans for alternative response units, the GFD plans to improve service delivery.

# GFES UNIT RESPONSE TO MEDICAL AND NON-MEDICAL INCIDENTS

**19,258**  
Medical Incidents

**2,969**  
Non-Medical Incidents



Primary Unit Responding	Medical	Non-Medical	Total Responses
Command 7	116	109	225
Engine 31	1,054	313	1,367
Engine 71	2,609	477	3,086
Engine 72	2,667	429	3,096
Engine 73	1,251	188	1,439
Engine 74	1,542	571	2,113
Engine 75	1,439	305	11,744
Engine 76	510	131	641
Brush Unit	2	2	4
HazMat	3	3	6
Heavy Rescue 71	8	1	9
Rescue 31	2,265	27	2,292
Rescue 74	3,247	65	3,312
Truck 71	2,543	343	2,886
Water Rescue 75	2	5	7
<b>Total</b>	<b>19,258</b>	<b>2,969</b>	<b>22,227</b>

Represents all responses including those outside of GFES primary service area.

\*Many calls for service require more than one Fire Resource to respond in order to mitigate the emergency.





## **GRESHAM PROFESSIONAL FIREFIGHTERS ASSOCIATION LOCAL 1062**

Local 1062 represents the nearly 100 men and women serving in the Gresham Fire Department. Most people assume Fire Fighters are only called on to extinguish fires in structures and wildland, however that is not the case. Fire Fighting is an all-hazard occupation responding quickly and professionally to mitigate these emergencies to the public we serve and surrounding areas. We are also trained to provide medical treatment whether it be injuries from a traumatic car accident or life saving interventions to a heart attack victim. Our members work diligently to train and be ready at a moments notice when these calls for service come in.

Beyond being professional emergency responders, we take on the position to be advocates for our community to those that need it. Calling 911 usually comes when someone has reached their limit and we are there to help.

Our members also provide the knowledge of fire codes to keep people safe and prevent the emergencies before they occur. The Life Safety Division has the tough job of meeting the needs of new construction while balancing maintaining fire codes in old town Gresham. Their training also includes investigating how fires started which can be used to gather information nationally about fires.

Local 1062, Gresham Professional Fire Fighters continuously supports the community we serve. We are happy to be part of the Teddy Bear Parade, Fire Engine Pull, sponsoring needy families for Christmas and giving tours to local schools. The members have also created the Community Assistance Fund paid for mostly by the fire fighters to give citizens real time assistance at the time they immediately need it.

No matter the call, our fire fighters will respond quickly, professionally, and compassionately to protect life, property, and environment.

A handwritten signature in black ink, appearing to be "KL".

Kevin Larson  
President, Local 1062  
Gresham Professional Fire Fighters

# MIDDLE HOUSING & HB 2001 DISCUSSION



Troutdale City Council

February 22, 2022

## Exhibit C

February 22, 2022 Council Meeting Minutes



# HOUSE BILL 2001

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- Signed into law in 2019 – state action (not local, not Metro)
  - Troutdale City Council passed resolution opposing bill prior to adoption
  - Bill was modified – changes to account for utility impact concerns
- Requirement to allow for “middle housing” in single-family residential zoning districts
- Requires Metro regional cities to update their development codes by July 1, 2022
  - State “model code” goes into effect if cities take no action (or delay action)

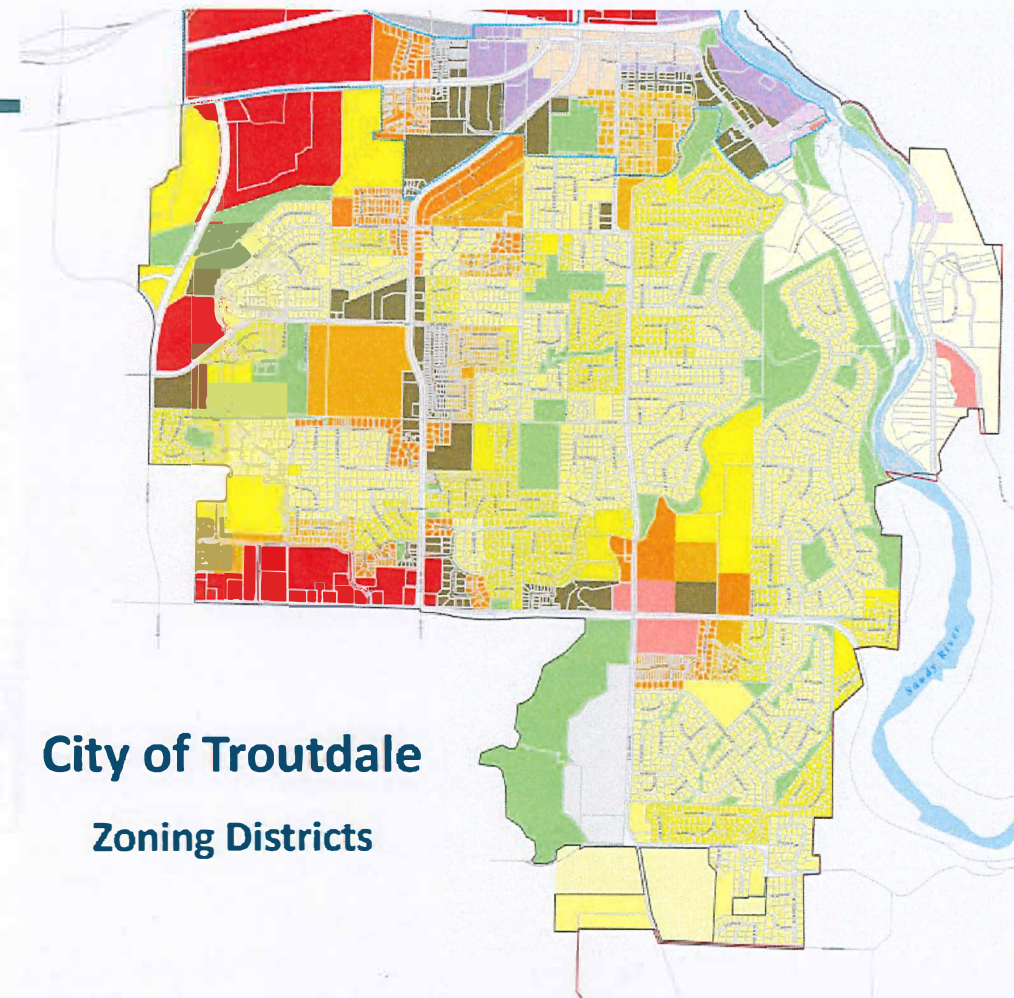




# WHO THIS AFFECTS

---

- Properties that are zoned R-20, R-10, R-7, R-5, and R-4 (yellow & orange on the map)
- Unclear on NSA areas (east of the Sandy River)
- Certain subdivisions are exempt





# CLARIFICATIONS

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- HB 2001 does not restrict single-family detached dwellings from being developed
- HB 2001 prohibits residential zoning districts from allowing only single-family detached dwellings
- HB 2001 requires **middle housing** to be permitted in residential zoning districts
- HB 2001 allows for clear and objective design standards that apply to detached single family dwellings in the same zone



# WHAT IS MIDDLE HOUSING?

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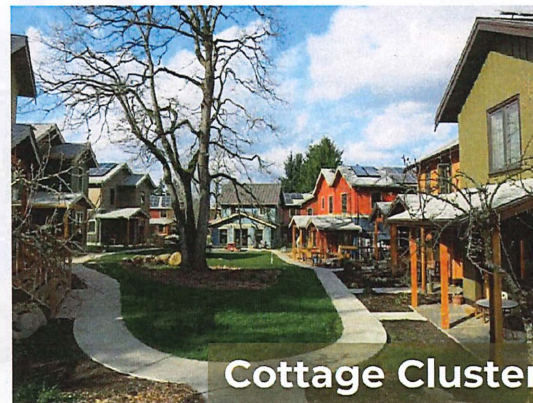
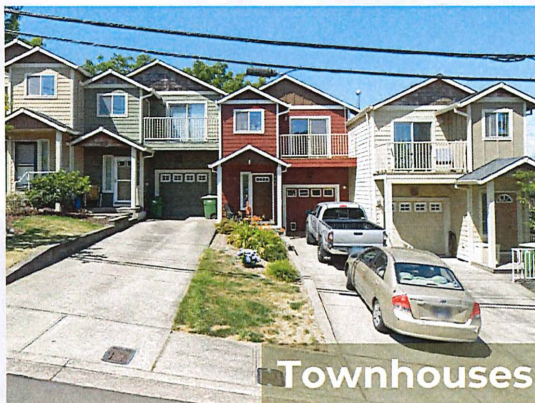
- “House-scaled buildings with multiple units in walkable neighborhoods”
- Building types and scales that are in between a detached single-family home and apartment/multi-family buildings
- Historically a common development style; several styles were “zoned out” of development codes from 1940s-1970s



*Image: Alliance for Housing Solutions*



# WHAT IS MIDDLE HOUSING?



- Development on a single lot (townhouse unit on 1 lot but built as multi-lot subdivision)
- Owned, rented, or partial ownership (cluster)
- Potential path/entry to homeownership





# DUPLEX EXAMPLES

Figure 3. Stacked Duplex

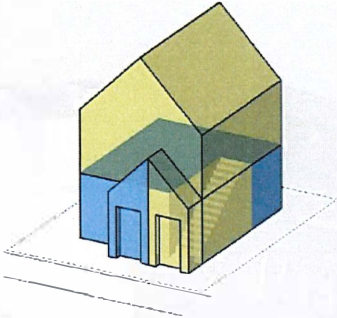


Figure 4. Side-by-Side Duplex

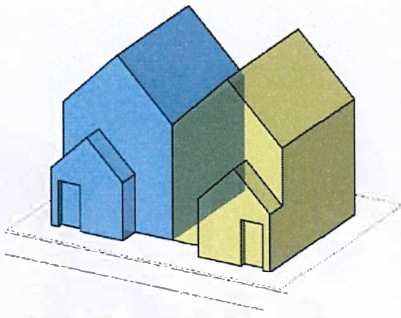


Figure 5. Duplex Attached by Breezeway

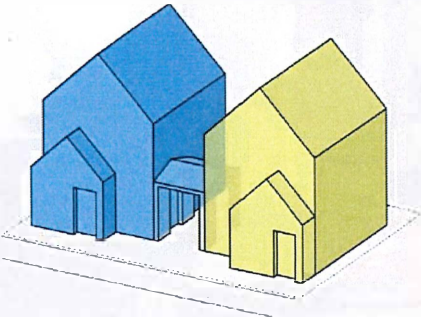
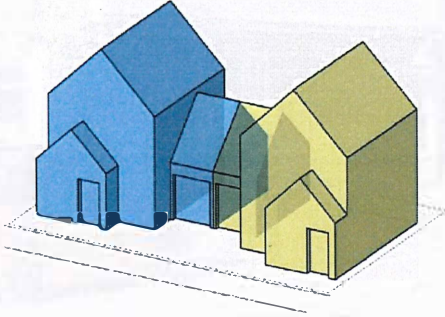


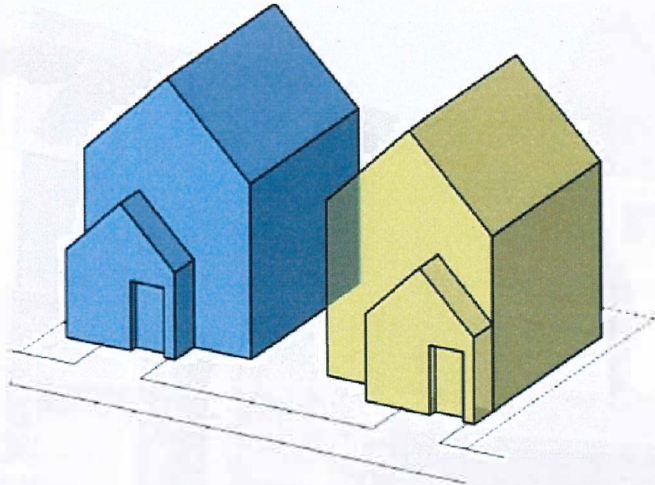
Figure 6. Duplex Attached by Garage Wall



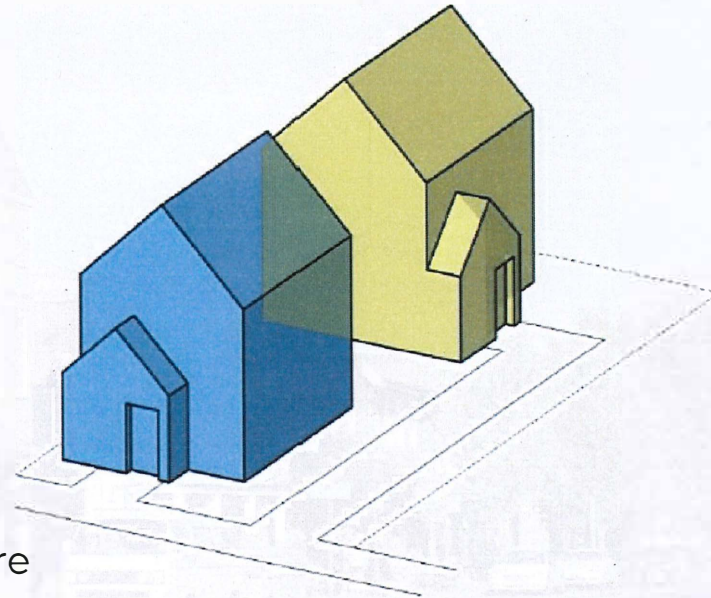
# DUPLEX EXAMPLES

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*Figure 7. Detached Duplex Units Side-by-Side*



*Figure 8. Detached Duplex Units Front and Back*



- Duplexes are always on a single-lot
- Duplexes where a lot line divides the structure are now considered 2-lot townhouses





# TRIPLEX & QUADPLEX EXAMPLES



Figure 9. Attached Triplex Front and Back

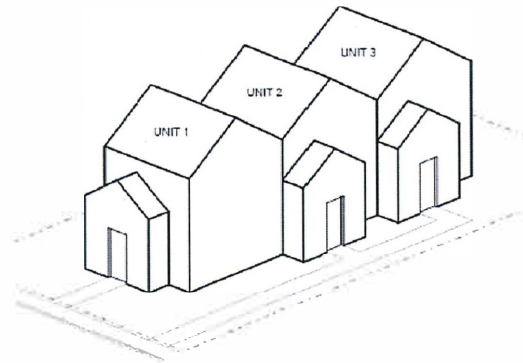


Figure 10. Attached Triplex Side-by-Side

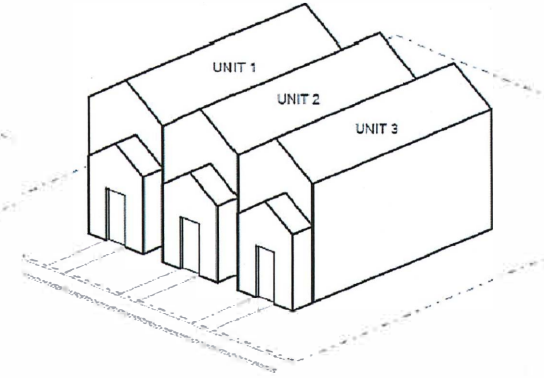


Figure 11. Stacked Quadplex

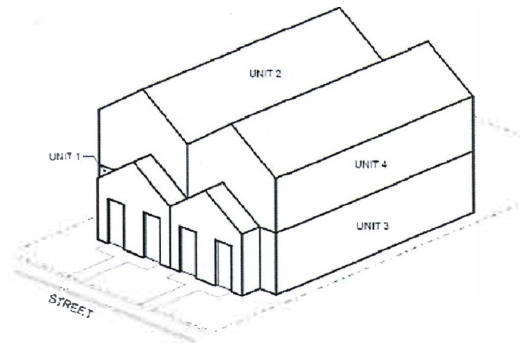
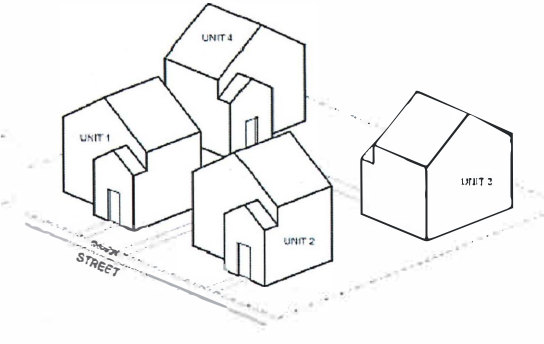


Figure 12. Detached Quadplex





# QUESTIONS & ANSWERS

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## **Are apartments considered middle housing?**

- No. Apartments and condominiums are considered high-density housing.

## **Does this mean that no one can build detached single-family homes?**

- Detached single-family homes can still be built in the same areas as now.
- This law states that cities can no longer prohibit middle-housing from being potentially built or have exclusively single-family detached zoning districts.



# QUESTIONS & ANSWERS

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## When was House Bill 2001 adopted into law?

- Governor Brown signed HB 2001 into law in August of 2019.
- Since that time, the state Department of Land Conservation and Development (DLCD) has developed the rules and a model code that cities must use as a starting point.

## What is a model code?

- A model code is code language developed by the state that cities can either fully adopt or use as a **starting point** to refine their own development code.
- It contains the minimum standards required to be consistent with the new law.



# QUESTIONS AND ANSWERS

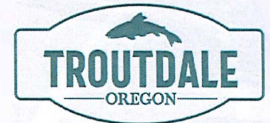
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## Why is the state requiring this?

- Proponents of the law have stated their belief that Oregon communities are not developing enough housing, which is contributing to housing affordability issues, particularly in the Portland region.
- The belief is that by making zoning less restrictive, additional housing options such as middle housing can add to a community's housing inventory and thus increase supply to meet demand.
- Historically, middle housing were often in single-family neighborhoods until the 1940s and 1950s when exclusive single-family zoning became popular.

## When will these changes take effect?

- Upon City Council adopting the required changes to the development code or on July 1, 2022; whichever comes first.
- It is expected that the Troutdale Planning Commission will hold a hearing in late April
- Council can expect this in May





# SUBDIVISION CC&RS

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- Typically cities cannot regulate Covenants, Conveyances, & Restrictions (CCR) for platted subdivisions
- Subdivisions **are exempt from HB 2001** if...
  - covenants that were established prior to the law's passage
  - covenants specifically limited development to only single-family detached dwellings
  - Troutdale: Old Sweetbriar Farm
- Subdivisions with covenants that have no clear restrictions on dwelling types **are required to comply with the law**
  - Staff believes most subdivisions will be required to comply



# SOME OF THE STANDARDS ARE ALREADY IN PLACE

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- Definitions – several of definitions already match what's required
- Design standards – already exist for single-family residential development and could be applied to middle housing
- R-10, R-7, and R-5 – already allows duplexes and townhouses in some cases
- R-4 – already allows duplexes, triplexes, and townhouses



# ANALYSIS ON IMPACT TO TROUTDALE

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- Troutdale is already developing middle housing
  - About 100 units recently developed or under construction
  - Townhouses are typically entry to home-ownership opportunities
- Duplexes are expected to become more popular
  - Lower threshold for review
  - Easier to develop or convert
    - Building code matches single-family home code
    - No land use review is required (or can be required per state law)
  - Properties that have yet to be developed
- ADU interest will increase due to ease of standards





# ANALYSIS ON IMPACT TO TROUTDALE

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- City is already halfway to its 2040 housing goal
  - City can temper expectations/appetites for overdevelopment of housing
  - City is already accommodating middle housing (and historically has done so)
- Re-development of older properties expected to be limited
  - Most middle housing (apart from duplexes) will require **engineering study/analysis**
  - SDC rates to be charged for additional “equivalent” unit
  - Site development review (land use application) required
  - Cheaper to move dirt than an existing dwelling
- Greater impact expected in cities with urban reserves
  - Washington and Clackamas county communities
  - Have to redo infrastructure plans and are subject to changing expectations



# DEVELOPMENT CODE CHANGES

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- When life gives you lemons...
  - Make the code easier to use
  - Allow for design standards that better match Troutdale concerns beyond model code
- Re-naming of single-family residential zoning districts
  - Will match the land use designation terms to emphasize **spirit and intent**
  - low-density, medium-density, and high-density
- Better structure and organize Chapter 3 (Zoning Districts)
  - Land Use tables – helps avoid loopholes
  - Dimensional standards
- Better structure and organize Chapter 8 (Devt/Design Standards)
  - Provide distinction for requirements for type of development
  - Merges parking and landscaping standards from other chapters into one
  - Consolidates downtown design standards into chapter



# NEXT STEPS

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- Public outreach
  - Troutdale Champion – information, Q&A (March-April issue)
  - Website details
- Planning Commission draft review – February 23 & March 9
- Land Use Application Stage
  - Planning Commission hearing – April 27 (planned)
  - City Council hearing #1 – May 10
  - City Council hearing #2 – May 24
- State law in effect – July 1 (unless local adoption occurs first)
- More info on housing types: [www.missingmiddlehousing.com](http://www.missingmiddlehousing.com)

