



Randy Lauer, *Mayor*

David Ripma

Alison Caswell

Geoffrey Wunn

Glenn White

Jordan Wittren

Sandy Glantz

Agenda May 14, 2024

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:** March 13, 2024 City Council Regular Meeting and April 9, 2024 City Council Regular Meeting.
- 4. Proclamation:** Public Works Week – Mayor Lauer
- 5. Request:** A request from Emilio Inc. for the City of Troutdale to sponsor the Run for Red event on June 15th and the Community Health Fest on August 3rd. – Jennifer Hoffman, Emilio Inc.
- 6. Report:** Annual Report from the Port of Portland. – Emily Bower, Senior Manager Equitable Development & Sheree Temple, Intergovernmental Issues Manager
- 7. Reconsideration of a Resolution:** A resolution of the Troutdale City Council declaring it's support of the \$150,000,000 Bond Measure to upgrade levees, water pumps, and natural floodplain restoration, brought by the Urban Flood Safety and Water Quality District, Measure 26-243. – Councilor White
- 8. Public Hearing / Ordinance (Introduction):** An ordinance adopting text amendments to Chapter 3 and Appendix A of the Troutdale Development Code. – Dakota Meyer, Associate Planner
- 9. Public Hearing / Ordinance (Introduction):** An ordinance amending Municipal Code Section 15.12 pertaining to updated State Fire Code. – Ray Young, City Manager
- 10. Staff Communications**

11. Council Communications

12. Adjournment



Randy Lauer, Mayor
Dated: May 7, 2024

Meeting Participation

The public may attend the meeting in person or via Zoom. Please email info@troutdaleoregon.gov by **5:00pm on Monday, May 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, May 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, May 14, 2024 – 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 Wunn, Councilor White and Councilor Glantz.

ABSENT: Councilor Wittren (excused).

STAFF: Ray Young, City Manager; Sarah Skroch, City Recorder; Ed Trompke, City Attorney; Erich Mueller, Finance Director; Erika Palmer, Community Development Director; Travis Hultin, Public Works Director and Dakota Meyer, Associate Planner.

GUESTS: See Attached.

Mayor Lauer asked for agenda updates.

Ray Young, City Manager, replied the only update is the request from Emilio Inc. is not going to be on tonight because of an illness and they can't make it.

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

Shelby Staffenson, Troutdale resident, she is following up about the issue with the 257th proposal on the road and narrowing the lanes and adding crosswalks. She asked if a letter was sent to Senator Gorsek.

Ray Young stated the letter was sent to Senator Gorsek and he will follow up with him.

3. CONSENT AGENDA:

3.1 MINUTES: March 13, 2024 City Council Regular Meeting and April 9, 2024 City Council Regular Meeting.

MOTION: Councilor White moved to approve the consent agenda. Seconded by Councilor Ripma.
Motion Passed 6-0.

4. PROCLAMATION: Public Works Week

Mayor Lauer read the proclamation for Public Works Week.

5. REQUEST: A request from Emilio Inc. for the City of Troutdale to sponsor the Run for Red event on June 15th and the Community Health Fest on August 3rd.

Unable to attend. May try to reschedule for June 11th.

6. REPORT: Annual Report from the Port of Portland.

Emily Bower, Port of Portland Senior Manager Equitable Development; Chris Damgen, Port of Portland Development Manager and Sheree Temple, Port of Portland Intergovernmental Issues Manager made their introductions and presented a PowerPoint (attached as Exhibit A).

Councilor Wunn stated he doesn't know if the airport is underutilized or not, but he works in Aurora and the airport there has really taken off with the building hangars. He asked if there's a limitation on what Troutdale can do with its airport being Port owned. It seems empty out there.

Emily Bower stated the limitations are driven by the FAA. Part of it is timing and feasibility and now is not a good time to build new.

Councilor Ripma asked if the Gresham Vista Business Park property is Port property.

Emily Bower stated yes, it was purchased in 2011. It's almost built out with only a couple of lots remaining.

Mayor Lauer opened public comment at 7:30pm.

Shelby Staffenson stated she wants to encourage the airport to be viable and continue to be an airport.

Mayor Lauer closed public comment at 7:31pm.

7. RECONSIDERATION OF A RESOLUTION: A resolution of the Troutdale City Council declaring it's support of the \$150,000,000 Bond Measure to upgrade levees, water pumps, and natural floodplain restoration, brought by the Urban Flood Safety and Water Quality District, Measure 26-243.

Councilor White stated he met with a Sandy Drainage District member and his original no vote was that he didn't like how Troutdale got to the levee situation. He thinks Council should support the bond. It's a matching bond with \$100 million that the City will miss out on if it doesn't pass.

Councilor Ripma stated he is the City's representative on the UFSWQD. He stated the GO Bond is being levied throughout the district to fund capital projects that are definitely needed. The levee system now is 100 years old and there are needed capital improvements.

Councilor Wunn stated he doesn't support it. There are lots of things coming down the pipeline for citizens and those asks are important. He's still a no vote.

Mayor Lauer stated he will support it. The system is old and the demand on it is increasing. He's not in favor of more taxes but the citizens rely on the safety and efficiency of the levee system.

Councilor Glantz stated she is sticking with her yes vote.

Councilor Caswell stated she supports it. It's the responsible thing to do.

Mayor Lauer opened public comment at 7:40pm.

Paul Wilcox, Troutdale resident, stated his issue is with the resolution, not the bond itself. He thinks it's inappropriate for the Council as a body to be taking a position on a ballot measure, either for or against it. He doesn't recall Council endorsing the old City Hall bond. If any individual member of Council wishes to support or not support the bond, they would be welcome to submit a voters pamphlet statement, which he didn't see anybody do.

Mayor Lauer closed public comment at 7:42pm.

MOTION: Councilor Ripma moved adoption of the resolution of the Troutdale City Council declaring it's support of the \$150,000,000 Bond Measure to upgrade levees, water pumps and natural floodplain restoration, brought by the Urban Flood Safety and Water Quality District, Measure 26-243. Seconded by Councilor White.

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

Motion passed 5-1.

8. PUBLIC HEARING / ORDINANCE (Introduction): An ordinance adopting text amendments to Chapter 3 and Appendix A of the Troutdale Development Code.

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

Mayor Lauer asked if there are any applications causing this to be brought forth.

Dakota Meyer replied, no. The reason this is being brought forward is to close out the Metro grant. The City has received a number of extensions on the grant, and it needs to be closed out.

Mayor Lauer asked if Council doesn't approve this, will the City lose the grant money.

Dakota Meyer replied, no, the money has been received and it has been spent. This is just closing out the process.

Councilor Glantz stated that in some of the planning meetings as a commissioner, she doesn't think anyone ever agreed on what the outcome of this should be. She feels like the opportunity and taxpayer money was wasted.

Mayor Lauer opened the public hearing at 8:05pm.

Paul Wilcox reiterated that the Planning Commission vote was 6-0 but the staff report says 6-1.

Tanney Staffenson, Troutdale resident, stated he is speaking as a private citizen. This has gone on for several meetings. It's a little frustrating because the Planning Commission has all commented on things they would like to see changed or edits or be able to work on and this all came back in the form of text amendments. He stated that text amendments are probably not the best way to get things the way that you want them. It's better to involve more people. There are a lot of things that are things that he would like to glean out but other than there are other things that he doesn't know why they are in there. There are parts that are not consistent with the Town Center Plan at all.

Mayor Lauer closed the public hearing at 8:08pm.

Mayor Lauer stated that staff and the Planning Commission recommend not passing this ordinance.

9. PUBLIC HEARING / ORDINANCE (Introduction): An ordinance amending Municipal Code Section 15.12 pertaining to updated State Fire Code.

Ray Young gave a brief overview of the staff report. He stated Gresham Fire Department was at a Council meeting a little while ago to discuss a few items and one of them was to update the code to reflect the current state fire code.

Councilor Glantz asked if there is a timeline. She feels that some of it could be rewritten to be clearer.

Shawn Durham, Gresham Fire Department Fire Marshall, stated that the information is the same information that the State of Oregon recommended. The language has been adopted in other cities as recommended by the State of Oregon.

Mayor Lauer opened the public hearing at 8:14pm.

Tanney Staffenson asked if you are required to have an in-home inspection if you have an in-home business.

Shawn Durham replied, no, they do not inspect businesses in residential single-family homes.

Mayor Lauer closed the public hearing at 8:18pm.

10. STAFF COMMUNICATIONS

Ray Young provided the following staff communications:

- Next Tuesday the Selection Committee will be doing interviews for Volunteers
- No Council meeting on 5/28, next meeting will be 6/11
- First First Friday will be 6/7 and that weekend will also be the Art Festival
- TCAB will be meeting with Wood Partners on Thursday night
- Next PSWG update will be at the 6/11 City Council meeting

11. COUNCIL COMMUNICATIONS

Councilor Glantz stated she has been working a lot on EMCTC and she is also on the LOC Policy for State Transportation. She is trying to represent everyone in every instance. There are more dollars needed and more focus on improvement and maintenance rather than new projects.

Councilor White stated that the last weekend there was a near drowning of an 11-year-old and a 13-year-old in the chutes. He reminded everyone that the lifeguards don't start for a few weeks and wear life jackets in the water.

Mayor Lauer stated it's coming up on Public Works Week and he thanked Erika Palmer for all the work that is done at the City, and everything done in regard to Community Development and Public Works.

Councilor Wunn stated that Troutdale has fantastic Public Works workers. He stated there were many river rescues the past weekend. The water is not warm, and you won't last long. Wear a life jacket.

Councilor Ripma wished everyone a Happy Memorial Day holiday.

12. ADJOURNMENT

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

Meeting adjourned at 8:27pm.

A handwritten signature in black ink, appearing to read 'R. Lauer', written over a horizontal line.

Randy Lauer, Mayor
Dated: June 12, 2024

ATTEST:

A handwritten signature in blue ink, appearing to read 'K. Rimes', written over a horizontal line.

Kenda Rimes, Deputy City Recorder

Tuesday, May 14, 2024

PLEASE SIGN IN

[illegible]

May 14, 2024 City Council Regular Meeting - Zoom Guests

Name (Original Name)	User Email	Join Time	Leave Time	Duration (Minutes)
Troutdale Conferencing	troutconf@troutdaleoregon.gov	5/14/2024 18:46	5/14/2024 20:27	102
speaker table		5/14/2024 18:46	5/14/2024 20:27	102
Councilor Ripma		5/14/2024 18:46	5/14/2024 20:27	101
Sarah Skroch	troutconf@troutdaleoregon.gov	5/14/2024 18:48	5/14/2024 20:27	100
Paul Wilcox		5/14/2024 18:49	5/14/2024 20:27	98
MetroEast		5/14/2024 18:51	5/14/2024 20:27	96
Randy Lauer		5/14/2024 18:54	5/14/2024 20:27	94
GFES		5/14/2024 18:54	5/14/2024 20:21	87
Alison Caswell		5/14/2024 18:55	5/14/2024 20:27	93
Dakota Meyer - Troutdale Associate Planner		5/14/2024 18:55	5/14/2024 20:13	78
Troutdale Conferencing	troutconf@troutdaleoregon.gov	5/14/2024 18:57	5/14/2024 20:27	91
Geoffrey Wunn		5/14/2024 18:59	5/14/2024 20:27	88
Sandy Glantz		5/14/2024 18:59	5/14/2024 20:27	88



City of Troutdale Annual Update

May 14, 2024 City Council Meeting

Sheree Temple
Emily Bower
Chris Damgen

Exhibit A

May 14, 2024 Council Meeting Minutes

Discussion Items

- East County Strategy
- Updates on Assets
 - TTD / Troutdale Airport
 - TRIP / Troutdale Reynolds Industrial Park
- Partnerships



HISTORY

Our East County Story

CHAPTER 1

Invested in growth 1940 – 2000

- Acquired **Troutdale Airport**
- Expanded facilities
- Supported local communities growth and connections
- Partnered with other agencies to support aviation and industry
- Trained and developed aerospace and aeronautical community

CHAPTER 2

Reimagined our role 2000 – 2020

- Assets beyond aviation and marine
- Established and tenanted the **Troutdale-Reynolds Industrial Park**
- Acquired and tenanted **Gresham Vista Business Park**
- Developed new connections with industry, government, and others
- Environmental stewardship

CHAPTER 3

shared prosperity Now

- Investments with intention
- Aware of our responsibilities
- Not just places; **people too**
- Leading w/qualitative community assets, reports and analysis

East County Strategy

Discovery



2023

Engagement



2024

Alignment



2025

Project Timeline



East County Strategy

What will this strategy do?

Inform

- Define a vision for the Port in East County
- Highlight East County as a place to support and grow economic opportunities

Invest

- Provide data to help cities obtain grants to fund implementation
- Align federal and state legislative agendas

Collaborate

- Break down silos and leverage resources
- Elevate one another's work



East County Strategy

Discovery (2023)

- Leadership 1-on-1s
- Community event tabling/surveying (First Friday)
- Common themes

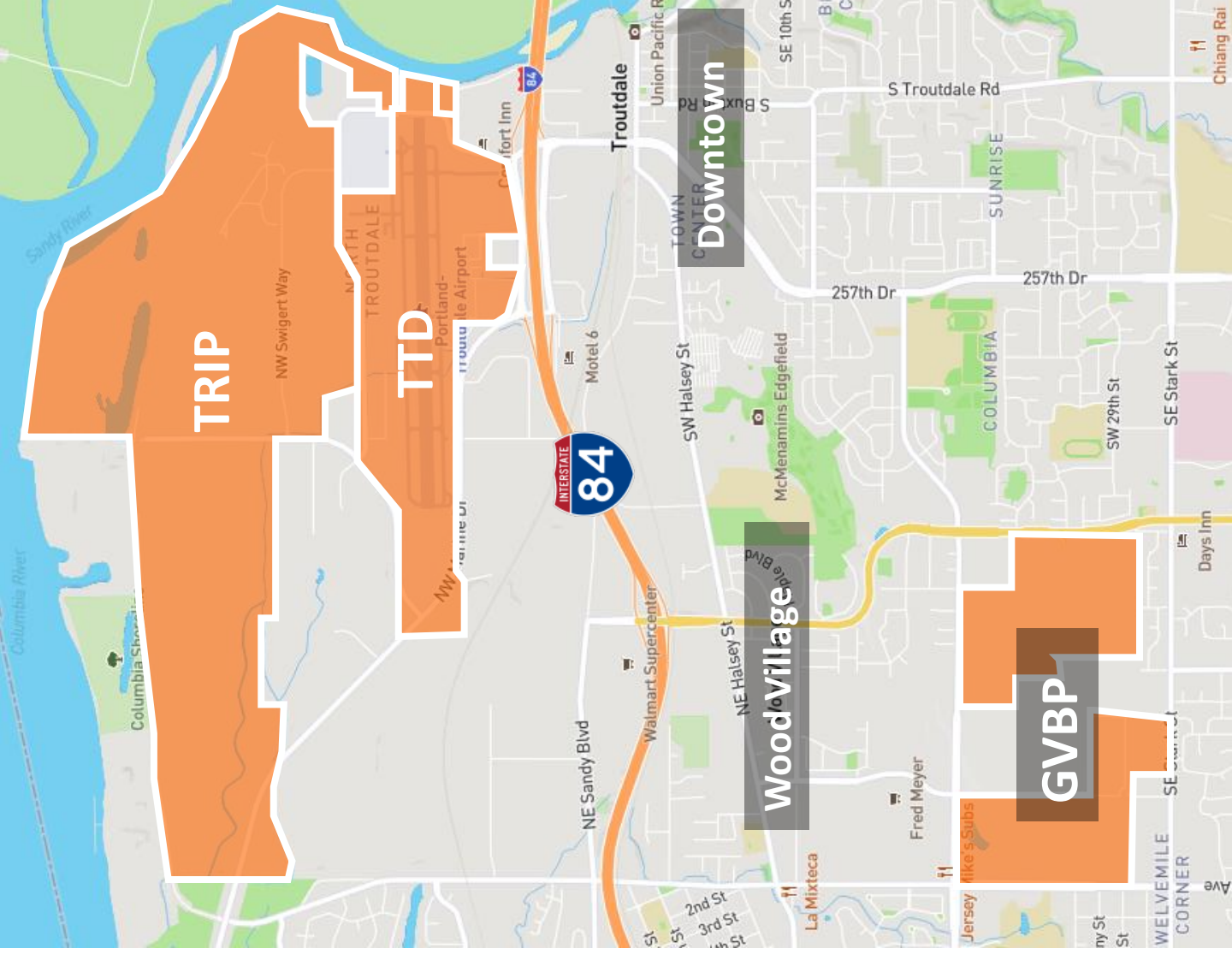
Engagement (2024)

- Steering Committee (including City representatives)
- Asset mapping exercise
- Roundtables for focused conversations
- Short-listing of regionally supportive projects
- Coalition building



Update on Assets

- **TTD** / Troutdale Airport
 - Proactive runway maintenance
 - Continued safety improvements
 - Tenant management / relationships
 - East County Strategy work will inform long-term considerations
- **GVBP** / Gresham Vista Business Park
 - Grainger under construction (242nd/Hogan)
 - Two lots remaining
- **TRIP** / Troutdale Reynolds Industrial Park



TRIP Status

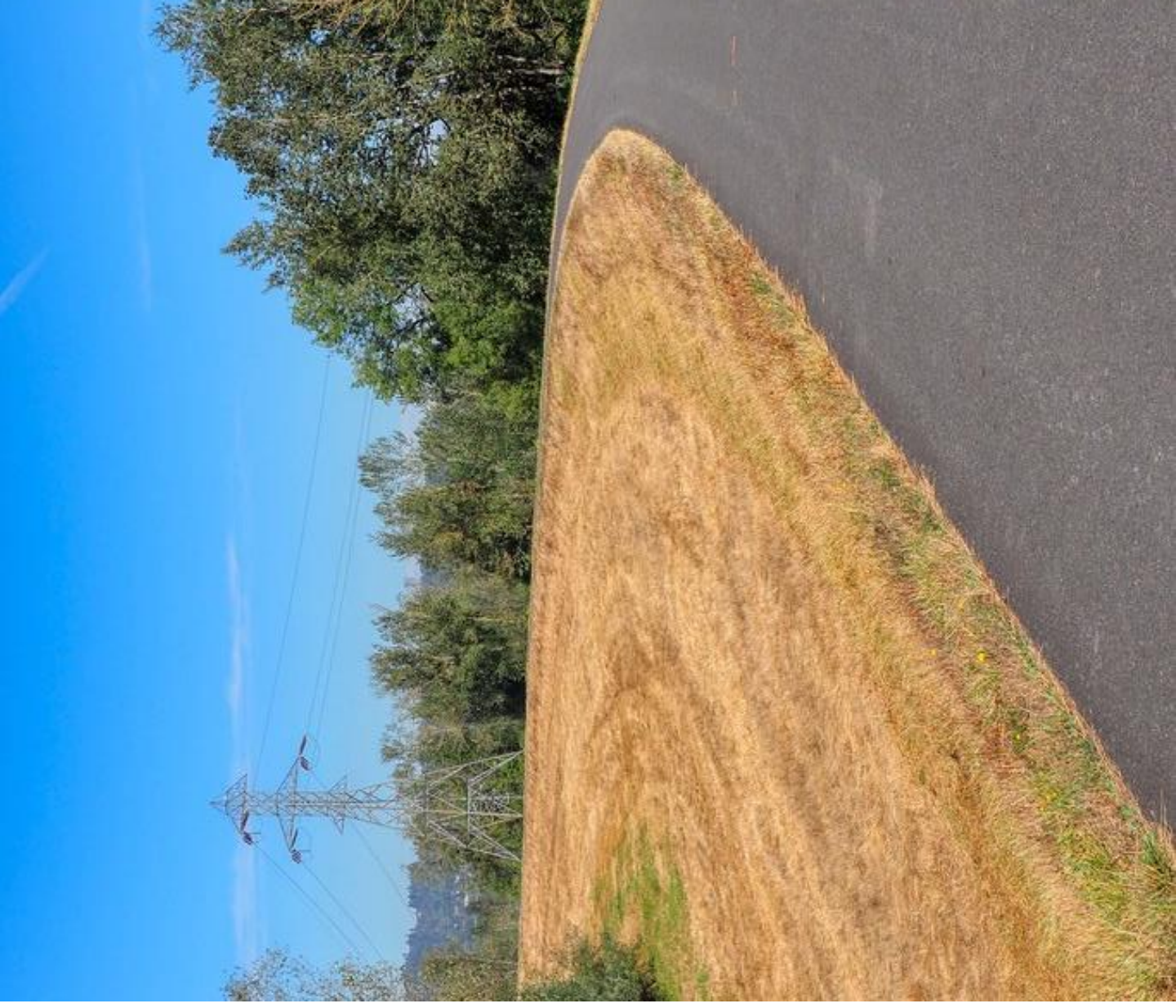
May 2024

- **Developed**
 - Lots 1 & 2 (FedEx Ground)
 - Lots 6, 7, 8 (Amazon)
 - Lot 10 (C&S Grocery Wholesalers)
 - Lot 12 (NextEra Energy Resources)
- **Available (Port-owned)**
 - Lots 4 & 5 (22.5 acres)
 - Lot 9 (6.5 acres)
 - Annex Lot (2.5 acres, 1.5 net)
- **Vacant (owned by others)**
 - Lot 3 (FedEx, 38.4 acres)
 - Lot 11 (BPA, 22.3 acres)



Partnerships

- Ch'ak-Ch'ak Trail
 - Closing a critical gap in the **40-Mile Loop**
 - City, ODOT, Port partnership
 - Substantially complete – opening late spring
 - Formal ribbon-cutting event in September (date TBA)
- Event Support & Sponsorships
 - 2023 – First Friday
 - 2024 – Movies in the Park



MAIN STREETS ON HALSEY
TEXT AMENDMENT (75-15)

City Council

May 14, 2024

Exhibit B
May 14, 2024 Council Meeting Minutes



THE APPLICATION

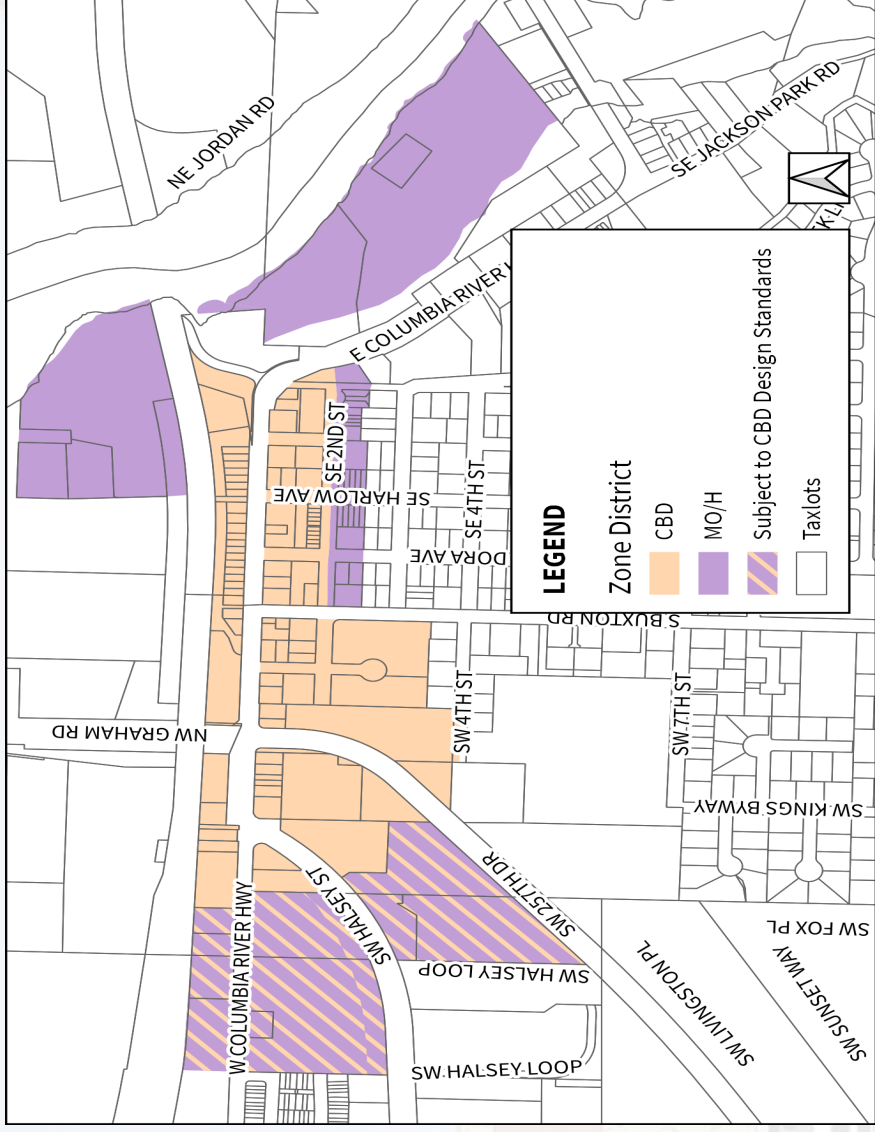
[CASE FILE 75-15]

Zoning Map

- The following areas represent the zones affected by this application: **Beige** Downtown Mixed-Use (MU-1) previously CBD, **Purple** General Mixed-Use (MU-2) previously MO/H & NC.

Request:

- Update to Chapter 3.200 of the Troutdale Development Code to increase maximum building height requirements
- Incorporate Appendix A design standards for the Halsey Street corridor into Chapter 3.200.



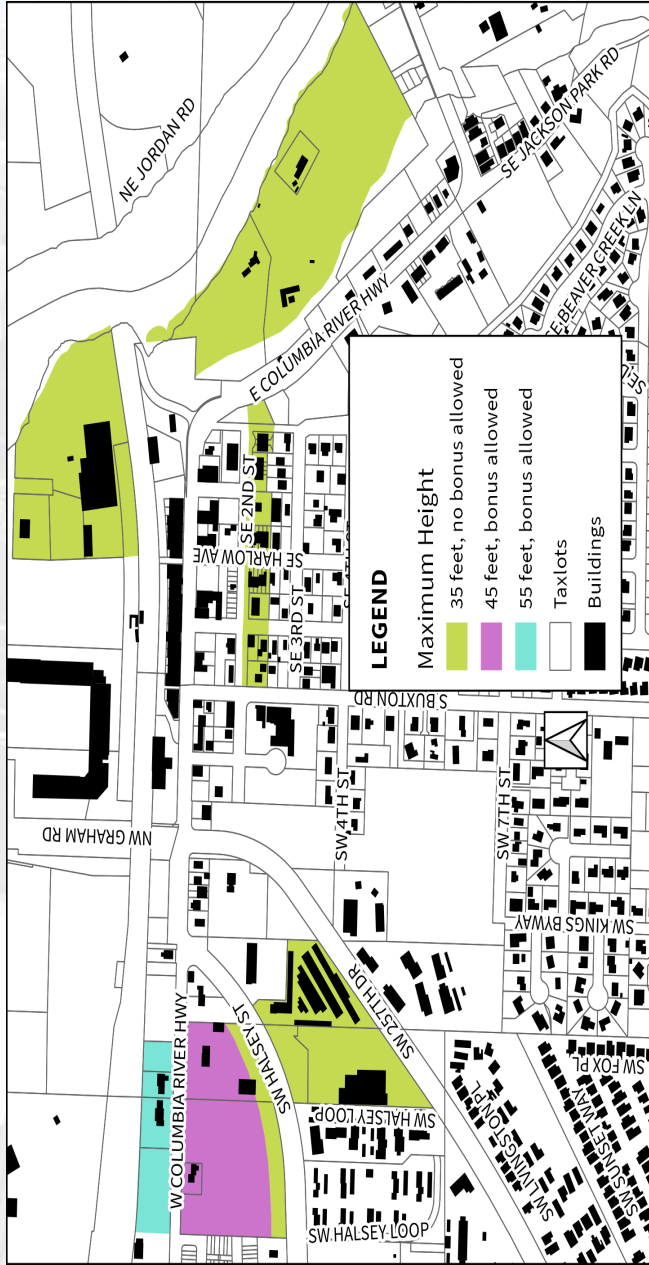
TDC SECTIONS, PROPOSED AMENDMENTS

- TDC Chapter 3
- TDC 3.200 – Mixed-Use Zoning Districts
 - Amend height limitations, dimensional and design standards in the MU-1 and MU-2 zones.
- Appendix A – Design Standards for Central Business District
 - Consolidate Appendix A of the Development Code into Chapter 3.200 Mixed-Use Zoning Districts.

PROPOSED TEXT AMENDMENTS

- TDC 3.200 – Mixed Zoning Districts
 - Amend height limitations, dimensional and design standards in the MU-1 & MU-2 zones.

Base Maximum Building Height Map in MU-2 zone



Maximum Building Height Map in MU-1 zone



PROPOSED TEXT AMENDMENTS

- TDC Appendix A – Design Standards for Central Business District
 - Incorporate design standards from Appendix A into the MU-1 (formerly CBD) zone.

3.136 Design Standards.

- A. Purpose. The purpose of these design standards is to guide the design of buildings constructed in the CBD zoning district to ensure that, through appropriate use of facades, windows, building orientation, and architectural details, new structures and alterations of existing structures are physically and visually compatible with other buildings within the downtown business district. Existing buildings in the downtown area reflect architectural styles that were popular during the early to mid-twentieth century. It is the desire of the City to have buildings conform to architectural styles of this era. The design standards are

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.
 - A. This criterion is met.
- B. The proposed change is consistent with the applicable Statewide Planning Goals.
 - A. This criterion is met.
- C. The proposed change is consistent with the applicable provisions of Metro Code.
 - A. This criterion is met.
- D. Public need is best satisfied by this particular change.
 - A. This criterion is not met.
- E. The change will not adversely affect the health, safety, and welfare of the community.
 - A. This criterion is 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 denial to City Council
- City Council Hearings
 - May 14th, 2024 (Introduction)
 - June 11th, 2024 (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