



Randy Lauer, *Mayor*

David Ripma

Alison Caswell

Jamie Kranz

Glenn White

Nick Moon

Sandy Glantz

## Agenda June 28, 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 **Minutes:** May 24, 2022 City Council Regular Meeting.
4. **Public Hearing / Resolution:** A resolution providing for a Supplemental Budget for Fiscal Year 2021-2022, Budget Transfers, and Appropriation Changes. - **Erich Mueller, Finance Director**
5. **Public Hearing / Ordinance (Introduced 6/14/22):** 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**
6. **Staff Communications**
7. **Council Communications**
8. **Adjournment**

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**Randy Lauer, Mayor**  
Dated: June 23, 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, June 27<sup>th</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, June 27<sup>th</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.

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, June 28, 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, City Manager; Kenda Schlaht, Deputy City Recorder; Ed Trompke, City Attorney; Chris Damgen, Community Development Director and Erich Mueller, Finance Director.

**GUESTS:** See Attached.

Mayor Lauer asked for agenda updates.

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

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

Paul Wilcox, Troutdale resident, stated he has some minor corrections for the May 24th meeting minutes. Under roll call, Mayor Lauer should be listed as absent. In the second paragraph under public comment, second sentence, it should say page 6. In the fifth sentence of the second paragraph under public comment, it should say unkempt, not unkept.

**3. CONSENT AGENDA:**

**3.1 MINUTES:** May 24, 2022 City Council Regular Meeting.

**MOTION:** Councilor White moved to approve the consent agenda and the minutes as amended. Seconded by Councilor Ripma.  
**Motion Passed 7-0.**

**4. PUBLIC HEARING / RESOLUTION:** A resolution providing for a Supplemental Budget for Fiscal Year 2021-2022, Budget Transfers and Appropriation Changes.

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

**Mayor Lauer opened the public hearing at 7:06pm.**

None.

**Mayor Lauer closed the public hearing at 7:06pm.**

**MOTION:** Councilor Ripma moved to approve a resolution providing for a Supplemental Budget for Fiscal Year 2021-2022, Budget Transfers and Appropriation Changes. Seconded by Councilor Glantz.

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

**Motion passed 7-0.**

**5. PUBLIC HEARING / ORDINANCE (Introduced 6/14/22):** 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, gave a brief overview of the staff report and showed the Council a slideshow (attached as Exhibit A).

Councilor White asked if you have a single-family lot that can now have 4 units on it, is there a danger of that lot being reassessed for tax purposes.

Chris Damgen replied yes.

Ed Trompke stated the County has an obligation to reassess whenever a development application is approved. It would reassess for the 4 units.

**Mayor Lauer opened the public hearing at 7:15pm.**

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

Tanney Staffenson, Planning Commission Chair, stated that the Planning Commission voted to move this along. They support the change going from 32 down to 20 and appreciates Council taking the extra meeting to make it an emergency to get the City under the wire and in compliance. He stated there will be Senate Bill 458 that will be coming the City's way. The Planning Commission has already started tackling it. They are going to ask the representatives to come in and help with understanding what they're thinking with some of the language in the bill.

**Mayor Lauer closed the public hearing at 7:19pm.**

Councilor Ripma stated he doesn't disagree with Paul Wilcox or Chris that single-family homes still can be built. What is lost is the availability of single-family only developments. He's worried about it. Single-family only developments are a standard in the Country. They don't have to be expensive or exclusive or anything else. They are what Americans have liked for a long time. The risk of this kind of infill is that it erodes the single-family development. He doesn't like the ordinance but he's voting for it because he recognizes that it needs to be passed.

**MOTION: Councilor Ripma moved to adopt an ordinance amending Chapters 1, 3, 5 and 8 of the Troutdale Development Code and declaring an emergency (HB 2001 / Middle Housing). Seconded by Councilor White.**

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

**Motion passed 7-0.**

## **6. STAFF COMMUNICATIONS**

Ray Young provided the following staff communications:

- City Offices will be closed Monday, July 4th
- Extra patrol has been requested for the 4<sup>th</sup> of July weekend
- June 29<sup>th</sup> will be the Ice Cream Social for Volunteer Appreciation at 6:30pm
- This Friday is the First Friday event in downtown Troutdale
- July 12<sup>th</sup> is the last Council meeting before the summer break

## **7. COUNCIL COMMUNICATIONS**

Councilor Ripma said farewell to Chris Damgen and wished him well.

Councilor Glantz stated she saw a tweet on Twitter that said Troutdale would be looking to enforce some of the fireworks. She appreciates that getting done. She stated that it might be worth your while to go back and look at the Special Planning Commission meeting that was last Wednesday night when they talked about SB458. It allows for expedited processing of certain divisions of land in order to put additional units on them. It's a little scary that Troutdale doesn't have anything in place. There's a helpful review on the City of Eugene website where they have pictures and examples of how lots can not be split without objection.

Councilor Kranz congratulated Chris Damgen on moving on and thanked him for his work.

Councilor White stated that Chris Damgen will be missed. He reported that there are some permanent tents along the river by the railroad bridge.

Councilor Caswell wished Chris Damgen good luck.

Mayor Lauer stated Troutdale is what it is because of the work Chris Damgen has put in. Troutdale wouldn't be where it is without Chris.

**8. ADJOURNMENT**

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

Meeting adjourned at 7:31pm.



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

**ATTEST:**



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**Kenda Schlaht, Deputy City Recorder**



## 6/28/22 Council Regular Meeting - Zoom Guest List

<b>Name (Original Name)</b>	<b>User Email</b>	<b>Join Time</b>	<b>Leave Time</b>	<b>Duration (Minutes)</b>
Troutdale Conferencing	troutconf@troutdaleoregon.gov	6/28/2022 18:57	6/28/2022 19:31	35
Alison Caswell		6/28/2022 18:57	6/28/2022 19:31	35
Paul Wilcox		6/28/2022 18:57	6/28/2022 19:31	34
Dave Ripma		6/28/2022 18:57	6/28/2022 19:31	34
Oasis Team		6/28/2022 18:57	6/28/2022 19:31	35
Troutdale Conferencing	troutconf@troutdaleoregon.gov	6/28/2022 18:57	6/28/2022 19:31	34
Troutdale Conferencing	troutconf@troutdaleoregon.gov	6/28/2022 18:58	6/28/2022 19:31	34
Randy Lauer		6/28/2022 18:58	6/28/2022 19:31	34
Sandy Glantz		6/28/2022 18:58	6/28/2022 19:31	33
Nick Moon		6/28/2022 18:58	6/28/2022 19:31	33
Ray Young		6/28/2022 18:59	6/28/2022 19:31	32
Chris Damgen	troutconf@troutdaleoregon.gov	6/28/2022 19:00	6/28/2022 19:23	24
Jamie Kranz		6/28/2022 19:01	6/28/2022 19:04	3
Jamie Kranz		6/28/2022 19:02	6/28/2022 19:31	29
Glenn White		6/28/2022 19:04	6/28/2022 19:31	28



# Exhibit A

June 28, 2022 Council Meeting Minutes



One city block = +/- 1 acre

Discovery Block = 10 units on 1/2 acre  
20 units per acre if "built out"

20 units per acre would be min density  
25 units per acre would be max density

32 was previous standard (1<sup>st</sup> hearing)

## Exhibit B

June 28, 2022 Council Meeting Minutes

Mayor and Councilors,

I'd like to address a comment made by Councilor Ripma at the last Council meeting on June 14th. I've transcribed his comment off the recording so as to quote him accurately. "I also think that this requirement that cities basically eliminate single family detached housing as an option for cities in some areas, I mean you can't be restrictive in cities, but removing that as an option, what I consider as the American dream of having a single family house, eliminating that as an option makes us all less free. It was really bad." – Councilor Ripma

In the findings of fact for criterion E you'll find the following statement, which has been reiterated repeatedly by Community Development Director Chris Damgen. "Furthermore, nothing in the amendment – nor in state law – eliminates the possibility of building (or re-building) single-family detached structures."

If you look at recent construction activity in R-4 residential housing zones, which allow for both attached and detached dwellings, there are examples of both. It's a decision by the individual developer which housing typology will be built.

Submitted by:  
Paul Wilcox  
Troutdale  
6/28/22