



Agenda June 14, 2022

Regular Meeting | 7:00 p.m.

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

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. The Council and Mayor should avoid immediate or protracted responses to citizen comments.*
3. **Consent Agenda:**
 - 3.1 **Motion:** A motion accepting the Selection Committee's recommendation for appointments to the Budget Committee, Citizens Advisory Committee, Historic Landmarks Commission, Parks Advisory Committee, Planning Commission, Public Safety and Equity Advisory Committee, and Town Center Advisory Board.
4. **Motion:** A motion to approve Mt. Hood Cable Regulatory Commission's 2022-2023 Annual Budget - *Norm Thomas, Mt. Hood Cable Regulatory Commission*
5. **Public Hearing / Resolution:** A resolution certifying the City of Troutdale's eligibility and election to receive State Shared Revenues for Fiscal Year 2022-2023. - *Erich Mueller, Finance Director*
6. **Public Hearing / Resolutions:** - *Erich Mueller, Finance Director*
 - 6.1 **Resolution:** A resolution adopting the City of Troutdale's Fiscal Year 2022-2023 annual budget and making appropriations.
 - 6.2 **Resolution:** A resolution imposing and categorizing Ad Valorem Taxes for Fiscal Year 2022-2023.
7. **Public Hearing / Ordinance (Introduction):** An ordinance amending Chapters 1, 3, 5, and 8 of the Troutdale Development Code and declaring an emergency (HB 2001 / Middle Housing). - *Chris Damgen, Community Development Director*

- 8. Staff Communications
- 9. Council Communications
- 10. Adjournment



Randy Lauer, Mayor
Dated: June 7, 2022

Meeting Participation

The public may attend the meeting in person or via Zoom. Please email info@troutdaleoregon.gov by **5:00pm on Monday, June 13th** to request Zoom meeting access credentials. You may also submit written public comments via email to info@troutdaleoregon.gov no later than **5:00pm on Monday, June 13th**. 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.

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 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, June 14, 2022 – 7:00PM

1. PLEDGE OF ALLEGIANCE, ROLL CALL, AGENDA UPDATE

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

PRESENT: Mayor Lauer, Councilor Ripma, Councilor Caswell, Councilor Kranz, Councilor White (7:01pm), Councilor Moon and Councilor Glantz.

ABSENT: None.

STAFF: Ray Young (7:04pm), City Manager; Sarah Skroch, City Recorder; Ed Trompke, City Attorney; Chris Damgen, Community Development Director and Erich Mueller, Finance Director.

GUESTS: See Attached.

Mayor Lauer stated there is a concern from a citizen regarding consent agenda item #3.1. Item #3.1 will be pulled and moved ahead of agenda item #7.

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

None.

3. CONSENT AGENDA:

~~3.1 MOTION: A motion accepting the Selection Committee's recommendation for appointments to the Budget Committee, Citizens Advisory Committee, Historic Landmarks Commission, Parks Advisory Committee, Planning Commission, Public Safety & Equity Advisory Committee and Town Center Advisory Board.~~

Item moved ahead of agenda item #7.

4. MOTION: A motion to approve Mt. Hood Cable Regulatory Commission's 2022-2023 Annual Budget.

<0:04:28>

Norm Thomas, Mt. Hood Cable Regulatory Commission, read from a self-prepared statement (attached as Exhibit A).

MOTION: Councilor Ripma moved to approve the Mt. Hood Cable Regulatory Commission's 2022-2023 Annual Budget. Seconded by Councilor Glantz.

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

Motion passed 7-0.

5. PUBLIC HEARING / RESOLUTION: A resolution certifying the City of Troutdale's eligibility and election to receive State Shared Revenues for Fiscal Year 2022-2023.

<0:18:52>

Erich Mueller, Finance Director, gave a brief overview of the staff report.

Mayor Lauer opened the public hearing at 7:22pm.

None.

Mayor Lauer closed the public hearing at 7:23pm.

MOTION: Councilor Ripma moved to approve the resolution certifying the City of Troutdale's eligibility and election to receive State Shared Revenues for Fiscal Year 2022-2023. Seconded by Councilor Glantz.

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

Motion passed 7-0.

6. PUBLIC HEARING / RESOLUTIONS:

6.1 Resolution: A resolution adopting the City of Troutdale's Fiscal Year 2022-2023 annual budget and making appropriations.

6.2 Resolution: A resolution imposing and categorizing Ad Valorem Taxes for Fiscal Year 2022-2023.

<0:24:35>

Erich Mueller asked Tanney Staffenson, Budget Committee Chair, to join in the discussion and offer any opening comments before the adoption process begins.

Tanney Staffenson, Budget Committee Chair, stated that he serves as one of the 7 appointed members of the Budget Committee. He stated they appreciate the opportunity to serve on the committee and to have an equal voice the same as Council does. He thinks it's a system that works really well.

Erich Mueller gave a brief overview of the staff report for Item 6.1 on the agenda. He explained there was a discussion during the Budget Committee meeting regarding additional funding for stipends for the Mayor and Council that was brought up and the Budget Committee said to approve the budget as is pending the Citizens Advisory Committee discussion. Staff has brought forward a change to the budget (see page 4 of the staff report) which would reconcile the intent of the Budget Committee. It will need to be addressed after the public hearing.

Mayor Lauer opened the public hearing at 7:28pm.

None.

Mayor Lauer closed the public hearing at 7:28pm.

MOTION: Councilor Ripma moved to amend the Fiscal Year 2022-2023 Approved Budget as submitted by the Budget Committee to eliminate the increased amount for the Mayor and Council stipends, by reducing the Personnel Services budget category \$13,800 with a required offsetting entry to the Materials and Services budget category within the Legislative division of the General Fund budget. Seconded by Councilor White.

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

Motion passed 4-3.

MOTION: Councilor Ripma moved to approve the resolution adopting the City of Troutdale's Fiscal Year 2022-2023 annual budget as amended and making appropriations. Seconded by Councilor White.

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

Motion passed 6-0-1.

Erich Mueller gave a brief overview of the staff report for Item 6.2 on the agenda.

Mayor Lauer opened the public hearing at 7:36pm.

None.

Mayor Lauer closed the public hearing at 7:37pm.

MOTION: Councilor Ripma moved to approve the resolution imposing and categorizing Ad Valorem Taxes for Fiscal Year 2022-2023. Seconded by Councilor Glantz.

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

Motion passed 7-0.

7. MOTION: Selection Committee Appointments

Chris Damgen explained that the Selection Committee held committee interviews at the end of last month. The recommendations are included in the packet.

Mayor Lauer opened public comment.

Paul Wilcox, Troutdale resident, stated he would like to address something related to the Town Center Advisory Board (TCAB) appointments. The Municipal Code states, “The board shall have 10 members comprised of the following: one member shall be a member of the Citizens Advisory Committee appointed annually by the Citizens Advisory Committee and shall serve a 12-month term, and the same applies for the other 4 committees.” 5 at large members appointed by the City Council and serving staggered 3-year terms. His main issue is that as it stands now, the Selection Committee appointed 2 members from the Planning Commission, 2 members from the Parks Advisory Committee and 1 member from the Citizen Advisory Committee to the at large side of the board. As it stands now, if the Planning Commission and the Parks Advisory Committee add another one there will be 3 from each of the committees. He’s not seeing a lot of diversity and not a lot of new members. Another point is that the at large appointments, there were 3 different term limits, 3 years, 2 years and 1 year. He listened to the deliberations of the Selection Committee and there was no discussion as to who got determined to have each term. Those with 1-year terms got the short end of the straw.

Tanney Staffenson stated he’s not really up on the Troutdale Municipal Code but if there is a concern with who is on a committee and the position they serve, there’s a way to mitigate it.

Mayor Lauer closed public comment.

Councilor Glantz stated she understood the first term as being 1 year and it was set that way to make sure that everybody didn’t expire at the same time.

Councilor Kranz asked how the positions for the TCAB were chosen.

Mayor Lauer replied that the committee dove into the list of applicants on the interview schedule. There were some applicants with specific skill sets and applied for a specific request. He stated they didn’t talk about the different terms/expiration.

Ray Young, City Manager, stated he appreciates Paul’s concern. There are 2 separate ways people get on the TCAB committee. Staff wanted to make sure that the individual committees had one representative and then there were at large members.

Ed Trompke, City Attorney, stated he agrees with Ray. He stated you could probably get all 5 at large members all from one committee. You might end up with virtually the entire other committee on TCAB.

Councilor Ripma stated he agrees with what everyone has said, including Paul. He is okay with the nominations. It's a new committee and there were a lot of new applicants.

Councilor Moon stated he recalled it being more of an issue that there may not be enough people on the committee so the Selection Committee would draw from what they had.

Councilor Glantz stated she thought that the positions were filled in as the applications were processed and because there weren't enough applicants the Selection Committee went back at the end to fill in the openings.

MOTION: Councilor Ripma moved to accept the Selection Committee's recommendations for appointments to the Budget Committee, Citizens Advisory Committee, Historic Landmarks Commission, Parks Advisory Committee, Planning Commission, Public Safety & Equity Advisory Committee and Town Center Advisory Board. Seconded by Councilor Moon.

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

Motion passed 6-0-1.

8. PUBLIC HEARING / ORDINANCE (Introduction): An ordinance amending Chapters 1, 3, 5 and 8 of the Troutdale Development Code and declaring an emergency (HB 2001 / Middle Housing).

<0:54:36>

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

Councilor Glantz stated she remembers at a Planning Commission meeting that there was mention of a UA zone and she doesn't see it now.

Chris Damgen stated the UA zone, which they were calling a unique area zoning district, was going to be pushed to a future amendment. Staff still think it's an idea worth pursuing.

Chris Damgen continued the slideshow presentation.

Councilor Moon thanked Staff for all their work on this.

Chris Damgen stated that the Planning Commission deserves a lot of kudos, they did the volunteer work on this.

Mayor Lauer opened the public hearing at 8:17pm.

Tanney Staffenson, Planning Commission Chair, stated there is a lot to this and personally, he choked on it for months. For the record, although it allows for single family detached homes, it also allows for other things to happen too. His concern with it is that when most citizens buy a home it's the largest purchase they ever make in their lives, and they tend to look around their neighborhood and assume that it's going to be the way that it is for all time. He thinks Salem has done a complete disservice with this because they're allowing fundamental changes to occur. He thinks there will be some hidden costs on this going forward. Troutdale's biggest deficit is higher end housing. The Planning Commission added and made this more comprehensive. He wants to go with this so the City doesn't have to go with the State model.

Councilor Ripma stated this requirement that cities basically eliminate single family detached housing as an option, which is what he considers the American dream, makes us all less free. He thinks this ordinance does about as good as we can for the citizens. He thinks it should be adopted or a worse one will be forced on the City.

Chris Damgen stated that he received an email from a consultant who is working on a perspective townhome development in town, similar to the density of the Discover Block. It was submitted by In Clover Consulting (attached as Exhibit C). He stated he thinks there is a solution. There's a concern that there's a hard cap where you cannot exceed 32 units an acre. That is an absurd amount of high density for a townhome development in the Troutdale community. He said there could be a minor edit to the draft code that creates a floor to allow for concerns to be incorporated into the code. Staff is trying to figure out a way where the City isn't running afoul with the state law and there's also a Metro string attached to it. He stated that staff will come back to Council on the 28th with an idea that will either be a minimum floor, or it will be some sort of consideration. They'll try to provide a relief valve so they're not inadvertently boxing out housing productions.

Councilor Glantz asked where 32 came from.

Chris Damgen explained 32 came off the calculation based on standards that were referred to in other zoning districts based on pre-qualifiers. Staff is trying to figure out if there is another way to work it out.

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

Councilor White stated what we are saying is if they want to build more, they could if they can fit it in. He stated he has further questions before the next meeting. He'll get them to staff ahead of time.

9. STAFF COMMUNICATIONS

<1:46:10>

Chris Damgen provided the following staff communications:

- Next URA meeting is June 21st
- Sandy River is extremely full and dangerous, please heed warnings
- Lifeguards are now at Glenn Otto and life jackets are available
- Volunteer Recognition is June 30th at Columbia Park at 6:30pm
- Next City Council meeting is June 28th
- City Offices will be closed Monday, July 4th

10. COUNCIL COMMUNICATIONS

<1:49:06>

Councilor Glantz stated she went to a LOC class on SDCs and their history. It was the most mind-numbing seminar she has ever listened to. There is so much information on SDCs.

Councilor Ripma stated he went to First Friday, it was damp, but he was pleased there was a lot in attendance. It was done well.

Councilor Moon stated he was at First Friday also. Good job.

Councilor White thanked Chris Damgen for his presentation. It cleared up some things for him.

Councilor Caswell thanked Chris Damgen.

11. ADJOURNMENT

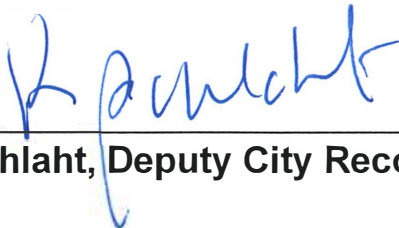
MOTION: Councilor Ripma moved to adjourn. Seconded by Councilor Glantz. Motion passed unanimously.

Meeting adjourned at 8:52pm.



Randy Lauer, Mayor
Dated: July 13, 2022

ATTEST:



Kenda Schlaht, Deputy City Recorder

CITY OF TROUTDALE

City Council – Regular Meeting

7:00PM

Tuesday, June 14, 2022

PLEASE SIGN IN

Name – Please Print	Address	Phone #
Mark Thomas	2751 SW Clark Ct	503 617-7326
Tanney Staffenson		

6/14/22 Council Regular Meeting - Zoom Guest List

Name (Original Name)	User Email	Join Time	Leave Time	Duration (Minutes)
Troutdale Conferencing	troutconf@troutdaleoregon.gov	6/14/2022 18:42	6/14/2022 20:52	131
Oasis Team		6/14/2022 18:42	6/14/2022 20:54	132
Troutdale Conferencing	troutconf@troutdaleoregon.gov	6/14/2022 18:46	6/14/2022 20:53	127
Sarah Skroch	troutconf@troutdaleoregon.gov	6/14/2022 18:49	6/14/2022 20:55	127
Randy Lauer		6/14/2022 18:50	6/14/2022 20:52	122
Nick Moon		6/14/2022 18:51	6/14/2022 20:52	122
Michael Wong		6/14/2022 18:52	6/14/2022 19:31	39
Dave Ripma		6/14/2022 18:54	6/14/2022 20:52	119
Paul Wilcox		6/14/2022 18:58	6/14/2022 20:52	115
Jamie Kranz		6/14/2022 18:58	6/14/2022 20:52	114
Sandy Glantz		6/14/2022 18:59	6/14/2022 20:52	114
Alison Caswell		6/14/2022 18:59	6/14/2022 20:52	114
David Elkin-Bram		6/14/2022 18:59	6/14/2022 19:55	56
Chris Damgen / Ed Trompke	troutconf@troutdaleoregon.gov	6/14/2022 19:00	6/14/2022 20:52	113
Glenn White		6/14/2022 19:00	6/14/2022 19:28	28
Ray Young		6/14/2022 19:03	6/14/2022 20:52	109
Glenn		6/14/2022 19:04	6/14/2022 20:53	109
Michael Wong (Michael)		6/14/2022 19:31	6/14/2022 19:37	7
Will Knight		6/14/2022 20:18	6/14/2022 20:53	36

Exhibit A

June 14, 2022 Council Meeting Minutes

City of Troutdale Council: June 14, 7pm – REGULAR AGENDA

Talking Points

Good evening Mr. Mayor and City Councilors. My name is Norm Thomas, and I am your representative on the Mt. Hood Cable Regulatory Commission.

I am here today to seek your approval for the MHCRC 22-23 fiscal year budget and to highlight for you some of the MHCRC's planned activities for the coming year.

In your meeting packet you have the proposed budget and our annual report.

MHCRC overview

As a reminder, the MHCRC is a regional Commission representing the cities of Fairview, Gresham, Portland, Troutdale, Wood Village, and Multnomah County.

The MHCRC celebrates **30 years of service this year**, having been formed in 1992 through intergovernmental agreement to provide oversight, enforcement, and public benefit responsibilities under the cable services franchises.

Over the years, the MHCRC has navigated ever changing technology and public policy to support community needs for:

- local authority over public right-of-way and compensation by cable companies;
- a consumer watchdog to assist subscribers with issues;
- and local solutions for addressing local representation in media and digital equity issues.

MHCRC operations

Currently the MHCRC oversees two cable franchises for the jurisdictions. Comcast, which serves throughout the county, and Ziplly Fiber (formerly Frontier) serving Fairview, Gresham, Troutdale, and Wood Village.

Through the intergovernmental agreement, each jurisdiction agrees to fund a portion of the MHCRC operating expenses.

These funds pay for the equivalent of four full time staff housed in the City of Portland's Office for Community Technology, who are tasked with

- conducting cable franchise agreement compliance,
- fielding consumer complaints,
- overseeing the commission meetings and finances, and
- Implementing public benefit programs, such as the grant programs that support technology usage in schools, community non-profits, and in our two community media centers, MetroEast Community Media in Gresham and Open Signal in Portland.

Funding also supports limited professional services fees for legal counsel, advocacy work, and participation in national organizations.

Budget overview

The MHCRC proposed FY2022-23 Fund Budget is on page 5 of the budget document.

For all jurisdictions combined, actual franchise fee revenues in FY20-21 decreased about 3% from the previous fiscal year, following a 6% decrease the year before.

Currently the MHCRC forecasts this trend to continue based on the first three quarters of FY21-22 revenues.

A steep drop-off in revenues due to declines in cable customer subscriptions is still being counteracted by annual service rate increases imposed by the cable providers.

Each jurisdiction funds a portion of the MHCRC operating budget based on their respective subscriber counts.

Troutdale's allocation to fund the MHCRC operating budget for FY22-23 is \$21,291

The annual budget allocation from all the jurisdictions collectively funds about 37% of the MHCRC total operating budget.

The remaining portion of the MHCRC operating budget is funded by other resources mostly to administer community technology grants and services provided by Open Signal and MetroEast Community Media.

On the expenditure side, compared to the previous year, the proposed MHCRC operating budget increased by \$181,364 primarily in consideration of potential increased professional and legal services fees to get us through the final stages of franchise negotiations with Comcast.

Current and upcoming work

MHCRC staff have been in negotiations with Comcast since December 2020.

While the Comcast franchise technically expired in December 2021, the existing franchise terms remain in place while negotiations continue.

Staff is also working with Ziplly fiber; the Ziplly franchise is due to expire in December of this year. We have reason to believe that Ziplly plans to exit the cable market in the coming years and will likely choose to extend their current franchise until they exit.

Major sticking points in the Comcast renewal include:

- The amount of Public, Education, and Government (PEG) Fees. Currently the franchise supports a 3% of gross revenue PEG fee that helps to fund Metro East Community Media and Open Signal and provide Community Technology Grants into the community.

And

- Discontinuation of the Institutional Network (I-Net), the Comcast delivered wide-area network that supports internet connectivity at public agencies. Schools, and libraries, and city and county offices and public safety that use the I-Net are transitioning off of the

Comcast network to another service that supports dark fiber, which is more future proof. The transition plan is a sticking point.

Funding through the cable franchise for these programs and services is a critical need identified by elected officials, public anchor institutions such as our schools and libraries, and residents.

The MHCRC administers the PEG funds in support of technology-related grants in the community.

The MHCRC has current grants with Growing Gardens, David Douglas School District, NE STEAM Coalition, East Metro Arts, Community & Culture, OMSI, and the National Alliance for Filipino Concerns, just to name a few.

In FY 21-22, the MHCRC is anticipating grant awards to 14 organizations, that will leverage over \$1.1million in matching resources in our communities.

To give a couple examples, newly awarded grant projects this fiscal year include

- an investment in the nonprofit Community for Positive Aging to create and disseminate informational videos about access to healthcare, healthy aging and overall wellness to low-income seniors throughout the County.

AND

- an award to another nonprofit called Wild Diversity, to create videos highlighting the experiences and stories of BIPOC and LGBTQ+ leaders and mentors, engaging BIPOC youth in the video production process during hands-on experiential learning in natural spaces.

Another significant focus of the MHCRC's work for the coming year is to engage with each of the jurisdictions in strategic planning to review the Commission's role, authority, and structure in response to the changing policy and technology landscape, new funding streams for broadband deployment and digital inclusion, and the findings of the Community Technology Needs study that was conducted as part of the franchise renewal.

Our staff will be reaching out to find out who at the [City/County] should be in these conversations and we are eager to help lead this important strategic planning work on a regional level.

Wrap up

In conclusion, I want to thank the Mayor and Council for supporting this county-wide partnership among the jurisdictions for the past 30 years.

With that support, the MHCRC has successfully convened community members and public agencies to steward resources and regulatory authority to amplify benefits for all.

We are excited to work with you, your staff, and our communities to explore and discover how to leverage and learn from our successes to adapt to the evolving needs of our communities.

I thank you for your time today. As always, please contact me or the MHCRC staff with any questions, ideas, or concerns.

I respectfully request that the Council approve the MHCRC FY2022-23 Fund Budget.

**75-11
MIDDLE HOUSING**

Public Hearing

City Council | June 14, 2022

Exhibit B

June 14, 2022 Council Meeting Minutes



THE APPLICATION

- **Text Amendment** to the Troutdale Development Code
- No actual development is being proposed
- Type IV: City Council is decision-making entity
 - Planning Commission has recommended approval of draft and findings as presented
 - If appealed: State Land Use Board of Appeals
 - If no action taken: state “model code” enters into effect on July 1, 2022



THE APPLICATION

- Incorporates state requirements of House Bill 2001 (Middle Housing)
 - Introduces new definitions (Chapter 1)
 - Requires middle housing to be permitted where single-family detached is permitted
 - Continues to allow for single-family detached residential dwellings
- Brings code up to greater compliance with other state law provisions
- Renames certain zoning districts to match land use designations
- Consolidates certain residential zoning districts
- Restructures the Code to improve readability and reduce referencing



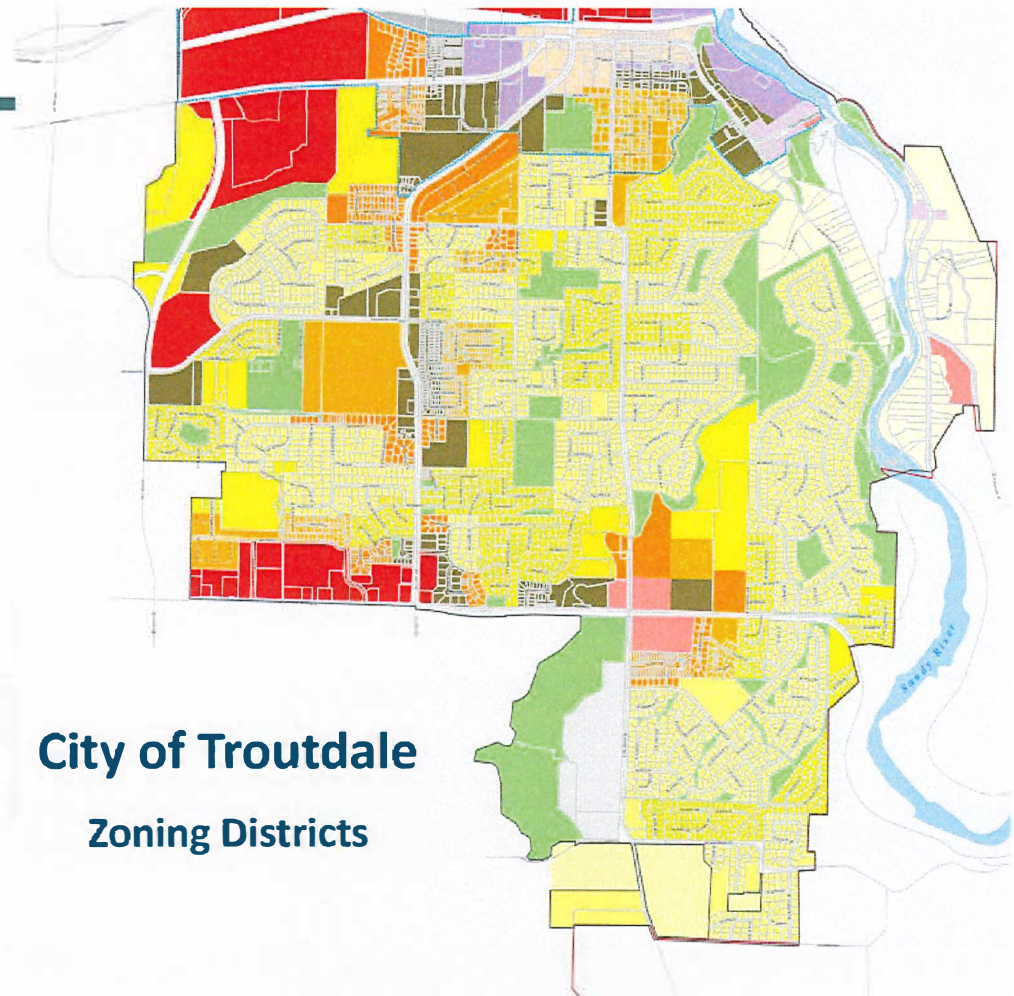
HOUSE BILL 2001

- 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 currently zoned R-20, R-10, R-7, R-5, and R-4 (yellow & orange on the map)
- Properties in the National Scenic Area (east of the Sandy River) are subject to Multnomah County standards – County is not expected to add middle housing allowances.
- Certain subdivisions are exempt if covenants (CC&Rs) expressly prohibit any other housing type prior to HB 2001 being adopted in 2019

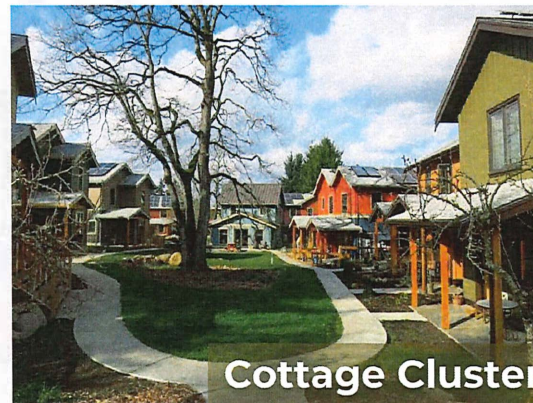
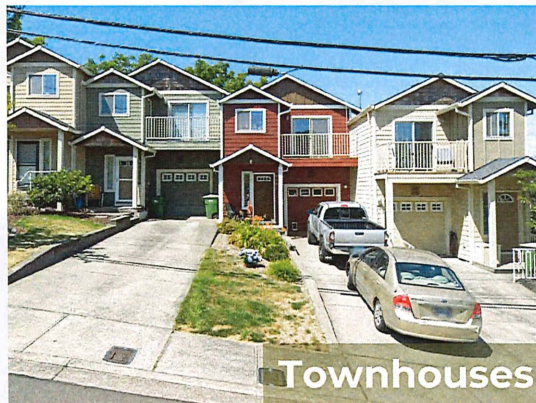


CLARIFICATIONS

- 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?



- 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



IMPORTANT NOTE ABOUT THE DRAFT REVIEW

- The Planning Commission is reviewing the draft that was prepared for this hearing
 - Includes commentary/requests from the previous work session drafts and meetings
 - Does not include testimony received since the draft was released for review
- There are requested changes that have been made that will be considered later during this hearing - majority come from DLCD review
- Staff recommends that Planning Commission consider incorporating most/all of the requested changes in a **revised draft** that will be forwarded to City Council
- Draft findings were prepared with the expectation of most/all requested changes being incorporated



CHAPTER 1 – DEFINITIONS

What is Proposed

- Incorporates new definitions that come from state model code

Staff Notes

- Incorporates feedback received from earlier work sessions and hearings
- Current code already had some HB 2001 mandated definitions



CHAPTER 3 – ZONING DISTRICTS

What is Proposed

- The place to go to find **land use and dimensional standards**
- Comprehensive restructuring of the chapter, division, and section framework
- Consolidation and renaming of certain zoning districts (next slide)
- Renaming of certain zoning districts to better articulate their purpose (spirit and intent)
- Establishing use tables and dimensional tables for ease of reading and interpreting
- Migrating any design or development requirements to Chapter 8

Staff Notes

- Incorporates feedback received from earlier work sessions and hearings
- Industrial zoning districts are not affected and will be readjusted with future amendment



CHAPTER 3 – ZONING DISTRICTS

Current Zoning District Name

New Zoning District Name

- **R-20** Single-Family Residential
 - **R-10** Single-Family Residential
-

- **LDR-1** Low-Density Residential

- **R-7** Single-Family Residential
-

- **LDR-2** Low-Density Residential

- **R-5** Single-Family Residential
 - **R-4** Attached Residential
-

- **MDR** Medium-Density Residential

- **A-2** Apartment Residential
-

- **HDR** High-Density Residential



CHAPTER 3 – ZONING DISTRICTS

Current Zoning District Name

- **CBD** Central Business District

- **NC** Neighborhood Commercial
- **MO/H** Mixed Office/Housing

New Zoning District Name

- **MU-1** Downtown Mixed-Use

- **MU-2** General Mixed-Use



CHAPTER 8 – DEVELOPMENT & DESIGN STANDARDS

What is Proposed

- Consolidating **development and design standards** from other code locations
 - Fully migrating Chapter 11 and Appendix A into the chapter
 - Migrating sections of Chapter 5 related to specific development standards
- Comprehensive restructuring of the chapter, division, and section framework
- Incorporating the bulk of the model code and ORS/OAR requirements from HB 2001
- Establishing placeholders for future amendments for non-residential development and design standards (if/when proposed).

Staff Notes

- Incorporates feedback received from earlier work sessions and hearings



DRAFT FINDINGS (see Ordinance Attachment D)

TDC 6.1120

The following criteria shall be used to review and decide amendments to the text of the Development Code:

- A. The proposed change to the Development Code does not conflict with applicable Comprehensive Land Use Plan goals or policies.
- B. The proposed change is consistent with the applicable Statewide Planning Goals.
- C. The proposed change is consistent with the applicable provisions of Metro Code.
- D. Public need is best satisfied by this particular change.
- E. The change will not adversely affect the health, safety, and welfare of the community.

Draft findings indicate that each criterion has been met



Exhibit C

June 14, 2022 Council Meeting Minutes



Chris Damgen
Community Development Director
City of Troutdale

Dear Mr. Damgen,

Thank you for the opportunity to provide written testimony on the 75-11 Middle Housing amendment. Infill development is such an important part of our evolving communities, a means of providing additional housing units, and creating vibrant communities with smart and efficient projects. As a land use planner who implemented zoning code with the Bureau of Development Services for many years; I am now working as a land use consultant working with developers on infill and other developments.

Many of the changes proposed as part of this code package are an improvement in the ability to implement the City of Troutdale zoning code. The change to maximum allowed density will result in an increase to 32 units per acre with minimum density required at 80% of the maximum. I am writing today to address these changes, specifically relating to minimum density.

Our site will be re-zoned MU-2 General Mixed-Use. The site is currently just over 13,000 square feet with an average slope of 20% sloping down to the street. With this code change, our six-lot townhome subdivision will now **not** meet minimum density but would meet every other regulation. To add another unit we have considered changes to height, increases in excavation, etc. Changing height to add an ADU would bring the development out of conformance with height. Increasing excavation to extend a unit for an ADU is cost prohibitive and does not pencil in the pro forma. In this case, the slope of the site prevents the ability to easily add another dwelling unit to the proposal.

We are requesting to soften the minimum density requirement in section 3.140 Residential Densities for Townhouse projects to 20 units per acre to allow flexibility in developing these more complex and challenging infill development sites. This density still achieves an increase in the intensity of development but allows for flexibility in development for sites with steep slopes, sites with significant trees to be preserved, or other existing conditions that make meeting the current minimum density proposal a blocker to development. Another alternative could be to allow steeply sloping sites to be exempted from the minimum density standard.

Thank you for your consideration of this change.

Sincerely,

A handwritten signature in blue ink that reads "Kimberly Miller Freeman".

Kimberly Miller Freeman
Principal Planner