

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

Tuesday, December 10, 2024 – 7:00PM

1. PLEDGE OF ALLEGIANCE, ROLL CALL, AGENDA UPDATE
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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; Erika Palmer, Community Development Director and Dakota Meyer, Associate Planner.

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.
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Paul Wilcox, Troutdale resident, read a self-prepared statement and submitted public comment beforehand (attached as Exhibit A).

Adrian Koester, Troutdale resident, stated he is a resident on 4th Street. The development of the Home Forward project has been interesting to watch. It's not been much of an irritation except the past 2 days where the parking on 4th Street has exploded with 12-13 cars he did not recognize. His notice and request to the City is to start thinking early about mitigations for residents and Public Works trucks on 4th Street.

Diane Castillo White, Troutdale resident, thanked all outgoing Council members.

Brad Wilson, Troutdale resident, stated he's been a Troutdale resident for 30 years, living on S. Troutdale Road. He stated there have been a lot of really close calls for him and his neighbors trying to turn into or out of their driveways. He is looking for help on maybe changing the speed limit from 35 to 25 mph. The speed limit is out of control, especially in the

summertime. There was a survey done on traffic there and the average speed was 41 mph for 80% of the drivers. He would like to get some Council support on moving this forward.

3. CONSENT AGENDA:

3.1 RESOLUTION: A resolution accepting the November 5, 2024 General Elections results from the Director of Elections, Multnomah County, Oregon.

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

4. PUBLIC HEARING / ORDINANCE (Introduced 11/12/24): An ordinance adopting text amendments to Chapters 1, 3, 4, 5, 6, 7, 8, 9 and Appendix A of the Troutdale Development Code (TDC).

Dakota Meyer, Associate Planner, shared a PowerPoint with Council (attached as Exhibit B).

Mayor Lauer opened the public hearing at 7:23pm.

Paul Wilcox – public hearing self-prepared statement (attached as Exhibit C).

Mayor Lauer closed the public hearing at 7:25pm.

Councilor White thanked staff and the Planning Commission for taking on this big project. They did a good job.

Councilor Glantz asked what the reason is for using the old parking standard.

Dakota Meyer stated it will be its own whole code amendment. CFEC is very complex and it's easier for it to be separate. It must be adopted by June 2025.

MOTION: Councilor Ripma moved to adopt the ordinance adopting text amendments to Chapters 1, 3, 4, 5, 6, 7, 8, 9 and Appendix A of the Troutdale Development Code (TDC). Seconded by Councilor Wittren.

VOTE: Councilor Caswell – Yes; Councilor Wunn – Yes; Mayor Lauer – Yes; Councilor White – Yes; Councilor Wittren – Yes; Councilor Glantz – Yes and Councilor Ripma – Yes.

Motion passed 7-0.

5. UPDATE: Public Safety Services Delivery Working Group.

Ray Young stated the PSWG met on November 25th to discuss the fire and police contracts and talk about the progress. The Multnomah County Sheriff's Office (MCSO) contract subgroup met on December 2nd to discuss a couple spots in Troutdale's offer and fine tune it. Those were followed up by an email on the offer sheet that will go to MCSO for law enforcement coverage. It's consistent with PSWG discussions and updates to Council. He stated that he and Ed

Trompke were the designated individuals to go to the Sheriff's Office and negotiate directly with them and they're looking to meet with them on December 20th to lay down what the City of Troutdale thinks is appropriate in terms of cost and FTE. On the fire contract, it's been among staff at this point. The 3 cities have been working together and have had several meetings in the last month with City of Gresham and the next meeting is December 20th in the morning on the City of Troutdale's response to their offer. Staff and the working groups are looking at the contracts with a different methodology. Gresham, for the first time, say it should be based on per capita cost and the citizens of Troutdale, Fairview and Wood Village should pay the exact cost that the Gresham residents pay which is different than what Troutdale has done in the past. Troutdale doesn't get the same fire department so we shouldn't pay the same as the Gresham residents. Generally, he will go back and say we don't pay the same because we don't get the same service they do.

6. STAFF COMMUNICATIONS

Ray Young provided the following staff communications:

- Next Council meeting is January 14th
- New ethics law requires that Council members take an ethics class during their term
- City Offices will be closed Christmas Day and New Years Day
- The tree lighting event was very well attended
- December 21st is the Merry Movie Night at Reynolds High School
- Aaron (Mick) McNally, an 18-year employee, has passed away. He had been struggling with cancer over the last couple years. He worked all the way to the end for the City. We will all miss Mick.

7. COUNCIL COMMUNICATIONS

Councilor Ripma wished everybody a Merry Christmas, Happy Hanukkah, Happy Holidays, Happy New Year and see you next year.

Councilor Wunn stated he had an interaction with a citizen that was very pleased that the water department reached out about a water leak, and they said the water department was great and proactive. He expressed his gratitude to the outgoing Council members and thanked them for unique perspectives and their dedication. He thanked Mayor Lauer for his service.

Councilor White thanked all the outgoing Councilors and Mayor Lauer.

Councilor Wittren stated he will miss not being on the Council. Randy has been a great Mayor and great leader. He wished everybody a Merry Christmas and Happy Holidays.

Councilor Caswell stated it's been a privilege, and the Councilors are all quality people. It's been nice working with people that are prepared, thoughtful and intentional on important decisions.

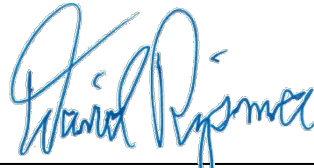
Councilor Glantz thanked everyone that she's had the pleasure to work with.

Mayor Lauer expressed his gratitude for the Council's dedication and success. He thanked regional leaders, volunteers, staff and his wife for all of her support. He asked everybody to remember the work that Council has done.

8. ADJOURNMENT

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

Meeting adjourned at 7:48pm.



David Ripma, Mayor
Dated: January 15, 2025

ATTEST:



Kenda Rimes, Deputy City Recorder

**City Council – Regular Meeting
7:00PM**

PLEASE SIGN IN

[illegible]

December 10, 2024 City Council Regular Meeting - Zoom Guests

Name (original name)	Email	Join time	Leave time	Duration (minutes)
Troutdale Conferencing	troutconf@troutdaleoregon.gov	12/10/2024 18:48	12/10/2024 19:48	60
Geoffrey Wunn		12/10/2024 18:49	12/10/2024 19:48	60
MetroEast		12/10/2024 18:49	12/10/2024 19:48	60
Testimony Table		12/10/2024 18:50	12/10/2024 19:48	59
Sarah Skroch	troutconf@troutdaleoregon.gov	12/10/2024 18:51	12/10/2024 19:48	57
Councilor Ripma		12/10/2024 18:54	12/10/2024 19:48	55
Paul Wilcox		12/10/2024 18:54	12/10/2024 19:48	54
Glenn White		12/10/2024 18:56	12/10/2024 19:48	52
Alison Brown		12/10/2024 18:57	12/10/2024 19:48	52
Randy Lauer		12/10/2024 18:58	12/10/2024 19:48	50
Sandy Glantz		12/10/2024 18:58	12/10/2024 19:48	50
Dakota Meyer - Troutdale Associate Planner		12/10/2024 18:59	12/10/2024 19:29	31
Jordan Wittren		12/10/2024 18:59	12/10/2024 19:48	49
Carol Reynolds		12/10/2024 19:00	12/10/2024 19:48	49
Troutdale Conferencing	troutconf@troutdaleoregon.gov	12/10/2024 19:01	12/10/2024 19:48	48

Exhibit A

12/10/24 Council Mtg. Item #2

Mayor and Councilors,

I have routinely provided post-election analysis indicating how Troutdale as a whole has voted for candidates and measures in comparison to the County and State. I've already submitted a written narrative and spreadsheets but those won't be publicly available until this meeting's minutes are published. In the meantime, I wanted to provide a very brief summary tonight. I do want to mention that this year I added Fairview and Wood Village as comparators as well. Troutdale, for the most part, went "with the flow", so to speak. The only Troutdale divergent preferences for candidates were for State Treasurer, Boquist over Steiner, and Attorney General, Lathrop over Rayfield. However, for some of the other offices, the approval margins were less than 1%. On the measure side, Troutdale's preferences aligned with all the final results, whether the measure passed or failed. There were some disparities with Measures 116 and 117. On Measure 116, which proposed a compensation board for State officials, Multnomah County and Fairview supported, all others opposed. On Measure 117, Ranked Choice Voting, Multnomah County supported but all other jurisdictions opposed. Interestingly, I dug out my spreadsheet for November 2022 and found that Troutdale didn't match nearly as often, disagreeing with the larger majority on 4 of 6 candidates and 5 of 12 Measures.

Another measure I took was what I call "Level of Participation", which is the number or percentage of votes cast vs ballots returned. Not all voters make a selection for every candidate or measure choice. This ranged from 99% for President to 82% for Mayor and 66% for City Council. Measures were in the low 90s.

Submitted by:

Paul Wilcox

Troutdale

12-10-24

Mayor, Councilors, and Troutdale citizens,

Post-election I traditionally do a comparison between how a plurality of Troutdale voted, and the larger jurisdictions of county, district, and state.

This year I've also included Fairview and Wood Village. One can look at the percentage differences and see where Troutdale places on a spectrum, but I am only going to address where Troutdale actually disagreed with one or more other jurisdictions. However, I can report that there is a trend line with both candidates and measures where those most-favored by other jurisdictions are less-favored in Troutdale, and conversely, those candidates or measures most-opposed by others are even more opposed in Troutdale.

Now, to the candidates and measures where Troutdale as a whole disagreed with others.

Troutdale diverged from other jurisdictions in their vote for State Treasurer, giving a plurality to Boquist over Steiner by 3.42%. The interesting aspect about that vote is that there was a third candidate, who would have been considered left of Steiner, resulting in a possible spoiler effect. Troutdale also chose Lathrop over Rayfield for Attorney General by 0.88%. Troutdale agreed with the larger populations on the rest of the candidates, but at a lower level of support.

Measure-wise, State Measure 116, a State Compensation Board, showed mixed results, winning in Multnomah County and Fairview but losing Statewide, Troutdale, and Wood Village. Of course, the State results are what count. State Measure 117, Ranked Choice Voting, won in Multnomah County, but lost everywhere else.

There are two major measures of voter engagement, turnout and undervote. Turnout is the number or percentage of ballots returned.

Undervote is the number of voters who decline to make any selection at all for a candidate or measure. I have chosen to provide the counterpoint to undervote, reporting the percentage of votes cast from among the ballots returned, and refer to it as Level of Participation, or LOP. All of these are for Troutdale only. In the case of candidates write-ins are included. At the Presidential level, Troutdale participation was 98.94%, or all but 86 voters. Those few were truly saying "none of the above". In addition to the LOP percentages the spreadsheets also show a negative number, which is

essentially the undervotes. As voters moved "down ballot" the LOP declined. It was consistently between 93% and 94% through all the State level candidates, including the local district candidates for Oregon Senate and House. When it came down to voting for Troutdale Mayor, the LOP dropped to 82%, and dropped further to under 66% for voting for City Councilors. On the Measures side, LOP ranged from 89%+ to 92%+. The highest LOP for Measures was 93.43% for Measure 26-248, the Troutdale ban on additional marijuana retailers.

The extremes of LOP are greatest between City Council voting and all other candidates and measures. Undervotes for Measure 26-248 were 532 compared to 1465 for Mayor and 2771 for Councilors.

I also tracked a few other regional Measures which I considered noteworthy. Gresham had Measure 26-255 which reduced the approval requirement for Charter Amendments from a supermajority 60% to a simple majority of 50% +1. That passed roughly 73% to 27%. Happy Valley had Measure 3-610 which introduced term limits to their Mayor and Councilors. The limits allowed for only two terms as Mayor, but up to five terms as a Councilor, two of which could be as Mayor, or all as Councilor. That passed roughly 79% to 21%. Finally, one which I'm somewhat reluctant to report so as to not give current or future Troutdale Councils illusions of high compensation, West Linn voters passed Measure 3-620, which increased Mayoral pay to \$30,000/year and Councilor pay to \$15,000/year. The vote was roughly 52% to 48% in favor.

My spreadsheets have been included as part of my public comment.

Submitted by:

Paul Wilcox

Troutdale

12-10-24

OFFICE	STATE	COUNTY/DISTRICT	TROUTDALE	FAIRVIEW	WOOD VILLAGE	LOP
PRESIDENT						
DONALD J. TRUMP	40.97%	17.08%	45.41%	38.64%	41.36%	98.94%
KAMALA D. HARRIS	55.27%	78.68%	50.80%	57.86%	55.79%	-86
U.S. REP., DISTRICT 3						
JOANNA HARBOUR		19.96%/25.22%	46.49%	40.05%	40.05%	93.71%
MAXINE E. DEXTER		72.68%/67.71%	46.88%	53.16%	50.29%	-512
SECRETARY OF STATE						
DENNIS LINTHICUM	41.90%	17.85%	46.86%	39.97%	41.01%	93.52%
TOBIAS READ	54.45%	77.15%	49.86%	55.88%	54.60%	-528
STATE TREASURER						
MARY KING	7.31%	9.63%	7.05%	7.52%	9.99%	93.16%
BRIAN J. BOQUIST	43.24%	18.67%	48.18%	40.87%	42.05%	-557
ELIZABETH STEINER	49.36%	71.60%	44.76%	51.41%	47.71%	
ATTORNEY GENERAL						
WILL LATHROP	45.51%	21.12%	50.35%	43.39%	44.56%	93.54%
DAN RAYFIELD	54.37%	78.72%	49.47%	56.46%	55.44%	-526
STATE SEN., DISTRICT 25						
CHRIS GORSEK		55.91%	51.49%	57.68%	56.79%	93.54%
RAYMOND E. LOVE		43.84%	48.21%	42.07%	42.96%	-526
STATE REP., DISTRICT 49						
TERRY A. TIPSORD		43.89%	49.70%	43.00%	43.90%	93.06%
ZACH HUDSON		55.82%	49.95%	56.80%	55.85%	-565
TROUTDALE MAYOR						
WUNN			46.58%			82.02%
RIPMA			52.74%			-1465
TROUTDALE COUNCIL						65.68%
						-2771

	STATE	COUNTY	TROUTDALE	FAIRVIEW	WOOD VILLAGE	
TURNOUT	74.02%	72.68%	69.65%	64.65%	55.87%	
MEASURE	YES/NO	YES/NO	YES/NO	YES/NO	YES/NO	LOP
MEASURE 115	64.20%/35.80%	80.28%/19.72%	65.29%/34.70%	69.18%/30.82%	65.15%/34.85%	90.24%
IMPEACHMENT						-795
MEASURE 116	47.54%/52.46%	52.73%/47.27%	45.65%/54.34%	51.18%/48.82%	48.00%/52.00%	89.70%
STATE COMPENSATION						-839
MEASURE 117	42.30%/57.70%	56.95%/43.05%	38.78%/61.21%	43.21%/56.79%	40.97%/59.03%	92.07%
RANKED CHOICE VOTING						-646
MEASURE 118	22.52%/77.47%	27.30%/72.70%	24.04%/75.95%	26.44%/73.56%	27.37%/72.63%	92.66%
CORPORATE TAXES						-598
MEASURE 119	56.74%/43.26%	74.44%/25.56%	56.32%/43.67%	60.45%/39.55%	61.62%/38.38%	90.14%
CANNABIS UNIONS						-803
MEASURE 26-248			49.59%/50.41%			93.43%
TROUTDALE MARIJUANA						-532
MEASURE 26-255	73.38%/26.62%					85.24%
GRESHAM 60%						-6702
MEASURE 3-610	78.56%/21.44%					87.93%
HAPPY VALLEY TERMS						-1742
MEASURE 3-620	52.07%/47.93%					89.72%
WEST LINN SALARIES						-1782

OMNIBUS DEVELOPMENT CODE UPDATE (75-16)

Exhibit B
12/10/24 Council Mtg. Item #4

City Council

December 10, 2024

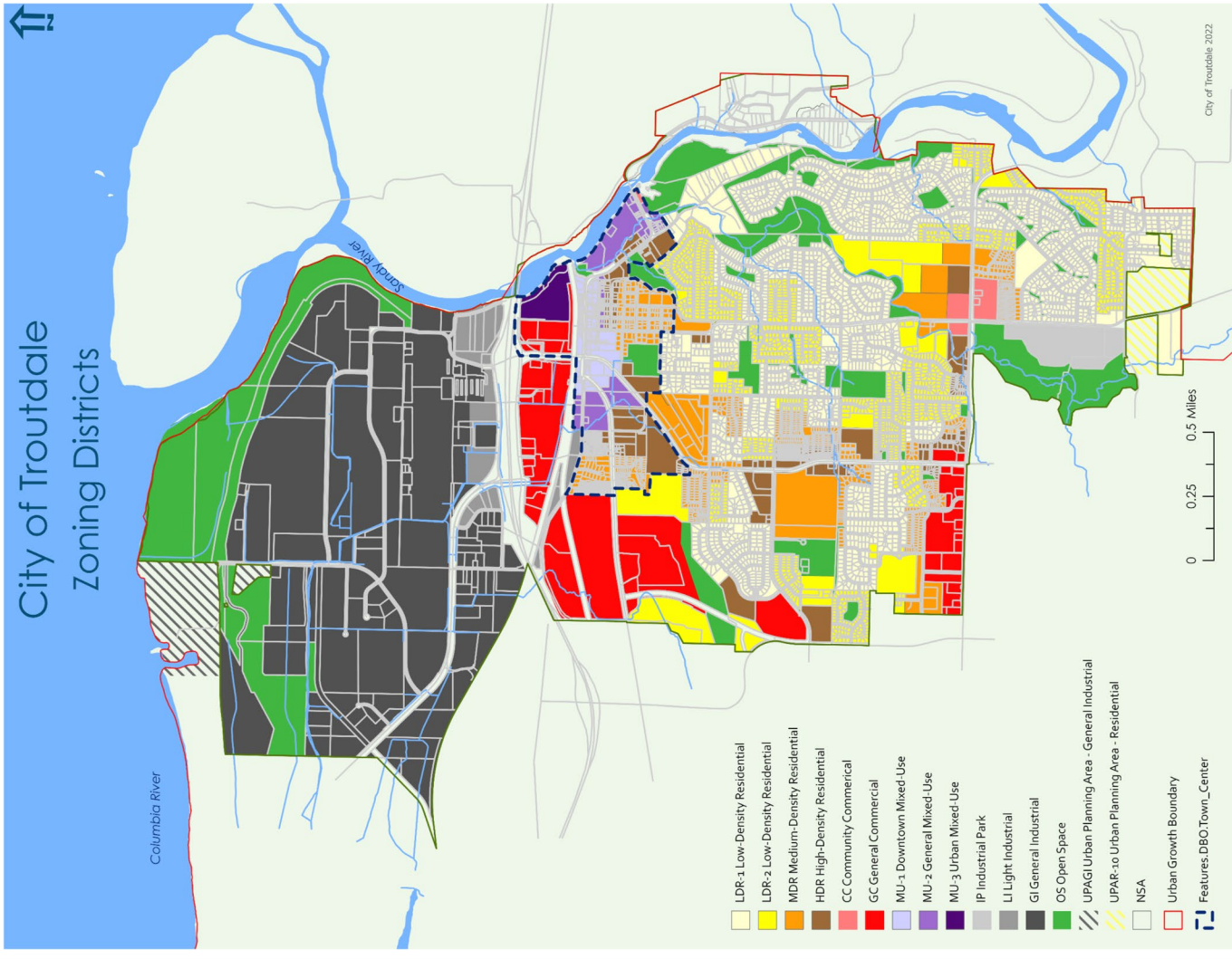


THE APPLICATION

[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 Standards
Bed & breakfast inns	N	N	
Entertainment facilities (major)	C	C	<u>3.325.B</u>
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	
<u>Gym (up to 5,000 s.f.)</u>	<u>P</u>	<u>P</u>	
<u>Gym (above 5,000 s.f.)</u>	<u>C</u>	<u>C</u>	
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.

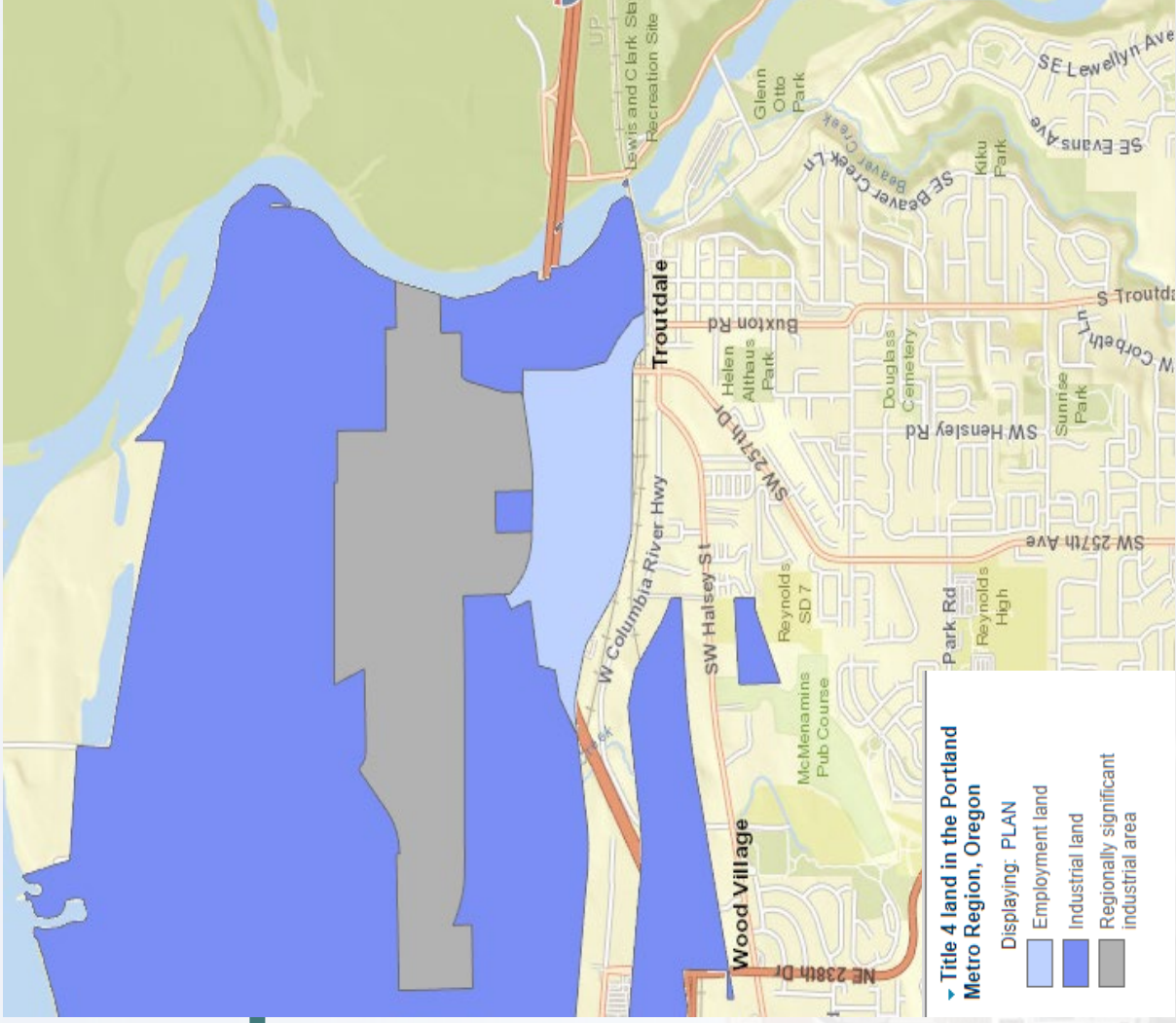
- A. Each structure shall provide for collection of its trash and recyclable materials within the boundaries of each parcel.
- B. All trash collection areas must be located within the structure, or behind the building in an enclosure, in accordance with the provisions of Chapter 8.060.B 11.015, Garbage 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
- Adoption Hearing Actions
 - Confirm, amend or reverse PC's recommendation
 - Enact or defeat all or part of the ordinance
 - Remand some or all of the proposal to PC

Exhibit C

12/10/24 Council Mtg. Item #4

Mayor and Councilors,

I'm speaking as a member of the Planning Commission, but do not represent them. The major reason I recommended against adoption by Council of the omnibus package is the inclusion of obsolete language that is no longer in effect under Chapter 9. 9.010 in particular, and more specifically the language regarding parking requirements for multi-family housing, which reads: Multi-family dwelling, 2 spaces per dwelling unit, plus one space per three dwelling units for guest parking.

This requirement has been superseded by CFEC regulations, which are now in effect and apply to all new applications. In fact, there was one recently reviewed by Planning Commission that the CFEC rules related to directly. The applicant was not aware of the revised requirements, so responded to that section in their narrative as if the posted language applied. While this was perhaps only a five-minute or less calculation, it was one that was irrelevant and unnecessary. When an applicant is asked to respond to requirements that are no longer in effect it might lead them to think staff doesn't have their act together, especially when notified after the fact. I haven't heard a real-world explanation from staff as to why that language is being retained in the Code.

Submitted by:

Paul Wilcox

Troutdale

12-10-24