



CITY OF TROUTDALE

Planning Commission

MEETING AGENDA

Wednesday, October 21, 2020 | 7:00 p.m.

Troutdale Police Community Center – Kellogg Room

234 SW Kendall Ct – Troutdale, OR 97060

1. **Call to Order, Roll Call, & Pledge of Allegiance**
2. **Public Comment on Non-Agenda Items**
3. **Review & Approval of Minutes**
 - a. August 11, 2020 Meeting Minutes
 - b. August 19, 2020 Housing Committee Meeting Minutes
4. **Discussion Items**
 - a. Potential New Zoning District
 - b. Rent Burden Meeting 2020
5. **Department Report**
6. **Commissioner Comments**
7. **Adjourn**

Next Regular Meeting: Wednesday, November 18, 2020 | 7:00 p.m.

Due to COVID-19 health requirements, there will be a limit on public attendance in the Kellogg Room. Please contact Staff for alternate methods of participation.

This meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours prior to the meeting to the Planning Division (planning@troutdaleoregon.gov or 503-665-5175)



CITY OF TROUTDALE

Planning Commission

MEETING MINUTES

Tuesday, August 11, 2020 | 7:00 p.m.

Troutdale Police Community Center – Kellogg Room
234 SW Kendall Ct – Troutdale, OR 97060

1. Call to Order, Roll Call, & Pledge of Allegiance

The meeting was called to order by Chair Staffenson at 7 p.m. and the Pledge of Allegiance was said.

- Commissioners Present: Staffenson, Prickett, Wilcox, Glantz, Wittren, and Mammone
- Commissioners Excused: Woodyla
- City Staff:
Chris Damgen, Community Development Director
Arini Farrell, Associate Planner
- Members of the Public: Melissa Sillitoe, transcriptionist
Rich Allen
Tracy Brown

2. Public Comment on Non-Agenda Items

There was no public comment.

3. Approval of Minutes

The July 15, 2020 minutes were reviewed. Ms. Glantz had two corrections: on page 2 – changing “include” to “included” and in the first sentence on page 3, adding “used to be used for” after “Troutdale Airport Hangars.” Mr. Wilcox had the following corrections: on page 2, it is “Harvest” and not “Harbor” Christian Church; on page 3, enumerated C, “recommend” should be capitalized; on page 4, the container dimensions should be 8x9x40’; on page 5, replace “Ms.” with “Mr.” Byrd and on page 5, “her personally” should be replaced with “he personally.” Chair Staffenson changed a sentence on page 2 to state: “Commissioners will render a decision and the application moves forward.”

Ms. Prickett moved to approve the July 15, 2020 minutes as amended and Ms. Glantz seconded the motion. The motion passed unanimously.

4. Public Hearing

a. Hearing Procedure

Chair Staffenson read the rules governing the Hearing Procedure. He then asked if Mr. Wittren, who was not present at the July meeting but had an opportunity to review the minutes, wished to participate. He answered that he did.

b. Hearing Continuance of Case File # 75-04 Text Amendment – Storage Facilities Development Code Text Amendment – Type IV Hearing

Chair Staffenson explained that since this was a continuation, Staff would not be giving a report. Mr. Damgen said that was correct and that Staff will show what had been left on the table during deliberations, and they will remind the Commissioners of the Decision Criteria.

Chair Staffenson explained that for members of the public, there is no need to testify again if they testified at the first meeting since it is on the record, unless they wish to present additional testimony. Finally, he asked if anyone had any conflicts of interest to declare and none did.

Mr. Damgen shared his screen so that the Commissioners could easily view Staff's presentation from the July meeting. There were a few proposals that were set forth as changes in regards to the 3.161 Purpose Statement. He noted the strikethrough "outdoor accessory storage" and the proposal to replace it with "or significant outdoor accessory storage" at the end of the sentence. There was also discussion about using "little" vs. "limited." Staff had proposed "limited" and he didn't believe there was a change made to it but there was certainly discussion about it. Mr. Damgen said he would keep the slide open during this hearing. Also, there were no other changes to the Decision Criteria or the information in the meeting packets. He closed his statements.

Public Comment

Chair Staffenson asked if there were members of the public wishing to testify. Mr. Tracy Brown, 17075 Fir Drive in Sandy, said he wished for the Commissioners to consider his remarks in the July 15 minutes. He is supportive of the change and moving this on to the City Council. He thanked the Commissioners.

No other members of the public wished to testify.

Ms. Prickett moved to close the public hearing and Ms. Glantz seconded. The motion passed unanimously.

Discussion

Ms. Glantz began the discussion by thanking everyone for allowing her to spend some extra time with the draft and that she had three basic concerns. First, being next to residential areas; second, some kinds of environmental issues and wanting padding, and also having something solid rather than only gravel under temporary structures, even if it

isn't asphalt; and third, level of visibility. She would like there to be landscaping so that it looks better if it's near a scenic view.

Referring to the Purpose Statement, she asked about the meaning of "appropriate buffering." In her experience, this can include 5' trees that will hopefully grow larger with time, but she doesn't feel that's enough aesthetic protection when near residential areas. She wants there to either be visual blocking or to not have these structures next to residential areas.

Ms. Prickett said she agreed with Ms. Glantz. Her concern is that if a moisture barrier isn't applied, there will be condensation on the inside. She also worries about having no control over what is stored there, especially if it includes pesticides from a landscaping business that could leak into the groundwater.

Mr. Mammone said that he feels comfortable with the language that Staff had presented at the July 15 meeting with or without Mr. Brown's amendment. He understands Ms. Glantz's concerns about buffering, but he hopes that these could be addressed within the buffering section of the code. He feels that they've done a good job of addressing the charge of segregating "storage" from "warehouses." Since it isn't possible to anticipate every potential issue, he believes the Planning Commission's role is to have a guiding vision and that they are providing this.

Mr. Wilcox referred to the new ".126 Storage, Accessory" section and said that the word "outdoor" isn't also included in the purpose statement. Also, regarding the new ".127 Storage Facility" section, the word "portable" isn't defined at all. As he stated in the July meeting, it could be shipping containers or semi-trailers with staircases, or even tents. Also, under the criteria later on, it talks about security such as fencing or closed-circuit TV, but those are optional and not required anywhere.

Mr. Wittren said that he wanted to reiterate what Mr. Mammone had to say. He also feels that "portable" needs to be defined while realizing it will be impossible to make everyone happy. Regarding buffering, the City of Troutdale wants to allow storage without any noise or visual impacts, and that instead they will need to find a happy medium. He noted that there are already ordinances that address things like additional noise.

Mr. Mammone asked to follow up on Mr. Wilcox's concern, pointing out that while he also cares about semantics, these storage facilities will be considered as conditional uses, and the Planning Commission will be able to consider and address each of these. He complimented the Staff on finding a way to address the evolving definition of storage in Troutdale.

Chair Staffenson thanked the Staff and said they had done an excellent job and said he wished to make a few comments about containers. From his own experience with a storage facility that is adjacent to residential zoning, it

only becomes an issues when the containers are opened and closed since it's loud, but that this would fall under the noise ordinance of what's allowed between 7 a.m. – 10 p.m.

Chair Staffenson said that he felt the body was split. He asked if Mr. Mammone wanted to change this back to the way Staff had originally written it. Mr. Mammone said that he leaned in that direction. However, he is fine with Mr. Brown's comments if Staff are also OK with these not compromising the integrity of the code.

Mr. Damgen said that Staff did not have a formal opinion on Mr. Brown's comments or report. Staff is fine with the changes being shown on the screen for the Purpose Statement. He added that Mr. Brown could always bring up his comments at City Council.

Mr. Damgen displayed Mr. Brown's comments on page 5 of the July 15 minutes on his screen so the Commissioners could view them. Chair Staffenson asked if Mr. Damgen feels "storage facility" needs to be added to the list.

Mr. Damgen showed his screen so the Commissioners could view Troutdale Development Code, Section 8.030, item 6, and the proposal to add the words "outdoor accessory". Staff is basically saying that the walkway standards would not necessarily be required in these outdoor storage facilities. Chair Staffenson asked if the setbacks would be the same. Mr. Damgen answered that it would be and people would be going from the parking lot to a building or between buildings. Storage facilities, whether internal or external or portable, would be in an enclosed area, whether it's an impound lot or a gated secure area, but the wording is not going to require an ADA pedestrian way. Chair Staffenson pointed out that there's rarely any truck traffic at these. Ms. Farrell said that this discussion applied recently to FedEx's application, and in that case, a pedestrian walkway did apply. Mr. Mammone said he was fine with or without adding "storage facility" after "outdoor storage" and "etc." since it wouldn't destroy the meaning of the sentence.

Purpose Statement Discussion and Voting

Commissioners were asked for any other proposed changes. Mr. Damgen showed the zoning map and pointed out the light grey properties (those zoned Light Industrial) north of I-84 and along Harlow Road and Portland-owned areas on the south side of the air field. There are also areas that are already developed along Historic Columbia Highway and some industrial uses near the animal shelter. He also pointed out the orange (residential) and dark brown (yet to be constructed residential) properties. There are about six properties facing the LI zoning district. The commissioners looked at photographs of the existing residential buildings.

Ms. Glantz asked the reason for stating that it's all right for LI to be located next to residential areas. Mr. Damgen said that this is probably the legacy of original language from the 1990 Development Code. Ms. Glantz said that she wondered why it was necessary to even call it out. Mr. Wittren said that he thought this was because it's important to say that there needs to be a buffer there. Ms. Glantz replied that there needs to be a buffer regardless of where LI is

located. She also pointed out that the Code doesn't define what is meant by "appropriate." Mr. Damgen said that there are performances in Chapter 11 that offer expectations such as those for landscaping, but it is within the group's wheelhouse to require additional land screening that goes above and beyond this. Most property owners will try to have landscaping at the perimeter of their property, even if it looks barren at first while new trees are planted. He asked if "significant" would be a better adjective to use than "appropriate." Ms. Glantz suggested instead using "additional." Ms. Farrell suggested also adding a reference to Chapter 11 criteria of shrubs and their maintenance. Ms. Glantz suggested the wording "adjacent to residential uses with landscape buffering." Chair Staffenson said that he wants more wiggle room and suggested "appropriate or adequate" so that the Commission can require a fence and a hedge, for example. Mr. Wittren said that he liked "adequate" Ms. Prickett said she favored saying "appropriate and adequate." Chair Staffenson said that "adequate" would replace "appropriate" rather than needing both words.

Mr. Mammone moved to adopt the Staff's proposed text amendment from the July 15, 2020 meeting, including tonight's amended language. Mr. Wittren seconded the motion. Chair Staffenson asked if there was any discussion. Mr. Wilcox asked if they were only voting on the Purpose Statement paragraph and Chair Staffenson answered yes.

Roll call vote:

Ayes: Wittren, Prickett, Mammone, Wilcox, and Staffenson.

Nays: Glantz

Abstentions: None.

The motion passed.

Section 8.030 Discussion

Mr. Wittren asked if the group could choose not to address the section and to leave it to City Council. Chair Staffenson answered no. Ms. Glantz questioned if it was possible to change it without a public notice. Mr. Damgen said that they could have a non-binding head count vote in order to provide guidance to the City Council and then put a footnote in their recommendation to check with the City Attorney.

Mr. Mammone said that the change suggested is so nominal that he would be willing to go along with it, but he also wanted to point out that this exceeds the scope of the group's original meeting charge.

Mr. Wittren asked if Staff had a recommendation. Mr. Damgen replied that they are neutral. The Commissioners get to write it even though Staff will interpret it. Chair Staffenson said that he didn't think it was necessary. Ms. Farrell stated that she feels there is enough flexibility in the existing verbiage.

Ms. Glantz asked if the idea is to add “accessory storage” even though there already are warehouses. Mr. Damgen said that the question was if “storage facility” should be specifically listed. Ms. Glantz said she thinks it’s already covered.

Chair Staffenson called for a straw poll vote. All unanimously voted no.

Mr. Damgen asked if “portable” needed to be defined. It is already defined in the Sign Code but it could be explained with “portable settings such as...” Staff currently interprets “portable” to mean “movable.” Chair Staffenson said that “portable” is a standard industry term so it works well. Ms. Glantz asked if some thought “portable” should be defined in order to make sure that it did not include certain unwanted uses and if they should say what “portable” does not include. Ms. Prickett asked if tents should be called out. Chair Staffenson said that he thought Mr. Wilcox had a few good points like trailers with stairs or tents that would not be seen as portable storage.

Ms. Glantz asked if it was obvious when a trailer being stored has stairs and Chair Staffenson answered that it would be since the stairs are at the back of the trailer. Mr. Wilcox added that he had meant a rolling staircase. Ms. Glantz said that the idea was that the containers could be stacked 3 high, and that they would definitely require an access point. Mr. Damgen said that this is something that could be conditioned depending on how close they are to the airport. There are other codes that factor into these decisions, like the Fire Code. Chair Staffenson said that the Commissioners can also cover these issues in conditional use. Ms. Glantz said that she isn’t sure that calling it out makes any difference except that tents should be called out as not being included. Chair Staffenson agreed and added that tractor trailers would also not be included and clarified that Amazon uses box trucks.

Mr. Mammone cautioned being overly specific and refined because the great advantage of a conditional use is that it allows the committee plenty of latitude. However, if his colleagues felt they needed to be specific, he would support that. Chair Staffenson agreed in not being overly specific except for things they would never want to approve. Allowing for a case by case variance does not set the stage for a future variance. Ms. Glantz replied that in her experience, once a conditional use is allowed, it is never turned down in the future so she would like to be very clear about the Commission’s wishes and intents.

Ms. Farrell said that the majority of LI use is trucking and Staff gets many inquiries about trailers. Chair Staffenson asked Mr. Wilcox if he was thinking of trailers stored there for a long period of time with stairs on them and people going in and out, and Mr. Wilcox answered that he was. Chair Staffenson said that currently all of these business owners stored materials in their trailers and this was necessary. Ms. Farrell said that in recent weeks there was a pre-application for a construction company to put padding down for truck trailers near light industrial. Mr. Wilcox said that the way Staff uses “portable” is so wide ranging that it can include RV storage on Marine Drive. Chair Staffenson answered that as far as truck trailers go, they would be addressing shipping containers in conditional uses. Mr. Damgen said that any type of storage facility is going to be conditional use and he echoes Ms. Farrell’s point that

Staff's experience is that the word "trailer" means a variety of things. Staff thinks there is room to regulate on a case by case basis. Ms. Farrell said that as a planner, variances are the last part you would advise anyone to go through. She expects they will have a lot of variance applications with the trailers, too. Additionally, conditional uses expire, while variances do not. This might create a system of other approvals for the Planning Commission which would be redundant.

Chair Staffenson asked Mr. Wilcox if he was all right with pulling "trailers" from the text and Mr. Wilcox agreed. After discussion, the group decided to keep the word "tents."

Chair Staffenson asked for a motion for changes to A.127 and 3.161 as amended. Mr. Mammone made the motion and Mr. Wittren seconded. There was no follow-up discussion.

Roll call vote:

Ayes: Wittren, Prickett, Mammone, and Staffenson.

Nays: Glantz, Wilcox

Abstentions: None.

The motion passed and will move forward to City Council. The first hearing will be on August 25 and the second hearing will be September 8. All are welcome to attend.

5. Discussion Items

There were no discussion items.

6. Department Report

Mr. Damgen reported that there has been a lot of construction occurring at Eagle Ridge Apartments and residents moved in this weekend. Other building projects have included the Columbia Ridge Subdivision at the end of Sturgis Lane. Four houses have been completed and five more are on the way. Staff is also reviewing the Lancaster Park town home project. In short, while the national economy may be suffering, there has been no slowdown to construction thus far in Troutdale. Also, he reminded everyone that next Wednesday, there will be a joint meeting with the Housing Committee to discuss issues raised by the Housing Needs Analysis.

There have been welcome staffing changes. Amber Shackelford has been promoted to full-time Assistant Planner and Marlee Boxler is now the new Economic Development Coordinator.

Ms. Farrell added that the next meeting will begin early at 6 pm. and include discussion about the Sandy Riverfront Trail RFQ process. Also, she is expecting and will be taking parental leave in November or December and returning as a part-time employee after that. The group congratulated Ms. Farrell.

7. Commissioner Comments

Mr. Wilcox commented that he would like Commissioners to be able to submit their minutes corrections in advance so they'll be in one place rather than hearing Commissioners offer their amendments one at a time. After discussion, the group decided that instead, Mr. Wilcox will offer his corrections first.

8. Adjourn

Ms. Prickett moved to adjourn the meeting and Ms. Glantz seconded. The vote was unanimous and the meeting was adjourned at 8:37 p.m.

APPROVAL OF MINUTES

Tanney Staffenson, Chair

Date of Approval

Melissa Sillitoe Bocarde, Attest



CITY OF TROUTDALE

Planning Commission

MEETING MINUTES

Wednesday, August 19, 2020 | 7:00 p.m.

Troutdale Police Community Center – Kellogg Room
234 SW Kendall Ct – Troutdale, OR 97060

1. Call to Order, Roll Call, & Pledge of Allegiance

The meeting was called to order by Chair Staffenson at 7 p.m. and the Pledge of Allegiance was said.

- Commissioners Present: Staffenson, Glantz, Mammone, Prickett, Wilcox, and Wittren
- Commissioners Excused: Woodyla
- City Staff:
Chris Damgen, Community Development Director
Arini Farrell, Associate Planner
- Members of the Public: Pamela Kember
Ethan Stuckmayer

2. Public Comment on Non-Agenda Items

Chair Staffenson asked for comment and there was none.

3. Discussion Items

a. Housing Needs Analysis Update and Housing Strategy Work Session

Ms. Farrell began the Housing Needs Analysis Update and Housing Strategy Work Session presentation with an overview of HB 2003. It requires Oregon's medium and large cities to study the future housing needs of their residents and to develop strategies to produce the housing their residents need. There are two documents that would be produced under this bill, Housing Needs Analysis and Housing Production Strategy. The Troutdale housing project began in May 2019 and concluded in December 2019. The Troutdale HNA was adopted by City Council on June 23, 2020. This adoption means that the next HNA will not be required until 2028.

Regarding the Comprehensive Plan Goal 10 Update, the last update was back in 2011. From the HNA, Staff was able to get updated data on the current demographics, housing supply and future needs. Significant changes that Troutdale has faced since 2011 include housing supply and demographics. The new document also includes tables and figures from the HNA.

Ms. Farrell referred to the new update of Plan Goal 10 and its key changes. (The “red line” copy is also available upon request.) Demographics have changed significantly in terms of population numbers, median income, and household size. Troutdale is becoming more ethnically diverse with the Latinx population growing from 5% to 14%. Troutdale seniors have increased from 19% to 22%. Ms. Glantz asked for the definition of “a senior.” Ms. Farrell answered that it is age 60 and older, the same as the HNA identified. Continuing, Ms. Farrell said that Staff included the population growth forecast and also the figures and tables to reflect the update.

The Housing Inventory update includes the rate of home ownership and also the change in the diversity of housing supply which includes a higher number of multifamily dwelling units. Staff also added a figure showing Troutdale’s housing mix compared to the region.

In terms of Future Housing Need, 720 new dwelling units will be needed by 2040 based on Metro Scope. This is actually on the conservative side and so Staff added that comment. They’ve added a note regarding cost burdened homeowners and renters. They also noted the changing landscape and that Troutdale is no longer a bedroom community with the addition of Fed Ex and Amazon.

Staff has also included more detailed information about the residential designation and also the demand for more housing in the commercial section. They also added a figure of allocation of needed housing type and its plan designation. They’ve updated the Building Lands Inventory to include the 1093 new dwelling units needed.

Ms. Farrell asked if there were any questions. There were none. She then showed the “red line” of all of Staff’s edits and changes.

Ms. Glantz noted that a section dealing with home ownership had been removed that talks about allowing for single family home ownership. She said that she feels that we should encourage home ownership and that this is a value most of their community would agree with. Mr. Damgen said that this type of statement would normally be found in a policy declaration within the plan rather than observations about what the current housing state is in Troutdale. Ms. Farrell said that they did note that home ownership had decreased in Troutdale. Ms. Glantz said she would like to add this, and Mr. Damgen reiterated that this would be a policy goal that the Commission can add so that they can create strategies around it.

Returning to the Red Line copy, Ms. Farrell pointed out there was an update to where manufactured homes were allowed. Mr. Damgen added that he would like to explain to new members what is meant by low density, medium density and high density and that they come directly from the Comprehensive Land Use Plan Map. Commercial includes mixed use development such as town homes in downtown’s discovery block. Ms. Farrell said that Staff also updated the Buildable Land Inventory and explained the figures.

The last section of the Housing Plan contains the eight overall policy topics and the ones shown in red are ones that Staff found in the strategies and fit into this section. For example, “providing opportunities for development of housing affordable to all income levels” and “identifying funding sources to support development of infrastructure and housing affordability programs.” She asked if they wanted to pause here to include Ms. Glantz’s suggestion to add policy in this section regarding encouraging home ownership. Chair Staffenson said it should be included in “values” instead of “attitudes.” Mr. Damgen suggested combining the “attitudes” and “values” section. After discussion, the section was changed from “attitudes” to “values.” Ms. Farrell added the statement “e. Encourage home ownership for residents of Troutdale.”

Mr. Wilcox asked if the decline of home ownership in Troutdale is something that Eco Northwest has observed nationwide. He noted that since people don’t work for the same company for 30 years any more, there’s a lot more moving around. Mr. Damgen answered that Oregon has generally held steady as compared to other states. Portland’s metro area’s home ownership rate rose to 61% in 2015 and in 2013 it was roughly 53%. However, a lot of that probably has to do with home construction in Washington County. Mr. Damgen said he would search for more data before the meeting adjourned.

Chair Staffenson asked where the report addressed the shortage of higher end housing. Ms. Farrell said it is not addressed specifically. Mr. Damgen said there is a general statement in the values section regarding housing available for all incomes, and the Housing Needs Analysis approved in June. Ms. Farrell added that the way that the plan calls out the type of structure, not the income level, such as single family, multi-family, etc. Mr. Damgen added that this Goal 10 document examines the typologies that inform land use decisions and built environments.

Ms. Glantz suggested adding a statement in the values section to say “Recognizing the need for full spectrum housing that includes both lower and upper ends.” She said she would like to protect land use from developers coming into R10s and wanting everything converted to R5s. She would like to add this statement and make sure it calls out high amenity housing since people automatically think of the need for low income housing.

Ms. Farrell referred to the beginning of the document’s referral to the vision of Troutdale. She asked if Ms. Glantz wanted to add language about high amenity housing to the section. Ms. Prickett suggested adding “not only affordable housing but high amenity housing” to this section. Ms. Glantz said that instead she would like to take the line about “Recognize a diversity of housing types includes high amenity housing.” Mr. Wittren suggested adding a sentence about “housing choice” as a value. Ms. Farrell made the correction to the sentence.

Mr. Damgen called out the “legacy” section which has not been red-lined to point out that it says Planning Commission meetings can be held twice a month if needed and asked if the group is OK with keeping that statement. Ms. Glantz suggested keeping the language “when necessary” and removing “twice a month.” After discussion, it was decided to keep the statement the same.

Mr. Mammone asked about the sentence in 6i, "Allow a mix of housing type" and asked if this referred to architectural typology or something else. Chair Staffenson answered that it meant a mix of housing types such as apartment buildings and single-family homes, duplexes and row houses. Ms. Prickett said that she lives in a community with commercial buildings on the outside and duplexes and single-family housing inside.

Mr. Mammone asked about statement F and if there was meant to be a correlation between this and median income such as making sure that no more than one third of someone's salary was spent on rent. Chair Staffenson said that a third of someone's salary would not be a criteria set for development. Mr. Mammone said that he did not understand that when the data shows that 40% of the people live in Troutdale spend more than a third of their income on housing, the Planning Commission then makes a policy that there is an opportunity to go above and beyond just adding different architectural styles.

Ms. Glantz said that a planned development allows you to have a community like Cherry Park that has retail and apartments and R10s and R7s and is mixed together well, but it doesn't have anything to do with affordability. Mr. Damgen stated that Cherry Park is an income restricted development. Also, the language they are reading isn't red-lined but part of the original document. However, he appreciates Mr. Mammone's point and wonders if the City needs to create a cleaner policy statement that ties affordability with typology, even if it isn't in this section. Ms. Glantz said she thinks planned developments are a great way to blend different types of housing.

Mr. Wittren said that typically in planned developments, affordability is not a consideration. Ms. Kember said that she could give an example of New Columbia that was an 85-acre major re-development that includes for sale market rate single family homes, and it contains 850 affordable apartments.

Chair Staffenson asked Mr. Mammone if that answered his question, and he said yes. However, he thinks that as city ambassadors, they should exercise foresight, and it would be disingenuous to address the 40% of the population who cannot easily afford housing, especially since this is true also of neighboring cities. Chair Staffenson answered that he felt their job was to give Staff the tools that they need. Mr. Damgen said that while this was true, this is also an important section since the Planning Commission will need to refer back to it at future decision hearings.

Ms. Glantz said that she would like to say "high amenity executive housing" so that it wouldn't be confused with apartments with marble counter tops would not be what she had in mind. Ms. Kember added that when Ms. Glantz originally proposed that language that it was meant to be a range of housing types from low-income up to executive housing so the language is not as in your face. Ms. Glantz said she was OK with that. Ms. Farrell asked Ms. Kember to repeat the language. Ms. Kember said "Including a range of housing from affordable to high amenity executive." Ms. Farrell made the change.

Ms. Farrell asked if there were any more comments to the red lined section. Chair Staffenson brought up section 4D and the phrase "identify funding sources." Ms. Farrell said this was an over-arching strategy. Chair Staffenson suggested replacing "identify" with "explore." Ms. Farrell made the change.

Chair Staffenson asked if "20-year supply of suitable land" was still correct and Mr. Damgen said that they would not know until the 2028 analysis happened.

Mr. Stuckmayer said he was not a resident of Troutdale, but he wanted to know if the Committee members wished to say something about middle housing. Ms. Glantz said that section 6 is entirely about alternative housing types. Mr. Damgen said he welcomed the suggestion of using "middle housing" since it is the contemporary language often used and it harkens to HB 2001, and this is also already occurring. Ms. Glantz said she would like to include it in the heading. Mr. Mammone said that he agreed and had recently attended a seminar at Portland State University addressing this topic. Ms. Farrell made the wording change. Chair Staffenson suggested also adding a paragraph to address middle housing. Mr. Damgen and Ms. Farrell agreed that this was a good idea to show the Commission is complying with the law. Mr. Damgen said that originally in 2011, this section was meant to address expanding to all types of housing beyond just single-family housing. Chair Staffenson suggested changing the heading to "Additional Housing Types." After discussion, Ms. Farrell changed the title to "Alternative and Middle Housing Choice."

The group word-smithed a point D paragraph within the section that stated, "Recognize middle housing provides a variety of housing options." Also, the section heading was changed to "Diverse Housing Choices."

After a suggestion by Mr. Stuckmayer, the group then word-smithed point F to include "ADUs."

Mr. Wilcox pointed out that there needs to be a definition of "middle housing." Accordingly, statement D was expanded to list different types of middle housing. Also, upon Chair Staffenson's suggestion, the word "desirable" was removed.

Mr. Damgen addressed point 8, "Housing Rehabilitation." Some of the bigger projects needing attention are no longer in the downtown area. The group decided to remove the phrase calling out downtown and added the word "improve" and removed the word "easy" and "financial" from "financial incentives."

The group took a break.

4. Department Report

Mr. Damgen reported that there are several housing projects happening including partial occupancy of the Eagle Ridge Apartment Homes, the construction of the Columbia Ridge subdivision, and the town house project off Halsey is about to be underway. Also, the Town Center Plan is wrapping up soon and there should be a draft in the next few

weeks. He is expecting in the next six months a zoning district text amendment and map amendment. There will also be a couple of hearings coming up for the Planning Commission in the next few months. There may need to be more than one meeting in October or November or both.

5. Return to Discussion Item A

Ms. Farrell resumed the slide presentation of the proposed Housing Policies produced by Eco Northwest. They have begun to implement action items identified within the housing policies of the strategy. During our past December strategy, the Housing Committee reviewed the items and decided which ones are highest priority. This has included creation of a housing information packet for prospective developers to achieve action items identified. Sometimes applicants to build apartments ask about things like the SDSs. It could be either a brochure or a few pages in a packet.

Ms. Farrell reviewed the high priorities identified for Policy 2, meeting the City's identified housing needs. These are: evaluating opportunities for development of senior housing; evaluating increasing building heights for multifamily buildings in the Urban Renewal Area; supporting redevelopment within Troutdale which may include a mixture of higher-density housing and employment uses such as retail, office and commercial services; and identifying policies to encourage the use of higher-quality building materials suitable for Troutdale's climate.

She turned then to Policy 3, providing housing opportunities affordable to all income levels. These are: allow for government-subsidized low-income housing in areas within one quarter mile of corridors with transit lines; continuing the practice of providing density bonuses that supports development of affordable housing, including entry level ownership, on a case by case basis; evaluating opportunities to support and partner with employers who are interested in developing an Employer Assisted Housing Program to develop grants or loans to support rehabilitation or new housing developments; and to evaluate developing a grant program or low-interest loan program to support rehabilitation projects such as roof repair, connecting to the sewer, etc.

Ms. Kember asked about using the word "allow" for government subsidies because if it's zoned correctly, it's already allowed. She asked if a better word is "encouraged." Mr. Damgen said the word was suggested by Eco Northwest. Mr. Damgen said there was concern that using a word like "encourage" could be seen as favoritism or endorsement. Ms. Glantz suggested using "recognized the need for government-subsidized low-income housing." Chair Staffenson said that "allow" had a better chance of passing when it gets to Council. After discussion, it was decided to not change this language but to remove the phrase "and provide density bonuses."

Mr. Mammone returned the discussion to the word "allow" and said this was misleading if it was currently allowed, and that what they wanted to do was "push" or "encourage" rather than "allow." Ms. Kember said that she felt the undercurrent was to reluctantly allow this. Mr. Mammone asked for clarification as to whether the policy currently allows low-income subsidized housing. Chair Staffenson said that maybe Mr. Mammone was looking for "continue

the policy for government-subsidized low-income housing.” Mr. Damgen said the real issue is offering subsidized housing occurs in areas where transit is nearby. Mr. Stuckmayer said that this is not about whether the City is interested in pursuing or encouraging government or subsidized housing. What it is about is locational policy and locating it within corridors of transit lines. Mr. Damgen said that there is another tangential section that deals with high density residential housing to be near transit lines.

Mr. Wittren suggested using the word “support” instead. Ms. Kember suggested switching the subject of the sentence to say “recognize affordable housing is best located within one quarter of a transit line.” Mr. Mammone suggested instead of “allow” to use the word “consider” because the title is “provide opportunities.” Mr. Stuckmayer said the crux of the issue is that low-income government-subsidized housing is already allowed whether or not it is within a quarter mile of transit corridors. The issues is whether to encourage it taking place near these corridors. Mr. Damgen said that would make it a siting question. Ms. Glantz said that she liked using “prioritize” instead of “encourage” but Chair Staffenson disagreed with that word.

Discussion turned to point 3.3. Ms. Farrell said that grant information could be included as part of the housing application packets proposed earlier. Chair Staffenson said that he felt the level of detail was excessive regarding what types of projects or proposed grant amounts are listed. Mr. Mammone agreed. Ms. Farrell explained that the language was added to reflect conversations about making sure policy is responsive to the needs of homeowners and grant programs for things such as but not limited to roof repairs and that Staff wanted guidance language. Chair Staffenson said he agreed for the need for exterior upgrades. Ms. Farrell said that also with flood plain requirements, homeowners can sometimes need to elevate their homes by 2 feet, and that is an expensive project. Chair Staffenson said it will depend on how many properties can potentially be involved. For example, if 500 properties are involved, it will probably be a maximum of \$5000 each. Mr. Damgen said this is to make an evaluation, not to offer it, but for Staff to begin an evaluation, they need to know what types of activities they are looking at such as whether it’s cosmetic or systemic (mechanical, etc.) repairs. Mr. Stuckmayer added that the conversation they had as a housing committee was really focused on projects that will create a better aesthetic for the City rather than paying for major home renovations and that the solution is to list the types of projects the City wishes to fund rather than delineating dollar amounts.

Ultimately, no changes were made to the text.

Ms. Farrell moved the presentation to point 3.3.C. Mr. Damgen answered that some cities create an economic development corporation. This policy is meant to also rehabilitate properties that are 40-50 years old, and the homeowners may not have the financial means to make the improvements on their own. Chair Staffenson asked how many would be connecting to sewer. Mr. Damgen said he did not know. Mr. Stuckmayer said these programs are usually funded by new development or building permits fees. Chair Staffenson said however, they may need to lower some fees to get the policies that they want, so it’s a trade-off.

Mr. Mammone commented that he does not feel they need to make assumptions about what types of projects the policy will address. He agrees with the Staff that they should work out the parameters to use without consuming too much time about anticipating the details. The value is in offering funding for these purposes. Mr. Damgen said he expects the group will consider both smaller scale and larger scale programs and that Staff can understand how to differentiate between the two. Chair Staffenson said the larger one would be a low-interest loan including grants and the smaller ones would probably all be grants. Ms. Farrell said the language is helpful.

Ultimately, no changes were made to the text.

Ms. Farrell moved the presentation to point 4 to "Identify funding sources to support development of infrastructure and housing affordability programs." The high priority was to continue working with Home Forward, and this is already happening. She asked if there were any other comments about the priorities.

Ms. Farrell said that the next steps of this project are the timeline, next steps and potential adoption plan showing both "less aggressive" and "more aggressive" options. The consensus of the group was to go with the less aggressive approach. Mr. Damgen said that in that case, Staff encouraged them to have the CAC host the rent burden meeting in December. Chair Staffenson said he thought the Housing Committee should handle this meeting in December. He expects it will be very well-attended as usual. Ms. Kember suggested it be held in mid-November before the December holidays. Chair Staffenson pointed out that this would coincide with elections and this year things would be taking place via Zoom. Ms. Glantz suggested October. Ms. Farrell said Staff will need to start advertising the meeting soon. Mr. Mammone asked the Staff what they would like to do based on the volume of work and their staff constraints. Mr. Damgen said that it needed to be done by December and that he did not have a preference, but that he liked the first week of December. Ms. Farrell agreed. He also said Monday, October 26 would work. Ms. Farrell said she would like to ask the CAC about a joint meeting since they have historically hosted it. Chair Staffenson said to ask the CAC while also penciling December 1 at 6 p.m., and the group agreed.

Mr. Stuckmayer commented that the City has already adopted the Housing Needs Analysis in June and Ms. Farrell had mentioned that the City would not need a new Housing Analysis until 2028. While that is true, however the new rules for HB 2003 don't start until 2022. 2028 means that the City will need to adopt the next Housing Needs Analysis is 2034. Also, the Housing Production Strategy requires taking these policies and putting some more concrete dates around these and being very specific about which strategies the City will enlist one year after the 2028 deadline which is December 31, 2029.

Ms. Farrell asked if there was a deadline for the Comprehensive Plan Amendment, Goal 10. Mr. Stuckmayer said no but the City will include it as part of the Housing Production Strategy, but it is not a requirement.

Chair Staffenson thanked the group and Ms. Kember and Mr. Stuckmayer.

6. Adjourn

Ms. Prickett moved to adjourn and Ms. Glantz seconded. The motion passed unanimously and the meeting was adjourned at 9:45 p.m.

APPROVAL OF MINUTES

Tanney Staffenson, Chair

Date of Approval

Melissa Bocarde, Attest



DATE: October 21, 2020
FROM: Chris Damgen, Community Development Director
TO: Planning Commission
SUBJECT: New Zoning District

In early 2021, the Planning Commission will be asked to consider map and text amendment proposals to establish a new zoning district for the City. Staff expects to propose an "Urban Mixed Use" (MU-3) district to be established and designated for the City-owned and Union Pacific-owned parcels within the Urban Renewal Area (URA), commonly referred to as The Confluence site (see attached map).

The reasonings behind creating a new zoning district are below:

- The Town Center Committee has established the area as an opportunity site that has unique characteristics due to geography and development potential for the Town Center district that existing zoning districts cannot accommodate.
- A zoning district that is already established may reduce the due diligence and entitlement periods for a prospective developer (and the Urban Renewal Agency) to come to a development agreement and potential sale of property.
- Creating a new zoning district eliminates uncertainties for prospective development about scale, dimensional standards, and land use allowances.
- Creating a new zoning district can adequately reflect the community's expectations for the scale and type of development that may occur.

The purpose of tonight's discussion is to go over the potential details to create a draft section in the code that will serve as the text amendment.

Time permitting, additional conversation may be had on the following topics that are somewhat related to the new zoning district, but are not as time-sensitive:

- Renaming the CBD zoning district to Downtown Mixed Use (MU-1) without changing content
- Renaming the MO/H zoning district to General Mixed Use (MU-2), without changing content
- Establishing a MU (Mixed Use) designation within the Comprehensive Land Use Plan and re-designating properties currently zoned CBD and MO/H to an MU designation.

ATTACHED: Affected areas for potential MU-3 zoning district

Potential MU-3 Area



257th Dr

Outlets

UPRR

Downtown

INTERSTATE
84