



Randy Lauer, *Mayor*

David Ripma

Alison Caswell

Jamie Kranz

Glenn White

Nick Moon

Sandy Glantz

Agenda

November 8, 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 **Resolution:** A resolution approving the StreamCare Intergovernmental Agreement with East Multnomah County Soil and Water Conservation District.
 - 3.2 **Resolution:** A resolution accepting the Municipal Court Judge's Performance Review.
 - 3.3 **Resolution:** A resolution authorizing the City Grant Application for 2nd Street Pedestrian Bridge Project Refinement.
4. **Proclamation:** Veteran's Day - *Mayor Lauer*
5. **Update:** An update from Multnomah County Transportation on the SW 257th Drive Safety Improvements Project. – *Sarah Hurwitz, Transportation Public Information Officer and Stephen McWilliams, Project Manager*
6. **Public Hearing / Ordinance (Introduction):** An ordinance vacating a segment of SW 2nd Street right-of-way. – *David Berniker, Community Development Director and Alex Lopez, Assistant Planner*
7. **Public Hearing / Ordinance (Introduction):** An ordinance adopting Text Amendment to Chapter 3 of the Troutdale Development Code. – *Melissa Johnston, Associate Planner*
8. **Staff Communications**
9. **Council Communications**

10. Adjournment



Randy Lauer, Mayor

Dated: November 2, 2022

Meeting Participation

The public may attend the meeting in person or via Zoom. Please email info@troutdaleoregon.gov by **5:00pm on Monday, November 7th** 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, November 7th**. 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, November 8, 2022 – 7:00PM

1. PLEDGE OF ALLEGIANCE, ROLL CALL, AGENDA UPDATE

Council President Ripma called the meeting to order at 7:00pm.

PRESENT: Council President Ripma, Councilor Caswell, Councilor Kranz, Councilor White and Councilor Moon.

ABSENT: Mayor Lauer and Councilor Glantz (excused).

STAFF: Ray Young, City Manager; Sarah Skroch, City Recorder; Ed Trompke, City Attorney; Erich Mueller, Finance Director; David Berniker, Community Development Director; Travis Hultin, Chief Engineer/Interim Public Works Director; Alex Lopez, Assistant Planner and Melissa Johnston, Associate Planner.

GUESTS: See Attached.

Council President Ripma 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.

<0:04:16>

Saul Pompeyo, Ristorante De Pompello Owner, stated he would like to talk about System Development Charges. He doesn't understand why he is charged something for SDCs and not for the Troutdale Food Carts. He wants to know how much the Troutdale Food Carts pays in SDCs and what calculations are used for the food carts.

Paul Wilcox, Troutdale resident, stated he has a couple of brief comments on the consent agenda. Item #3.3, on page one of the staff report there's a section called discussion points, discussion doesn't normally occur during the consent agenda. On page 2 under cons, it says the 22,000 plus cash match that the City would provide is small. He takes issue with the use of the adjective small.

3. CONSENT AGENDA:

- 3.1 RESOLUTION:** A resolution approving the StreamCare Intergovernmental Agreement with East Multnomah County Soil and Water Conservation District.
- 3.2 RESOLUTION:** A resolution accepting the Municipal Court Judge's Performance Review.
- 3.3 RESOLUTION:** A resolution authorizing the City Grant Application for 2nd Street Pedestrian Bridge Project Refinement.

<0:09:05>

Councilor White stated he has questions on 3.1 and 3.3.

Council President Ripma stated that 3.1 and 3.3 will be moved off the consent agenda to the end of the meeting to discuss.

MOTION: Councilor White moved to approve item 3.2 of the consent agenda. Seconded by Councilor Moon. Motion Passed 5-0.

4. PROCLAMATION: Veteran's Day

Council President Ripma read the proclamation.

5. UPDATE: An update from Multnomah County Transportation on the SW 257th Drive Safety Improvements Project.

<0:12:36>

Sarah Hurwitz, Public Information Officer, Multnomah County, introduced herself and Stephen McWilliams, Project Manager, Multnomah County.

Stephen McWilliams and Sarah Hurwitz showed the Council a PowerPoint presentation (attached as Exhibit A).

Council President Ripma asked how the bike lanes and sidewalks will be widened.

Stephen McWilliams stated there are ways to narrow driving lanes or the center lane a little bit to gain an extra 1 or 2 feet for bike lanes to create a certain buffer to make it a little safer for bicyclists.

Council President Ripma thanked Stephen and Sarah for coming.

6. PUBLIC HEARING / ORDINANCE (Introduction): An ordinance vacating a segment of SW 2nd Street right-of-way.

<0:29:14>

David Berniker, Community Development Director, gave a brief overview of the staff report and presented a PowerPoint (attached as Exhibit B).

<0:36:36>

Council President Ripma stated his opinion is that a vacation of right-of-way is giving away property belonging to the citizens of Troutdale to an adjacent landowner for nothing. He is always opposed to it unless there is a really good reason. He thinks the Planning Commission did the right thing by not recommending the vacation.

Councilor White stated he thinks it's premature to give the property away at this time.

Councilor Moon stated he's been waffling back and forth on this.

Council President Ripma opened public comment at 7:41pm.

Amanda Saul, Home Forward, stated she is the Assistant Director for Development for Home Forward. She thanked Council for considering Home Forward and Multnomah County's request for right-of-way vacation for half of 2nd Street. Amanda presented 3 slides to Council (attached as Exhibit C). She stated that on behalf of Multnomah County, Home Forward requests Council's approval to vacate the southern half of SW 2nd Street, west of SW Kendall Court as staff outlined in their reports. Home Forward has received approval from 100% of the adjacent neighbors and 73% of the effected neighbors, meeting the state requirements for a street vacation. The right-of-way is an unimproved dead -end street. If improved, it would be required to be a cul-de-sac, which would only serve the County property and potentially one other property that has access off Kendall. Cul-de-sacs are not an efficient use of land. The County has jurisdiction SW 257th Drive and has indicated that a through connection of SE 2nd Street is not possible due to safety and operational concerns. All adjacent properties have access to other public roads. By vacating the right-of-way any future project has more flexibility and space to develop the site with more parking, landscaping and play areas that can be shared by the broader community. Troutdale's Public Works Chief Engineer has recommended approval of the street vacation. Home Forward met with Troutdale Public Works several times during the design process and they encouraged them to apply for the street vacation. The remaining north half of SW 2nd Street can accommodate a pedestrian/bicycle path that with additional dedication can be connected to SW 257th, if the City so chooses. Troutdale's Planning and Public Work's staff have recommended approval of this request.

Council President Ripma closed public comment at 7:46pm.

Council President Ripma stated his skepticism about the vacation has nothing to do with what is planned on that land. He has always opposed vacations like this. It's giving away the public's land for free and that is the basis of his objection.

7. PUBLIC HEARING / ORDINANCE (Introduction): An ordinance adopting Text Amendment to Chapter 3 of the Troutdale Development Code.

<0:47:41>

Melissa Johnston, Associate Planner, gave a brief overview of the staff report and presented a PowerPoint (attached as Exhibit D).

Council President Ripma stated the underlined text under 3.430 for Industrial Zoning Districts, sections F and G are marijuana facilities. In the stricken text in the staff report the language on marijuana facilities is stricken out only on the additional requirements in the light industrial area.

Melissa Johnston stated in the previous code the additional requirements for each zone were in 3 different sections. Now it's moving into one section. These are all additional requirements. This does not permit whether you can have these uses. If that use is allowed, these are what must be followed. Marijuana processors in the new use code are not allowed in industrial park and not allowed in light industrial and it's conditional in general industrial. Further standards can be found in 3.440g.

<1:07:55>

Ed Trompke, City Attorney, stated as with everything marijuana related, the statutes are confusing. There are 2 kinds of marijuana regulations: recreational and medical. There is State preemption of recreational marijuana licensing and then recreational presumption of the preemptions says that the statutes are designed to operate uniformly throughout the State and are paramount and superior to and fully replace and supersede any municipal charter amendment or local ordinance inconsistent with the provisions. Amendments and ordinances that are inconsistent are repealed. There are provisions in recreational use that are in the statutes that can't be modified by cities. There's another statute for medical marijuana production dispensaries and it says that cities can impose reasonable limitations on growth sites and adopt ordinances imposing reasonable regulations on the operation of growth sites, processing sites, dispensaries and other facilities that process/sell marijuana.

Council President Ripma opened public comment at 8:15pm.

There was none.

Council President Ripma closed public comment at 8:15pm.

Council President Ripma stated that this is the introduction of this ordinance and they will be voting on it at the next meeting.

3. CONSENT AGENDA:

3.1 RESOLUTION: A resolution approving the StreamCare Intergovernmental Agreement with East Multnomah County Soil and Water Conservation District.

3.3 RESOLUTION: A resolution authorizing the City Grant Application for 2nd Street Pedestrian Bridge Project Refinement.

<1:17:12>

Councilor White stated on 3.1 a lot of the land on the map is land locked. He's hopeful the property owners would be contacted before accessing that property. He stated that the black cottonwood that is planted wreaks havoc when they start shedding and it's really hard on things

like air conditioners and car radiators. They're just a dangerous tree as far as big heavy branches breaking off for no reason.

Erich Mueller, Finance Director, stated that he would get the comments passed onto Ryan Largura, the environmental specialist who is essentially the IGA manager for this item.

Councilor White asked if it would be better to bring this item back to Council to make amendments.

<1:19:34>

Erich Mueller replied that he doesn't know the specifics of what is on the list in terms of trees. He can pass on the request for them. He doesn't know if the City is able to specify the scope of their work. This is a standardized agreement and an agreement that is currently in place for a previous round of planting and restoration that took place.

This isn't just an agreement with the City. They have a wide scale existing program.

MOTION: Councilor White moved to approve a resolution approving the StreamCare Intergovernmental Agreement with East Multnomah County Soil and Water Conservation District. Seconded by Councilor Moon.

VOTE: Councilor Moon – Yes; Council President Ripma – Yes; Councilor Caswell – Yes; Councilor Kranz – Yes and Councilor White - Yes.

Motion passed 5-0.

<1:23:56>

Councilor White stated he wants to know what the City has already spent on pursuing the 2nd Street Pedestrian Bridge.

Ray Young replied that he doesn't have the accounting in front of him but he would say several thousand dollars getting the concept design.

MOTION: Councilor White moved to approve a resolution authorizing the City Grant Application for 2nd Street Pedestrian Bridge Project Refinement. Seconded by Councilor Moon.

VOTE: Councilor Moon – Yes; Council President Ripma – Yes; Councilor Caswell – Yes; Councilor Kranz – Yes and Councilor White – Yes.

Motion passed 5-0.

8. STAFF COMMUNICATIONS

<1:27:10>

Ray Young provided the following staff communications:

- Planning Commission meeting tomorrow night to discuss the Home Forward project
- Wind-er Wonderland will be the first weekend in December on Saturday and Sunday
- City Offices will be closed Friday in honor of Veterans Day
- City Offices will be closed November 24th and 25th for Thanksgiving
- December 6th will be the half-yearly Budget meeting

9. COUNCIL COMMUNICATIONS

<1:30:56>

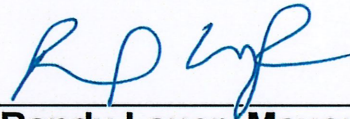
Council President Ripma wished everybody a Happy Thanksgiving.

Councilor White thanked Veterans for their service. There is a Veterans Day breakfast at Corbett High School on Friday at 7am.

10. ADJOURNMENT

MOTION: Councilor White moved to adjourn. Seconded by Councilor Moon. Motion passed unanimously.

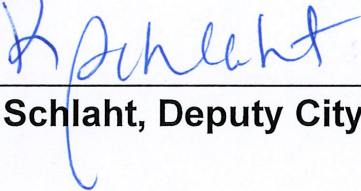
Meeting adjourned at 8:32pm.



Randy Lauer, Mayor

Dated: March 15, 2023

ATTEST:



Kenda Schlaht, Deputy City Recorder

November 8, 2022 City Council Regular Mtg. - Zoom Guest List

Name (Original Name)	User Email
Troutdale Conferencing	troutconf@troutdaleoregon.gov
Emily Miletich# Multnomah County	
Alison Caswell	
Amanda Saul (she# her)	
Leslie Crehan - Home Forward	
Nick Moon	
Pamela Kambur	
Jamie Kranz	
ray.young	
Paul Wilcox	
Troutdale Conferencing	troutconf@troutdaleoregon.gov
Travis H	
Glenn White	
Melissa Johnston	
MetroEast	
Sarah Skroch	
Testimony Table	
Paig Torres	
Councilor Ripma	
Information Technology	

Exhibit A

November 8, 2022 Council Meeting Minutes

SW 257th Dr. Corridor Safety Improvements

Troutdale City Council Presentation

November 8th, 2022

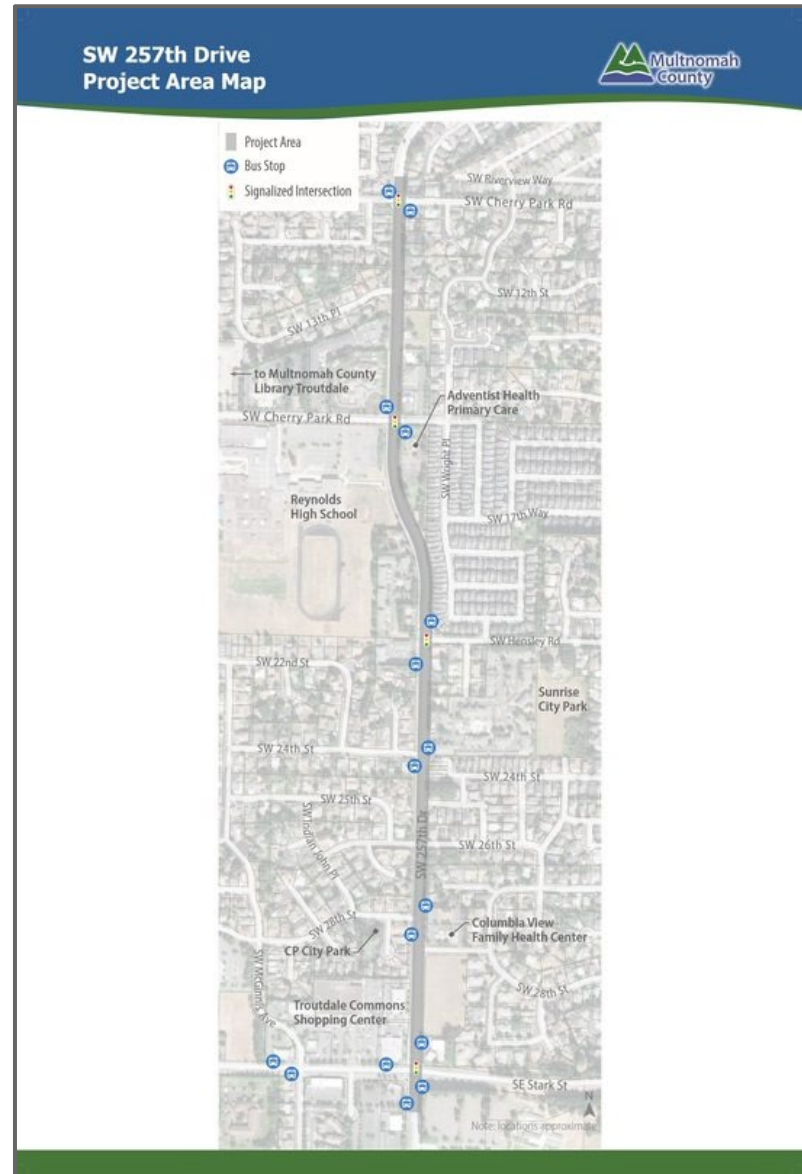
Stephen McWilliams
&
Sarah Hurwitz



Multnomah County Transportation

Project Overview

- Multimodal safety improvements from SW Sturges Drive to SE Stark Street
- Average daily traffic is 18,000 vehicles per day, 60% cars, 40% trucks/busses
- Estimated Cost: Approx. \$6 million



Why is this Project Needed?

- Between 2016 - 2020, a total of 192 crashes involving people walking, driving, and biking
- 257th experiences up to 7 crashes or more per year compared to similar corridors in the region
- Barriers to accessibility, narrow sidewalks, Non-compliant ADA ramps
- Failing Pavement
- Long crosswalk spacing
- Poor access to transit and bus stop facilities
- Narrow bike lanes



Project Goals

- Improve safety for everyone who uses the corridor, including those walking, using a mobility device, bicycling, driving or using the bus.
- Create comfortable space for people walking, using a mobility device, bicycling or using the bus.
- Maximize community benefits by building the highest priority improvements.
- Build community support through early outreach with the 257th community.
- Maintain County roads for user safety and freight access.



Project Timeline



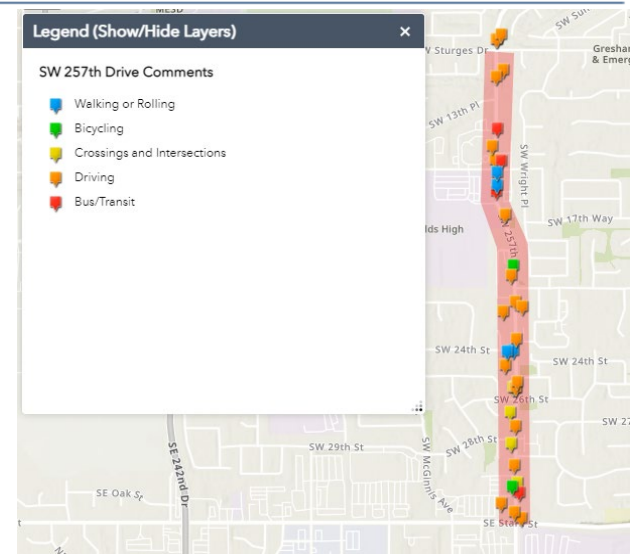
Wrapping up Engagement Opportunity #1 -

Gathering community feedback on *issues* users face walking, rolling, driving, biking, and conducting freight business along the corridor



Engagement Opportunity #1 // Online Survey

- Survey included an interactive map to pin problem areas and issues
- Survey went live September 23rd
 - Closed - October 31st
- Advertisement of the Survey
 - Mailers to over 3,000 addresses within ¼ mile of project
 - Tabling Events
 - Placing Flyers in Focused areas along the corridor
 - Social Media Posts/Project Videos



Interactive Map



Gresham Farmers Market Table

Interactive opportunity for community to walk the corridor with project leaders, get a tour of the project area and point out issues along the corridor



Community Focused-Tour



Elected Leaders / Government Staff

Engagement Opportunity #1 // Focus Groups

Provided an opportunity for dynamic dialogue amongst the top five non-English speaking communities near the corridor:

- Spanish
- Vietnamese
- Arabic
- Russian/Ukrainian

*(All groups had 12 - 15 attendees)

Lead by community engagement liaisons who have built trust, rapport and relationships with these communities.



Vietnamese language focus group

Briefings Conducted:

- Troutdale Citizen Advisory Committee (TCAC)
- East Multnomah County Transportation Committee (EMCTC) - Technical Advisory Committee
- Multnomah County Bicycle-Pedestrian Community Advisory Committee (BPCAC)
- Multnomah County Road Maintenance
- Disability Rights Oregon
- Oregon Trucking Association and Truckers who use SW 257th



Engagement Opportunity #1 // What have we heard so far?

- Road/Driving issues...

"vehicles depart the road at night at the curves"

"Vehicles are driving way too fast"

"Nobody stops for pedestrians at crosswalks"

"What are you going to do for the traffic that backs up North from Stark?"

"Difficult to access 257th from a side street due to the low visibility"

- Bicycling issues...

"I don't feel safe in the bike lane with so much traffic"

"The traffic signals do not detect me on a bike"

"Trucks frequently cross into the bike lane, especially at Sturges"

- Sidewalk and Crossing issues...

"Too much vegetation and broken glass on the sidewalk"

"Tree grates and utility boxes cause tripping hazards"

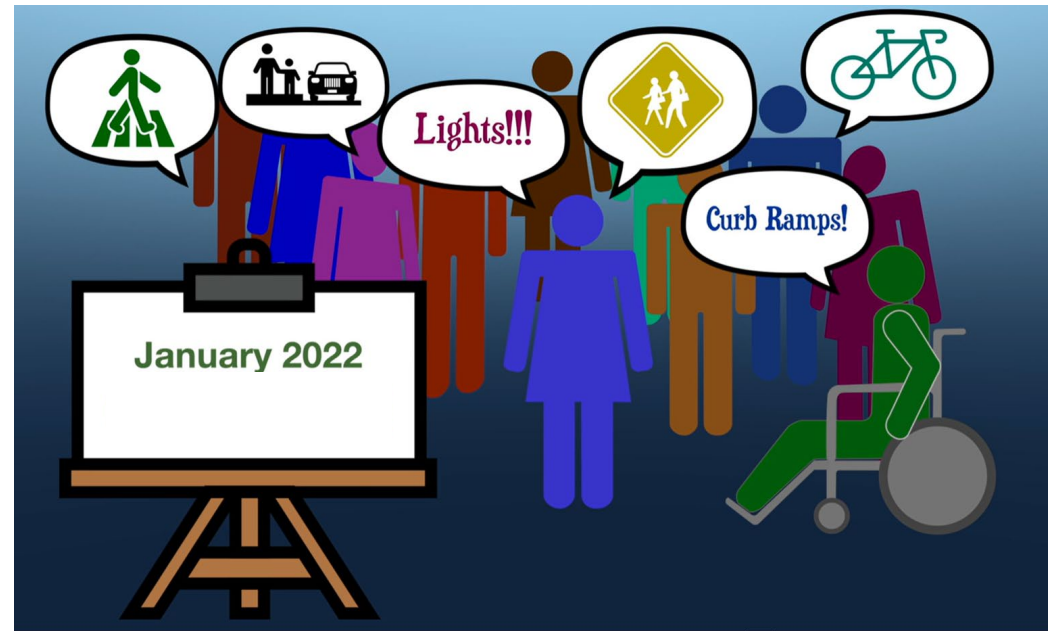
"There is nowhere safe to cross south of Hensley"

"I would feel safer if the new crossings are as protected as possible"



Next Steps // Engagement Opportunity #2

- Conduct technical evaluation of feedback of survey and outreach events
- Develop transportation *solutions* based on *issues* heard during Engagement Opportunity #1
- Bring the transportation solutions back to the community in January for review and *prioritization*



Installing enhanced
crosswalks



Bike lane safety
improvements



Bus stop
enhancements

Thank you!



Exhibit B

November 8, 2022 Council Meeting Minutes

**SW 2ND STREET VACATION
(LU-0020-2022)
PUBLIC HEARING**

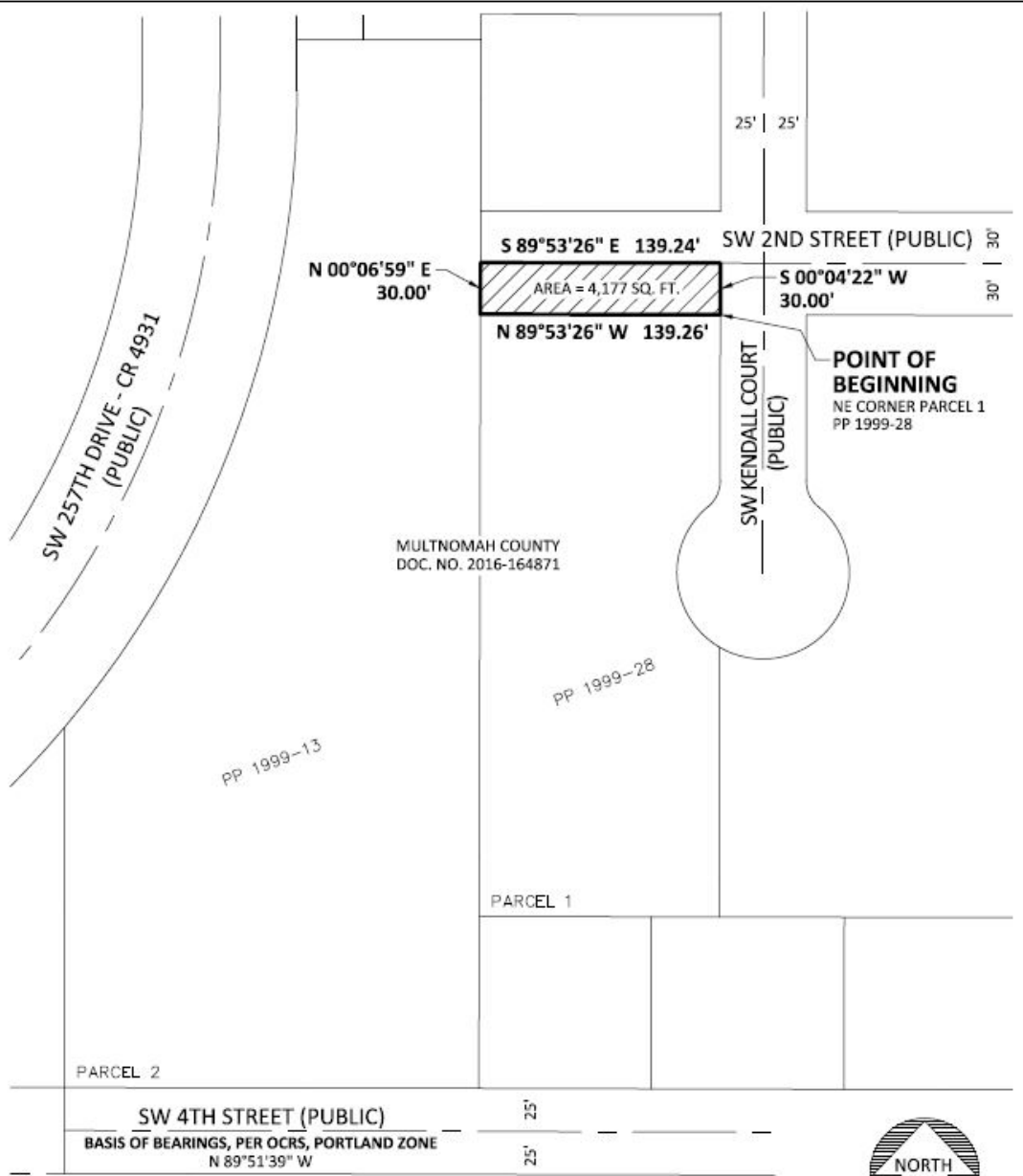
City Council
November 8, 2022



LOCATION OF PROPOSED VACATION

- Location: SW 2nd Street just west of its intersection with SW Kendall Court
- Status: Unimproved right-of-way





kpff

111 SW Fifth Ave., Suite 2400
Portland, OR 97204
O: 503.227.2251
F: 503.274.4081
www.kpff.com

EXHIBIT MAP RIGHT-OF-WAY VACATION SW 1/4 SEC. 25 / T. 1 N. / R. 3 E. / W.M. CITY OF TROUTDALE / MULTNOMAH COUNTY / OREGON	DATE:	9 MAY 2022
	DRAWN BY:	CMR
	CHECKED BY:	TTT
	PROJECT NO.	2100267
	SHEET:	2 OF 2



APPLICATION & APPLICABLE CRITERIA

- What is **being** requested...
 - Vacation of the SW 2nd Street right-of-way (R.O.W) just west of the intersection with SW Kendall Court
 - The vacation will only be for the southern 30 feet of R.O.W and will be given to the adjacent property owner to the south.
 - The northern 30 feet of R.O.W will remain as-is but will not be open for vehicular traffic
- What is **not** being requested...
 - Any development of the Second Street Bridge
 - Any new development within this R.O.W
 - Future development of the R.O.W will need to comply with the applicable land use standards and application procedures.

APPLICABLE LAND USE CRITERIA FOR THE VACATION

Applicable Criteria

- Comprehensive Land Use Plan
- Troutdale Development Code (TDC)
 - Troutdale Development Code (TDC):
 - **Ch. 1** Introductory Provisions;
 - **Ch. 2** Procedures for Decision Making;
 - **Sec. 3.211** Downtown Mixed-Use (MU-1);
 - **Sec 4.600** Town Center;
 - **Sec 6.1200** Vacation
- Town Center Plan 2020-2040
- Construction Standards for Public Works Facilities

REVIEW PROCEDURE FOR THE APPLICATION

Type IV Procedure

- Public Hearing (*at Planning Commission followed by City Council*)
- Planning Commission makes a recommendation to City Council for a final decision, as City Council is the decision-making entity for Type IV applications [TDC 2.065].

SUMMARY OF COMMENTS...PUBLIC WORKS

• Public Comments

- Connection to SW 257th Drive is not permissible due to safety and operational concerns.
- Use of the current 2nd Street R.O.W would result in a cul-de-sac and would consume substantial land area.
- The proposed cul-de-sac would only serve the property to the south.
- Operation and maintenance of the cul-de-sac by the public for a single lot is not an appropriate use of public resources.

DECISION CRITERIA [TDC 6.1205] VACATION

The City of Troutdale Comprehensive Land Use Plan consists of 12 locally-adopted goals that are consistent with Oregon Statewide Land Use Planning Goals and the Metro Urban Growth Management Functional Plan. The primary criteria are two:

- A. The proposal does not conflict with the Comprehensive Land Use Plan**
- B. The Public Interest will not be Prejudiced by the Vacation**

PLANNING COMMISSION RECOMMENDATION

- Planning Commission voted 4-2 to recommend denial of the application to City Council that is before you tonight at their meeting on September 28, 2022.

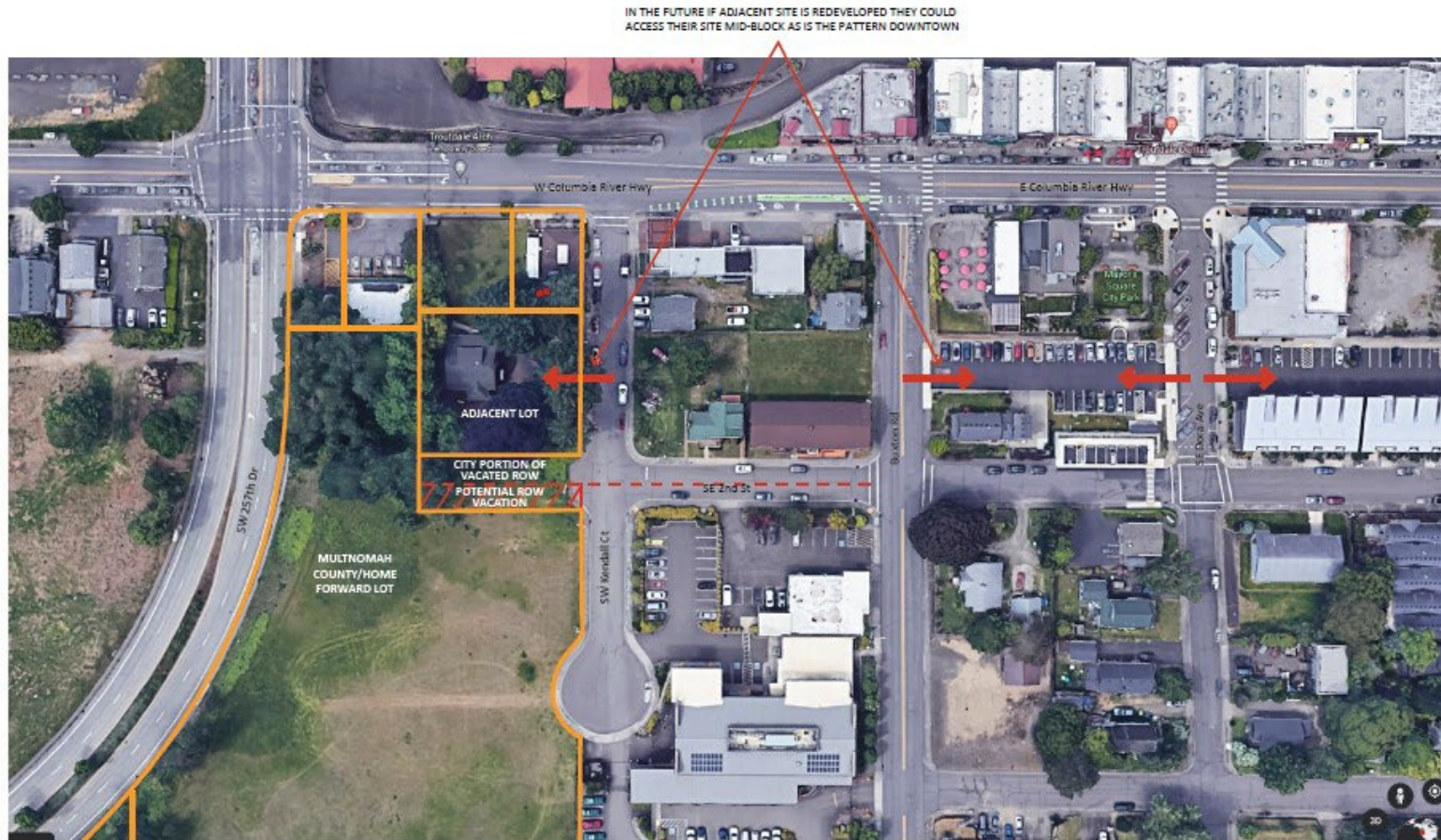
STAFF RECOMMENDATION

- Based upon the applicable Land Use Criteria and the comments from Public Works, Staff recommends approval of the SW 2nd Street Vacation (LU-0020-2022)
- Thank you





CONNECTIONS

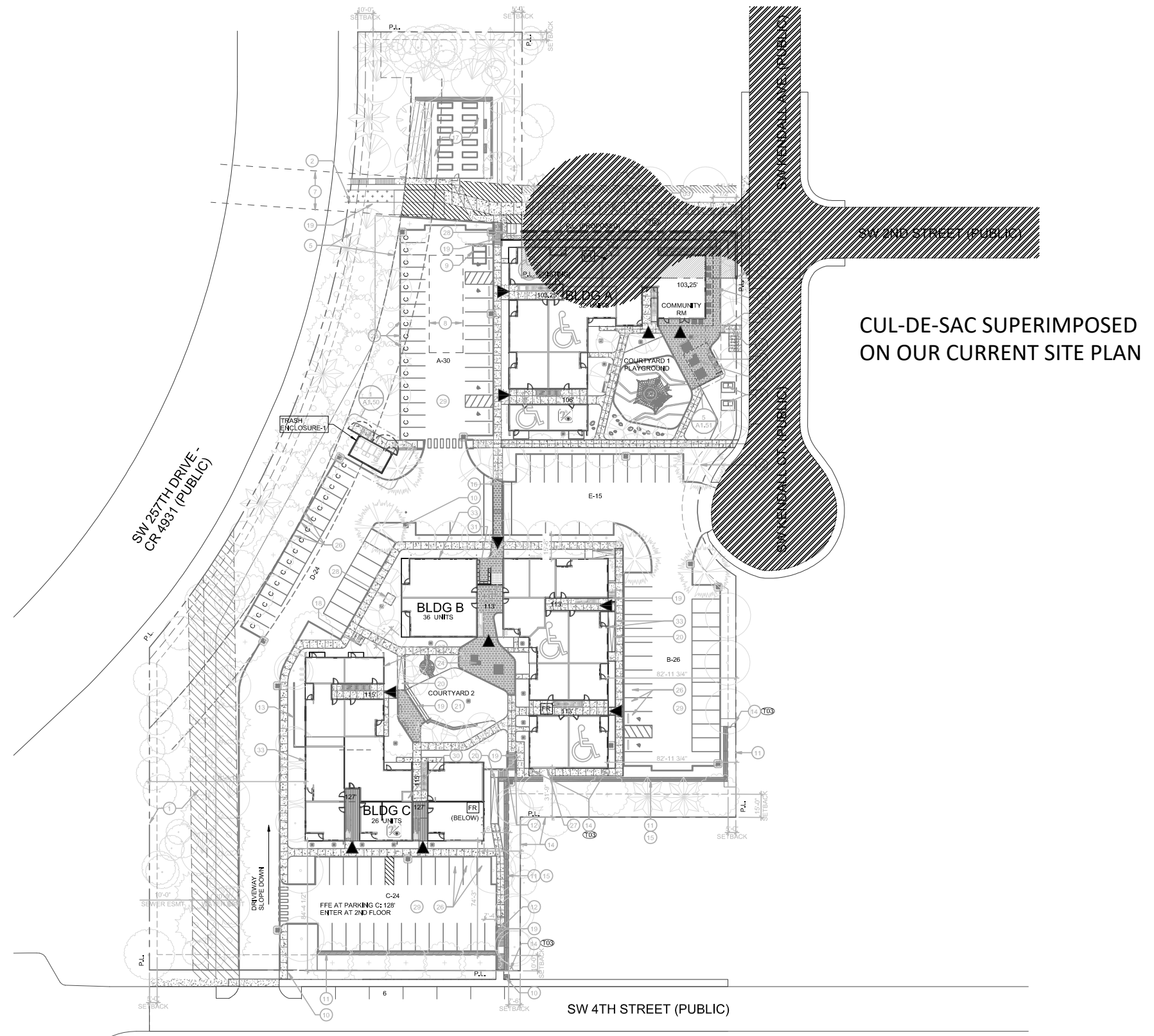




EXISTING LOT LINES



CUL-DE-SAC AT SE 2ND



CUL-DE-SAC SUPERIMPOSED ON OUR CURRENT SITE PLAN

INDUSTRIAL ZONE TEXT AMENDMENT (75-12) PUBLIC HEARING

Exhibit D

November 08, 2022 Council Meeting Minutes

City Council

November 8, 2022



REQUEST [CASE FILE 75-12]

• City

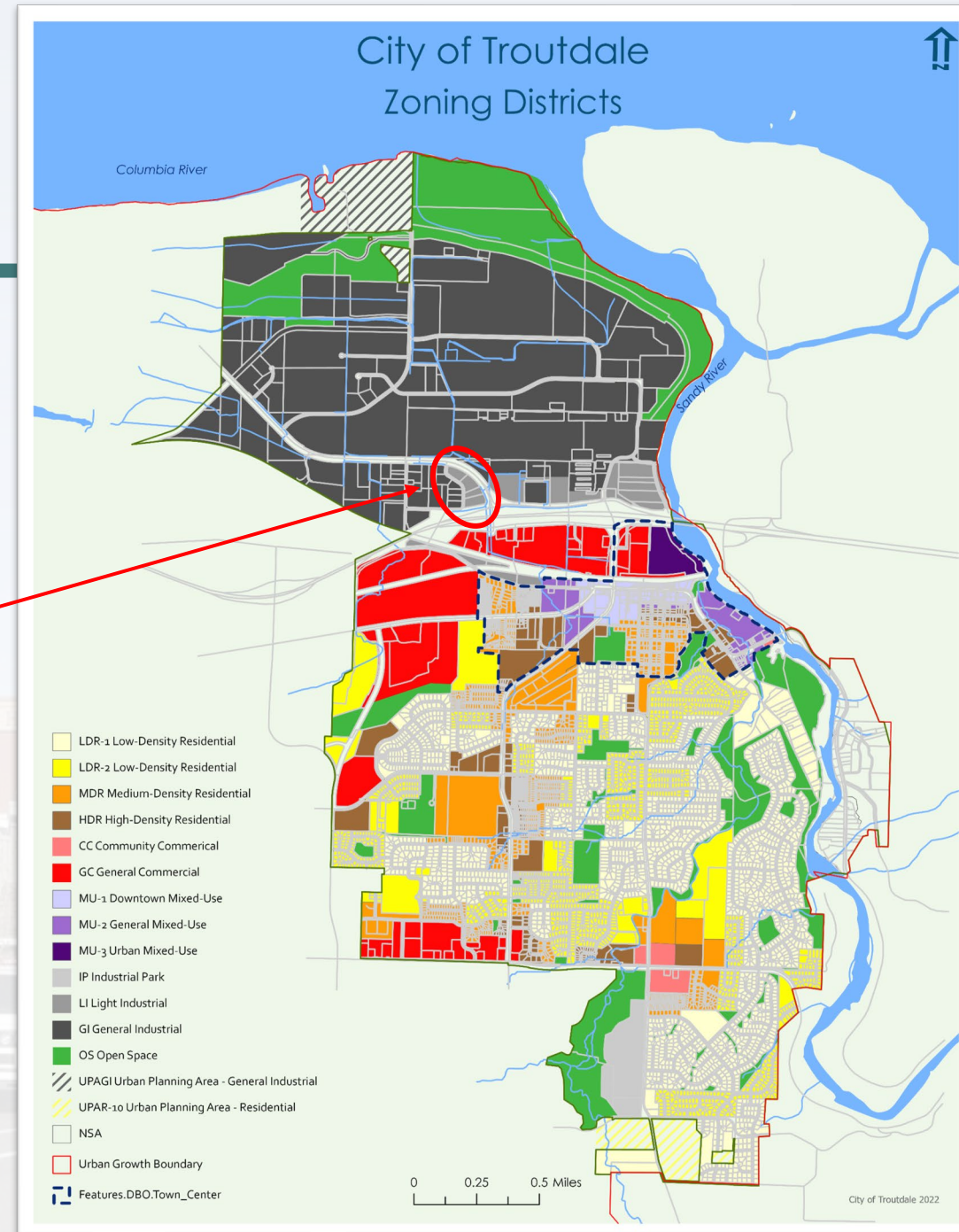
- Reorganize the industrial zoning chapter (TDC 3.400) to include a use table and dimensional standards table.

User-Friendly

• Pacific Northwest Properties

- Change a conditional use to a permitted use in the light industrial zone

Business-Friendly



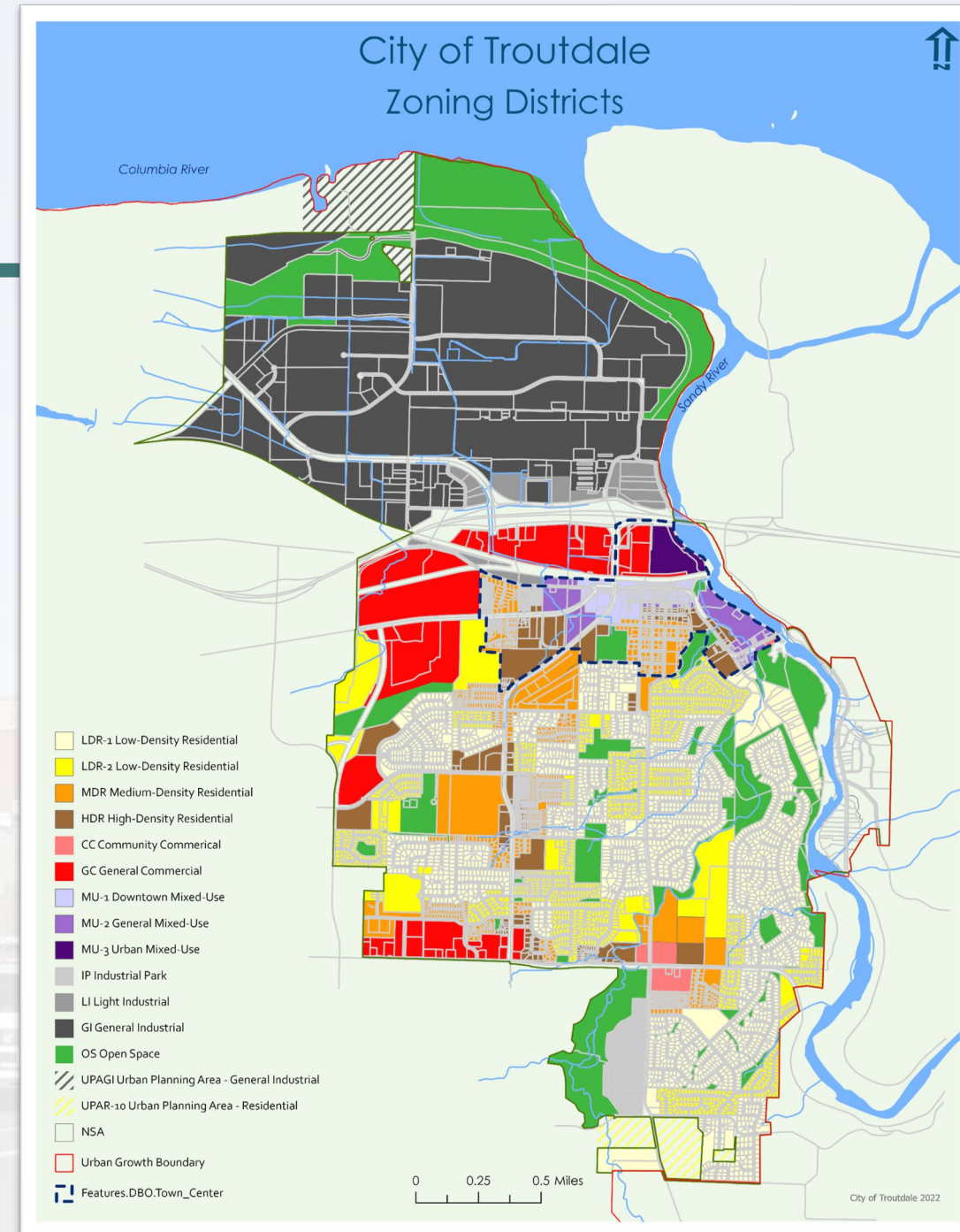
REQUEST – USE CHANGE

- **Pacific Northwest Properties**

- Allow repair, modification, sales, and rentals of automobile, truck, trailer, heavy equipment, recreational vehicle, boat and manufactured home services in the light industrial zone

- Currently conditional, requesting permitted

2 Testimony
Letters
Feb. & Oct. 2022



TDC SECTIONS, PROPOSED AMENDMENTS

- TDC Chapter 3
- TDC 3.020 - Zoning District Outline
 - Reorder numbering
- TDC 3.410-3.413 - General Purpose and Intent
 - Move the existing purpose statements to TDC 3.411-3.413
- TDC 3.420 - Use Table
 - Consolidates lists of uses from each industrial zone in to one table
 - Lists one new permitted use
- TDC 3.430 - Dimensional Standards Table
 - Consolidates the dimensional standards listed in each industrial zone in to one table
- TDC 3.430 - Additional Standards
 - Consolidates additional standards from each industrial zone in to one list

PROPOSED TEXT AMENDMENTS

- TDC 3.020 - Zoning District Outline
 - Reorder numbering

3.020 Zoning District Outline

All areas within the city limits of Troutdale are divided into the following zoning districts. The use of each tract of land within the corporate limits of the City of Troutdale shall be limited to those uses permitted within the applicable zoning district.

Industrial Districts

IP	Industrial Park	3.450 <u>3.411</u>
LI	Light Industrial	3.460 <u>3.412</u>
GI	General Industrial	3.470 <u>3.413</u>

3.400

OLD VS. NEW NUMBERING

Old

3.400 Industrial Zoning Districts

3.410 General Purpose

- 3.411 Reserved
- 3.412 Reserved
- 3.413 Reserved
- 3.420 Reserved
- 3.430
- 3.440
- **3.450 Industrial Park**
 - 3.452 Permitted Use List
 - 3.453 Conditional Use List
 - 3.454 Dimensional Standards List
 - 3.455 Additional Requirements List
- **3.460 Light Industrial**
 - 3.462-3.465...
- **3.470 General Industrial**
 - 3.472-3.475...

New

3.400 Industrial Zoning Districts

3.410 General Purpose

- **3.411 Industrial Park**
- **3.412 Light Industrial**
- **3.413 General Industrial**
- 3.420 Use Table (All industrial Zones)
- 3.430 Dimensional Standards
- 3.440 Additional Requirements
- ~~3.450~~
- ~~3.452~~
- ~~3.453~~
- ~~3.454~~
- ~~3.455~~
- ~~3.460~~
- ~~....~~
- ~~3.470~~
- ~~.....~~

PROPOSED TEXT AMENDMENTS

- TDC 3.420 - Use Table
 - Consolidates lists from each industrial zone in to one table
 - Change 1 *conditional* use to a *permitted* use in light indus.
- TDC 3.430 – Dimensional Standards Table
- TDC 3.340 – Additional Requirements

3.420-Reserved Use Table for Industrial Zoning Districts

A. Uses that are permitted are marked with a "P", with specific standards for the use listed in the far-right column as shown below.

B. Uses that require conditional use approval in accordance with Section 6.300 of this Code are marked with a "C", with specific standards for the use listed in the far-right column as shown below.

C. Uses that are not permitted are marked with a "N".

Land Use	IP	LI	GI	Specific Standards
Residential Uses				
One Caretaker unit in conjunction with an existing industrial use	N	P	P	
All other residential uses	N	N	N	
Commercial Uses				
Commercial sports complexes including, but not limited to, health clubs, tennis courts, aquatic centers, skating rinks, and similar facilities	N	C	C	
Convenience stores	C	N	N	3.440.I
Eating and drinking establishments				
Restaurants and bars	P	N	N	3.440.H
Mobile Food Vendor operating a Food Stand, Food Cart, and Food Trailer	P	P	P	5.200
Financial institutions	C	N	N	3.440.D.1
Hotels/Motels/Convention Halls	C	C	N	
Marijuana facilities	N	C	C	3.440.F
Medical and dental clinics	C	P	P	3.440.D.1

PROPOSED FINDINGS [TDC 6.1120] TEXT AMENDMENT APPROVAL CRITERIA

- 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.

These criteria are met.

PROCEDURE [TDC 2.065]

- Type IV Land Use Application
- PC Recommendation to Council
- City Council is the decision-making body
- Notice
 - provided by mail, 500 ft.
 - Newspaper
 - Online
 - DLCD

COUNCIL ACTION

- PC recommends approval to City Council
- City Council Hearings
 - November 8th, 2022 (Introduction)
 - December 13th, 2022 (Adoption)
- Actions: TDC 15.030
 - Confirm, amend or reverse PC's recommendation
 - Enact or defeat all or part of ordinance
 - Remand some or all of the proposal to PC