MINUTES
Troutdale City Council – Regular Meeting
Troutdale Police Community Center – Kellogg Room
234 SW Kendall Court
Troutdale, OR 97060

Tuesday, May 26, 2020 – 7:00PM

1. PLEDGE OF ALLEGIANCE, ROLL CALL, AGENDA UPDATE

Mayor Ryan called the meeting to order at 7:00pm.

PRESENT: Mayor Ryan, Councilor Ripma, Councilor Lauer, Councilor Kranz, Councilor White, Councilor Moon and Councilor Hudson.

ABSENT: None.

STAFF: Ray Young, City Manager; Sarah Skroch, City Recorder; Erich Mueller, Finance Director; Ed Trompke, City Attorney; Chris Damgen, Community Development Director and Arini Farrell, Planning Associate.

GUESTS: See Attached.

Mayor Ryan asked, are there any 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: April 28, 2020 City Council Regular Meeting

3.2 RESOLUTION: A resolution approving an amendment to the Intergovernmental Agreement with Multnomah County for Business Income Tax.

MOTION: **Councilor Hudson moved to approve the consent agenda. Seconded by Councilor Lauer.**
Motion Passed 7-0.

4. UPDATE: Regional update from Metro Councilor Shirley Craddick.

<0:03:00>
Metro Councilor Shirley Craddick presented a PowerPoint presentation on regional updates from Metro (a copy can be found in the meeting packet).

<0:25:18>
Mayor Ryan asked which cities Metro covers in Councilor Craddick's district.

Councilor Craddick replied she represents East Portland, Gresham, Troutdale, Wood Village, Fairview, Clackamas, and part of Happy Valley.

<0:26:50>
Ray Young stated Halsey is a difficult street within the City of Troutdale because McMenamin's owns both sides of the street for about a half a mile. McMenamin's has illusions of grandeur to develop both sides of the street into a beautiful, amenities filled location for East County. One of the things holding them up is that the County is looking to them to have to do all the improvements to Halsey to bring it up to standards, which is a huge lift for anybody. If the Metro money could be used to reduce that lift it would probably encourage sooner development for that parcel.

Chris Damgen, Community Development Director, stated the Town Center Plan will also tie in and look at the downtown street and all the way down to the Troutdale Bridge. One of the bigger picture questions that the plan will ask is, that is also a county road, if the city truly wants to accomplish good placemaking in downtown it may be in the city's interest to pursue ownership of that road.

Councilor Craddick stated she recognizes that discussions about this are complex and detailed. She would like to see funding brought to her district and to help the City of Troutdale.

<0:29:40>
Ray Young stated there are a lot of citizens that take Troutdale Road down to Boring and then to Hwy 212. He asked if there are any thoughts of improving that commute to Boring.

Councilor Craddick replied there hasn't been any planning or focus on that area at this moment.

Chris Damgen stated transit service in Troutdale has been a repeated challenge, especially connecting to the City's job centers out in the TRIP area with the greater region. That's a major concern from a transportation investment standpoint.

<0:32:12>
Councilor Craddick replied she agrees. She explained the measure doesn't specifically pay for transit service, but it does pay for the infrastructure to support transit.

<0:34:35>
Councilor Kranz inquired about the Bike Hub at the end of downtown Troutdale and the improvements being made there and asked if there were any types of funding for more multimodal safety for bicyclists.

Councilor Craddick replied yes. One of the programs in the transportation measure will be focusing on the trail and ped connections. There is money available to be applied for.

Ray Young asked Councilor Craddick to keep in mind the URA property when it comes to setting the rules to help make it as easy as possible and argue for guidelines and policies to help additional monies to be used. It's significant to the region.

Councilor Craddick stated she would love to see the project developed. There are grants the City can apply for.

5. DISCUSSION: A discussion on Proposed Housing Strategy.

<0:59:10>
Beth Goodman, ECONorthwest, showed the Council a PowerPoint presentation (attached as Exhibit A).

Councilor Ripma stated there was an option of accepting the housing needs analysis but not adopting it. It seems like there was another option of just accepting it.

Beth Goodman replied the challenge with the housing needs analysis is that if you go beyond the year in which the forecast runs, and haven't adopted it or signal your intention to adopt it by the end of the first year of the 20 year period then you will have to revise the housing needs analysis. The intent to adopt must be done this year.

<1:08:18>
Councilor Ripma asked if there was something Council needs to do tonight.

Ed Trompke replied he spoke with Chris Damgen about a resolution at the next meeting to adopt the fact parts of the housing needs analysis and then work on the policies and objectives over the next couple of months.

<1:24:57>
Councilor Moon asked what the requirements are to increase building heights in the URA.

Beth Goodman replied one of the actions for supporting development in the URA is increasing building heights from 45 feet to 55 feet. The City Council can choose to do that or choose not to do it.

<1:27:40>
Councilor White asked if neighboring cities that may have an abundance of a certain type of housing were taken into consideration on the report.

Beth Goodman replied that ECONorthwest did look at the types of housing in other cities.

6. DISCUSSION: A discussion on renewal and expansion of SDC reductions for restaurants.

<1:31:34>
Ray Young gave a brief overview of the staff report.

Mayor Ryan asked if the way the City has been doing it is the least expensive way for the restaurants.

Ray Young replied the least expensive way is to calculate their total SDC, regardless of prior use, apply 50% to it and then give them credit for what the prior tenant or prior use of the property had given for the use of the property.

Councilor Ripma stated he thought staff interpreted it exactly the way it was meant, the logical way to do it.

<1:35:03>
Mayor Ryan stated his suggestion would be to renew it, expand it to all sections of Troutdale and increase the discount by 10%.

Councilor Hudson explained the original plan behind the reduced SDC charges for specific businesses is that the City wanted to encourage certain types of businesses in the downtown. He asked if people were still comfortable in favoring a certain type of business over another.

Mayor Ryan stated that restaurants, coffee shops and pizza parlors pay a lot more in SDC charges than a nail salon would.

Chris Damgen explained those businesses are heavier wastewater users and have a much higher bill than an office space or a salon. Commercial kitchens cost a lot more and many buildings downtown are not equipped to handle dining establishments.

Mayor Ryan stated he's not comfortable with just doing the downtown area.

<1:41:38>
Councilor Hudson stated he likes the idea of reducing SDC's all around the city and many different types of businesses equally.

Councilor Ripma stated there was a reason why the City did the tiers, restaurants really get nailed with SDC charges.

<1:45:41>
Ray Young stated it wasn't a social engineering intent to favor restaurants over bars.

Councilor Kranz stated there are categories that have been identified based on the SDC calculations. There are 3 tiers to be looked at to do the reduction. She asked if beyond the 3 tiers, if any applications or businesses that have been prohibited from establishing in Troutdale out of the categories stated.

Chris Damgen replied not really, most vacancies have paid some level of SDC's.

Councilor Ripma stated he's willing to go with Mayor Ryan's idea of expanding it to the whole City and up the discount by 10% each.

7. PUBLIC HEARING / ORDINANCE (Introduced 5/12/20): An ordinance amending Troutdale Municipal Code Title 10 – Vehicles and Traffic.

<1:59:22>
Chris Damgen gave a brief overview of the staff report and presented a PowerPoint to Council (attached as Exhibit B).

Councilor Ripma stated he thinks the City should leave RVs the way it is as 4 hours.

Chris Damgen pointed out that when Troutdale's enforcement officer gets inquiries from citizens as far as how long an RV can be left out, when he relays 4 hours a lot of them are shocked and irritated.

Mayor Ryan asked if it could be stated that the rule is 4 hours, but its complaint driven.

Councilor White stated he agrees with the 4-hour rule.

Ray Young suggested putting language in the code that after 4 hours code enforcement can use their discretion.

Mayor Ryan asked Council if they're agreeance with 4-hour parking.

Council agreed.

<2:15:11>
Chris Damgen continued with the PowerPoint.

Mayor Ryan opened the public hearing at 9:20pm.

Ray Young read a statement from Troutdale resident, Paul Wilcox (attached as Exhibit C).

Mayor Ryan closed the public hearing at 9:25pm.

MOTION: Councilor Ripma moved to adopt the ordinance amending Troutdale Municipal Code Title 10 – Vehicles and Traffic including in the motion that sub-section 10.12.050 the 48 hours is changed to 4 hours. Seconded by Councilor Moon.

VOTE: Councilor Ripma - Yes; Councilor Lauer – Yes; Councilor Kranz – No; Councilor Mayor Ryan – Yes; Councilor White – Yes; Councilor Moon – Yes and Councilor Hudson – Yes.

Motion passed 6-1.

8. PUBLIC HEARING / ORDINANCE (Introduced 5/12/20): An ordinance amending Troutdale Municipal Code Chapter 2.48 – Elections.

<2:26:21>
Ed Trompke gave a brief overview of the staff report.

Mayor Ryan opened the public hearing at 9:28pm.

Ray Young read a statement from Troutdale resident, Paul Wilcox (attached as Exhibit D).

Mayor Ryan closed the public hearing at 9:29pm.

MOTION: Councilor Lauer moved to adopt an ordinance amending Troutdale Municipal Code Chapter 2.48 – Elections. Seconded by Councilor Kranz.

VOTE: Councilor Ripma - Yes; Councilor Lauer – Yes; Councilor Kranz – Yes; Councilor Mayor Ryan – Yes; Councilor White – Yes; Councilor Moon – Yes and Councilor Hudson – Yes.

Motion passed 7-0.

9. STAFF COMMUNICATIONS

<2:30:53>

Ray Young provided the following staff communications:

- AMR will not be providing lifeguards to the Sandy River this summer
- Town Center Committee's next meeting is May 27th and the Planning Commission has a meeting on May 28th
- Things are slowly opening in Troutdale even though Multnomah County has not applied for phase 1 opening. Celebrate Me Home is now open.
- Good Coffee is doing their buildouts now to be ready to open in a month or so. Starbucks will have a drive thru down at the outlet mall soon.
- Council needs to decide when they can start meeting as a Council in person for meetings.
- Councilor's photos are available to use for campaign photos at a cost of half of what the City paid to take each councilor's photo.
- Mayor's Square parking lot is paved.

10. COUNCIL COMMUNICATIONS

<2:35:30>

Councilor Ripma stated the owner of Tad's Chicken and Dumplings, Judy Jones, passed away a week and a half ago. She was a benefactor of Troutdale for over 50 years.

Councilor Lauer stated he and some friends got some pizza and root beer floats from The Way Out Inn and sat in Mayor's Square in the rain and ate. He stated it was very cool to see all the flags on the highway for Memorial Day. He would like to see a flagpole installed in Mayor's Square.

Councilor Kranz stated she is looking forward to seeing everybody in person.

Mayor Ryan stated people are getting restless with Multnomah County still not open. He's hoping the County will open soon.

Councilor White stated as a member of the Fire User Board, there was some sobering information relayed at the last meeting. Gresham is cutting their fire budget by $1.7 million. They're asking for an ad hoc committee to be formed to help analyze the situation and work out some plans.

Councilor Hudson stated Reynolds High School is holding their drive-thru graduation this week. Congratulations to the graduates and the Learning Academy graduates.

11. ADJOURNMENT

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

Meeting adjourned at 9:42pm.

Casey Ryan, Mayor
Dated: July 15, 2020

ATTEST:

Kenda Schlaht, Deputy City Recorder

Exhibit A – PowerPoint Presentation by Beth Goodman, ECONorthwest
Exhibit B – PowerPoint Presentation by Chris Damgen, Community Development Director
Exhibit C – Paul Wilcox's Public Comment – Item #7
Exhibit D – Paul Wilcox's Public Comment – Item #8

CITY OF TROUTDALE

City Council – Regular Meeting
7:00PM
Tuesday, May 26, 2020

PLEASE SIGN IN

Name – Please Print	Address	Phone #
Tanner (in person)		
Paul Wilcox (zoom)		
Pamela Kamber (zoom)		

Housing Needs Analysis
City of Troutdal

Exhibit A
May 26, 2020 Council Meeting Minutes

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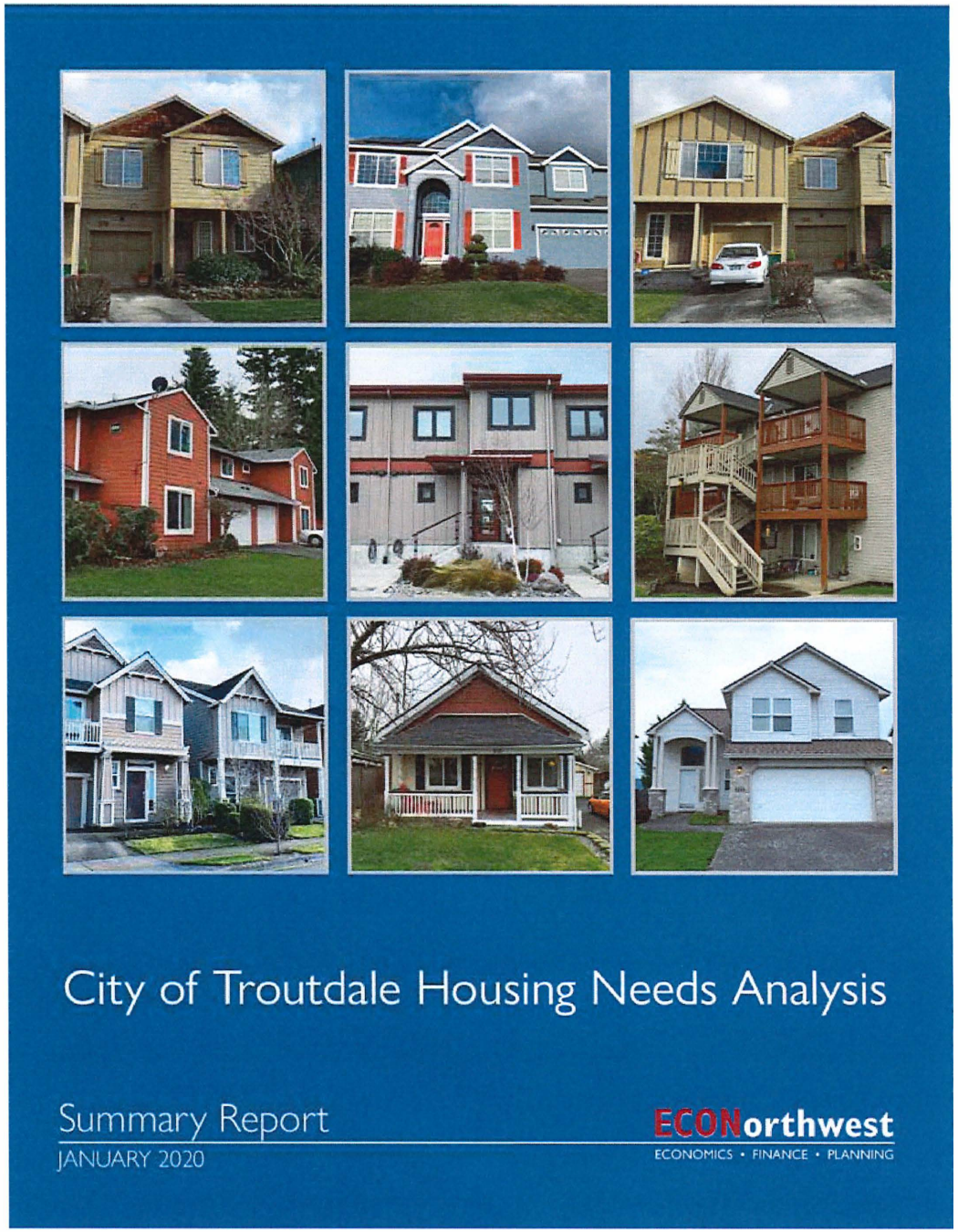
Final Documents

Documents produced for this project:

- Housing Needs Analysis Report (HNA)
- Housing Strategy
- Summary document
  (summarizes HNA and strategy)



This Project

Housing Needs Analysis

Technical report about:

- Buildable lands inventory
- Housing market
- Demographic and socioeconomic characteristics of residents
- Housing affordability
- Forecast of new housing
- Land sufficiency

Housing Strategy

Housing policies and actions to address needs identified in the HNA:

- Land availability
- Types of housing needed
- Housing affordability
- Infrastructure needs
- Funding

Revised Comprehensive Plan

- Updated information (*HNA*)
- Updated policies (*Housing Strategy*)

Changes to Troutdale Dev. Code

Establish New Housing Policies and Programs

Housing policies not addressed through Comprehensive Plan updates

Options for Adoption

1. Adopt the Housing Needs Analysis into the Comprehensive Plan
   - Repeal existing fact base and replace with the HNA
   - Allows the City to use the HNA as the basis for decisions like re-zoning applications, etc.
2. Revise and adopt the Housing Strategy Policies and Objectives separately from the HNA
   - Gives more opportunity for revisions to the Policies and Objectives
3. Adopt the Housing Needs Analysis and the Housing Strategy Policies and Objectives

Conclusions of the HNA

Conclusions and Recommendations

- Ongoing development could meet a substantial amount of Troutdale's forecast for growth
- Commuting patterns in Troutdale indicate an imbalance of available housing and employment.
- Troutdale has need for development of housing affordable to households of all income levels, from low-income to high-income.

Housing Policy Recommendations

Housing for low-income households

Support development of housing housing affordable to households with income of about $43,950, who can afford $1,099 in monthly housing costs. Objective 3.1 and 3.2 addresses this housing need.

Options for implementing this policy:

Recommended options for consideration	Other Options for income-restricted housing
Use of surplus public property	Reduce parking requirements
Emphasize location within ¼ mile of transit	Increase building heights
Lower SDC for income-restricted housing	Inclusionary Zoning
Offer a tax exemption, like the Low-Income Rental Housing Tax Credit	Construction Excise Tax to support development of income-restricted housing
Offer density bonus	General Fund support
Participate in a land bank	
Support employer-assisted housing efforts	
General obligation bond support	

Housing for middle-income households

Support development of housing housing affordable to households with income of about $43,950 to $105,480, who can afford $1,099 to $2,637 in monthly housing costs. Objective 3.1, 3.2, and 3.3 address this housing need.

Options for implementing this policy:

Recommended options for consideration	Other Options for middle-income housing
Offer density bonus	Reduce parking requirements
Participate in a land bank	Increase building heights
Offer a tax exemption, like the Multiple-Unit Housing Tax Credit	Inclusionary Zoning (only for households with income up to $70,320)
Support employer-assisted housing efforts	Lower SDC for middle-income housing projects
Lower SDC for rehabilitation projects	Construction Excise Tax to support development of middle-income housing
Grant or loan program for for rehabilitation projects	General Fund support

Redevelopment Opportunities

Support redevelopment of underutilized sites for mixed use development. For example, the URA site north of downtown is a brownfield site where industrial uses (e.g., the city's old sewage treatment plans) were located. The allowed uses on the site could include mixed use and high-density multifamily housing.

Options for implementing this policy:

Recommended options for consideration	Other Options to support redevelopment
Urban Renewal funding support	Reduce parking requirements
Zone to allow high-density multifamily housing (including mixed-use)	Inclusionary Zoning (only for households with income up to $70,320)
Increase building heights in the URA	Construction Excise Tax
Offer density bonus	General fund support
Offer a tax exemption, like the Multiple-Unit Housing Tax Credit	

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An Ordinance amending Troutdale Municipal Code Title 10 – Vehicles and Traffic

2nd Reading

Troutdale City Council

May 26, 2020

Exhibit B
May 26, 2020 Council Meeting Minutes

Summary of Proposed Changes

Initial Changes Proposed

1. Eliminating multiple discrepancies between Title 10 and Title 8, which deals with nuisances
2. Revisiting time limits for vehicle parking in the right-of-way (RVs)
3. Considering changes to overnight parking restrictions
4. Restricting commercial vehicle parking on streets in non-residential areas of the city

Feedback from March 2020 Discussion

1. Consider longer period of time for street parking
2. Attempt to consolidate time limit standards to a uniform number
3. Redline version (included in packet)

Proposed Amendments

- **Page 3** (10.04.170) – change 72 hours to 96 hours for "storage" definition
- **Page 4** (10.08.020) – gives city manager the additional duty to issue overnight, special, and guest parking permits
- **Page 5** (10.08.030) – remove the word "principles"
- **Page 5** (10.08.040) – added city manager or designee to those with enforcement authority (in addition to peace officers)
- **Page 6** (10.08.060) – added overnight parking provisions for permit issuance and allowances to park in public parking lots
- **Page 8** (10.12.020) – changed parking allowance from 7 days to 96 hours
- **Page 9** (10.12.030) – allowed for permitting overnight parking in designated areas

Proposed Amendments

- **Page 21** (10.36.010) – change time restrictions across the board to 96 hours for determining an abandoned vehicle designation
- **Page 23** (10.38.010) – changed 72 hours to 96 hours for towing a vehicle after prior notice was given

Larger Vehicle (Commercial) and RV Parking – see also next slide

- **Page 7** (10.12.020) – added language that restricted unattended larger vehicle parking in non-residential areas of the city, except as provided in 10.12.050
- **Page 9** (10.12.050) – allow for parking of RVs and other vehicles from 4 hours to 96 hours (RVs may secure a permit for longer stays per 10.08.060)

Confirm Changes for 2nd Reading

48 hour standard: is it applied ***only for RV parking situations*** or across the board?

Current draft shows only for RV parking situation

Do you wish to consider 48 hours for other standards that will shift to a 96 hour limit?

- **10.04.170** – Storage (definition) The placing or leaving of property at a location for a period of time in excess of 96 hours.
- **10.12.020** – Unlawful parking or standing: Park for more than 96 consecutive hours in a place where time limitations are not designated
- **10.36.010** – Abandoned vehicles prohibited: considered abandoned if parked in excess of 96 hours on street, private street/alley accessible to public, or on private property when exposed from the street
- **10.38.010** – Impound: A vehicle may be towed 96 hours after the date of a notice provided by peace officer

Overnight Parking Regulations Added

- Establishes annual permit
- Criteria for approving a permit
  - Applicant is resident of Town Center whose place of residence does not contain at least 1 space on site and is limited to apply for 2 spaces
  - Applicant is a business with a permanent establishment in Town Center
    - Business identified a specific need to accommodate for overnight parking for clientele
    - Property does not contain adequate off-street parking
    - Business is not requesting more than six (6) parking spaces for each address. (concerns of multiple businesses at one location)
- Location of overnight parking to be determined by City Manager, but following sites are <u>specifically prohibited</u> (can be expanded):
  - On-street parking on HCRH between 257th Drive and Kibling Street
  - On-street parking on Buxton, Dora, and Harlow between HCRH and 2nd Street
  - Mayors Square Parking Lot

HCRH
Kendall
Parking Lot
Discovery Block
Old City Hall
Kibling
HCRH
257th
TPCC
Buxton
Dora
Harlow

Exhibit C

May 26, 2020 Council Meeting Minutes

Public testimony regarding:

PUBLIC HEARING / ORDINANCE: An ordinance amending Troutdale Municipal Code Title 10 – Vehicles and Traffic.

Troutdale has proposed raising its fine for an abandoned vehicle from $100.00 to $285.00 to match the County fine schedule. There are sections of the definition of an abandoned vehicle for which this seems excessive. The general understanding of "abandoned" is a thing or person that has been left and for which one will not be returning. Two of the definitions do not necessarily reflect that this is the case, in particular number 1. The vehicle license plate or registration sticker has expired or has been canceled, and number 4. The vehicle appears to be inoperative or disabled. Motorists are driving vehicles all the time with expired registration stickers, for which I'm sure there's a separate vehicle code violation. Parking such a vehicle does not constitute "abandonment" in the strict sense, although I realize that is commonly included in the definition of an abandoned vehicle. In the case of inoperative or disabled, the code enforcement officer could classify a parked motor vehicle with a flat tire as abandoned.

The City is also proposing reducing the time allowance from 7 days to 4 days (96 hours) for what I assume to be what's loosely defined as "stored vehicles". After the last Council meeting I decided to document how long vehicles were being left parked just in a single block on our street. Within six spaces there were three vehicles parked without moving for 7 days. There was one parked last summer which didn't move for several months. I had no reason to believe it was technically "abandoned", just that the owners weren't using it. It wasn't in anyone's way. When the road was closed for paving, it was moved, proving that the owners were nearby and that it had not been abandoned.

I have in the past reported an abandoned vehicle, but it was fairly apparent that it wasn't operable, with a badly damaged windshield and having been partially "stripped" of parts and without license plates.

I would request that one fundamental question be answered by staff, exactly what action is required to comply with the 96-hour parking limit restriction?

Submitted by:
Paul Wilcox
Troutdale
5/26/20

Public testimony regarding:

PUBLIC HEARING / ORDINANCE: An ordinance amending Troutdale Municipal Code Chapter 2.48 – Elections.

I wish to thank the Council and staff for moving so quickly to bring about this temporary municipal code revision related to how a local citizen applies to be a candidate for council, although I see no basis for not making it permanent. I believe the requirement to collect a certain number of signatures is an unnecessary burden that doesn't really indicate any significant level of support for the candidate. As I've noted before, both Fairview and Wood Village allow the fee in lieu of signatures option. Fairview's is even written into their City Charter. Also, even cities much larger than Troutdale have a minimal signature requirement. Gresham only requires 20, and Beaverton and Tualatin only require 10, while Troutdale is at 25.
The $25.00 fee seems to me to be a significant enough financial commitment to prevent a "vanity" applicant, i.e., someone who just wants to see their name on the ballot. Also, any serious candidate is going to want to submit a voters' pamphlet statement, the fee for which is now $100.00. Of course, it is possible to forego that step if someone is running unopposed, as the two incumbent candidates did in 2012. Their out-of-pocket was zero. I commend Councilor Ripma for having submitted a voters' pamphlet statement all three times he has run unopposed. To not do so is taking the voters for granted in a very disrespectful manner.

Submitted by:
Paul Wilcox
Troutdale
5/26/20