AGENDA

URBAN RENEWAL AGENCY OF THE CITY OF TROUTDALE – WORK SESSION

Troutdale Police Community Center – Kellogg Room
234 SW Kendall Court
Troutdale, OR 97060-2078

Tuesday, July 9, 2019

Immediately following the City Council Regular Meeting, which starts at 7:00pm

1. ROLL CALL

2. DISCUSSION: A discussion on property line adjustments and zoning considerations.
   Chris Damgen, Community Development Director

3. ADJOURN

Casey Ryan, Chair
Dated: July 3, 2019
CITY OF TROUTDALE

STAFF REPORT

SUBJECT / ISSUE: A discussion on property line adjustments and zoning considerations.

MEETING TYPE: Urban Renewal Agency Work Session
MEETING DATE: July 9, 2019
STAFF MEMBER: Chris Damgen
DEPARTMENT: Planning

ACTION REQUIRED: Information / Discussion
PUBLIC HEARING: No

STAFF RECOMMENDATION: N/A

ADVISORY COMMITTEE/COMMISSION RECOMMENDATION: N/A

EXHIBITS:
A. Preliminary Partition Plan

SUBJECT / ISSUE RELATES TO:
☒ Council Goals ⬜ Legislative ⬜ Other (describe)

Development readiness for Urban Renewal Area.

ISSUE / COUNCIL DECISION & DISCUSSION POINTS:

♦ Update information on creating new lot configuration to determine lot allocation for the waterfront linear park/trail and for private development.
♦ Discuss future zoning possibilities.

BACKGROUND:

At the direction of the URA Board, the City has taken necessary steps over the past 15 months to fulfill the obligations to prepare the URA site for development. In addition to the ongoing cleanup efforts on the site, a parallel effort has been made to determine early on the arrangement of property on the site that fulfills the goals of the Riverfront Renewal Plan approved in 2006 and the Sandy River Access Plan approved in 2014.
These plans called for the establishment of an area of at least two (2) acres in size to be dedicated for public use along the riverfront, with the balance of the property to be developed in accordance to plans and market conditions.

The city has contracted with Statewide Land Surveyors (SWLS) to determine the future location of the properties to be established with a partition plat process. In doing so, the survey team considered a variety of factors to help design the future property lines, including natural constraints (floodplain, vegetation, and slope lines), utility easement locations, and future opportunity areas. The resulting preliminary partition plan shows three properties resulting from the proposed plat:

- Parcel 1 (+/- 16.57 acres), to be considered for private development interest
- Parcel 2 (+/- 1.13 acres), to be reserved for open space (park/trail) uses
- Tract A (+/- 1.97 acres), to be reserved for open space (park/trail uses)

Parcel 2 and Tract A together add up to 3.1 acres of land to be held by the City or other public agency. Tract A is not called Parcel 3 as it does not have direct access to accessible right-of-way, and is considered to be dedicated property. Tract A also requires legal separation from Parcel 2 due to property incumbrances and restrictions, though those items will not affect the ability to develop park or trail infrastructure or prevent the public from utilization.

In considering the partition plat, the URA Board will also need to consider future zoning for the property due to the shifting property lines. Staff will intend to present ideas for how this can be handled with a brief presentation, with the hope that the URA Board can provide direction on moving forward based on deliberation and feedback. Any future zoning changes will ultimately come before the City Council for approval.

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<th>Current Year Budget Impacts:</th>
<th>☒ Yes <em>(describe)</em></th>
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<td>Surveyor and recording fees related to the plat; potential use of consultants for zoning considerations.</td>
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<th>Future Fiscal Impacts:</th>
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<td>Future investment in the site.</td>
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<th>City Attorney Approved:</th>
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<th>Community Involvement Process:</th>
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