



Randy Lauer, *Mayor*

David Ripma

Alison Caswell

Geoffrey Wunn

Glenn White

Jordan Wittren

Sandy Glantz

Agenda September 26, 2023

Regular Meeting | 7:00 p.m.

Troutdale Police Community Center – Kellogg Room
234 SW 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:** August 22, 2023 Regular Meeting.
4. **Report:** East County Resolutions fiscal year end highlights 2022-2023. – *Tera Cleland, East County Resolutions*
5. **Report:** Summer City events summary. – *Marlee Boxler, Economic Development Coordinator & Mollie King, Recreation Program Manager*
6. **Motion:** A motion extending the service of the Public Safety Working Group. – *Ray Young, City Manager*
7. **Public Hearing / Ordinance (Introduced 9/12/23):** An Ordinance Adopting Text Amendments to Chapters 3 and 6 of the Troutdale Development Code. – *Dakota Meyer, Associate Planner & Carrie Brennecke, MIC*
8. **Staff Communications**
9. **Council Communications**
10. **Adjournment**

Randy Lauer, Mayor

Dated: September 19, 2023

Meeting Participation

The public may attend the meeting in person or via Zoom. Please email info@troutdaleoregon.gov by **5:00pm on Monday September 25th** 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, September 25th**. 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, September 26, 2023 – 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 (7:10pm), Councilor Wunn, Councilor White and Councilor Glantz.

ABSENT: Councilor Wittren (excused).

STAFF: Ray Young, City Manager; Sarah Skroch, City Recorder; Ed Trompke, City Attorney; Heather Jones, Interim Community Development Director; Dakota Meyer, Associate Planner; Mollie King, Recreation Program Manager and Marlee Boxler, Economic Development Coordinator.

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.

Adrian Koester, Troutdale resident, raised the issue of chaotic traffic patterns near schools. Troutdale Elementary has been trying to change traffic patterns and educate parents to try to make that area a little more controlled and saner but they can only do so much. The same goes for Cherry Park Road when the high school is getting out. Traffic is kind of nuts and unsafe. He suggested partnerships with the City, County and Reynolds School District to improve the situation.

3. CONSENT AGENDA:

3.1 MINUTES: August 22, 2023 City Council Regular Meeting.

MOTION: Councilor White moved to approve the consent agenda. Seconded by Councilor Wunn.
Motion Passed 5-0.

4. REPORT: East County Resolutions fiscal year end highlights 2022-2023.

<0:04:20>

Tera Cleland, East County Resolutions, gave a brief overview of their fiscal highlights and what East County Resolutions (ECR) is all about. She stated they serve all of East Multnomah County. They are very thankful to have Troutdale's support which has spanned over a decade.

Councilor Glantz asked why the MMMRC (Manufactured and Marina Community Resource Center) is sending East County Resolutions so much money.

Tera Cleland stated they had a lot of extra money and they needed to dish it out. SB586 made mediation mandatory for marina and manufactured community homes because they're unique. They own their homes, but they don't own the land, so it causes a lot of conflict between park owners and the owners of the homes.

Councilor Glantz stated that the case count dropped quite a bit during COVID. She asked if they expect those numbers to come back up.

Tera Cleland replied yes. She stated a lot of people don't know about mediation and what it is. She stated a lot of people will call the City or the police or an attorney because they don't know about mediation. ECR relies heavily on local government to refer cases to ECR and getting the word out that the service exists. Another piece of work that they do is working with child welfare in all of Multnomah County. They help reunite families after children have been removed from their homes. They facilitate meetings with parents who are actively trying to get their kids back. The meetings include case workers, parents, support people, attorneys and getting everyone on the same page. They have a program called Second Home that's in partnership with Ecumenical Ministries of Oregon, the Reynolds School District and the Barlow School District. The school districts will identify students that are in need of housing. These are students who are identified by their counselors and teachers as good students, they just have a crummy living situation. After identifying these students, they are matched to volunteer home providers in the community. It's like a landlord/tenant agreement and making sure it's a good match to live together. ECR helps facilitate to make sure the kids have sustainable housing. It's a really rewarding program.

5. REPORT: Summer City events summary.

<0:16:00>

Ray Young stated he wanted the Council to hear from the 2 individuals who lead some of the most successful and loved programs the City of Troutdale has in the summer.

Mollie King, Recreation Program Manager, presented a PowerPoint (attached as Exhibit A).

Marlee Boxler handed out 2023 First Friday Event Reports to Council (a copy can be found in the meeting packet) and presented a PowerPoint (attached as Exhibit B).

Councilor Glantz asked how the traffic counts get determined.

TROUTDALE CITY COUNCIL MINUTES

2 of 5

September 26, 2023

Exhibit A – Recreation Department PowerPoint by Mollie King

Exhibit B – Summer 2023 Downtown Events PowerPoint by Marlee Boxler

Exhibit C – Chapters 3 and 6 Text Amendments PowerPoint by Dakota Meyer

Exhibit D – Item #7 Public Comments from Paul Wilcox

Marlee Boxler stated they're counted by cell phone ping data and extrapolating that with the algorithm.

Councilor White stated he's looking forward to the winter event. He loves that each event is learning about how to make it better and how to get more business.

Mayor Lauer stated Troutdale is an amazing place to come visit and both Mollie and Marlee have brought that attention and awareness to the community. He appreciates it. He has had nothing but positive comments from all kinds of people from all over the region, people from other countries.

Mayor Lauer opened public comment.

Saul Pompeyo, Ristorante Di Pompello Owner, stated the events are done perfectly and very professionally. He has 2 issues. There doesn't need to be more vendors for food and beverages. His restaurant can handle more customers. If the City wants different booths, it should give downtown businesses owners the opportunity. He needs to increase the number of employees for these events, so he needs more customers to cover that increase of wages. Booths are closed at 8 and he thinks they should be open until 10 o'clock. He doesn't have regular customers, so he needs the visitors. Some other events have it so event vendors must stay for the full event, or they get penalized.

Adrian Koester stated the traffic and parking is always an issue with the downtown events. Once the Home Forward project breaks ground, a significant amount of the parking will be gone. He suggested coming up with a plan sooner than later to make up for that loss of parking space.

Mayor Lauer closed public comment.

6. MOTION: A motion extending the service of the Public Safety Working Group.

<0:51:08>

Ray Young gave a brief overview of the staff report.

MOTION: Councilor Ripma moved to amend Resolution No. 2578, Section 6, to say it shall expire December 12, 2023.

FRIENDLY AMENDMENT: Councilor White made a friendly amendment to have the Public Safety Working Group report to Council on December 12, 2023 and shall expire at a date to be set by the Council on December 12, 2023.

Councilor Ripma accepted the friendly amendment. Seconded by Councilor Glantz.

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

Motion passed 5-1 (Caswell Abstained, No response)

7. PUBLIC HEARING / ORDINANCE (Introduced 9/12/23): An ordinance adopting text amendments to Chapters 3 and 6 of the Troutdale Development Code.

<0:58:56>

Dakota Meyer, Associate Planner, gave a brief overview of the staff report and presented a PowerPoint (attached as Exhibit C).

Mayor Lauer opened the public hearing at 8:06pm.

Paul Wilcox, Troutdale resident, read from a self-prepared statement (attached as Exhibit D).

Mayor Lauer closed the public hearing at 8:10pm.

Councilor Ripma stated he found the staff report a little confusing. He asked about Exhibits A and C in the staff report.

Dakota Meyer explained that Exhibit A is what Council would be adopting. Exhibit C had both a clean code and a redlined code. There is a slight difference of the marijuana being pulled separately and will be going to the Planning Commission next month under a different code amendment/case file number. It is quite confusing but there is a lot in there that staff had to separate out to do the right noticing requirements.

MOTION: Councilor Ripma moved to adopt the ordinance adopting text amendments to Chapters 3 and 6 of the Troutdale Development Code. Seconded by Councilor White.

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

Motion passed 4-1-1. (Wunn - No vote, Caswell Abstained - No response)

8. STAFF COMMUNICATIONS

None.

9. COUNCIL COMMUNICATIONS

<1:16:10>

Councilor Ripma stated he has been very burdened by having to attend the Urban Flood Safety and Water Quality District meetings, especially the last couple of weeks. They are the meetings for the consolidation of the 4 separate levee districts that exist. Troutdale's is called the Sandy River Drainage Company. The districts are being set up and authorized by the state to be funded by user fees, service fees, etc. for everyone to pay the same rates based on criteria. The district is mostly dominated by Portland residents and it's an appointed board. He stated he represents Troutdale. He has a few allies on the board, but they have decided to go forward and go to the legislature and have the operations of the district funded by property tax assessments, which he has objected to from the word go. The last vote they had was last Thursday and it was 10-6. The taxing assessments are under compression under the Oregon property tax rules which are very complicated and causes the property owners in that area, which is everything basically west of Troutdale, to pay less. Troutdale taxing property owners who benefit from the district will be paying more toward the district. What's really unfair is the fact that Troutdale's district, Sandy River Drainage Company, has the best infrastructure and has less things to repair than the districts out west. He stated that it's so grossly unfair and he has been fighting it. He had a 4-hour meeting today with all 4 districts and they agreed that they will at least look at a reasonable proposal prepared by Ed Trompke to try to fund the operation of this district by some sort of user fee. He would like to give an update to the Council and put something on a future agenda sometime soon.

Councilor Wunn stated that he voted no because he felt it was all boxed together and it makes it complicated for him. He felt like it wasn't a change that needed to be made. He respects staff's decisions to make the best decisions for the City.

Councilor White stated he appreciates Councilor Ripma's efforts. He hopes it can be stopped. He would also like an update on the Community Enhancement situation.

Mayor Lauer stated tomorrow night is the second meeting for the Public Safety Working Group.

10. ADJOURNMENT

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

Meeting adjourned at 8:25pm.



Randy Lauer, Mayor
Dated: October 26, 2023

ATTEST:



Kenda Schlaht, Deputy City Recorder

CITY OF TROUTDALE

City Council – Regular Meeting
7:00PM


Tuesday, September 26, 2023

PLEASE SIGN IN

Name – Please Print	Address	Phone #
Adrian Koester	Troutdale	503 702 9675
Marva Boxer		
Shannon Clusorn	5875 SE Orient Dr Gresham	503 750 3775
PAUL WILEY	TROUTDALE	
TANVEY STAFFINSON	TROUTDALE	503-39-7732

September 26, 2023 City Council Meeting Zoom Guests

Name (Original Name)	User Email	Join Time	Leave Time	Duration (Minutes)
Troutdale Conferencing	troutconf@troutdaleoregon.gov	9/26/2023 18:41	9/26/2023 20:25	105
speaker table		9/26/2023 18:41	9/26/2023 20:25	104
MetroEast		9/26/2023 18:43	9/26/2023 20:25	103
Dakota Meyer		9/26/2023 18:43	9/26/2023 20:08	85
Sarahs Phone		9/26/2023 18:44	9/26/2023 18:44	1
sarah.skroch		9/26/2023 18:47	9/26/2023 20:25	99
Randy Lauer		9/26/2023 18:54	9/26/2023 20:25	92
Tera Cleland She/her East County Resolutions (Tera Cleland)		9/26/2023 18:55	9/26/2023 19:16	21
ray.young		9/26/2023 18:59	9/26/2023 20:25	87
Sandy Glantz		9/26/2023 18:59	9/26/2023 20:25	87
Sarah Earl		9/26/2023 18:59	9/26/2023 19:03	5
Dave Ripma		9/26/2023 18:59	9/26/2023 20:25	86
Carrie Brennecke		9/26/2023 19:00	9/26/2023 20:16	76
Geoffrey Wunn		9/26/2023 19:01	9/26/2023 20:25	85
Alison Caswell		9/26/2023 19:09	9/26/2023 20:25	76



**CITY OF TROUTDALE
RECREATION
DEPARTMENT**



**CITY OF TROUTDALE
RECREATION
DEPARTMENT**






**CITY OF TROUTDALE
RECREATION
DEPARTMENT**





CITY OF TROUTDALE RECREATION DEPARTMENT





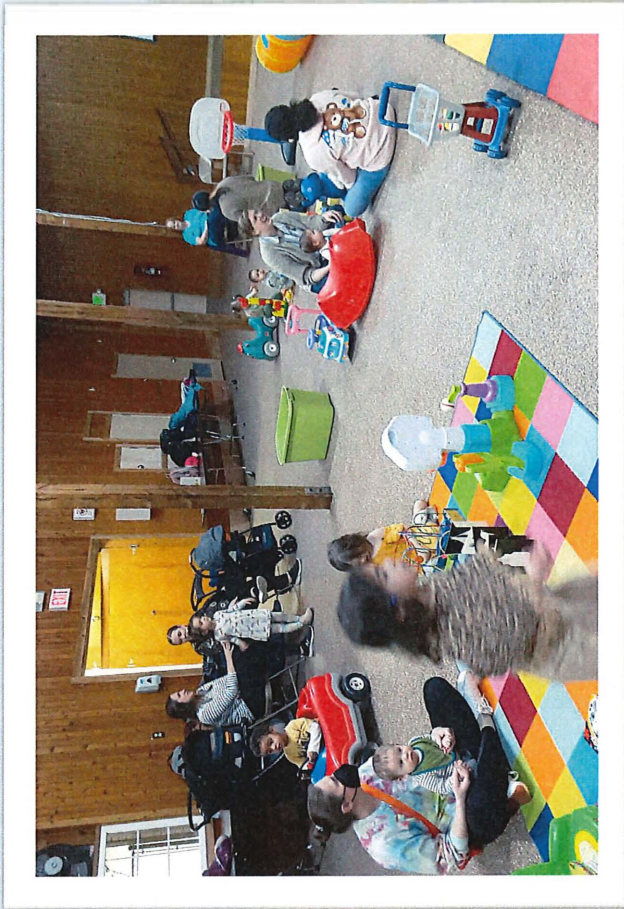
**CITY OF TROUTDALE
RECREATION
DEPARTMENT**





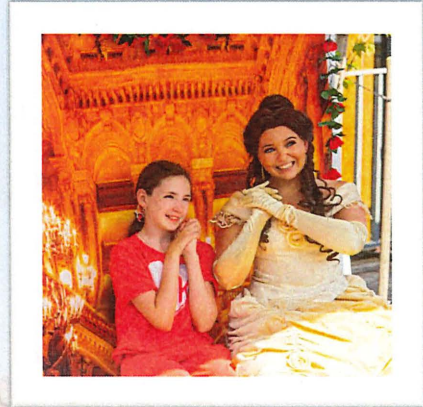
**CITY OF TROUTDALE
RECREATION
DEPARTMENT**

**LITTLE TROUT
PLAY PARK**



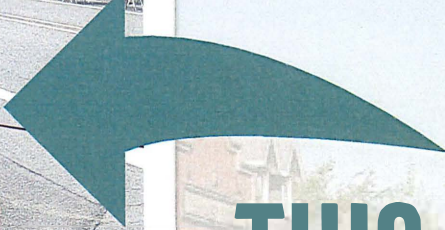


**CITY OF TROUTDALE
RECREATION
DEPARTMENT**





**CITY OF TROUTDALE
RECREATION
DEPARTMENT**

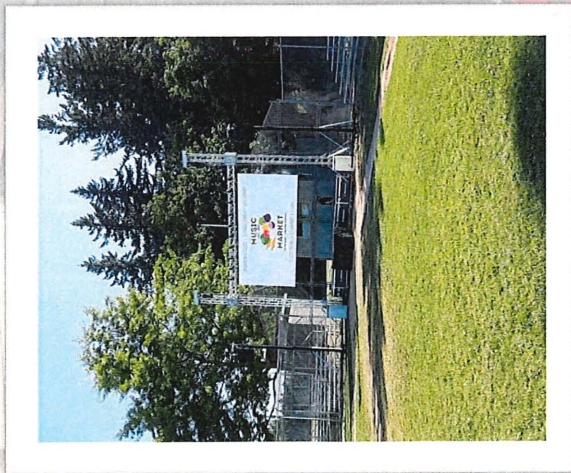


**THIS IS KELTIK
(REC AIDE EXTRAORDINAIRE)**



CITY OF TROUTDALE
RECREATION
DEPARTMENT

MOVIES IN THE PARK



SUMMER 2023 DOWNTOWN EVENTS

Exhibit B

September 26, 2023 Council Meeting Minutes

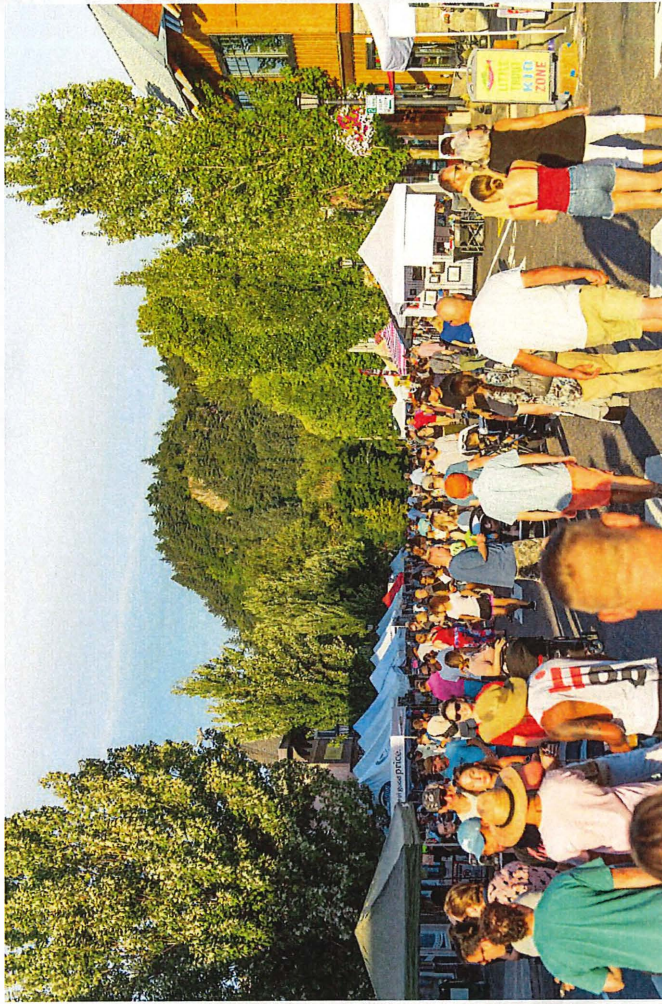


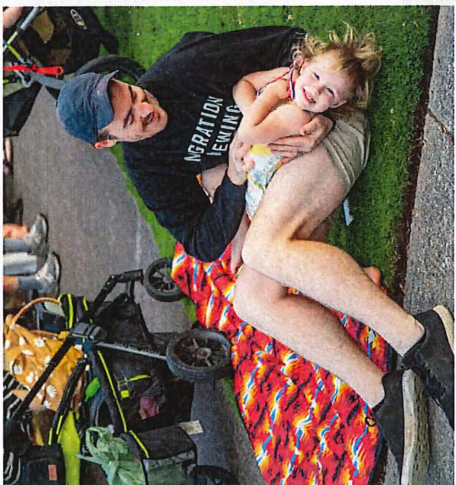
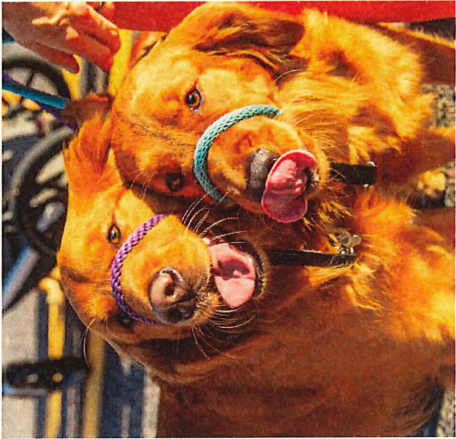
Presented by:
Marlee Boxler
Economic Development Coordinator

FIRST FRIDAY ART WALK



FIRST FRIDAY ART WALK





VISITATION SUMMARY

2022	Visits	Vs. Last Year	Vs. Avg Friday	Vs. Prev Friday	Avg. Dwell Time	Temp & Weather
June 3	2370	5%	12%	42%	76 min	64 & Drizzly
July 1	2760	3%	30%	22%	70 min	72 & Partly Cloudy
August 5	2850	-4%	34%	56%	82 min	84 & Sunny
September 2	3460	62%	64%	64%	74 min	90 & Sunny
2023	Visits	Vs. Last Year	Vs. Avg Friday	Vs. Prev Friday	Avg. Dwell Time	Temp & Weather
June 2	4120	74%	93%	177%	94 min	77 & Sunny
July 7	3060	56%	43%	82%	86 min	82 & Sunny
August 4	3380	19%	58%	108%	91 min	88 & Partly Cloudy
September 1	3110	-10%	46%	75%	79 min	81 & Sunny



TROUTDALE ARTS FESTIVAL

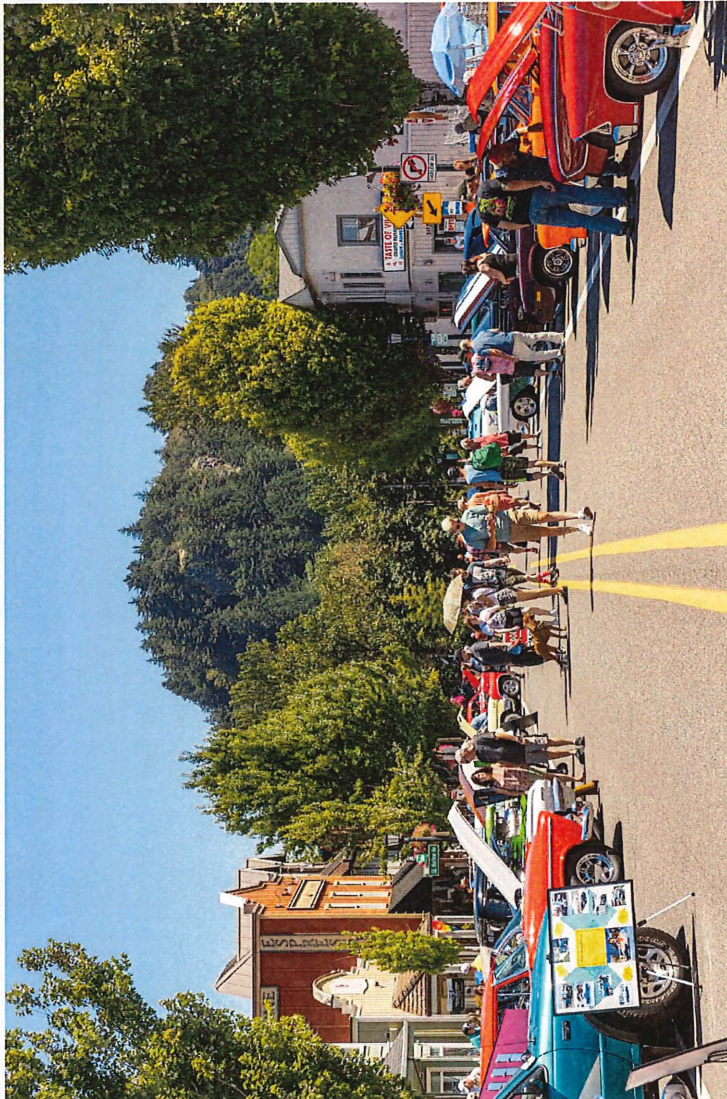


VISITATION SUMMARY

2023	Visits	Vs. Last Year	Vs. Avg Friday	Vs. Prev Friday	Avg. Dwell Time	Temp & Weather
Saturday, June 3	3120	86%	43%	75%	93 min	Sunny & 81
Sunday, June 4	2600	187%	83%	76%	72 min	Sunny & 79



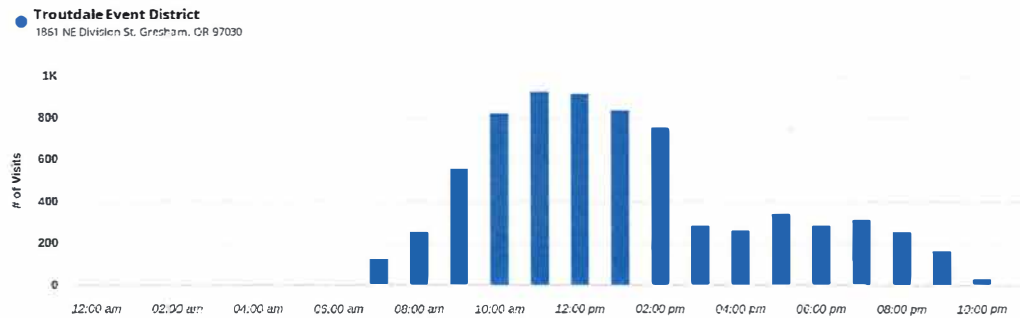
TROUTDALE CRUISE IN



VISITATION SUMMARY

2022	Visits	Vs. Last Year	Vs. Avg Friday	Vs. Prev Friday	Avg. Dwell Time	Temp & Weather
August 6	2990	-31%	67%	101%	81 min	93 & Sunny
2023	Visits	Vs. Last Year	Vs. Avg Friday	Vs. Prev Friday	Avg. Dwell Time	Temp & Weather
August 5	3160	6%	77%	121%	74 min	84 & Mostly Cloudy

Hourly Visits

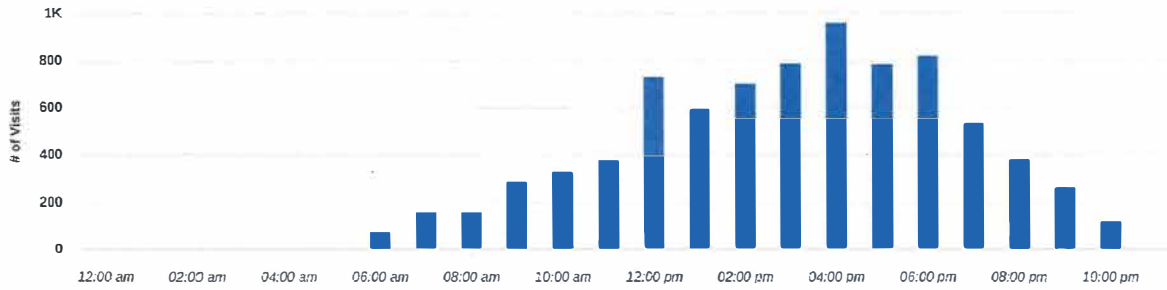


Visits | Aug 5th, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



Hourly Visits

● **Troutdale Event District**
1861 NE Division St., Gresham, OR 97030

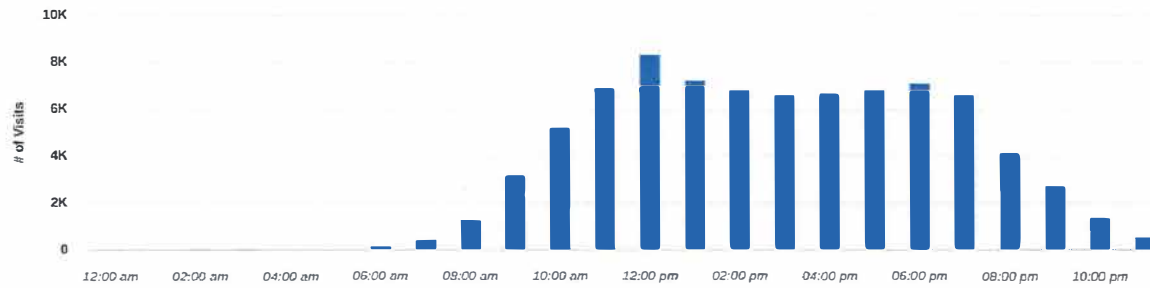


Visits | Jun 3rd, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



Hourly Visits

● **Troutdale Event District**
1861 NE Division St., Gresham, OR 97030



Visits | May 1st, 2023 - Sep 23rd, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



MUSIC AT THE MARKET



VISITATION SUMMARY

2023	Visits	Vs. Last Year	Vs. Avg Friday	Vs. Prev Friday	Temp & Weather
August 1	2120	85%	41%	28%	88 & Sunny
August 18	1630	2%	9%	-23%	86 & Sunny
August 15 - CANCELLED	1310	5%	-13%	-20%	102 & Sunny
August 22	1410	8%	-6%	8%	75 & Partly Cloudy
August 29	1330	-20%	-11%	-6%	75 & Some Rain





THANK YOU!



**INDUSTRIAL ZONE & VARIANCE
TEXT AMENDMENT (75-13)
PUBLIC HEARING**

Exhibit C

September 26, 2023 Council Meeting Minutes

City Council

September 26, 2023

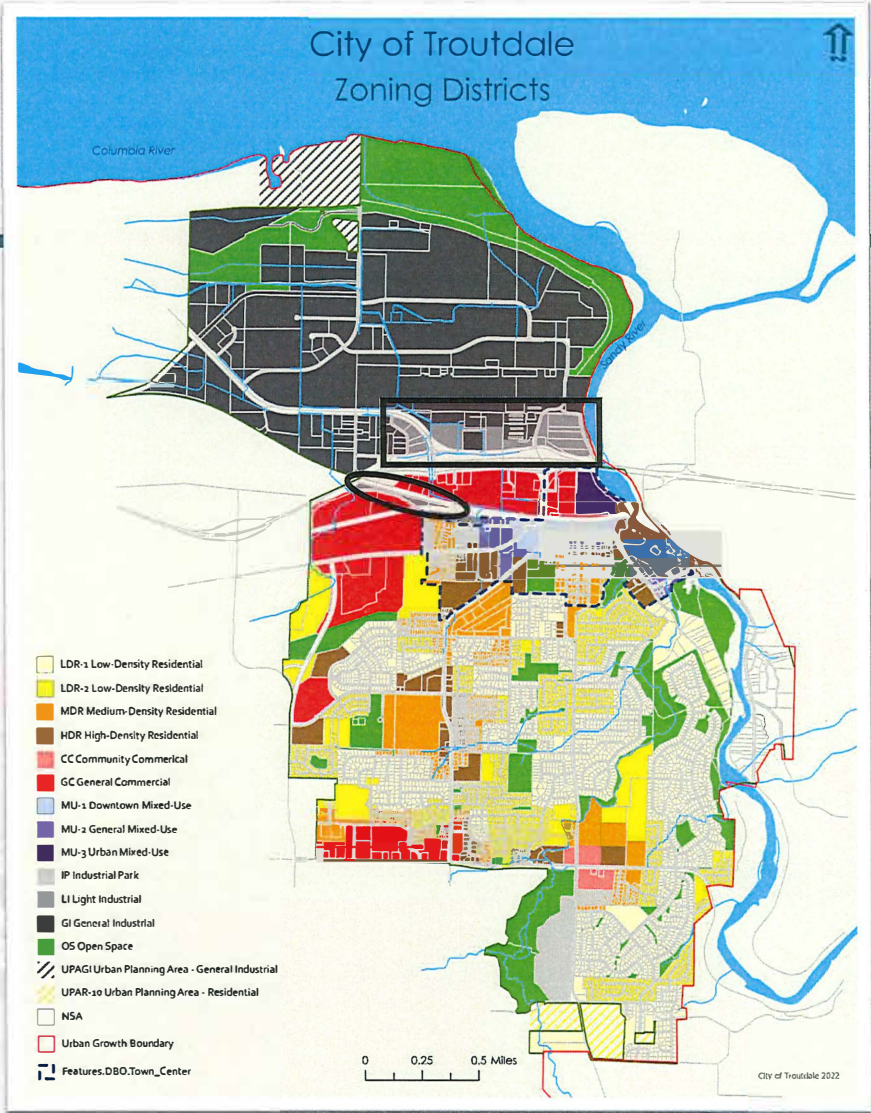


LIGHT INDUSTRIAL ZONE

[CASE FILE 75-13]

- **Zoning Map**

- The selected areas represent the Light Industrial (LI) zones affected by this application.



SUMMARY OF UPDATES

- 1 Use Change
 - Conditional to Permitted
 - Shown in the use table
- Organizational
 - Use Table
 - Dimensional Standards Table
 - Additional Requirements List
- Variance
 - Update upper threshold for Type II and Type III Variances from 30% to 15%.



USE TABLE

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

3.420 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
Personal services	C	N	N	3.440.D.1
Product sales, service, and/or display accessory to any manufacturing, fabricating, or processing use	N	P	P	3.440.K
Professional Offices	P	P	N	3.440.D.1
Storage facilities	N	C	N	3.440.J
Automobile, truck, trailer, heavy equipment, recreational vehicle, boat and manufactured home services				



PROPOSED TEXT AMENDMENTS

- TDC 6.1300 – Variance
 - Update upper threshold for Type II and Type III Variances from 30% to 15%.

6.1300 VARIANCE

6.1320 Type II Variance

The Director may grant a variance under the Type II procedure if the request involves the expansion or reduction of a quantifiable provision in this Code by more than ten percent (10%), but not more than fifteen percent (15%), and the criteria in Section 6.1315 are met.

6.1325 Type III Variance

The Planning Commission may grant a variance under the Type III procedure if the request involves the expansion or reduction of a quantifiable provision in this Code by more than fifteen percent (15%), or if the request is referred to the Planning Commission in accordance with Section 6.1335 of this Chapter. The variance shall be granted only if the Planning Commission determines that the criteria in Section 6.1315 of this Chapter are met.



METRO COMMENT

- Metro Title 4 Map
 - Title 4 of Metro's Urban Growth Management Functional Plan (UGMFP) helps protect regional supply of industrial lands
 - The gray shaded area is designated Regionally Significant Industrial Areas (RSIA) and have additional requirements
- Metro requests the City ensure limitations on retail commercial in the RSIA and in the Employment and Industrial lands



APPROVAL CRITERIA [TDC 6.1120]

- 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
 - Newspaper
 - Online
 - DLCD



COUNCIL ACTION

- PC recommends approval to City Council
- Adoption Hearing Actions
 - Confirm, amend or reverse PC's recommendation
 - Enact or defeat all or part of the ordinance
 - Remand some or all of the proposal to PC



Exhibit D

September 26, 2023 Council Meeting Minutes

Mayor and Councilors,

At your last meeting on Sept. 12th Councilor Wittren asked PC Chair Staffenson if he recalled why I had voted against recommending this ordinance to Council. His response was that I was opposed to automotive uses in light industrial. That wasn't entirely accurate. To provide some background, the list of activities that are being requested to be permitted outright in light industrial would apply to every light industrial area in the City. The original impetus came from the property owner of the I-84 Corporate Center off Marine Dr., where a small triangle of land is zoned light industrial but is bordered by general industrial and Marine Dr. My preference at the time was to rezone that parcel to general industrial. PC chose to not go that route. I was fine with allowing the additional uses in that small area, but not in the long sliver of light industrial that lies on the north side of HCRH west of the junction with Halsey. Those activities included repair and modification of vehicles, which I considered inappropriate with residential development immediately south across that road. Repair and modification in particular can include all manner of flammable or explosive materials. I also don't know what is meant by manufactured home services.

This ordinance was also a bundle, much like what Portland voters received in their measure to reorganize their City government. I absolutely supported lowering the variance threshold to qualify for a Type III hearing, but because two unrelated changes were included in the same ordinance I was compelled to vote against recommending the package.

One final comment. On page 2 of Exhibit A the table lists marijuana facilities as a conditional use under general commercial, with an attached footnote as to distance from schools and parks. Ordinance number 882 obviously contradicts this, at least until the Nov. 2024 election.

Submitted by:

Paul Wilcox

Troutdale

9/26/23