

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

Tuesday, December 11, 2018 – 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 Morgan, Councilor White, Councilor Allen and Councilor Hudson.

ABSENT: None.

STAFF: Ray Young, City Manager; Sarah Skroch, City Recorder; Ed Trompke, City Attorney; Chris Damgen, Community Development Director; Fred Ostler, Public Works Director; Ryan Krueger, Senior Planner and Ryan Largura, Environmental Specialist.

GUESTS: See Attached.

2. PUBLIC COMMENT: Public comment on non-agenda and consent agenda items is welcome at this time.

Bruce Wasson, Troutdale resident, stated I want to put this on the public record that I'd like to thank Councilor Morgan and Councilor Allen for their service and to say that this city has demonstrated that our founding fathers when they built this country, this is what they envisioned. Citizen involvement and without pay. I think this city exemplifies that and I'm happy to say that I'm a part of it. I think Councilor Morgan has a bright future and Councilor Allen will bring his wisdom to the Budget Committee.

Paul Wilcox, Troutdale resident, stated something that I've been doing the last 2 election cycles is I do a summary of how Troutdale voted in comparison to the larger population, specifically in relation to the County of Multnomah and the State of Oregon. I prepared a spreadsheet that kind of spells it out (a copy of the spreadsheet is attached to these minutes as Exhibit A). I'm going to touch on some highlights that I found especially interesting. What I've discovered is nothing new actually. It's a pattern that's been followed the last 2 election cycles and it's been repeated this past November. I'll refer to some numbers to kind of give you an idea of what I'm talking about. Under Oregon Measure 102 related to a public/private partnership between state and private as far as

the funding affordable housing units. That was the only measure of all the state measures that Troutdale favored and that passed in Troutdale 51% and statewide it was just under 57% and Multnomah County voted just under 72%. So you can kind of see a pattern there. I'll go to one that the vote was against the measure. The constitutional amendment to prohibit taxes on groceries. Troutdale voted against 51% the state voted against 57% and Multnomah County voted against 73%. This is a consistent pattern all the way through every single item on the ballot actually from top to bottom. And if something is favored it's favored more strongly by both the county and the state than it is in Troutdale. Another one I wanted to cover also was the Metro measure for affordable housing. That one was opposed by Troutdale voters 56% and it passed in the county by 65%. I also researched that a little more closely and discovered that all the East County cities also voted against that measure. So it's essentially Portland that carried that Metro measure. Then on the elected officials Troutdale didn't do so well. Troutdale went with Buehler over Brown 48 to 45% and they went with Hwang for State Representative over Gorsek 49 to 47% roughly. In that particular one I also discovered that Troutdale is the only city in East County that went against Gorsek. I thought that was kind of interesting.

Diane Castillo-White, Troutdale resident, stated just an hour ago we got to celebrate 2 councilors and their time served here. I'd like to do a little bit of a memory lane with Rich Allen. I have a couple of different things here just to give you a little insight into the person he is because I believe history matters and all the contributions he did and also some of the fun things we did along the way (a copy of the handout can be found in the meeting packet). One of the papers that has a little sign that Rich made and it says, Rich Allen, Troutdale City Council Our Town. He silk screened that himself and he was quite proud of it. One of my first memories of Rich was him at a corner just waving to the citizens with his little sign not quite when it was bright enough to see him. He loved Paul Thalhofer and in one of his posts he mentioned that he had a long commute to work and he said it wasn't worth it after making it through all my collection of audio books. It was time to search for a home closer to work. I contacted City Hall to find out more about Troutdale. It was Mayor Paul Thalhofer that answered my call and met with me at the old City Hall. The quaint little town with the berry fields I remember from my youth had an attracting charm that lured me in. At the old City Hall I remember the hardwood floors reminiscent of a dancehall and the unique setting full of memories. As I would sit and listen to Council meetings. Paul supported me in my first run for City Council and he drove into my soul the following words, "It's about the people. It's always gotta be about the people." I miss his words of advice. I sure could use them now. Troutdale hasn't ever let me down. I appreciate all of you who watch over me and offer your friendly advice. Although I may lead, I don't ever do it without listening to you and taking your words to heart. The best attribute of a leader is to lead in the right direction. I would just like to say that Rich is humble, kind, fair, a man of integrity, he's always positive, informative, mentoring and leading by example. He thoughtfully and cheerfully did his homework for council meetings. He met with regional volunteers and appointed officials and most important, the citizens of Troutdale, to do his research. He was a West Columbia Gorge Chamber as a member and the board member of the Troutdale Historical Society. Rich loves his family, community and is invested in Troutdale's future. Rich, I want to thank you for all your dedication and your unseen

struggles and the accomplishments that you have done for our town and helping to make Troutdale what it is today.

3. CONSENT AGENDA:

3.1 MINUTES: November 13, 2018 City Council Regular Meeting

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

4. RESOLUTION: A resolution extending the Frontier cable services Franchise Agreement with the City of Troutdale.

Ed Trompke, City Attorney, stated this is a 4 year renewal of a franchise with Frontier that was negotiated by Mt. Hood Cable Regulatory Commission (MHCRC) which negotiates for the 4 cities and part of Portland on the east side. They did it for a couple of reasons to spread out the terms under which cable franchises expire, 4 years isn't the norm. Instead they often would expire all on the same year which would tax their staff unmercifully and needlessly so this stretches them out so they're not all coming up at the same time. It will also extend the existing contract pretty well other than adding in the 8 new high definition channels. Other than that it continues pretty much as things have been going on at a time when there is some uncertainty with what the FCC is doing and regulating cable. It brings some stability and I think that the regulatory commission and Norm have done a good job in bringing that stability at this period of uncertainty.

Norm Thomas, Troutdale Representative for Mt. Hood Cable Regulatory Commission, stated the Frontier franchise actually covers 4 cities. It covers Troutdale, Fairview, Gresham and Wood Village. We have 2 land based cable providers here in the city, Comcast and Frontier. All other competition would be satellite. It does help us out tremendously on both sides, both Frontier and us, by not having to go through the costly process of negotiating all new franchises. Things are changing possibly at the FCC. We hear that every year and have been hearing that for the last 20 years. When we come to you in a few months with the budget presentation I'll have more information. We ask for your approval for the extension.

MOTION: Councilor Morgan moved to adopt the resolution extending the Frontier cable services Franchise Agreement with the City of Troutdale. Seconded by Councilor Allen.

VOTE: Councilor Lauer - Yes; Councilor Morgan – Yes; Mayor Ryan – Yes; Councilor White - Yes; Councilor Allen – Yes; Councilor Hudson - Yes and Councilor Ripma – Yes.

Motion passed 7-0.

5. REPORT: A report on the Metro 2030 Regional Waste Plan.

Ryan Largura, Environmental Specialist, stated I was asked by Ray to give you an overview of Metro's upcoming draft of their 2030 Regional Waste Plan. There is no action to be decided tonight and nothing that needs to be voted on. This is merely for informational purposes because it's currently in a public comment period which closes December 21st. I'm not with Metro, I haven't designed the plan myself, I've read some of most of it but I'm going to give you best of a take that I can. Metro started rolling out their Regional Waste Plans in 1998. This is now the fourth iteration that's currently under review. They have been doing this for mandates for various statutes and rules that are requiring them to do this. The 2030 plan is, in general, a blueprint for how the region will be managing their products over the next decade. These plans last about 10 to 12 years on average. They update the plan every decade or so. The 2030 plan will establish their policy direction, set their goals, outline the roles and responsibilities and identify specific actions to take in the region. Metro and local governments share the responsibility in implementing the plan in coordination with DEQ, private and nonprofit organizations involved in different areas of the system. The general system has 2 kind of over-arching systems. A materials management system which is about reducing the environmental impacts of products throughout their entire life from extraction of raw materials through manufacturing, using them as consumers and discarding them. And the garbage and recycling system which is about managing the materials at the end of their life through our collection, transfer, recycling, composting and disposal systems. Frameworks that have helped shape their plan has been the life cycle approach which really addresses the life cycle of products from cradle to grave as well as equity issues that they at Metro Council approved in a strategic plan to advance racial equity diversity and inclusion in 2016. This 2030 plan really tries to put those 2 frameworks in the plan. Other than that the actual nitty gritty of the plan boils down to values, principles and visions and how those work together in order to create their goals. There's about 19 goals and a little over 100 actions related to those goals and how the plan will be carried forth. The approach to carrying out the plan and measuring the progress will be reflected in certain indicators that they have identified as well. The goals fall under 5 categories. One is shared prosperity and the others are product design and manufacturing, product use, product end of life management and disaster resilience. These actions help address the gaps that are currently identified in the recycling and solid waste management system to improve and make sure everyone has similar services across the board in the regional growth boundary area. The next steps is to have this brought forth between the Metro Council at the end of February at which point they'll vote on it and then it goes onto DEQ for their vote as well. Really for the City of Troutdale I've identified about 7 actions that are directive actions that are going to be some of them that are existing already that have already requirements attached to them and some will be new that will be worked out in the years to come in order to inform municipalities in the region of what are going to be requirements. Nothing has been implemented yet and nothing has been solidified or ironed out in details. That will occur as the implementation is rolled out with these actions. If you want to get a good sense of what Metro's trying to do, the appendix is a really good summary of those actions and plans.

Councilor White stated I know tipping fees are increasing. We have a transfer station and we also get a community enhancement fund. Is there any plans to increase the amount Troutdale receives from that?

Ryan Largura replied that's kind of captured in the waste load allocation that Metro's currently reviewing. There is a potential for Troutdale Transfer Station to actually get an increased amount of garbage at that transfer station which would potentially increase our tipping fees amount.

Councilor White stated we've had a lot of success with that program and I think it's really made a difference throughout our city.

Councilor Allen asked are they going to be doing any improvements with separating the recyclables?

Ryan Largura replied really right now we're looking at just trying to get the message out to reduce contamination at this point. I haven't heard anything about removing any items from what's acceptable so far in coming recycling.

6. PUBLIC HEARING / ORDINANCE (Introduced 11/27/18): An ordinance to adopt Text Amendments to Chapters 1, 2, 4 and to establish Chapter 14 of the Troutdale Development Code.

Chris Damgen, Community Development Director, stated with me tonight also is Ryan Krueger our Senior Planner and Floodplain Manager who you heard from 2 weeks ago as well. We're going to pick up where we left off with just a couple of reminders before we go into what has been asked of us and some additional information that you may not be privy to since last time you heard about this item. The first thing I would like to start out with is a reminder that this is a text amendment and as a result of that you are required to adopt findings which have been outlined in the draft ordinance that was in your original packet in Exhibit A. A reminder that we do have the criteria here on the screen that we can refer back to if needed but no discussion or no changes have been proposed at least thus far to the criterion draft that staff prepared that Planning Commission also endorsed to you. So those are still on the table for your consideration tonight and you're welcome to make amendments to that in addition to any proposed amendments you wish to make to the text itself. The best way to go about this is to remind the Council of the instruction that you last left us and that was basically to identify those sections in the proposed amendments both in Chapters 1 and 14 which should have been in your packet for tonight, what changes were required by FEMA, what changes were required by the State or Metro and then what changes could be positively impacted if approved to the city's community rating system score to afford us some breaks to the flood insurance situation. I would also like to remind you that we have a memo for you where we outlined that. Again, for the benefit of the draft consideration items highlighted in yellow were the FEMA mandates that FEMA had required through language either in the code of federal

regulations or compliance with the National Flood Insurance Program (NFIP). Any type of amendment you wish to propose to anything that is in yellow would have to go through the full cycle of FEMA review. That is something that staff strongly advises you against. We've been through several iterations with FEMA as well as the State. We believe we're at a point now where we have a comfortable draft that is approval for you all. Items in green were from the State through the community assistance visit and their guidelines from that item. You'll see additional regulations that came from State comments. There's a few items in pink and those are related to a Metro Title 3 compliance with the urban growth management functional plan. A lot of the Metro stuff is also kind of wrapped in with the State stuff so therefore the State would supersede any additional requirements that Metro would have. Then the items that are highlighted in red are staff recommendations from the NFIP community rating system (CRS) like we talked about. There are also staff recommendations that are related to the Multnomah County Natural Hazard Mitigation Plan and another one from the Oregon Biological Opinion. We have a letter from a coalition of partners from the Oregon Homebuilders Association, Oregon Farm Bureau and Oregon Association of Realtors. They provided a formal correspondence to us earlier today. They are questioning about some of the insertions that were included that they came from what is called the BiOp or the biological opinion and I'm going to defer to Ryan here in just a moment to explain what those situations are. The reason why we wanted to hand that additional memo out is this is a big issue and a complicated issue and kind of the direction we heard from you was to focus on really the CRS and the color coordination of that. In doing so, we had in the original memo which we just handed out to you some discussion of the biological opinion and some language that related to that. It just so happens that these groups called it out. In your packet you had an abridged memo because we were trying to focus the conversation on what was truly actively discussed at that point. It's basically our way of saying, this has been anticipated that we were expecting to talk about but based on the direction we are trying to focus the conversation. We weren't trying to cover up anything but we did want to let you all know that we had been considering including that information to you ahead of time but in light of this letter we felt it necessary to walk you through what those additional items were. Mr. Trompke as well as is familiar with the correspondence and can answer any questions as far as that is concerned. One additional note, at the last meeting you had a handout from city staff, it was not color coordinated, it had a series of non-substantive and substantive changes to you for your consideration. If you do decide to take action tonight or if you defer it to another point what we would ask you to do is to include this document as an amendment to what the prepared draft is because that way we can incorporate that language which FEMA has said we need to insert into the document that's ultimately passed by this Council and would be adopted. Any proposal to adopt code language tonight should include this memo with the needed amendments as directed FEMA and DLCD.

Ryan Krueger stated the biological opinion was ultimately issued as a result of litigation against the feds by a number of different non-profits and what happened is that the FEMA lost that lawsuit 7 times and then settled the 8th one. This biological opinion which has already been put into place in Washington is something that we're seeing now the first

formative actions following that decision in the RPA as they talk about in this letter which is a reasonable and prudent alternative. This particular inclusion as the letter calls out are not necessarily requirements at this point but more of us looking over the horizon to see the fact that these are going to be coming and trying to get our code to a place that is passable through a mechanism that is likely to be afforded to Troutdale which is 1 of 3 doors. If you pick door #1 it's highly prescriptive, pick door #2 it's less prescriptive and door #3 they're going to be ad hoc more of an individualized response. At least that's what we've seen in Washington. Inclusion of the language that we have in here makes us think that we will be able to squeeze through door #3 without too much trouble at all. So we wouldn't have to go back to this once the RPA comes out we're not going to have to look at arduous adoption processes, more restrictive code language, we've already got Metro Title 3 and 13 that are regulating our riparian areas. As a result, these are some of the inclusions and specifically the ones that they speak to are verbatim pretty much the ones that we felt like were the most reasonable to assume to be necessary in order to get us over that hump. The recommendations from local staff and ultimately are some that were indicated as changeable but again if we don't include them now there is the possibility that there may be more requirements than what we have right now. We may be able to be pretty well along that road. I would say 75 – 90% done with what would be necessary as a result of those changes.

Councilor Morgan stated I see this letter from the associations. Were there any other associations that either gave letters of support or opposition?

Ryan Krueger replied we have only heard from a couple. Willamette Partnership did not provide direct testimony but they were ones that collaborated with us in order to identify the lowest hanging fruit for the City of Troutdale in order to determine how we might forgo future regulation that's going to be passed down from the state level. They did not provide testimony but they were consulted in order to craft the particular inclusions that we have in our local code.

Chris Damgen stated it should also be noted that this coalition here informed us of this letter today. For the record, the City of Troutdale as well as other municipalities have some grave concerns about the biological opinion. The reasonable and prudent alternative in some cases may not be so reasonable and prudent but in this particular case for the types of regulations that are being alluded to here and regulations that have not been alluded to here but have been coming passed through the state because the state has already positioned itself in some of its comments to prepare communities for this biological opinion. We believe we've done the best we could to mitigate concerns and to reduce the barriers for development potential and development activity where it happens. In some ways we're with them in the spirit of reducing the burden on cities and on citizens from the biological opinion. These folks are just saying maybe you should wait to incorporate some of these items. We're saying, if we don't incorporate them now the hammer could be harder for us later and down the path. If we are proactive now to a degree where it's still reasonable for our community it's going to be less punitive in 12 - 24 months when the actual mandates from the feds come down.

Ed Trompke stated I do agree with that and having looked over this letter the second one on the second page it says the proposed section requires development permits are issued in the special flood hazard area. That's pretty much in accordance with what code already has been here in the City of Troutdale even with the negotiated settlement that we did with Metro when Metro threatened to sue the city 5 or 7 years ago. That one's pretty well built in. The first one, it is a new definition of high hazard areas. I don't foresee that being very big in the City of Troutdale. What it does is it says these high hazard areas are the upland fringe of the floodplain, floodway area and they're already subject to development restrictions. This might increase the restrictions somewhat but not a great deal. Correct me if I'm wrong but I don't remember seeing any large increases in the restrictions on that particular area.

Ryan Krueger stated this is a great first shot to write our own policy, to write our own way through that door. If we're able to go through door #3 as we anticipate it's going to present itself then we're going to be a lot more allowable in what we can create here as a local solution rather than looking at a larger state solution that's maybe hoisted upon us.

Councilor Ripma stated this letter is dated today. Have we given all the proper notices to anybody that's interested in this? Why are we getting comments at the last minute like this?

Chris Damgen replied speaking to the first part, we are required by law to give what's called a Measure 56 notice. That notice went out in October to all property owners that were affected by these regulations.

Ryan Krueger asked, could you pull that up so we can show what that looks like? It's very blunt. It says that this regulation can impact your property values and if you're interested in what that means, come talk to us. I think it's important for the public record that we show exactly what that is.

Councilor Ripma stated this letter says the city has no obligation to implement any provisions from BiOp in this round of code updates.

Ed Trompke stated I think what I've been trying to say is that there are a few things that can be traced into the BiOp in the code document but they also have other sources. They're in the code because they're traced to other sources even though they can also be traced to the BiOp. These things are unbearably repetitive sometimes.

Chris Damgen stated also, particularly the sections in green that was the DLCD commentary when they had our community assistance visit this last go around earlier this year in 2018 when they prescribed their mandates for what you needed to include in the code. A lot of the work that DLCD has commented on, even though they don't have a draft code that takes every BiOp mandate in, a lot of their feedback goes into preparing communities for future BiOps. So some of the provisions that the letter from the coalition

did not point out may already be within the document just within green commentary. Because the BiOp has had those delays we don't have a document at moment that has every provision of the BiOp in place. Our attempt here was to do the best we could with as much local decision making where we could to prepare for it one day and hope that our positive efforts through DLCD review and our CRS participation can help mitigate that and lessen the blow for a future text amendment.

Ryan Krueger stated I wanted to also add that the reason for the redundancies, FEMA was writing a lot of the response to the biological opinion. So FEMA is writing the NFIP standards and the response to Oregon's biological opinions. So hence, redundancies because they're copy over that language. We have also gotten mixed messages from the feds. We had initially heard this fall, late summer early fall, that we were going to have 90 to 180 days to get new code language into effect or we were going to be found non-compliant with the biological opinion. There's been a number of correspondences now between state agencies and the feds and they have moved that back but we still have a big question mark as to when that's going to move forward. The NFIP is up for re-authorization and there may be components of the biological opinion that are included in there but we have not yet at this point been advised that they are going to impact a timeline for implementation within the State of Oregon. Going back to the comments that Mr. Damgen made, because of our already authorization of Title 3 and Title 13 through our vegetated corridor standards and through our participation in the community rating system significant progress has been made on that road in order to be compliant with an RPA. That was that relationship that I spoke with Councilor Morgan about working with Willamette Partnership. They had advised us that if we simply tick a few more boxes then we're likely going to be through that door without doing much else at that point. So that's the reason that those were included in here in order to help get us those last remaining check boxes that build on our previous successes. I think that's really important to point out in this instance.

Chris Damgen stated these text amendments are being done because of updated maps not because of a pending biological opinion. I think it's important to understand that that in a perfect world it would be nicer if we would've been able to align both processes at the same time but we are under the gun because of new floodplain maps that are going to be in effect for our community.

Councilor Hudson stated I wanted to recap everything and make sure I had it straight and you can stop me as soon as I say something wrong. We have to make some changes because the maps are changing. Are there new federal regulations too? Or we just need to come into compliance with existing regulations and new maps?

Chris Damgen replied when you update maps you have to be up to date with NFIP standards as well as state compliance and Metro compliance, yes.

Councilor Hudson stated we're working on compliance with a bunch of different levels of government and then at the same time we're putting in some extra changes which we

don't technically have to do but they're good for a couple reasons that we may well have to comply with them in the future anyway. And then also it gets property owners better rates and that's something that we can do for them by passing these regulations on.

Chris Damgen stated correct.

Councilor Hudson stated the concern, it sounds like, is that they could create an expense or barrier to certain development. So either certain things couldn't be built or they would have to be built a certain way which could add expense. Essentially the reasons they're even being proposed is that that they're good ideas anyway from a disaster litigation point of view.

Ryan Krueger stated yes, I think that's a fair characterization of the overall perspective in here. As we pointed out in the memo, there are some that are required at the federal level, there are some that are recommended locally and then there are some that are ultimately going to be sort of an in between there that do offer us a little bit more peace of mind as well as better insurance rates for our community members.

Councilor Hudson stated while it's possible that we go back through and take out a few of these we could very well find ourselves in the future wishing we had them in place. Even developers who would have been happier not to have some of these extra regulations may find that their property survived better because of an unforeseeable natural event.

Ryan Krueger stated I would say in some situations absolutely. I would also say in this situation your initial point there about how some property owners or some of the members of development community might be more happy in the long term if we're able to get through relatively unscathed without someone else coming in telling us how to run our house I think they're going to be happier with the local perspective rather than having someone at the state come in and say you have to do it this way.

Mayor Ryan stated one thing too, I did some research to find out how many people are benefitting from flood insurance in the area and it was over 60 homes I believe is what we came up with. We did have a conversation with some of them and they would obviously be very happy to save another whatever percent on their flood insurance. And also some of the comments made from some of the people down there was that development is going to happen. There's not a lot stuff that's going to happen down there anyways. There are some people down there obviously self-insured but there's more people I believe down there that are benefitting from this.

Councilor Ripma stated I like the way Zach summed it up. The recommended changes here are the result of some regulations and good ideas and not that burdensome. Is there anything these groups could do to object and render our efforts moot? Or is it just a request?

Chris Damgen replied they could appeal a decision because it is a land use decision.

Councilor Ripma stated I was just wondering if it would be prudent for now to take out the things they specifically identified for whatever reason.

Ryan Krueger stated as far as the follow up to it I would also say the other reason that they might appeal as if we had errored in our procedure.

Councilor Lauer stated this would be something to worry about if you guys didn't do everything that you needed to do make sure this was on the up and up. Is there any development in the pipeline? Is there potential development happening right now? Is there something happening that this is going to affect someone if we change this right now?

Ryan Krueger replied there is development proposed right now. There are a number of projects that are in. Because this code has not been adopted they're currently coming in under the current development code standards. As we talked about here about high hazard and erosion hazard areas those are already subject to regulation. So there would not be a change there as far as what they would be subjected to. Broadly, no this will not have a significant impact on any development that is current or proposed because they're right now pretty much subject to all of these standards.

Councilor Allen asked, how many of us have lived in the South? Just a few of us. They had a lot of flooding down there and it was almost like a way of life. When I look at Troutdale I don't get the same feeling. Usually if we have some kind of flood occurrence here it's some kind of dam mismanagement problem or something like that. We just don't see a whole lot of it. I can understand them wanting to put code in and I can't help but think that they're going to have a terrible time when they get to these other states. I wonder if the pushback from there is going to change things in the future.

Councilor White stated I have a handout (a copy of the handout can be found in the meeting packet). For point of order, I neglected to declare a potential conflict of interest. I do own property in Troutdale that is attached to floodplain. In the past I've been clear. The second page is probably the one you should look at first. In December of 2011 a pineapple express came through and it was really bad timing for the City of Troutdale because we had the 2 old I-84 bridges in place. We also had 2 temporary bridges in place. The river jumped its banks and went 5 miles off course up on Lolo Pass and it left properties basically on an island. The roads were gone and it was a major thing. I was panicking to say the least. If you look at the front page that's taken from the Troutdale Bridge and that's where the water level peaked. It's really hard to see in this photograph but there's a white line on one of the trees and that's where the water reached in '96. That was considered a 500 year flood event. I show you this just to give you an idea that I feel the floodplain is exaggerated. We don't have a re-occurring flood problem. I feel really safe after surviving that. I talked to one of the hydrologists that was hired by FEMA to do the original mapping and they said to get the water to go up like that again without those

4 bridges in place it would take a biblical type rain to recreate that. I hope we keep that in mind. Most people feel like I do that if you don't have a mortgage you don't get the flood insurance. It would be cheaper to do repairs yourself if there ever was minor flooding. But you're stuck with it. If you have a mortgage you have to buy it year round and it's really expensive. For me it would be just under what my property taxes are for the year. So it would be like paying double property taxes. It's quite extensive. The other thing is if you own your property you can buy the flood insurance seasonally so you're not paying for it year round in the dry season. People with a mortgage have to do that. One of the charges with FEMA was to get more customers. There seems to be a lot of that drawn into their thinking. I find it really frustrating too in a town that's so close to buildout, what it really hurts are the few big pieces of property we have left that could actually put Troutdale on the map. If you look at every other community in our area, they're developing their waterfronts. And Troutdale just seems to hand it over to regulation. I think we're making a mistake. We saw how impactful the apartments are for our SDC's how much revenue that's going to bring over the years. It's the type of stuff that we need to keep our town alive. We're making it so expensive to develop. Someday I would hope that the RV Park would redevelop because that property is too valuable to be an RV park in my opinion. We need housing in Troutdale. If we keep piling on the regulations stuff like that will never change. Troutdale is probably the biggest shareholder of undeveloped property. I do want to compliment the planning stuff. Their workload has been incredible this past year. I think we should look at our Sandy Drainage Improvement Company. It's going to be an extra burden on the SDIC. It's almost like we're telling the Army Corps of Engineers how to do their job when they know their job better than we do. It's going to create a burden for them and added costs. That's one thing I would like to see changed. The other one was adding the extra foot. That was something we put in ourselves on residential to get the better insurance rate. I feel because of this photo that I showed you guys and the fact that the floodplain in my opinion is exaggerated, I think it's something we could pull out of the code. We're still going to get the discount. It's going to be close.

Ryan Krueger stated it's not going to be close. We're not going to get there with that one. As far as the SDIC, you're absolutely right, Councilor White. We're frustrated and we've been frustrated. We know that there are ways that we can reduce that impact, an IGA is one of those, and that's going to be the highest priority for this department moving forward is getting an IGA in place that allows them to continue to enjoy the flexibility in the permitting requirements that are associated here in Troutdale. It's a national mandate that's coming down and impacting us in a way that locally doesn't make sense as far as that allowance for SDIC. So an IGA will allow us to be able to mitigate that impact but it's not a long term solution. Going all the way up to the national policy level, looking at changes to the NFIP would be something that would really be the most effective in how we can do local administration with the SDIC. I will say that we're on the same page as you all. We're frustrated. A couple of points I wanted to make there in regards to flood insurance specifically. Yes, we do have only 43 properties that are currently enjoying flood insurance coverage but many of those flood insurance policies are new policies. We are hearing from new property owners that are coming in that the ability to get a discount on their flood insurance is making the decision for them easier to buy the property here in

Troutdale versus going somewhere else. And those other jurisdictions that aren't doing it, they're losing business. They're losing private property owners that come in.

Mayor Ryan opened the public hearing at 8:35pm.

Paul Wilcox, Troutdale resident, stated after Councilor White raised the issue last meeting, I took a closer look at the raising the elevation of the foundations by an additional foot. It sounded like Councilor Hudson was kind of on the same wavelength as me. I'm thinking the extra foot is a good idea. If you've got somebody that's at the minimum and the flood goes above that one foot, without the extra foot it not only affects that property but if that upstream property with the one foot elevation gets swept down river it might take out their neighbor. The main thing I noticed just this evening was on page 14-22, it says the minimum finished floor elevation including the basement floor for all new or substantially improved residential structures, then it refers to the additional one foot elevation. The question raised in my mind was, what's meant by substantially improved? Then I discovered a definition of sorts on page 14-24. It says, substantial improvement is considered to occur when the first alteration of any wall, ceiling, floor or other structural part of the building commences whether or not that alteration affects the external dimensions of the structure. Then it goes on to say substantial improvements include and it talks about the 49% of value. That first paragraph on that page sounds like if you add a floor or any interior wall that would qualify as substantial improvement. So my main issue is, what's meant by substantial improvement that calls for that extra 12 inches of foundation?

Mayor Ryan closed the public hearing at 8:38pm.

Ryan Krueger stated the substantial improvement occurrence would be basically similar to what starter construction would be. It's going to help us determine when it's actually taking place. If we go to page 1-32, substantial improvement means any reconstruction, rehabilitation, addition or other improvement of a structure, the cost of which equals or exceeds 49% of the market value of the structure before the start of construction of the improvement. This term includes structures which have incurred substantial damage, regardless of the actual repair work performed. So the definition in chapter 14 would refer to when that has commenced. This is where we would refer to as the actual standard. If you go down below it says, any project for improvement of a structure that needs to come up to correct violations of state or local health, sanitary or safety codes would ultimately not be included in this as well as any alteration of historic structures. Those are ones that allow us some leeway in how we're administering that substantial improvement. A historic structure would be one that is determined by the National Historic Registry but ultimately in this case it would allow for some leeway in how we were looking at those redevelopments. And as Mr. Wilcox pointed out, it's not just necessarily impacting what happens on your property. It's impacting the properties around you if you're not elevating.

Councilor White stated I don't understand how that would impact a neighboring property by going an additional foot. They're also going to have to have the foundation vents and

it could be more than a foot because you have to assume they're below the base flood elevation to begin with. They may have to build 3 feet to get to where everyone else is. That's why I'm so concerned about that additional foot. It would also impact somebody if they had damage to a portion of their home and now they have to jack the whole house up and increase the foundation on the entire home another foot to repair it.

Ryan Krueger stated let me see if I'm hearing you correctly. Your question was, how would the elevation alleviate the flood concerns for neighboring property owners?

Councilor White asked, how would that impact a neighboring property?

Ryan Krueger replied if it's built according to the standards in the NFIP, what that's going to do is it's going to have a more designed foundation, more a designed articulation so that when flood waters were to impact that property they would be less likely to be pushed to an adjacent property. If we're talking about a house that's not built to those standards, they could be pushed to adjacent properties because they are going to be below that base flood elevation. So it's a barrier. If you have an additional foot of elevation with all the other requirements that are associated with that elevation, the likelihood is that the impact to an adjacent property owner is going to be lessened.

Councilor White stated at the first reading of this you did the math and calculated it would be close but we'd still qualify for that next savings in the flood insurance program.

Ryan Krueger stated and as I pointed out, there are other ways to get there. But we really need some help if we're going to get across that finish line if it's not going to be this way.

Councilor White stated if I remember right, just by not doing anything else and removing that one we still qualified.

Ryan Krueger stated possibly. The likelihood is that we would fall just short. We could be 3 points over but we're more than likely to be a few points under. These are best guesses according to frameworks that have been established. I can tell you that the way that we proposed our credit under that last recertification cycle, we thought we were going to be well beyond that class 6 category and they nicked and dined us back down to just above where we were under the previous cycle. So using experience I would say that we would be close but I would think that we would ultimately fall just short. But it's possible we could be across that finish line by somewhere between 3 to 9 points out of what we would need. It's also possible we could be 50 to 100 points short. It's hard to know at this point without actually going through that recertification.

Chris Damgen stated it's important to know that they say up to that amount of points could be earned on that. It doesn't mean you would.

Ryan Krueger stated this one particular standard goes up to 200 points so that's going to get us well over that threshold regardless of whether they nickel and dime us.

Councilor Lauer stated but we know that you've tried for over a year and we know that this gets us there right now the way it's written.

Councilor White asked, is there concern by having the taller foundation of the house that it would cause the house to float? You might have a bigger problem because of the air gap under the house that can push the house up.

Ed Trompke stated we had to deal with that in the settlement of some litigation for a non-dwelling at this point but was a dwelling at one time. It was built in the floodplain and there are requirements that calculations be done that the dwelling won't float away. If the basement and the crawlspace area is sealed it can't float away. It also has to be hydrostatically stable enough not to collapse. All of that is requirements for the engineers to work through before they can get approval from the building department.

Councilor Lauer stated I think you guys have done a fantastic job and again, thank you for color coordinating it and making it easier to go through this second time around. I don't have a problem making the motion.

MOTION: Councilor Lauer moved adoption of the ordinance to adopt text amendments to Chapters 1, 2, 4 and to establish Chapter 14 of the Troutdale Development Code. Seconded by Councilor Morgan.

Councilor Ripma stated point of order, Mr. Mayor. I thought we were not adopting it tonight.

Mayor Ryan stated no, we left that open. This is our second hearing. If we felt comfortable with the information they provided we did not have to have another meeting.

Councilor Ripma stated my comment is, we learned quite a bit tonight about background and benefits. I was not expecting that we were going to vote on it tonight.

Mayor Ryan stated I don't know what else we can talk about.

Councilor Ripma asked, Councilor White, are there specific things you want to take out?

Councilor White replied the extra foot on the foundation I would like to go without that because I'm familiar enough with the floodplain that across from the Harlow House and the Red Barn Museum, that whole side of the road is along Beaver Creek starting with the Troutdale Arts Center and it's in the floodplain by 2/10 of a foot most of it.

Councilor Lauer asked, is that true?

Ryan Krueger replied without having that precise information available to us to demonstrate this evening, it's not quite that close. It's not quite 2/10 of a foot. It's probably going to be closer to a foot and 3/10 below the base flood elevation.

Councilor White stated there was actually a group of residents along there that did a survey during the mapping process. I know that the Arts Center was able to get a letter of map amendment because it was so slightly in the floodplain that FEMA acknowledged that and gave them a letter of map amendment. It is extremely close but I consider that a really important part of our town because it's part of our town center overlay. We're pretty much maxed out on both sides of the road with the marina block being developed along the Halsey Corridor. There's 2 groups working on projects considering that part of town. There's a 3 city Halsey Corridor project that I'm the liaison on that group and it's getting a huge amount of attention from multiple agencies. They're all excited that we're collaborating with the 3 cities approach to do something to improve that part of town. We also have our own Town Center Committee that would love to see some redevelopment happen along that part of town.

Councilor Ripma asked, how would going from 2 feet to 1 foot help?

Councilor White replied it's a major cost burden when you're already raising the foundation up. It's not required. It's just in there for one purpose to save 43 people on their flood insurance and I believe we can still get there without doing that. It sounds like they may have changed since the last meeting.

Ryan Krueger stated I wouldn't say it's changed. I think I was precise in that last meeting when I said that it would be close and ultimately that we would recommend in order to ensure that we were across that threshold that this remain. As far as the characterization of that being a substantial cost, for a 2000 square foot home if you were to build an additional foot it could be as little as \$890.00 for that additional foot if you were to build it on concrete block piers. If you were to go with fill it would be approximately \$4400.00 in order to do that.

Councilor White stated I'm going under the assumption that we can get that savings without adding this regulation.

Mayor Ryan stated I'm not comfortable. Honestly, there is a conflict of interest because at some point you want to develop your property, Councilor White. I get what you're trying to do. What I don't want to do is take away 20% savings for our residents. We can't kick the can down the road and assume another 5 or 10% savings is just 43 people. It's 43 people. So I don't care how we get there but we have to get that savings. If Councilor White is comfortable with us kicking that down and we can't get there and there's 43 people that don't get the savings, I'm

not going to be happy. It's not right. I don't have property down there and I don't have any plans to develop any property down there. I have zero conflict of interest other than the interest of our citizens which is to save money. If Councilor White wants that gone, that's good but then I have to get reassurance from you guys and Councilor White that we're going to get there. Because it's not right.

Councilor White stated that's what was on the record from the last meeting.

Mayor Ryan stated I get that but I want to make sure because you would benefit by developing that property by not having to do the extra foot. I also understand that I'm a banker. Most people don't own their properties. I don't know where all these people down there that are living free and clear in these million dollar homes, most people have mortgages.

Councilor White stated it would be more because the simple fact that it's required now. That's a new ruling.

Ray Young stated all that I would add is that staff can only give you their best estimates based on their extensive experience. We cannot guarantee what the feds are going to do when we turn this stuff in. When staff is telling Council if you go with our recommendations we pretty much, as best we know, can guarantee you'll get the savings. If you take anything out you're flipping a coin as to what's going to come back to us and there's a risk that you won't get any of the savings. We're giving you one route guarantees as best we can of savings and the other route is saying you better pray because we don't know what the feds are going to do when it gets there. It's your call.

Mayor Ryan stated you have to make a decision one way or the other.

Councilor Lauer stated I think we have and I think this gets us there. I think this is our opportunity right now.

Councilor Morgan asked, how many houses are we talking about that may exceed 40% of their value? In order to meet this new threshold it says specifically 49%. How many households will be affected by this one change of the one foot?

Ed Trompke replied none if nobody renovates a house.

Councilor Morgan stated correct. And in a worst case....

Ed Trompke stated in a worst case it's all of them.

Ryan Krueger stated I can tell you how many properties are included in the floodplain area. Without knowing exactly how many of these are redundancies it looks like there may be a couple, somewhere around 173-175.

Councilor Morgan stated so 173 properties in the City of Troutdale may be affected by this change.

Ryan Krueger stated if they had damage to their property that exceeded 49% or they conducted improvements on their property in those floodplain areas that exceeded 49%. It's also important to point out, these are properties, not structures so if they did an improvement on an area of their property that was outside of the special flood hazard area they don't trigger these standards.

Councilor Morgan asked, how many households will likely see a reduction in their flood insurance rate as a result of this change?

Ryan Krueger replied everyone in Troutdale.

Chris Damgen stated you do have an additional exhibit here tonight that was in your packet. This captures the most up to date recent edits that FEMA required and the state required since the Planning Commission approved the document that you have. All the changes that we've been talking about tonight, all the ones that are color coordinated are in effect captured by this exhibit as well. If you are going to pursue with adoption tonight the staff would request that an amendment or a friendly amendment be entertained to include that exhibit with its incorporated changes.

Councilor Morgan stated so amended. Seconded by Councilor Lauer.

Councilor White stated it doesn't sound like I'm getting very far on the one foot issue. There's lots of things in here I don't like but we apparently can't change them. They seem very pre-emptive on future regulation yet to come. There's also the Housing Authority and those 3 agencies. They have an attorney that's working on reviewing this code. I think it's important to realize that we'd be the first ones passing this. It's only for the cities effected by this new map so it's Gresham, Wood Villand and Fairview and then Troutdale. And then Portland is somehow exempt from even having to do any of this. It would be my preference to give ourselves 2 things on this motion. If the lawyers find something that we missed or planning staff missed the ability for us to correct that prior to February 1st. I would also like if it passes to only go into effect as of February 1st to buy us that needed time period. It's just a safety precaution.

Councilor Morgan asked, is Portland exempt from this process?

Chris Damgen replied this particular text amendment comes because of the maps changes to the Sandy River Drainage basin basically.

Ed Trompke asked, is it January 31st February 1st when the new code amendments need to be in place, if we're going to get the insurance rate reduction?

Ryan Krueger replied the insurance rate reductions will have to go through a review during the next cycle. But in order to be compliant with the NFIP requirements, that's February 1st.

Ed Trompke stated that's what I meant. What Councilor White is asking is if there could be a delayed effective date. There can be a delayed effective date to February 1st. That's not problematic. The problem comes if you're going to move it up from 30 days from adoption. It has to be by a unanimous vote with an emergency declaration. That's not required to postpone it. If you wanted to postpone it to February 1st you would simply move to amend the motion to make it effective February 1st and with a Council consensus that if you or any other Councilor or staff is approached or receives information from the attorney that you are talking about that it would then be up to the City Manager to put it on the agenda to talk about making possible changes to the matter in January.

Mayor Ryan stated if we find a way to get there without having to do the foot. I'm okay with that. I don't care about the foot. I care about saving the residents. If we can find a way to get there before February 1st.

Chris Damgen stated to be clear, February 1st is not the effective date when these insurance premiums go in effect, it's our deadline.

Councilor Allen stated we're saying hand it over on February 1st and it's due on February 1st. Do you need a bit of a buffer there?

Ed Trompke replied I think that he would be turning it in in the ordinary course just with a cover letter that says it's effective February 1st.

Ryan Krueger stated if we adopt this tonight I plan on sending this out tomorrow and have it be reviewed by FEMA for the last section for their last checkoff and then the same thing with DLCD.

Ed Trompke stated and then if any changes came about in January, because it's a change to an ordinance, there would have to be 2 readings of it and there would be a 30 day lag time before it becomes effective. So there might be a few weeks where the code as written if it's adopted tonight would be in place and then the tweaks would go into effect.

Mayor Ryan stated I think that's completely reasonable. I'm comfortable with that.

Councilor Morgan stated there's a motion and a second on the current.

Ryan Krueger stated just as a point of clarification, we would have no problem with it being effective February 1st. Leaving it open to additional pieces of evidence is a little trickier because it's going to be hard to know exactly what rises to that level and I would refer to Mr. Trompke on that.

Ed Trompke stated and I think at that point the Council would bring it to the City Manager and put it on the agenda either as a discussion topic or as a proposed ordinance amendment. It would be a new matter at that time. I think in order to get to February 1st we would have to adopt it tonight.

MOTION WITHDRAWN: Councilor Lauer withdrew his motion and Councilor Morgan withdrew his second.

MOTION: Councilor Morgan moved adoption of an ordinance to adopt text amendments to Chapters 1, 2 and 4 as well as Exhibit E to establish Chapter 14 of the Troutdale Development Code to take effect February 1st 2019. Seconded by Councilor Lauer.

Councilor White asked, is there any thoughts on the 1 foot? Do we want to try to exclude that or are we going to keep it in? If that's a lost argument then I want to make a statement prior to voting.

Councilor Morgan stated my motion was to keep it in so if you want to make your statement you can.

Councilor White stated I'm kind of torn because that 1 foot I think is unnecessary. But I don't want to take the chance on the insurance as well given the timeframe. I think similar to some of the planning members, I'm going to vote for this but I'm doing it under duress of us potentially losing our flood insurance. I don't feel there was really adequate time to really get anywhere and given the season and time of year it was almost impossible to make contacts and get information. Had we had this sooner, we were at the League of Oregon Cities where we could've met with our representatives and gotten a lot of work done during that period.

VOTE: Councilor Lauer - Yes; Councilor Morgan – Yes; Mayor Ryan – Yes; Councilor White – Yes; Mayor Allen – Yes; Councilor Hudson - Yes and Councilor Ripma – Yes.

Motion passed 7-0.

7. PRESENTATION: A presentation on Housing Needs Analysis and associated studies.

Chris Damgen stated this is an information bit for you. For those of you who will be on Council in January you will see this again, likely. This is in regards to what we call Housing

Needs Analysis (HNA). This is a tool that planners and cities have used to justify land use planning decisions when it's talking about housing. The term comes from the Statewide Land Use Planning Goal 10 which is part of our comprehensive plan as well. We have to address housing needs in the city. The last time we did this was roughly 10 years ago when the city began its process with periodic review. The state no longer does periodic review however a lot has changed since those 10 years and it's really important that we get a fresh housing needs analysis to help advance some of the cities goals but also to get a better understanding of what the true housing need is. Chris Damgen showed the Council a PowerPoint presentation (attached to these minutes as Exhibit B).

Councilor Allen stated it seems like what we need is balance. We have jobs but without housing it just creates a low vacancy rate in which housing prices go up. It makes it hard for many families. Will this report actually take a look at vacancy rates?

Chris Damgen replied it's definitely one of the factors. They look at everything from building age and condition, vacancy rates, cost of construction, it's a pretty full comprehensive document. It's a big lift.

Councilor Allen stated we do have some vacant land in which there's not an intention to sell. Do they look at that?

Chris Damgen replied yes and that's important because especially when Metro or DLCD looks at our spot and they see all this acreage, why isn't it being developed? Maybe there's local interest as to why it isn't being developed. Not suggesting or trying to reveal any cards but often times these reports can speak more to the local truths. Basically that testimony because it's then memorialized in the document provides the city greater leverage and greater argument for why maybe an urban growth boundary expansion is in the best interest not only for us but for the region.

Councilor White stated I was kind of the driving force on increasing the urban growth boundary. I wanted to scream that out during the rent burden meeting that we had. I see that as a big issue. The process has been so hard and I kind of gave up on it. My thought is, it's only 800 acres that we have any potential of ever getting and rather than piecemeal this at \$48,000.00 to get 180. Maybe the idea would be to look at the whole 800 acres and go all the way to Division and see if we shouldn't shoot for that.

Chris Damgen stated I think the scope of it would look to it to the extent practical.

Councilor Ripma stated I ask this Council including the new person coming onto the Council to think about what we're asking for that's going to do something for the citizens of Troutdale. You're talking about expanding the urban growth boundary and Metro is not going to let us expand the R-10 area that's adjacent to it. It's going to be higher density stuff. That's the only way they'll let it come in. We're not just going to be able to expand the Barlow School District housing and we will have little or no say in that. So what exactly does expanding Troutdale do for the citizens of Troutdale? We've never had this

discussion. There's a few property owners down there that will make out like bandits and I contend the rest of Troutdale is going to be sorry we did it. Or at least, we should have the discussion whether we might be sorry we did it. It has nothing to do with this housing needs analysis. Quit trying to sell it on expanding the urban growth boundary when I don't think as a policy we've had the discussion that we should or that it's a good idea or that it's good for the citizens of Troutdale. I frankly haven't heard a reason why it would be good for the citizens for Troutdale to build apartments next to the R-10 that we have down at the urban growth boundary and destroy some of the finest farmland in the world. It's time somebody spoke up for the citizens.

Ed Trompke stated we need the consensus of Council to come back with a proposal or not.

Mayor Ryan stated yes, we're good.

8. STAFF COMMUNICATIONS

Ray Young stated this is our last meeting of the year. Our next meeting is January 8th and there will be a swearing in at 6:00 for a couple people. The city is closed on December 25th and January 1st.

9. COUNCIL COMMUNICATIONS

Councilor Lauer stated thank you to Councilor Morgan and Councilor Allen. You guys were mentors to me. Good luck in what you do.

Councilor Morgan stated folks have asked me what I'm going to do and on Thursday I'm going to Disneyland. It's been an honor and a privilege to be here, serve here and serve with Mayor Daoust and Mayor Ryan and the councilors. It's very fond memories that I will have and look back on and I can't thank you enough.

Mayor Ryan stated this is the last meeting with this Council. It's been an absolute honor to be the Mayor of this Council and we have tackled a lot of really big issues. I appreciate the civility that we've had and the good discussions. I look forward to having Nick Moon and Jamie Kranz on here but I'll miss your thoughts and what you brought to the Council.

Councilor White stated I'm particularly distressed over losing Rich just because of the circumstances in why we lost him. I think you were a big asset to the city and you're one of those guys that really paid attention and listened when you speak. I had the luxury of sitting next to you and I'm really going to miss having you on Council. Larry, I wish you the best with whatever you do. You've got a gifted mind and I think you'll do well in whatever you do. I promised the Troutdale Historic Society I would give them a shout out for the team that has decorated the Depot Museum and the Harlow House and they have added the Barn Museum as well this year. I want to thank Kelly Broomall headed up the effort. He had help from Tom Miller and his wife, Linda Miller, Len Otto, Morgan and Home Depot contributed to some of the lightings and Orient Electric lent them a boom truck. It

really makes our town very charming and welcoming and warm and I appreciate their effort. That was a lot of work to do.

Councilor Allen stated one thing I've learned on Council is you really want to be respectful of everybody because sometimes you're going to be on the same side of an issue and sometimes you're going to be on the opposite side. When you're on the opposite side of an issue, that's when you really find out the true character of an individual. I want to give special appreciation to Commander Jason Gates who was very honorable in his actions when we were on opposite sides of an issue. I appreciate him. Mayor Ryan, we ran against each other and we resolved any differences we may have had and you're doing a fine job. I appreciate you as well. So Chief Lewis, Gresham Fire, there was a significant increase in costs with Gresham Fire and our city all in one year and I kind of raked Chief Lewis over the coals on not getting any increase in service and he really took that well. I appreciate him. I wish this Council well. We need to appoint somebody to the RDPO.

Councilor Hudson stated thank you everyone for a great year. Enjoy your holidays and see you next year. Thank you to both councilors retiring. I also wanted to take a moment to thank Multnomah County Sheriff's Office, specifically Deputy McQueen. I got to go out with him today and see the work that he does with the HOPE team.

Councilor Ripma stated I want to wish everybody a Merry Christmas, Happy Holidays and Happy New Year and my best wishes to Rich and Larry.

10. ADJOURNMENT

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

Meeting adjourned at 9:34pm.



Casey Ryan, Mayor

Dated: January 11, 2019

ATTEST:



Kenda Schlaht, Deputy City Recorder

CITY OF TROUTDALE

City Council – Regular Meeting
7:00PM

Tuesday, December 11, 2018

PLEASE SIGN IN

Name – Please Print	Address	Phone #
Carol Allen	Troutdale	
Michelle Korman	Gresham	
JEANIE MORGAN	TROUTDALE	
Dick & Paula Goldie	T'DALE	
Steve Scott	Troutdale	
Norm THIRLES	Troutdale	
Robert Ice	Troutdale	
Earle & David Seun	Troutdale	
Dairen Riordan	Fairview	
Lynn Godwin	Sandy	
Jean Ice		
Samuel Peter Barnett		
PAUL WILCK	TROUTDALE	
Jessica Epley	Frontier Communications - Tigard	
Ryan Lagura	Troutdale	

Exhibit A

12/11/18 Council Mtg. Item #2

		County/District	State	Troutdale
County Auditor				
McGuirk		57.44%	NA	56.00%
Learn*		42.04%	NA	43.36%
U.S. Representative, District 3				
Blumenauer		76.77%	NA	51.18%
Harrison*		15.51%	NA	40.32%
Oregon Representative, District 49				
Gorsek		51.26%	NA	47.40%
Hwang*		44.82%	NA	49.63%
Governor				
Brown		73.89%	50.05%	44.97%
Buehler*		22.09%	43.65%	48.03%
Metro Measure 26-199#	YES	65.75%	NA	43.75%
Local housing bond	NO	34.25%	NA	56.25%
Oregon Measure 102#	YES	71.72%	56.92%	50.95%
State housing bonds	NO	28.28%	43.08%	49.05%
Oregon Measure 103*	YES	26.81%	42.58%	48.71%
No grocery tax	NO	73.19%	57.42%	51.29%
Oregon Measure 104*	YES	20.74%	34.73%	38.92%
3/5th vote to increase taxes	NO	79.26%	65.27%	61.08%
Oregon Measure 105*	YES	18.25%	36.46%	42.89%
Repeal sanctuary law	NO	81.75%	63.54%	57.11%
Oregon Measure 106*	YES	16.98%	35.43%	40.66%
Prohibit abortion funding	NO	83.02%	64.57%	59.34%
Troutdale % for precinct 4904 only				
*Precinct 4905 voted in favor				
#Precinct 4905 voted against				

Housing Needs Analysis

Troutdale City Council

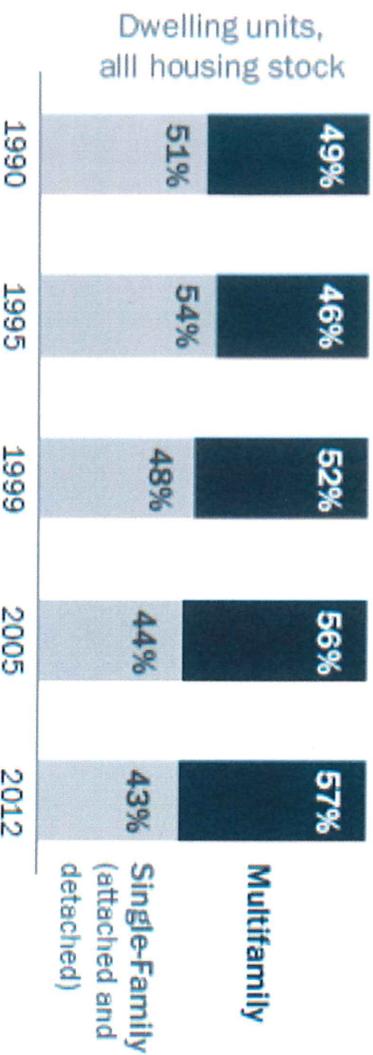
December 11, 2018

What is a Housing Needs Analysis (HNA)

- A tool to justify land use planning decisions related to residential development
 - Statewide Land Use Planning Goal 10 (Housing)
- Provides up-to-date data on existing housing supply
- Highlights future housing needs to respond to development pressures
- Provides legal justification when communities
 - evaluate changes to development code,
 - review re-zoning requests,
 - review residential development projects (Staff & Planning Commission)
- Apply for urban reserves / expansion of urban growth boundaries

CHANGE IN HOUSING MIX, WILSONVILLE, 1990-2012

Source: 1990: Annual City housing inventory report, 1995: Annual City housing inventory report, 1999: Comprehensive Plan, 2005: 2005 Wilsonville Housing Study, 2012: Annual City housing inventory report



The amount of multifamily housing in Wilsonville increased over the last decade.

Two-thirds of units permitted during the 2000-2013 period were multifamily housing.

PERCENT OF WILSONVILLE HOUSING UNITS THAT ARE RENTER-OCCUPIED, 2007-2011



Homeownership and housing type are related.

Although most single-family housing is owner occupied, 12% is occupied by renters.

DEFINITIONS

Buildable residential land:
Unconstrained suitable land designated for residential development

Dwelling unit: Any type of residential structure. Wilsonville has an average of 2.3 persons per dwelling unit.

Capacity: Number of dwelling units that can be accommodated on buildable land at planned densities.

Housing density: Number of dwelling units in an acre of land, with 43,560 feet to 1 acre.

Housing density can be expressed as the number of dwelling units per net or gross acre.

Gross acre: Includes rights-of-way (land used for roads and streets).
Land used for rights-of-way is not buildable.

Net acre: Does not include rights-of-way.

LOW CAPACITY SCENARIO

3,390 dwelling units

Single-family detached:

**1,622 / 48%
units**

Multifamily:

**1,768 / 52%
units**

7.1 dwelling units per gross acre
(citywide average)

HIGH CAPACITY SCENARIO

4,229 dwelling units

Single-family detached:

**2,016 / 48%
units**

Multifamily:

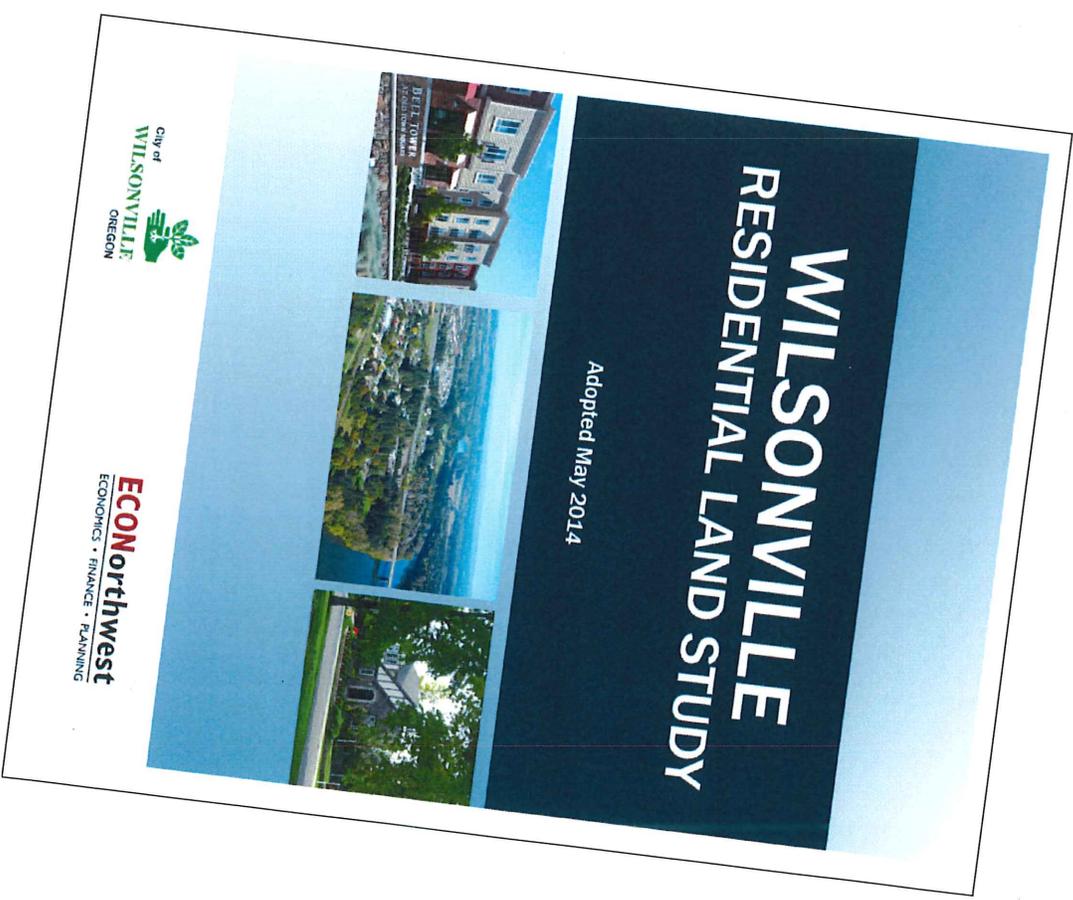
**2,213 / 52%
units**

8.9 dwelling units per gross acre
(citywide average)

- The low-capacity scenario results in an overall density of 7.1 dwelling units per gross acre or 8.8 dwelling units per net acre.
- The high-capacity scenario results in an overall density of 8.9 dwelling units per gross acre or 10.5 dwelling units per net acre.

What is in an HNA

- Buildable Lands Inventory (BLI)
- Historical and Recent Development Trends
- Demographic & Other Factors/Trends
- Housing Demand and Need
- Residential Land Sufficiency
- Capacity Analysis
- Conclusions & Recommendations
- Public Facing Document



HNA Proposal for Next Calendar Year

- January: Budget Amendment / Consideration
 - \$48,000 proposal
- January: Selecting Consultant / Preferred Vendor
- February: Identification of project committee
- March: Project Initiation
- March – September: Outreach and Development
- October: Draft Report / Presentations
- November: Consideration & Adoption
- 2020 – Potential next round of UGB / Urban Reserve Updates