

## **RESOLUTION NO. 61**

### **A RESOLUTION TO INITIATE THE TEXT AND ZONING MAP AMENDMENT PROCESS FOR THE CONFLUENCE SITE.**

#### **THE URBAN RENEWAL AGENCY OF THE CITY OF TROUTDALE FINDS AS FOLLOWS:**

1. That the Urban Renewal Agency of the City of Troutdale ("Agency"), the duly formed body to implement urban renewal plans in Troutdale was established by the adoption of City of Troutdale ("City") Ordinance. No. 771 on January 27, 2006.
2. That the Troutdale City Council ("City Council") adopted the Troutdale Riverfront Renewal Plan ("Plan") on February 14, 2006, by Ordinance No. 773 to provide tax increment funding and urban renewal authority to eliminate blight and foster development and redevelopment within the Troutdale Riverfront Renewal Area ("Plan Area") in order to protect the public health, safety, and welfare.
3. That by Ordinance No. 773 the Agency was assigned to implement the Plan vision, goals and objectives which include supporting redevelopment of the Plan Area for a mix of public uses and private development, providing a system of pedestrian and bicycle trails that connects downtown to the Sandy River with connections and expansion of the 40-Mile Loop Regional Bicycle Trail, and improving community access and enjoyment of the Sandy Riverfront portions of the property while protecting the riparian habitat.
4. That the Plan recognized areas of blight, and that it serves the public interest to implement redevelopment projects which will reclaim a long-standing brownfield, support environmental and ecological restoration of the site and riverbank, all benefiting the public health, safety and welfare of the community.
5. That in order to protect the public health, safety, and welfare of the City, and to eliminate blight and foster development and redevelopment within the Plan Area, the Agency acquired four (4) real property lots to create a larger consolidated project site now known as the Confluence.
6. That at various locations across the approximately 20 acre Confluence project site past environmental contamination of varying degrees has occurred, and to protect the Agency from potential liability for pre-acquisition releases of hazardous substances at or from the property, the Agency entered into a Prospective Purchaser Agreement ("PPA") with the Oregon Department of Environmental Quality ("DEQ").

7. That the PPA is a court approved Consent Judgment in which the Agency is obligated to expedite removal or remedial action of hazardous substances at the Confluence site to facilitate productive reuse of contaminated property, in exchange for providing the Agency, and future property owners, liability protection for pre-acquisition releases of hazardous substances at or from the property.

8. That the four (4) real property lots which comprise the approximately 20 acre Confluence project site have a combination zoning district designations of General Commercial and Mixed Office Housing which are inadequate to support the vision, goals and objectives of the Plan to achieve highest and best use redevelopment of the property, and to support the open space for Sandy Riverfront trail.

9. That the City Council adopted Resolution No. 2397 on October 10, 2017 which declares it serves the public interest, and it is necessary and desirable for the City to assist the Agency in financing and redevelopment of the Confluence site real property parcels, and that Oregon Revised Statutes (“ORS”) 457.320 authorizes the City to exercise any of its powers otherwise provided by law to assist in the planning or the carrying out of an urban renewal plan.

10. That of the establishment of a new zoning district for the Confluence site is a needed authorized public purpose which will serve a valuable, desirable and necessary public purpose, toward the fulfillment of the vision, goals and objectives of the Plan to achieve redevelopment of the property pursuant to Section V of the adopted Plan and is an authorized general power of the Agency pursuant to ORS 457.170 and 457.180.

11. That it is necessary and desirable for the Agency to seek rezoning of the Confluence site parcels to support the most logical and economically viable configuration to facilitate redevelopment, and to support environmental and ecological restoration of the site and riverbank, all benefiting the public health, safety and welfare of the community, and that it is in the best interest of the Agency.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE URBAN RENEWAL AGENCY OF THE CITY OF TROUTDALE:**

Section 1. The Agency in accordance with the findings set forth above, in order to facilitate redevelopment in the Plan Area, and fulfill the obligations of the Prospective Purchaser Agreement (“PPA”) with the Oregon Department of Environmental Quality (“DEQ”), hereby determines that a revision to the zoning regulations of the site is needed, and will serve a valuable, desirable and necessary public purpose, and is for an authorized public purpose toward the fulfillment of the adopted Troutdale Riverfront Renewal Plan (Plan).

Section 2. The Agency hereby authorizes and directs an Agency Official to file for a Type IV Legislative Procedure land use application for text and map amendments on behalf of the Agency for the four (4) real property parcels comprising the approximately 20 acre Confluence site covered by the Consent Judgement PPA, and to file any and all other required and necessary documents for the application process.

Section 3. In accordance with the requirements of the Troutdale Development Code Chapter 15 Type IV Legislative Procedure, the Agency land use application shall, following both a hearing and recommendation by the Planning Commission, have a hearing and be considered by the City Council prior to any final action on the proposed amendments.

Section 4. The Agency Executive Director and City Manager Ray Young, and Finance Director Erich Mueller, (each an "Agency Official") are hereby authorized empowered and directed to act on behalf of the Agency, and without further action by the Agency Board, each Agency Official is hereby authorized, empowered and directed to execute any ancillary application forms , amendments, permits, or other instruments, and any and all other required and necessary documents to implement the intent of this Resolution and the execution thereof by any such Agency Official shall be conclusive as to such determination.

Section 5. That the Finance Director is authorized and directed to disburse funds, subject to annual appropriations, as necessary to fulfill the intent of this Resolution and is further directed to implement all such actions necessary to ensure budgetary compliance.

Section 6. This Resolution shall take effect immediately upon adoption.

**YEAS: 7**  
**NAYS: 0**  
**ABSTAINED: 0**



**Randy Lauer, Chair**

**Date: January 22, 2021**



**Sarah Skroch, City Recorder**

**Adopted: January 19, 2021**