



Agenda November 12, 2024

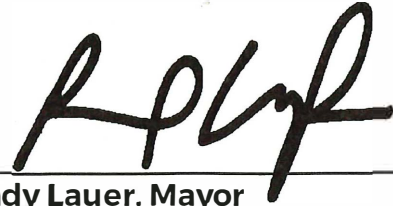
Regular Meeting | 7:00 p.m. **and**

Special Urban Renewal Agency Meeting – during Council Meeting

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:** October 8, 2024 City Council Regular Meeting.
Urban Renewal Agency Special Meeting Called to Order:
4. **Consent Agenda:**
 - 4.1 **Minutes:** June 18, 2024 Urban Renewal Agency Regular Meeting.
 - 4.2 **Resolution:** A resolution granting a nonexclusive utility easement to Portland General Electric Company. – Erich Mueller, Finance Director
5. **Motion:** A motion approving the issuance of the Request for Proposal for the URA Development proposal. – Erika Palmer, Community Development Director & Marlee Boxler, Economic Development Coordinator
Adjournment of Urban Renewal Agency – continue Council meeting
6. **Public Hearing / Ordinance (Introduction):** An ordinance to adopt the Development Code omnibus amendment package. – Erika Palmer, Community Development Director & Dakota Meyer, Associate Planner
7. **Discussion:** A discussion on 4-hour RV parking limitation rule. – Councilor Wunn
8. **Update:** Public Safety Services Delivery Working Group. – Ray Young, City Manager
9. **Staff Communications**
10. **Council Communications**

11. Adjournment



Randy Lauer, Mayor

Dated: November 5, 2024

Meeting Participation

The public may attend the meeting in person or via Zoom. Please email info@troutdaleoregon.gov by **5:00pm on Monday, November 11th** 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 11th**. 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
Special Urban Renewal Agency Meeting – during Council Meeting
Troutdale Police Community Center – Kellogg Room
234 SW Kendall Court
Troutdale, OR 97060

Tuesday, November 12, 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, Councilor Wittren and Councilor Glantz.

ABSENT: None.

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

None.

3. CONSENT AGENDA:

3.1 MINUTES: October 8, 2024 City Council Regular Meeting.

MOTION: Councilor Ripma moved to approve the consent agenda. Seconded by Councilor Wittren.
Motion Passed 7-0.

Break from City Council Meeting at 7:04pm.

Open Urban Renewal Agency Special Urban Renewal Agency Meeting at 7:04pm.

TROUTDALE CITY COUNCIL MINUTES

November 12, 2024

Exhibit A – The Confluence PowerPoint by Marlee Boxler

Exhibit B – Omnibus Development Code Update (75-16) PowerPoint by Dakota Meyer

1 of 8

Roll Call - Chair Lauer, Director Ripma, Director Caswell, Director Wunn, Director White, Director Wittren and Director Glantz.

4. CONSENT AGENDA:

4.1 MINUTES: June 18, 2024 Urban Renewal Agency Regular Meeting.

4.2 RESOLUTION: A resolution granting a nonexclusive utility easement to Portland General Electric Company.

MOTION: Director Wunn moved to approve the consent agenda. Seconded by Director Wittren.
Motion Passed 7-0.

5. MOTION: A motion to approve Request for Qualifications (RFQ) for The Confluence at Troutdale.

Erika Palmer, Community Development Director, and Marlee Boxler, Economic Development Coordinator, gave a brief overview of the staff report and presented a PowerPoint presentation (attached as Exhibit A).

Director Wunn asked what kind of message the City is putting out about the site.

Marlee Boxler stated it's broader this time and also more specific. There was a site plan in the past and the request from the Town Center Advisory Board was it be removed this time, so people could get more creative. The goals were more specific in the project goals section too.

Director Wunn stated that the project goals make sense. He's getting the sense that it's limited to housing/hotel/restaurants, etcetera. He asked if there is room for someone to come in to make a pitch that doesn't incorporate some of those housing or hotel options.

Marlee Boxler stated that anyone could submit an RFQ, it just might not meet the goals and all the plans.

Director Wunn stated he would love to see the option to incorporate like a large sports facility or park that will bring a lot of people to Troutdale all the time, but it doesn't seem like it would be considered. Sports have grown a lot and is its own industry. We want people to come here, stay here and eat here.

Marlee Boxler stated if someone was to propose a sports facility, they would also need to propose how it would be funded and maintained and what the financial feasibility of that would be. There needs to be something that generates revenue and is financially sustainable.

Director Wittren asked what staff is doing differently on this RFQ to get more suitors and/or more options.

Erika Palmer stated that staff will have to go back and see where it was published before and make sure they are hitting everyone that would be interested.

Marlee Boxler stated that last time staff did some upfront reach outs to see what developers would be interested in and had more focus on housing. This time they could go more towards hospitality.

Director Wittren stated he would like to get as many choices/options as possible. Last time it seemed more narrowly scoped.

Director Caswell asked the name of the project that Bremik was a part of a couple years ago.

Marlee Boxler stated that Bremik worked with Ethos and Time Equities. They weren't one that was selected.

Director Caswell stated she really liked their project and thought it had a lot of things that would work well in that location.

Ray Young stated that staff wants to cast a broad net. A lot has changed since last time and the outlet mall said they didn't want to play ball with anyone developing the property behind them which removed Capstone from the equation and staff took any reference to the mall being a possible partner out of the game. Somebody is going to spend \$50 to \$100 million out there and they're only going to spend that for something they can make money on. That is the limiting factor of doing a public partnership. Housing and hotels have pretty good legs in terms of what might be coming to that property.

Director Glantz stated that reading through the plan she read a lot about wanting this area to be a destination but then reading through some of the Troutdale Development Code, it doesn't have any kind of entertainment which seems opposite. She asked if sports venues are considered events that are specifically banned from being down at the Confluence.

Marlee Boxler stated she believes that sports venues are considered active recreation in the TDC. The plan accounted for them in the open space zoning and not necessarily in other zoning districts, but they're not necessarily excluded from those zoning districts.

Director White stated that to say that the plan is outdated is unfair. It was a commitment to the people that voted for that, to spend money and clean the site. He stated he would like a bigger effort to reclaim the Sandy River Delta site. He loves what Marlee, Erika and TCAB put together.

Ray Young stated what he has heard so far that direction for staff from Council is that, wherever it is appropriate in the RFQ, it should include language that the City is open to any reasonable proposals.

Director Caswell stated she agrees with what Glenn said. She doesn't know how much the City should open it up to anything and everything. A lot of time was spent deciding what should or should not be considered. Don't lose sight that the Confluence needs to be a high-end quality experience for people with restaurants and wonderful unifying walkable elements to it.

Director Ripma stated he has agreed with all the comments and particularly Ray Young's suggestion that the City indicate their openness to any reasonable proposal. He thinks the Council has shown that we won't settle for just anything.

Ray Young stated this is not like putting out a bid for government contract where we are bound to accept the lowest bidder or accept any bid whatsoever.

Marlee Boxler state that on page 24, submission requirements, staff could put something in there that says the City will accept proposals and review them even if they don't necessarily meet the vision described in the document.

Director Ripma stated he's okay with the way it is.

Mayor Lauer stated that on page 25, the second bullet point says new ideas welcome, it is in there. Maybe add a bullet that asks what experience they have building greenspaces, sports/recreational facilities or complexes.

Ed Trompke stated we're not at the beginning of this process. There are limitations on what can be accepted off the top with the biggest one being is what is in the originally adopted and modified Urban Renewal Plan. There are specifics in there otherwise the City has to go back out for modifications which is a fairly involved process. The same thing with the existing zoning is there, the City can modify it. You might say what additional opportunities do you see at the location that might not be captured in the Town Center Plan, Confluence Action Plan, Urban Renewal Plan or zoning. That would open it up to see what changes they would want to make so people have to think about it.

Director Caswell stated she is in favor of the plan as written.

MOTION: Director Caswell moved to approve the motion to approve Request for Qualifications (RFQ) for the Confluence at Troutdale incorporating the amendments discussed by Ed Trompke, City Attorney. Seconded by Director White.

Director White stated he thought Alison was making the motion to approve it as written.

Mayor Lauer replied, no.

Erika Palmer stated if you turn to page 25, the second bullet point on the right-hand column says which additional opportunities do you see at this location that may not be

captured in the Troutdale Community Development Code, Town Center Plan, Confluence Action Plan and the Urban Renewal Plan. New ideas welcome.

Mayor Lauer stated that Ed also added language as to what zoning changes would they request for this new plan.

FRIENDLY AMENDMENT: Director White withdrew his second and proposed a friendly amendment to approve it as written and put a note in that the City would entertain any proposals, but they would have to go back to TCAB before any parameters are changed.

Councilor Caswell accepted the friendly amendment.

AMENDED MOTION: Director Caswell moved to approve the motion to approve Request for Qualifications (RFQ) for the Confluence at Troutdale as written and if the City receives a proposal that is viable it would go to TCAB for review before going to Council. Seconded by Director White.

VOTE: Director Ripma – Yes; Director Caswell – Yes; Director Wunn – No; Chair Lauer – No; Director White – Yes; Director Wittren – No and Director Glantz – Yes.

Motion passed 4-3.

Adjournment of Urban Renewal Agency – continue Council meeting at 8:15pm.

Resumed City Council Meeting at 8:15pm.

<p>6. PUBLIC HEARING / ORDINANCE (Introduction): An ordinance adopting Text Amendments to Chapters 1, 3, 4, 5, 6, 7, 8, 9 and Appendix A of the Troutdale Development Code (TDC).</p>
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Dakota Meyer, Associate Planner, gave a brief overview of the staff report.

PowerPoint Presentation (attached as Exhibit B).

Councilor Ripma stated that gyms seem to come up quite often in the changes.

Dakota Meyer stated there have been 2 proposals come through in the last year and there was no definition in the code for it. There was a PC question as to why there isn't a definition or use in the code so this is what they came up with.

Mayor Lauer opened the public hearing at 8:32pm.

Tanney Staffenson, Planning Commission Chair, stated that the Planning Commission started working on this back in January. They had a number of public meetings and sessions. Every time you go through something like this, you find more things that should have been changed.

Mayor Lauer closed the public hearing at 8:36pm.

7. DISCUSSION: A discussion on 4-hour RV parking limitation rule.

Councilor Wunn stated the discussion was brought to his attention by a neighbor of his and some neighbors of his parents in Troutdale. Back in 2020 during COVID, his dad's neighbor brought his RV home to have his mother live in it in front of the house. Code enforcement came by and told him he could not do that, and it couldn't be parked on the street. He stated his own neighbor next door has a large RV and they like to bring it home the night before and pack it up to leave 24-30 hours later and they have gotten multiple citations for it being parked on the street for more than 4 hours. He stated that for responsible people that want to prep for a cleanup from a trip, he feels the City should offer them another option besides the 4-hour limit. A solution could be to allow 24 hours in front of your house or maybe getting a free permit from the city if they need more time.

Mayor Lauer stated he remembered this topic coming up in front of Council and it was more so of a response to zombie RVs plaguing Multnomah County and the City of Troutdale trying to get control over it in the city. It is stated in the city code that the City Manager can issue a permit for parking.

Ray Young stated he has had maybe 2 requests in the last 2 to 3 years and he doesn't remember charging anything. There is a different section of the code that stated the City Manager can issue a 2 week permit to park an RV for people that come in from out of town, as long as it's not a safety concern.

Councilor Wittren asked why the code enforcement officer wouldn't suggest asking for a permit.

Mayor Lauer stated, in his opinion, that it's for residential uses such as temporary or special guest parking.

Ray Young stated there is a difference of parking one in a ROW versus parking in someone's driveway. There are loading/unloading times and not really worth the effort of getting a permit and then the other situation is for someone to stay in the RV for up to 2 weeks.

Mayor Lauer opened public comment at 8:53pm.

None.

Mayor Lauer closed public comment at 8:53pm.

8. UPDATE: Public Safety Services Delivery Working Group.

Ray Young gave an update on the fire contract and stated the 3 Cities, Fairview, Wood Village and Troutdale met last week with the City of Gresham to talk about what the City of Gresham wants. Gresham's initial salvo is that the Troutdale residents should pay the exact same per capita cost for fire service as the City of Gresham citizens pay, which would substantially increase Troutdale's current fire contract. The 3 Cities have pushed back saying they don't get the same service as Gresham does. The 3 Cities get slower service. The next meeting with the 3 City Managers is on November 25th and then a 3 Cities proposal after November 25th to report back to PSWG. The 3 Cities have hired Tiberius Solutions which is an economic consultant to study the 3 cities joining a fire district and the impacts. The final study should be done in a couple weeks and available for the public and Council to review. The City of Gresham got their draft of their own economic study, and they are tweaking it now with their consultant and hopefully by the end of November their study will be done and that will give them some idea what the impact is of a fire district. On the contract with the Multnomah County Sheriff's Office (MCSO), the negotiating committee have met and have talked through all the issues and then discussed the approach they would take on going back to MCSO and decided that himself and Ed will meet with MCSO around the first of December. He stated he sent a letter last week to MCSO expressing frustration with the lackadaisical response to the working group's questions and requests. He's hoping to get more timely responses from the sheriff's office on some critical pieces of data. There may be an executive session on the contracts coming soon.

9. STAFF COMMUNICATIONS

Ray Young provided the following staff communications:

- Planning Commission tomorrow about the Halstead Development on 257th.
- Last weekend was the first drop off at the transfer station, it went well but low turnout.
- This Saturday is the recycling event at the Troutdale Public Works shop.
- There will be a mid-year Budget Committee meeting on 12/3.
- The next Council meeting will be 12/10 doing goodbyes to outgoing Council members.
- City offices will be closed 11/28 and 11/29 for Thanksgiving.

10. COUNCIL COMMUNICATIONS

Councilor Wittren stated he is disappointed that he won't be on Council next year, but it's been a fun ride, and he appreciates everybody on Council.

Councilor Glantz congratulated the new Councilors.

Councilor Wunn thanked his supporters and volunteers who helped with his campaign and congratulated Councilor Ripma on his win and success. He stated he was disappointed about yard signs, this year seemed unfair, and disheartening. He experienced firsthand his sign removed, a large sign on property that he had permission to display, and it was stolen.

Councilor Ripma thanked Councilor Wunn for a good race. He stated that the signs are such a pain and there are always problems with them. He stated he did not touch anybody's signs. He

informed everybody that on Saturday, November 30th the Troutdale Historical Society will have Santa at the Harlow House Barn from 12 to 3pm.

Mayor Lauer wished everybody a Happy Thanksgiving and congratulated the new City Councilors and Mayor Elect Ripma.

Councilor White stated that while he was campaigning, he had some citizens on 2nd Street saying that with the addition of Wayfinder, parking is filling up and their driveways are being blocked. They're concerned they won't be able to get out and they have health concerns. It seems to be happening in the later hours.

11. ADJOURNMENT

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

Meeting adjourned at 9:09pm.



David Ripma, Mayor
Dated: January 15, 2025

ATTEST:



Kenda Rimes, Deputy City Recorder

CITY OF TROUTDALE

City Council – Regular Meeting
7:00PM

Tuesday, November 12, 2024

PLEASE SIGN IN

Name – Please Print	Address	Phone #
Diane Castillo White	1225 E Historic Col.	5038881405
Jim Hall		
Carol Allen	Troutdale	
JESSE DAVIDSON	2218 SW FOX CT TROUTDALE	503-766-8071
TERRY STAPPENSON	1820 HIST COL Ave NW	503-319-7732

November 12, 2024 City Council Regular & Urban Renewal Agency Special Meeting - Zoom Guests

Name (original name)	Email	Join time	Leave time	Duration (minutes)
Troutdale Conferencing	troutconf@troutdaleoregon.gov	11/12/2024 18:43	11/12/2024 21:09	147
Councilor Ripma (Speaker)		11/12/2024 18:43	11/12/2024 21:09	147
MetroEast		11/12/2024 18:43	11/12/2024 21:09	147
Testimony Table		11/12/2024 18:43	11/12/2024 21:09	147
Sarah Skroch		11/12/2024 18:48	11/12/2024 21:09	142
Dakota Meyer - Troutdale Associate Planner		11/12/2024 18:49	11/12/2024 20:37	108
John Leamy		11/12/2024 18:49	11/12/2024 20:15	87
Paul Wilcox		11/12/2024 18:50	11/12/2024 21:09	140
Alison Brown		11/12/2024 18:52	11/12/2024 21:09	138
ray.young		11/12/2024 18:53	11/12/2024 21:09	137
Sandy Glantz		11/12/2024 18:55	11/12/2024 21:09	135
Erich Mueller		11/12/2024 18:55	11/12/2024 19:05	10
19713209000		11/12/2024 18:56	11/12/2024 21:09	134
Jordan Wittren		11/12/2024 18:56	11/12/2024 21:09	134
Jordan Ramis Information Technology		11/12/2024 18:56	11/12/2024 21:09	133
Geoffrey Wunn		11/12/2024 18:57	11/12/2024 21:09	133
Randy Lauer		11/12/2024 18:57	11/12/2024 21:09	132
Marlee Boxler		11/12/2024 19:00	11/12/2024 20:16	76
Zach Andrews		11/12/2024 19:11	11/12/2024 20:59	109

THE CONFLUENCE AT TROUTDALE



URBAN RENEWAL AGENCY SPECIAL MEETING
NOVEMBER 12, 2024



Exhibit A
11/12/24 Council & URA Mtg. Item #5



AGENDA

- Background & Timeline
- Summary of Changes
- Next Steps

TIMELINE

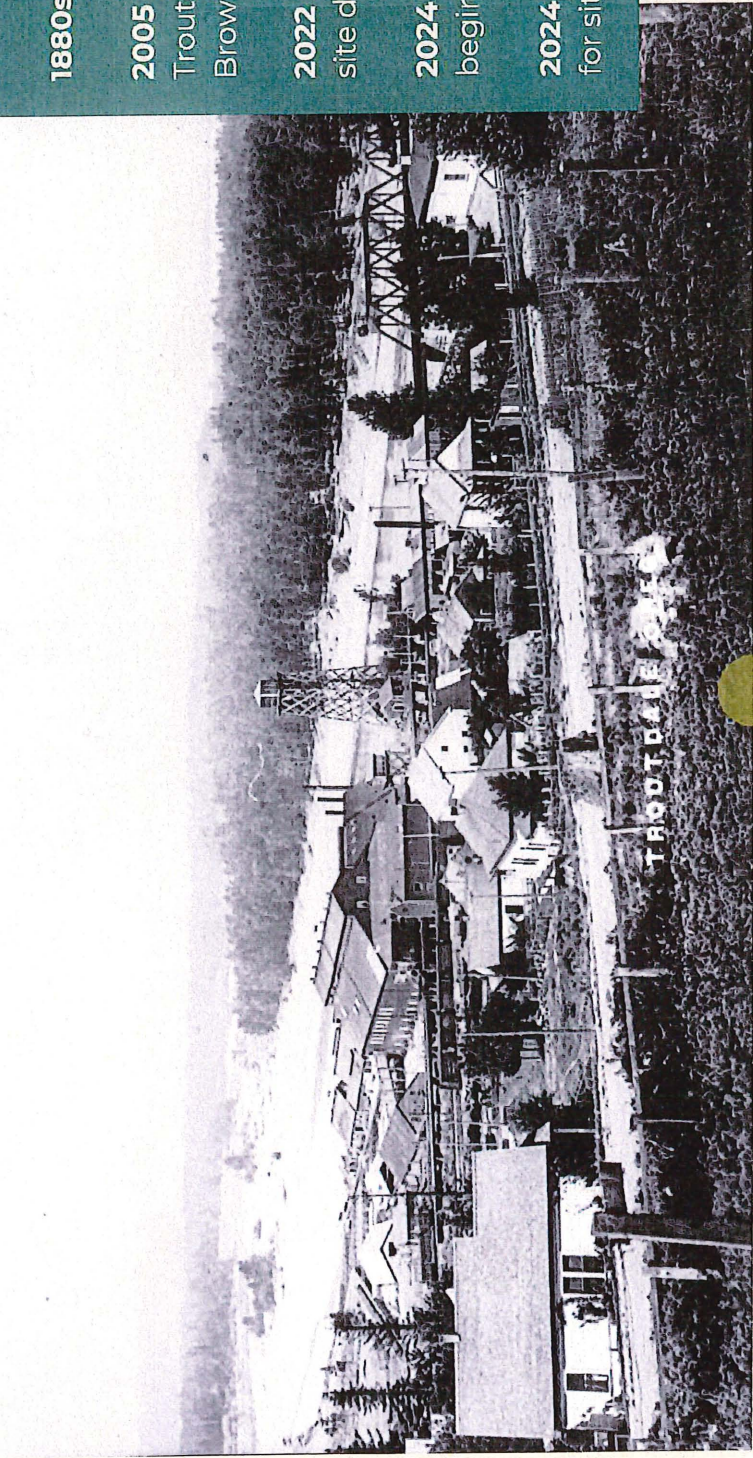
1880s - 2001s Industrial usage of the site

2005 - 2021 Creation and adoption of the Troutdale Riverfront Renewal Plan & Brownfield site cleanup and remediation

2022 Request for Qualifications (RFQ) for site development (Round 1)

2024 Sandy River Trail construction begins, to be completed in 2025

2024 - 2025 Update and announce RFQ for site development (Round 2)



SUMMARY OF CHANGES

- Emphasis on “destination” development - “A vibrant destination connected to nature and the community that values local history, sustainable design, and livability.” - and addition of Destination Strategic Plan as additional resource
- Inclusion of site history and encouragement of telling these stories through placemaking elements and building materials.
- Elimination of language regarding future connections or access through outlet mall
- Update of language regarding Sandy Riverfront Park & Trail
- Updated pictures & data (more data updates to come after 2024 numbers are finalized)





NEXT STEPS

If approved, staff will make final non-substantive and data related changes for final publication in early 2025.



CONTACT INFO:
MARLEE.BOXLER@TROUTDALEOREGON.GOV
ERIKA.PALMER@TROUTDALEOREGON.GOV

**OMNIBUS DEVELOPMENT CODE
UPDATE (75-16)**

City Council

November 12, 2024

Exhibit B

11/12/24 Council & URA Mtg. Item #6

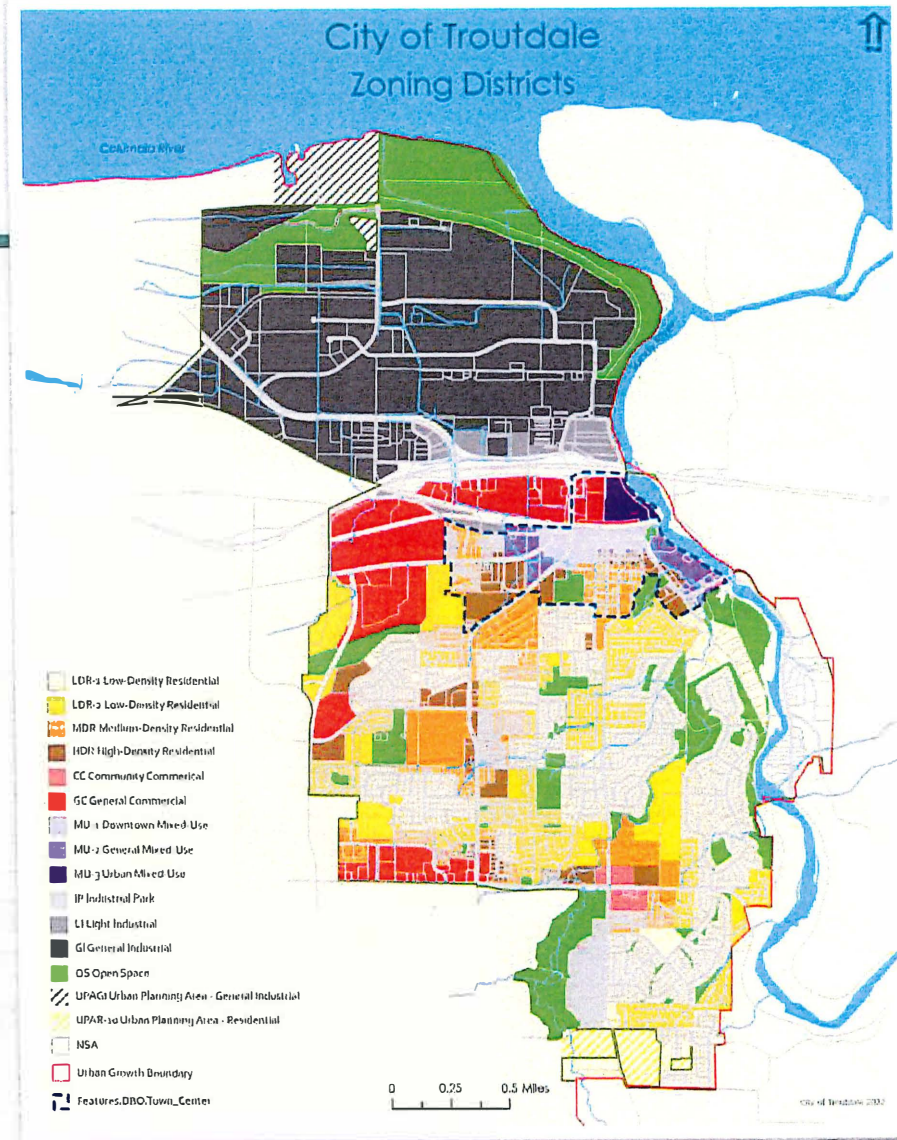


THE APPLICATION

[CASE FILE 75-16]

Requests:

- Several amendments to the Troutdale Development Code (TDC) to bring clarity and uniformity to the current Development Code while correcting scrivener errors made from previous code amendments.



TDC SECTIONS, PROPOSED AMENDMENTS

- TDC 1.020 (General Definitions):
 - Update existing definitions and add new definitions to the list.
- TDC Chapter 3 (Zoning Districts)
- TDC 3.220 (Use Table):
 - Add “Gym” as a use to the use table for MU-1, MU-2, and MU-3 zones.
- TDC 3.320 (Use Table):
 - Add “Gym” as a use to the use table for CC and GC zones, along with Special Standards for Entertainment Facilities (major).
- TDC 3.420 (Use Table):
 - Add “Gym” as a use to the use table for IP, LI, and GI zones.
- TDC Chapter 4 (Zoning District Overlays):
 - Fix scrivener errors by adding tables inadvertently removed in Sections 4.230, 4.315, 4.316, 4.317, and 4.318.
Update reference numbers for improved navigation.



PROPOSED AMENDMENTS (CONTINUED)

- TDC Chapter 5 (Miscellaneous Uses and Standards):
 - Fix scrivener errors by adding tables inadvertently removed in Sections 5.040 and 5.220.
- TDC Chapter 6 (Applications):
 - Update reference numbers to improve navigation.
- TDC Chapter 7 (Land Divisions and Lot Line Adjustments)
- TDC Chapter 8 (Development and Design Standards)
- TDC Chapter 9 (Off-Street Parking and Loading):
 - Update reference numbers to improve navigation.
- Appendix A (Design Standards for Central Business District):
 - Update reference numbers to improve navigation.



PROPOSED TEXT AMENDMENTS CH. 1 &3

- TDC 1.020 – General Definitions
 - Update terminology within existing definitions list.
 - Add definitions for “EV Charging” & “Gym”.
- TDC 3.220, 3.320, & 3.420 – Use Tables
 - Add “Gym” use to Mixed-Use, Commercial, and Industrial zoning districts.

EV Charging Station. An electric vehicle charging station which is a piece of infrastructure that supplies electric energy for the recharging of plug-in vehicles, including electric cars, neighborhood electric vehicles, and plug-in hybrids.

Family. See Household.

Fence. An accessory structure that serves as an enclosure, barrier or screen that is not part of a building.

Group Home. See Residential Facility and Residential Home.

Gym. A building or room containing space and equipment for various indoor sports or exercise activities and may include locker and shower rooms, offices, classrooms, and swimming pool.

Heliport. A landing site for helicopters accessory to a use not located at the Portland-Troutdale Airport.

Land Use	CC	GC	Specific Standard
Bed & breakfast inns	N	N	
Entertainment facilities (major)	C	C	3.325.B
Entertainment facilities (minor)	P	P	
Storage facilities	N	N	
Marijuana facilities	N	N	3.325.A
<i>Industrial Uses</i>			
Warehousing or distribution outlets	N	C	
Marijuana processors	N	N	
LI permitted uses (unless otherwise listed in table)	N	N	
<i>Other Uses</i>			
Agricultural or animal-based uses	N	P	
Community service uses	C	C	
Recreation facilities (active)	C	C	
Gym (up to 5,000 s.f.)	P	P	
Gym (above 5,000 s.f.)	C	C	
Recreation facilities (passive)	P	P	
Utility facilities (major)	C	C	
Utility facilities (minor)	P	P	



PROPOSED TEXT AMENDMENTS CH. 4 & 5

- TDC Ch. 4 – Zoning District Overlays
 - Replace Sections 4.316, 4.317, & 4.318 inadvertently omitted
 - Replace historic inventory list in Sec. 4.230
 - Replace tree replacement table in Sec. 4.315
- TDC Ch. 5 – Miscellaneous Uses and Standards
 - Replace Figures 5.040(A) & 5.040(B)
 - Replace mobile food vendor use and operation table in Sec. 5.200

5.220 Standards for Location and Development

Mobile Food Vendors as defined in Section 1.020, and when possessing the required and valid City business license, are allowed in accordance with the following use and operational standards:

<u>Location Standard</u>	<u>Food Stand</u>	<u>Food Cart</u>	<u>Food Trailer</u>	<u>Food Kiosks</u>
Permitted in Residential Zones	Yes	No	No	No
Permitted in Commercial Zones	Yes	Yes	Yes	Yes
Permitted in Industrial Zones	Yes	Yes	Yes	Yes
<u>Development Standard</u>	<u>Food Stand</u>	<u>Food Cart</u>	<u>Food Trailer</u>	<u>Food Kiosks</u>

4.316 Width of Vegetation Corridor

<u>Protected Water Feature</u>	<u>Slope Adjacent to Protected Water Feature¹</u>	<u>Starting Point for Measurements from Water Feature</u>	<u>Minimum Widths of Vegetation Corridor^{2,3}</u>
Primary Protected Water Features	<25%	Edge of bankfull stage or two-year storm level. Delineated edge of Title 3 wetland.	50 feet
Primary Protected	>25% for less than 150 feet ³	Edge of bankfull stage or	Distance from starting

TREE REPLACEMENT MITIGATION OPTION 1

<u>Size of Tree Removed</u>	<u>Number of Trees and Shrubs to Plant</u>
6 to 12" DBH	1 tree and 1 shrub
13 to 18" DBH	2 trees and 3 shrubs
19 to 24" DBH	3 trees and 6 shrubs
25 to 30" DBH	4 trees and 9 shrubs
Over 30" DBH	5 trees and 15 shrubs



PROPOSED TEXT AMENDMENTS CH. 6,7,8,9 & APPENDIX A

- All chapters to receive general uniformity and referencing edits.

B. Development standards.

1. Applicability. Cottage clusters shall meet the development standards contained herein and within the dimensional standards table in Section 3.130.D of this Code.
2. Average unit size. The maximum average floor area for a cottage cluster is one thousand four hundred (1,400) square feet per dwelling unit. Community buildings shall be included in the average floor area calculation for a cottage cluster.
3. Off-street parking
 - a. Required off-street parking. The minimum number of required off-street parking spaces for a cottage cluster project is zero (0) spaces per unit with a floor area less than one thousand (1,000) square feet and one (1) space per unit with a floor area of one thousand (1,000) square feet or more. Spaces may be provided for individual cottages or in shared parking clusters. A credit for on-street parking shall be granted for some or all of the required off-street parking as provided in subsection (b).

A.114 Trash and Recycling Storage.

- A. Each structure shall provide for collection of its trash and recyclable materials within the boundaries of each parcel.
- B. All trash collection areas must be located within the structure, or behind the building in an enclosure, in accordance with the provisions of Chapter 8.060.B 11-045, Garbage and Recycling Container Enclosures, of this Code.

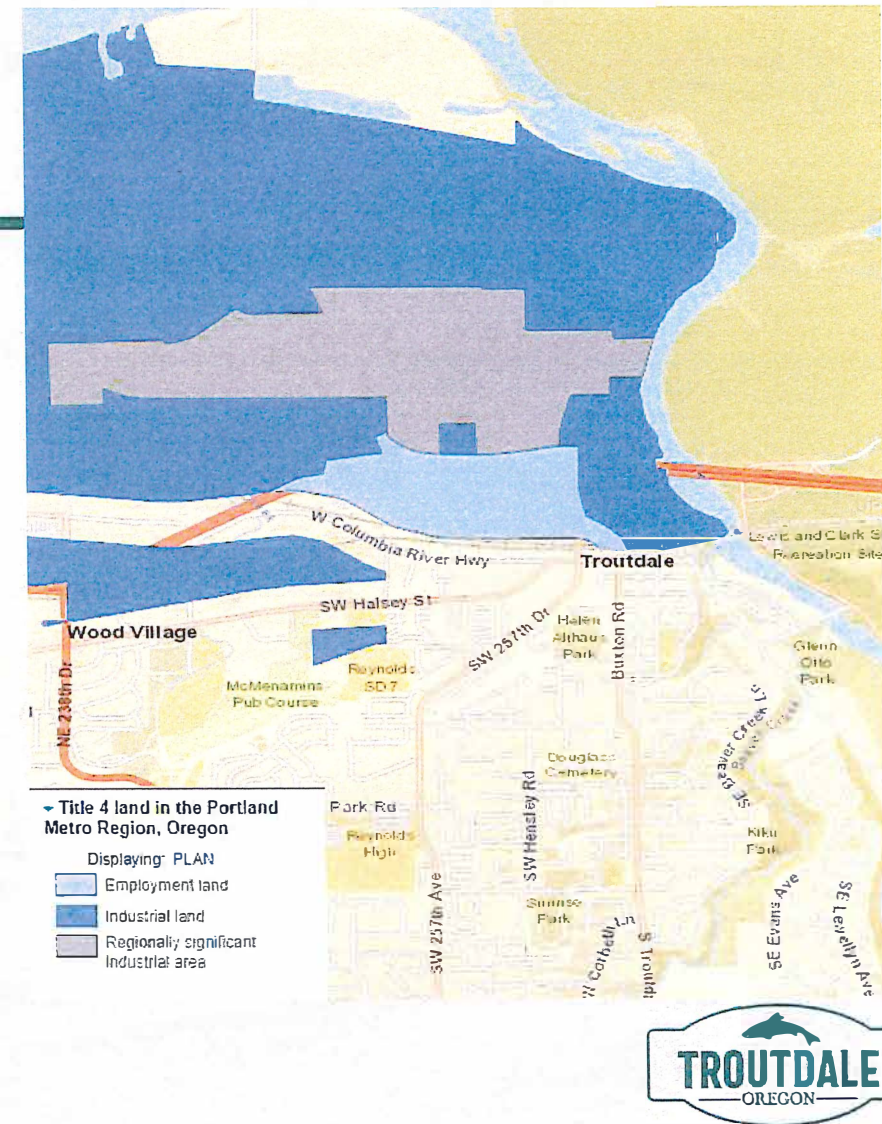
A.115 Signage.

- A. All signs located within the Town Center Overlay shall be in accordance with the provisions of Chapter 10.045, Signage within the Central Business District (CBD) and Urban Mixed Use (MU-3) Zones, of this Code.



METRO COMMENT

- Metro Title 4 Map
 - Title 4 of Metros 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 add a specific standard for Section 3.420 to prohibit “Gym” uses on lands designated RSIA on the Metro 2040 Growth Map.



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
 - Newspaper
 - Online
 - DLCD



COUNCIL ACTION

- PC recommends approval to City Council
- City Council Hearings
 - November 12th, 2024 (Introduction)
 - December 10th, 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

