CITY OF TROUTDALE

"Gateway to the Columbia River Gorge"

REVISED AGENDA

CITY COUNCIL – REGULAR MEETING

Troutdale City Hall - Council Chambers
219 E. Historic Columbia River Hwy. (Lower Level, Rear Entrance)
Troutdale, OR 97060-2078

Tuesday, November 25, 2014 – 7:00PM

1. **PLEDGE OF ALLEGIANCE, ROLL CALL, AGENDA UPDATE.**

2. **CONSENT AGENDA:**
   - **2.1 ACCEPT MINUTES:** October 14, 2014 Regular Meeting and October 28, 2014 Regular Meeting.

3. **PUBLIC COMMENT:** Public comment is limited to comments on non-agenda items. *Remarks shall be limited to 5 minutes for each speaker unless a different time is allowed by the Mayor. The Mayor and Council should avoid immediate and protracted response to citizen comments.*

4. **REPORT:** An update by Metro Councilor Shirley Craddick.

5. **PUBLIC HEARING / ORDINANCE (Introduced 10/28/2014):** An ordinance approving the First Amendment to the Troutdale Riverfront Renewal Plan to extend Plan duration and redevelopment assistance.
   Erich Mueller, Finance Director

6. **STAFF COMMUNICATIONS**

Mayor
Doug Daoust

City Council
Norm Thomas
Glenn White
David Ripma
Rich Allen
Eric Anderson
John L. Wilson

City Manager
Craig Ward

City Attorney
David J. Ross

7. COUNCIL COMMUNICATIONS

8. ADJOURNMENT

Doug Daoust

Doug Daoust, Mayor

Dated: 11/18/14

City Council Regular Meetings will be replayed on Comcast Cable Channel 30 and Frontier Communications Channel 38 on the weekend following the meeting - Saturday at 2:30pm and Sunday at 9:00pm.

Further information and copies of agenda packets are available at: Troutdale City Hall, 219 E. Historic Columbia River Hwy. Monday through Friday, 8:00 a.m. - 5:00 p.m.; On our Web Page www.troutdaleoregon.gov or call Debbie Stickney, City Recorder at 503-674-7237.

The meeting location is wheelchair accessible. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours before the meeting to: Debbie Stickney, City Recorder 503-674-7237.

MINUTES
Troutdale City Council – Regular Meeting
Troutdale City Hall – Council Chambers
219 E. Historic Columbia River Hwy.
Troutdale, OR 97060-2078

DRAFT

Tuesday, October 14, 2014

1. PLEDGE OF ALLEGIANCE, ROLL CALL, AGENDA UPDATE.

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

PRESENT: Mayor Daoust, Councilor Ripma, Councilor Thomas (via phone), Councilor White, Councilor Allen, and Councilor Wilson.

ABSENT: Councilor Anderson (excused)

STAFF: Craig Ward, City Manager; Ed Trumpke, City Attorney; Scott Anderson, Chief of Police; and Sarah Skroch, Deputy City Recorder.

GUESTS: See Attached List.

Mayor Daoust asked is there an agenda update?

Craig Ward replied there are no amendments to the published agenda.

Councilor Ripma stated I'd like to ask a question about the agenda. Agenda Item 5 is a presentation and discussion about the Springwater Area and proclamation but we only have the proclamation. This is a very important issue that the Council has never discussed. Are we going to have a discussion about this before the proclamation?

Mayor Daoust replied that's exactly why I changed it from just a proclamation, which I have the authority to make as a Mayor, to a discussion so we could discuss it tonight.

Councilor White stated I share Councilor Ripma's concern because I tried to get the minutes from the September 10th Parks Advisory Committee Meeting but they haven't been approved yet because there isn't normally such a rush. I would be in favor of postponing this.

Mayor Daoust stated the discussion did come up but I disagreed to postpone it. This is non-binding. All this does is set the stage for future discussion where those kinds of things can be brought up at a future work session. I'd like to continue this when we get to Agenda Item 5.

2. OATH OF OFFICE: Haley Sapp, Reserve Police Officer

Mayor Daoust administered the Oath of Office to Reserve Officer Haley Sapp.

Chief Scott Anderson stated we have an amazing young lady among us tonight. I'm so proud of her. She was #1 out of 54 candidates which is an amazing feat but if you looked at her background you wouldn't be surprised. Haley comes to us with quite an academic record. She is in the 4th week at the Clackamas County Reserve Academy which will be complete in February 2015. Haley graduated co-valedictorian at Sandy High School in 2009 which included a lot of classes that were college level. She also has an Associate's Degree from Mt. Hood Community College and if you talk to her about her academic success she will be quick to point out with all humble attitude that she had to struggle in her senior year to make sure that she didn't get a B. She got straight A's throughout her whole high school career and had over a 3.5 GPA in college. She volunteered at church and vacation bible school for many years. She enjoys running with her boyfriend and has run many races including 2 half marathons and the Portland Marathon in 2012. She's been training in Martial Arts and closing in on her brown belt. She has quite a bit of success already and I'm very proud of her. She also knows that this community holds high standards for police officers. She understands that performance and conduct expectations are quite high because that's what our community deserves. My job is to keep her as safe as I can and I take that very seriously. I'm going to do that with policy, training, and the best equipment we can buy. She will have the support of the entire staff at the police department, she'll have the support of our City Council, and our other staff members. We really appreciate you for supporting her because now she really needs it when things get tougher. Eventually she will be out on the streets with a coach and she's going to find out what life as a police officer is really like. We're glad to have her because I know she'll be one of the best in judging situations and making those assessments and providing our community with the safety they deserve. Please help me congratulate Haley Sapp.

3. CONSENT AGENDA:

3.1 ACCEPT MINUTES: September 9, 2014 Regular Meeting, September 9, 2014 Work Session, September 23, 2014 Regular Meeting and September 30, 2014 Special Meeting.

MOTION: Councilor Ripma moved to adopt the consent agenda. Seconded by Councilor Wilson. The motion passed unanimously.

4. PUBLIC COMMENT: Public comment is limited to comments on non-agenda items.

Lynne Walker, Troutdale Resident, came before the City Council with some concerns. She read a letter to the Council as well as showed pictures, all of which are attached as Exhibit A to the minutes.

Sam Barnett, Troutdale Resident, came before the City Council to support re-election of Councilor Ripma and Councilor Allen.

5 PRESENTATION/DISCUSSION: The Springwater Area Proclamation.

Mayor Daoust stated we started to talk about this earlier. This is a non-binding proclamation that I could have simply just signed but I personally opened the door for

discussion so we could discuss it tonight. I would like to have Cathy go through her presentation to explain what this is and then answer questions from the Council. I don't want to get into any long discussion where we bring out the pros and cons of a parks district.

Cathy Sherick, Springwater Parks & Community, stated I've been living and working in East County for over 20 years. Here with me tonight is Dave Becker who is on the Troutdale Parks Advisory Committee and Michelle Brouse Peoples who has worked with me for a number of years and lives in Gresham. The Troutdale Parks Advisory Committee has seen this proclamation and voted at their September meeting to unanimously approve it and move it forward. We're here tonight to introduce the Springwater concepts and that's all that they are is concepts in this non-binding proclamation. This proclamation was borrowed from the statewide proclamation for parks and natural areas that was done by Governor Kitzhaber. It's aligned with the values expressed in the Parks Master Planning document. Dave and I were in Fairview earlier and their advisory committee is taking a look at it and then it'll go to their council. We plan to do the same thing with Wood Village and Gresham. We are a group of inter-local citizen volunteers who've been engaged in regional parks and natural areas issues and discussions about a district for nearly 20 years. Recent meetings have included Dave as a Troutdale Parks Advisory Member as well as Parks and Recreation staff from Troutdale. We are here to invite the citizens, the Council members, and anyone that would like to be at the table to join us in these discussions about the concept for the Springwater Area. Why are we doing a proclamation? Because it sets the stage for this larger discussion. A district cannot happen without the involvement of elected officials and the governments of the cities. Obstructing the conversation and saying no to a district is not how democracy actually works. We have to start somewhere and the Springwater area is somewhere. It has to be a conversation between leadership and constituents and it has to begin with our values. The proclamation is about our values. What is needed for our community to attract business, eco-tourism, and green jobs? How is recreation, community events, and the opportunity to get outdoors to support health and well-being as citizens going to happen? What in the end will protect our way of life, sustain our natural resources, and our parks and community livability? We can't have the discussion about that district without a recognition of those values and those values are stated in the proclamation. We are only here to have the proclamation establish the basis for the discussion. I'm happy to answer any questions.

Dave Becker, Parks Advisory Committee, stated I think this is a great idea.

Mayor Daoust asked could you describe the area involved that the name Springwater would cover?

Cathy Sherick replied this is a name that we assigned to the area to describe it so that we would have something for people to hang on to. The area would be from 162nd Avenue from the river to the north, to the school district lines for Centennial/Gresham/Barlow to the south, and potentially the Sandy River to the east.

Councilor Ripma asked are you proposing a separate taxing district with its own governance for the area you just outlined to levy taxes to the citizens who reside in that district, which you are proposing would include the citizens of Troutdale, who have funded our parks well, and also include the citizens of Gresham, who have not? You speak of democracy but in a district like you just outlined, if every citizen in town voted against it we could still be forced into it if we were out voted by the other cities who have not adequately funded their parks. Do you have an answer for that? What do we in Troutdale get but more taxes.

Cathy Sherick replied I'm not proposing anything but a discussion about it.

Councilor Ripma stated a proclamation of its beauty and desirability is a statement in favor of it by this Council, binding or not and I object.

Mayor Daoust replied this isn't binding. I could have read it, signed it, and we'd be on our way but I decided not to. I didn't want to have campaign speeches here. All the proclamation does is say we're a part of this bigger area, these volunteers that are willing to do some due diligence and look into options for everybody about how we could fund and sustain our parks. That's all they're doing.

Councilor Ripma stated this is something we should discuss.

Mayor Daoust replied we will later, this sets the stage for a future work session where we discuss those options. For people that want due diligence, to hear all the options, to make better decisions for the future, all this does is gather more information. The thing that raises my voice is if you look at the alternative for Troutdale just maintaining our parks by ourselves, I think I can safely sit here and say it's unsustainable. All you have to do is look at the budget graphs that go down. Can Troutdale sustain our parks system into the future? I would say no we cannot.

Councilor Ripma stated I want us as a council to decide whether it's even a good idea to go forward with it. The deficit in parks is not in Troutdale, it's in other cities. This is going to levy taxes onto Troutdale citizens who've already paid for adequate parks. It's putting the cart before the horse. We shouldn't proclaim its beauty in Troutdale for our citizens before we have a chance to even talk about it. Ed, can you confirm that this isn't binding?

Ed Trompke replied it's not binding.

Councilor Wilson stated we've voted as a group not to raise our taxes on our citizens through our utility bills to help take care of our parks, we've resisted that by trying to find different ways. What I don't understand is why there has to be a proclamation for them to move forward. This is the first that I've formally heard about this. I feel that before we lend our support that they ought to come to us with how it's going to benefit our citizens. If it's going to cost our citizens $8.50 a month to maintain the parks then I might as well tax my own city through the utility bills and take care of my own parks.

Cathy Sherick replied that comment about the cart before the horse, the proclamation is only to establish the values of the future discussion that yes indeed these values are what the Council shares with the larger region. What we do want is the agreement on the values. The values that the governor put forth in July about our regional statewide parks and green spaces and our environmental protections. It's about the values that have been part of the Oregon Values and Beliefs Survey, it's about the values that we hold in the state. It really is the basis for future discussion. It's not about taxes, it's not about a district, it's about the Springwater Area and the environmental values of that area.

Councilor Wilson stated your idea is to have a self-taxing district when it gets to the very end.

Michele Brouse Peoples replied we don't know that yet. This is an acknowledgement that there is a need. It's nothing more than that. Other than passionate volunteers wanting to keep a quality of life and values that you have before you on that proclamation. We would not propose how to fund it. We are requesting help with a solution.

Councilor Wilson stated the public campaign information that was on your website says "implement a highly effective and large grass roots campaign/organizing effort; voter information; media, education and outreach; and new media: Facebook, Twitter". Where is all of this stemming from?

Cathy Sherick replied the goal would be to go to voters.

Councilor Wilson asked to form this district?

Cathy Sherick replied we don't know if that's what we're really going to go to the voters with.

Mayor Daoust stated you could go to the voters with other funding solutions. There may be some other funding solutions that do not require a property tax and there could be funding solutions that could bring more dollars into Troutdale. I'm not trying to bring out all the pro's and con's now because now is not the time. We're not necessarily keyed into a property tax, but it could end up there for a public vote. Let the public vote and tell us whether they want parks that are at a higher standard than they are now. We may not be talking about a property tax, it could be a 5% tax on a can of pop or some other funding mechanism where we gain more money on top of the budget we already put into parks so that we can do more work in Troutdale. If we didn't see that end result then it would probably be the end of the discussion.

Councilor Ripma stated I would feel more comfortable waiting until we know much more about this before proclaiming its virtue and wisdom. It might turn out that it isn't a good deal for Troutdale but it might be for Gresham. Our people feel very taxed right now.

Councilor White stated Councilor Ripma brings up a very valid point, if this makes it to a ballot we could very easily be outvoted. We're not against parks. If you look at Troutdale as a region, we're blessed with natural features that are worth protecting within our

boundaries. I don't want to be told what artwork is going into our parks, if we can or can't smoke in our parks, if there will be cameras in the parks, or if there will be fees in the parks. You lose your voice when you become part of a district.

Mayor Daoust stated this is just due diligence to start a study. Usually this Council does not get in the way of due diligence, usually we strive for more information before we make a decision.

Councilor Ripma replied if this said just that, but it doesn't. If it was a joint development study agreement with various cities in that area I'd be all of it, that's due diligence. But this is a proclamation before it's even started to lead to a district concept. I acknowledge your ability to make the proclamation, you're not asking for the Council's vote on it so I can't stop you but I am advising that there are people in Troutdale who would not see this as a wise thing to do and I think we ought to be more cautious.

Ed Trompke stated this is a proclamation by the Mayor. The bottom paragraph is what is enforced which is: I, Doug Daoust, Mayor want to recognize the Springwater Area and its regional environmental designation in support of volunteer efforts to protect our way of life through stewardship of natural resources, support citizen health and wellbeing, healthy outdoor activities and the growth of our local economy. That part of it doesn't say a lot other than set the stage for later discussions. The whereas clauses are just findings that in the Mayors personal opinion support what he wants to do as the proclamation. They're really not binding. The proclamation itself isn't binding on the City and probably isn't even binding on the Mayor if he wanted to vote against doing something later on at a future meeting. It really is a moral support issue. The deeper thing that I was pondering is that recently the Council passed a strong home rule resolution and that pulls power back from other local governments who's rules and regulations wouldn't be enforceable in the City without consent. More than that there are two 1970's cases about two governments providing the same services in the same physical area. Twice the Oregon Supreme Court has said it's not supposed to happen because you're not supposed to have two sets of taxes for the same purpose. I'm not sure whether or not these folks have talked to an attorney about this or not because I'm not sure that they can form a district that includes city land within its boundaries without the city's consent.

Cathy Sherick replied we're very well aware that it will take the cooperation and work with the elected bodies of all 4 Cities and that is why we started with the values that everyone shares in all of these communities.

Councilor Allen stated we have a large investment in our parks and they are very important to us. We want to have a say in our own parks.

Mayor Daoust replied we're not saying that.

Councilor Allen stated if a district goes through we'd probably have a minority say.

Councilor Wilson stated as we get farther along, if Troutdale decides to opt out of the district, then we can. Is that correct?

Cathy Sherick replied as far as I know.

Councilor Ripma stated we could always opt out but the costs to do that are phenomenal. We'd find it prohibitively expensive and a bad deal to get out of. The time to make the decision correctly is now and due diligence is required now.

Mayor Daoust stated this is the first time that I've heard this council cut short a discussion.

Councilor Ripma replied I want a longer discussion. Let's do a work session after the election.

Mayor Daoust stated I fully realize that there are pros and cons about this. I fully realize that there are citizens in Troutdale that would not agree with this. That doesn't mean you cut short the discussion because you know those things. We make decisions on this Council with due diligence and do enough study where we can make a decision later. That's the way we normally work and I'm not hearing that tonight. I don't know that we're even ready for a work session. If we wanted to have a work session in the middle of December to discuss this further would we have any more information to be more productive than we are tonight?

Cathy Sherick replied to answer your question, no we're not going to be any more ready for a work session in December than we are tonight. We're working on trying to get elected officials in this region to agree to a set of values. We're starting the conversation based on our values and that's my understanding of how we do it in Oregon. The information sheet that's been referenced is from the webpage that we started. It's incomplete, it doesn't have all the information on it, and again it's only trying to provide some context to give people an idea of what we're trying to discuss. All of these discussions require a lot more time and energy of a lot more people. I'm hoping by doing this proclamation we can make that invitation to everyone to come to the table to have the discussion. We're just here tonight to talk about the proclamation and we want to take a very similar proclamation to Fairview, Wood Village, and Gresham. We want to have everyone agreeing to a values set. Hopefully then we can move the discussion into the next phase. Everyone could agree to this and it could die.

Councilor White stated typically something like this would start at Council and we'd refer it to the Parks Advisory Committee or the Citizens Advisory Committee for review. I think we should review the minutes for these discussions and maybe review this with the Citizens Advisory Committee. Then let's look at reading this proclamation.

Mayor Daoust stated we did send this to the Parks Advisory Committee.

Councilor White replied we didn't refer it to them.

Mayor Daoust asked did the Parks Advisory Committee take up this subject without us telling them to?

Craig Ward replied it's my understanding that this group approached the Parks Advisory Committee directly and asked to be put on the agenda and that request was honored.

Councilor Allen stated I wanted to point out that this was a campaign issues in 2010, 2012, now again in 2014, and it sounds like it will be again in 2016. This is not a new issue. It's been repackaged as "for the kids". Troutdale has a recreation program and if you want to help families, don't increase their financial stress by taxing them more. If you look at this Council, we're supportive of the parks but we're supportive of the investment, time, and energy that we're putting into our own parks. We don't want to give that up. That's why we're not wanting to make a statement that may be seen as wanting to move forward.

Mayor Daoust stated we all love our parks and that's exactly why this would be a great idea. Three years from now we're going to be laying off parks staff I guarantee it because our budgets are going down.

Councilor Thomas stated I don't know that a proclamation is necessary to continue with due diligence and moving forward.

Mayor Daoust called for a 10 minute break at 8:15pm and reconvened the meeting at 8:26pm.

6 DISCUSSION: Local Public Safety Coordinating Council Justice Reinvestment Report.

Chief Anderson stated it's my privilege to introduce a portion of the Local Public Safety Coordinating Council (LPSCC) for Multnomah County who are here this evening to present to you the Justice Reinvestment briefing. In attendance tonight are Nan Waller, Multnomah County Circuit Court Judge; Suzanne Hayden, Executive Director of the Citizens Crime Commission and the Chair of the Justice Reinvestment Steering Committee; Abbey Stamp, Executive Director of Multnomah County LPSCC; Linda Yankee, Chief Deputy Multnomah County Sheriff's Office; Lily Yamamoto, Justice Reinvestment Project Manager; and David Main, from the Gresham Office of Multnomah County Probation. I'm going to turn this over to Abbey and Suzanne to make the presentation.

Abbey Stamp stated Chief Anderson has passed out a copy of a PowerPoint presentation. This is a presentation that we've given to Portland City Council, Multnomah County Board of Commissioners, and Gresham City Council. Our intent is to make sure that everyone in the entire County has a good understanding of what we're doing in the public safety sector around House Bill (HB) 3194 which passed last session which is around Justice Reinvestment. We'll do a brief overview of what that bill is and how our work through LPSCC and the Steering Committee that Suzanne chairs has rolled out so far to date.

Abbey Stamp and Suzanne Hayden reviewed the PowerPoint presentation which is attached as Exhibit B to the minutes.

Abbey Stamp stated we have a team of data analysts that provide a monthly report on who's eligible, who's in the program, what we'll be able to track, what kind of services people need, and what types of services are needed that we don't have yet. We're collecting all of this information and we're hoping it will help craft and form the next biennium because they don't know yet how much money we'll be eligible to apply for through the State because the prison forecast isn't out just yet. It will help us understand Multnomah County's needs and how to continue to grow and beef up this program.

Judge Nan Waller stated I'm the presiding Judge in Multnomah County. I want to tell you that the collaborative that we've been involved in that has gotten us this far has truly been remarkable. For the past 18 months at 7:00am every Friday we've had major public safety assistance players coming together. The reason that's important to know is that in order for this to work we have to get buy in from all parts of the public safety system. The reason that we've done that is because we all understand the responsibility that we've each had in keeping the public safe and in making sure that when we are using our resources, whether it's a prison bed or its services in the community or a probation officer, that we are doing so in a way that will accomplish that goal for both the short term and long term. For the long term, we know that we'll have people back in our communities and when they come back to our communities then we want them to do well. We want them to become productive, take care of their families, pay child support if they're not parenting, and we want them to be employed. From a judicial perspective when doing settlement conferences or sentencing an individual there's nothing more frustrating than to have a criminal case coming in front of you and for the negotiation to have been done, and when you say can you tell me something about this person and the response is if you would just follow the deal. Sometimes I'll just turn to the defendant ask them what would you like to tell me about yourself because I know in that moment in time when I have a person in front of me is the opportunity to make a difference. To have them understand the importance of what we're doing and that there are going to be consequences if they fail to follow through on court orders. If they do follow through on court orders then they have a possibility of having a life that is more successful than what they've been living. What this project has done is provide judges with better upfront information about an individual. It provides an opportunity for a judge to sit down with the district attorney, the defense attorney, the probation officer, and the defendant and have a discussion about what are the things if we are going to keep this person safely in the community, what needs to be done, what services do they need such as drug and alcohol treatment, and how quickly can we get them into treatment. Not that yes they need treatment and we hope they can find it out in the community. Instead when we do a sentencing we're going to have the probation officer at the sentencing for people who are out of custody and will be taking that person by the hand and moving them to the next step. Why is that important? Because we know that getting people on track quickly, having enough intensive supervision when they first come out of custody and making sure that the services they are in are the right services. That's being a good steward of public resources. We're not simply hoping that we have them in the right services, we're making decisions that are informed by the assessment and work done by the defense lawyer and the district attorney so we are really targeting those people with the right services in place can safely stay in the community, intensely monitor for the first 120 days, and then hopefully we'll be able to move them to a less intense level of supervision not the people

who should go to prison because it's not safe. We've just started with our first judicial sentencing conferences over the past month. So far, the judges that have been involved have been very pleased with the fact that they're getting better information, able to make sentencing decisions, and help people through the process in a way that we believe is going to be successful in keeping them on track.

Linda Yankee stated the Sheriff's Office plays 2 roles in this process. As you've been hearing from my partners about informed decision making and having all the information in front of the judge when they do sentencing, the way we make sure that happens is we have dedicated resources within the jails so that when the defense attorney comes in to see their client or when their probation officer comes in to conduct various assessments on the individual to determine what needs that they have as far as housing, treatment, and any other needs, it's our job to make sure that we facilitate those visits with the inmate as soon as possible so that we aren't using up resources from public defenders and our probation officers waiting to see that inmate. The other piece that the Sheriff's Office and local police agencies are partaking in is that when the offenders are in the community, if they violate their probation their probation officer has a plethora of enforcement agencies working together to work quickly to go pick that person up and bring them back into jail.

Councilor Allen asked do you know how much it costs to incarcerate a year of prison for the type of person that this program would be for?

Judge Waller replied I believe it's around $30,000.

Councilor Allen stated I believe I heard that you'd be checking to make sure the program is working?

Judge Waller replied yes absolutely. We have a tremendous data team that has come together from all of these public safety entities. A tremendous hurdle that I think few communities have done at this level of sophistication of really looking at the data so that we're all going to be confident when we're saying this is what's happening with the people going through this program.

Councilor Allen stated this sounds really great. What most people care about are that they don't become a victim of crime again. It sounds like you're looking at reducing costs and being more effective and that meets the bottom line. I appreciate the work you are doing.

Judge Waller stated the other thing you should be aware of is HB 3194 also would have a dedicated amount of money that will go to victim's services so we're really keeping a balance.

Councilor Wilson asked generally how long is the assessment period and what kind of costs are you looking at?

Judge Waller replied we've set some pretty firm timelines because we want to keep everything moving so we aren't having people sitting in jail which is costly. 21 days is our

first deadline. This is an opt-out program so it's assumed that everyone is going to have the assessment done unless after the advice of their lawyer they opt out. The assessments are done within 41 days. To give you some perspective our guidelines for resolving felony cases, non-sex crimes which are not eligible for this program, is 120 days. That is the date that we're working against that we're trying to resolve all criminal, felony cases within and we're working very hard to maintain all of those timelines.

Councilor Wilson asked when they get out and go to become employed, do you have classes for them to take about how to interview and how to write a resume? Do you help them learn how to get back into the system?

David Main stated a lot of this is wrap around services. One of those wrap around services is employment. There are contracts that the County has established with WorkSource and SE Works that really work to get these individuals in for resume building and career building. The ultimate goal is to get them somewhere that they can actually start a career and get to a point where they can survive and start paying back restitution and child support and becoming stable.

Councilor White asked is mental health part of the assessment?

Linda Yankee replied it depends on the needs of the individual. When we talk about getting employment for an individual that might not be achievable until we get them through drug treatment first. That's where Judge Waller talks about it not being a cookie cutter approach because everybody has different needs.

Abbey Stamp replied part of the assessment process has mental health indicators and if the assessor through the Department of Community Justice identifies that something else is going on and they need more information about mental health, we did leave a carve out of some of these dollars to have more clinical assessment which adds to the package of information for the judicial settlement conference and then that becomes part of intensive supervision or probation down the road which is more intensive than traditional mental health counseling.

Mayor Daoust asked can somebody volunteer to be in the program if they meet some of your criteria?

Abbey Stamp replied people can't volunteer, they need to be eligible and have committed certain crimes. They are flagged in the District Attorney's office through the indictment process. It's very cut and dry, your either eligible or not and if you are eligible then you're in unless you opt out. Perhaps this could be expanded in the next biennium once we figure out what the funding will be. With all of the political players involved in this process it would be a big discussion to make sure that everybody lends a different perspective from the public safety system combined into what kind of eligibility to create.

Mayor Daoust asked for those that qualify, is the 120 day intensive supervision something longer than you would normally do?

Abbey Stamp replied when folks traditionally get placed on probation they have an assessment done and they are placed on a level of supervision based on their risk and need. There are 4 levels of supervision: low, medium, high, and very high. Because this is a presumptive prison population and not business as usual, the collaborative came up with everybody gets this 120 day intensive supervision because that's what feels right. After 120 days the Department of Community Justice will do their reassessment and identify is someone needs to continue at intensive supervision or if they've done well and can be moved down to a different level.

David Main stated let's say you have 2 individuals that committed the exact same crime. Based on their risk assessment, they may risk at completely different levels, one may be a low and one may be high. The individual that was low risk would go to a level 4 supervision and the individual that was high would go to level 2. In this program everyone that's eligible for MCJRP probation would automatically be given high and we'd supervise them at a higher standard than what the individuals at the low or even at high would have historically gotten for that first 120 days. At the end of the 120 days if they are doing well in their supervision they'd get transferred to a normal probation officer and be re-risked. If there are issues then we can extend the intensive supervision for an additional 90 days.

Mayor Daoust asked how long would you follow these individuals?

Judge Waller stated the 120 days of intensive supervision is part of the overall probation period. Generally probation for this population would be in the 3 to 5 year range. They'll still be on probation for the length of probation that the judge determines is appropriate given the risk and needs of the individual. The length of probation supervision will be determined by the judge sentencing based upon the recommendation coming out of the judicial settlement conference and the risk needs assessment. We will continue to look at our data. My hope is that we'll continue to follow people after they're off of probation to see what happens next.

Mayor Daoust asked is there any County money that will be targeted that these people could utilize like if they don't have enough money to pay for housing or health care of things like that?

Judge Waller replied if they are part of the Multnomah County Justice Reinvestment Program then there is a fund of money through the justice reinvestment grant that the County received to purchase those things that people need. There are contracts with various community providers for the kinds of services that we think people are going to need such as housing, treatment, parenting classes, employment, mentors, those are the kinds of things that we'll be able to provide that we wouldn't have necessarily had all the resources to provide full range of wrap around services.

Councilor Wilson asked as far as the reinvestment funding, is there a finite amount of money or is it a continuing program? Where is that money coming from?

Suzanne Hayden replied the funding is based on savings. It comes out of the State Department of Corrections and it's based on the savings year over year that we didn't

build a prison. I brought a letter that we sent in partnership with the other Counties in this area urging the Governor to fully fund the Justice Reinvestment. (A copy of the letter can be found in the meeting packet)

Councilor Allen asked are our law enforcement personnel affected by this? Do they have any concerns?

Chief Anderson replied you can imagine that some police officers were skeptical in the beginning, including myself. Having been through the process and seeing what is going to happen if we do nothing it is a bleak picture. Locally you had a discussion about taxes, imagine that on a statewide basis with prison buildings. Our part in this really is to work with the probation and parole officers and when somebody gets off track in the program then Gresham Police, Troutdale Police, Fairview Police, Portland Police, and the Sheriff's Office will be working together to do the round ups. A portion of the $5,000 grant we received will be used to pay officers the overtime to be ready to go instead of being called out and having to wait. We don't want to wait to try to track someone down after 2 weeks. We want to know that we're in good contact with the parole and probation officers which we already have a great working relationship. If you ask me for my personal opinion, if we do nothing I think we're going to be irresponsible. I think this is best that we all work towards collaboratively to see what impact we can have. I believe we've worked very hard to get to where we are. In a couple years down the road we'll know what the results are.

7. STAFF COMMUNICATIONS

Craig Ward stated I have two items this evening. I attended a meeting yesterday of The Gorge Hubs working group. We were informed that there is a sort of pending battle coming. The working group has been asked to participate in that and I expect there will be a request to the Mayor. The Gorge Commission is concerned that the efforts of the Bike Hub working group should fall under their authority and that they shouldn't proceed without their endorsement. The request of the working group is to the Regional Solutions team to help mediate this confusion that exists over the relative roles of the Gorge Commission and the local governments which in theory are exempt as urban communities. Really the effort that the Hub is working on is within the urban areas. I wanted you to be aware about it should you hear more about that. The Governor's Regional Solutions Team is prepared to service in the role to sort of broker a conversation about the relative responsibilities for these kinds of activities.

Craig Ward stated I wanted to remind you that we do have an Urban Renewal Meeting next Tuesday night. There are some items that are significant issues and it would be nice to make sure that we have a quorum present.

8. COUNCIL COMMUNICATIONS

Councilor Ripma stated I would like to thank the League of Women Voters and East Metro Economic Alliance for conducting candidate debates that included Troutdale races. They were excellent and are available through Metro East Community Media for On Demand replay and the public should check them out. Also, tomorrow night the AFSCME

Employee Union for the City of Troutdale is conducting a candidate's forum from 7:00-9:00pm at the Sam Cox Building in Glenn Otto Park.

Councilor White stated I was invited to attend a fund raiser for the Trauma Intervention Program (TIP). This is a program of trained volunteers who are called on by police and fire officials when a tragedy occurs, usually a death. I was really pleased to see the level of involvement that our City has in this group. Carol Hassler of our Budget Committee and Officer Jason Gates were recognized as volunteers for TIP. Troutdale Detective Greg Vining's wife June is the Executive Director and our own Chief of Police Scott Anderson gave a very touching tribute to the TIP staff and volunteers to honor their much appreciated support at the tragic shooting at Reynolds High School. It was very well attended by Troutdale Police Officers and several Councilors and City Staff. We were also pleased and surprised by a short visit from Officer Jeff Potter who is recovering from a very serious motorcycle accident.

Councilor Allen stated our Officer's go the extra mile to make Troutdale the livable place that it is. There is going to be a fundraising event for Office Potter who was injured in an off duty motorcycle accident on June 19, 2014. It will be a silent auction and Texas Hold 'em game on Sunday, October 26th with registration beginning at 5:30pm at Reynolds High School and the buy in is $60.

Mayor Daoust stated I wanted to update you on the meeting with Simon (Troutdale Outlet Mall). Matt Wand who is representing Eastwinds and myself went to New Jersey last Thursday and Friday to meet with Simon Outlet Mall Group to talk with them face to face about a road access straight through the Outlet Store to provide access to our Urban Renewal Area. The discussion went well. I don't know that everybody showed all of their cards at the table, but for a first conversation we got some indications that they were satisfied with the cash flow of the Troutdale stores which would indicate that they're not looking to spend much money expanding or refurbishing. What they did say is that they would accept another proposal which we thought was positive. The proposal would probably be somewhat of a reincarnation of what we did 10 years ago when the Council approached Simon to put a road through the middle. We spent a fair amount of money to make that happen but nothing ended up happening. We don't want to repeat what happened 10 years ago and the main difference from back then that we tried to emphasize with Simon was that this time we have a developer that is more engaged. We may have to reincarnate what plowing a road through the middle of their stores means such as how many stores will be removed, how do we end cap it, if we put an arch over the entrance, etc. This wouldn't be an reincarnation of 10 years ago, it would be adding to that like maybe letting them build a 2nd story on both sides of the opening where they could place their administrative offices and open up some retail space. For a first discussion we came out of there feeling pretty good. They appreciated that we spent 12 hours on an airplane just to go talk with them face to face.

Mayor Daoust stated we have the If I Were Mayor contest going on for Grade School, Middle School, and High School. Next Monday I have a meeting with some Cub Scouts to talk with me about what it means to be a Mayor. Next Wednesday I'll be at a Key Communicator Meeting with the Gresham Barlow School District. On October 24th the

Infusion Gallery is having a Reach for the Stars celebration at the Troutdale House and I would encourage you to go. The last thing I have is a new idea. I heard from Shane Bemis about Gresham taking a pretty bold approach in what they approved that took effect last August which was a guarantee of a 66 day application process for industrial projects. On their industrial land they are making the move that nearly cuts the state mandated review time of 120 days by nearly half. Gresham is trying to guarantee by codifying it and putting it in their code. We've talked in this City about making it better for developers to come in and to feel like we're going to get on things and not let them drag out. This is a request for staff to look into this and see if we can follow suit.

Craig Ward replied we are already looking into it. I certainly agree that it's something we need to evaluate. I would point out that the Council's already charged the Planning Commission with reviewing all of our codes to make them more development friendly. We have a staff of 2 and they're actively engaged in that. We'll come back to you with a memo of how they're doing that and how it might apply to us.

9. ADJOURNMENT

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

Meeting adjourned at 9:28pm.

DRAFT

Doug Daoust, Mayor

Dated: _____

ATTEST: DRAFT

Sarah Skroch, Deputy City Recorder

CITY OF TROUTDALE
CITY COUNCIL – Regular Meeting
Tuesday, October 14, 2014

PLEASE SIGN IN

Name – Please Print	Address	Phone #
Carol Allen	Troutdale	—
Lynne & Bobby Walker	Troutdale	
MARIANNE DAOUST	TROUTDALE	—
David Becker	Troutdale	
Diane Castillo-White	Troutdale	503-888-1405
Claude A. Cruz	"	503 799-9667
Josh Moriarty	TROUTDALE	
Bridget Moriarty	Troutdale	
PAUL WILCOX	TROUTDALE	

Good evening citizens and representatives of Troutdale.

My name is Lynne Walker. I have lived on SOUTHWEST Sturges Lane within the Cherry Ridge Homeowners Association since October TWENTY ELEVEN. I would like to share photos and news from my neighbourhood.

1

I took these first pictures in July TWENTY THIRTEEN of the desiccated foliage surrounding the apartment complex. Disabled residents were concerned about fire and health hazards, so I contacted the City of Troutdale and the Gresham Fire Department repeatedly to make sure GEE ESS ELL Properties understood they were endangering the community.

2

This summer the brambles were left in their natural state, and, as you can see from the last three photos, ensured a healthy protective barrier around the property as wildfires raged elsewhere in Oregon. I do not know if Troutdale had any hand in preserving the environmental peace in this piece of the environment but, if so, they deserve thanks.

The Cherry Ridge Homeowners Association is also taking proactive measures to groom the watershed located on their privately-maintained property at the traffic circle on southwest Sturges Lane before debris clogs the storm drain system. Again, if any EcoWarriors in the city of Troutdale helped out with making this happen, thanks.

Sadly we now switch gear and things get dark.

A few weeks back I was taking out the trash when a group of people I recognized as neighbors blocked the sidewalk, cursing and smoking. I went back inside and called the non-emergency police number for help. I had to beg the operator to send a patrol car; the officer called and said, quote, "If you are afraid to go outside, don't go outside" and refused to come. The following week I didn't bother calling law enforcement and took these pictures from my porch…

3

4

I represent the City of Troutdale and the rest of East County on a steering committee based out of the City of Portland called the Coordinating Committee to End Homelessness, which Mayor Charlie Hales is now coordinating through his office. I also serve the City of Gresham on their internal Community Development and Housing Subcommittee under Eric Schmidt, and I represent Gresham as part of the Consortium on the Fair Housing Advisory Committee which reports to HUD on matters of housing. For all intents and purposes, as a citizen of Troutdale, I represent us as well.

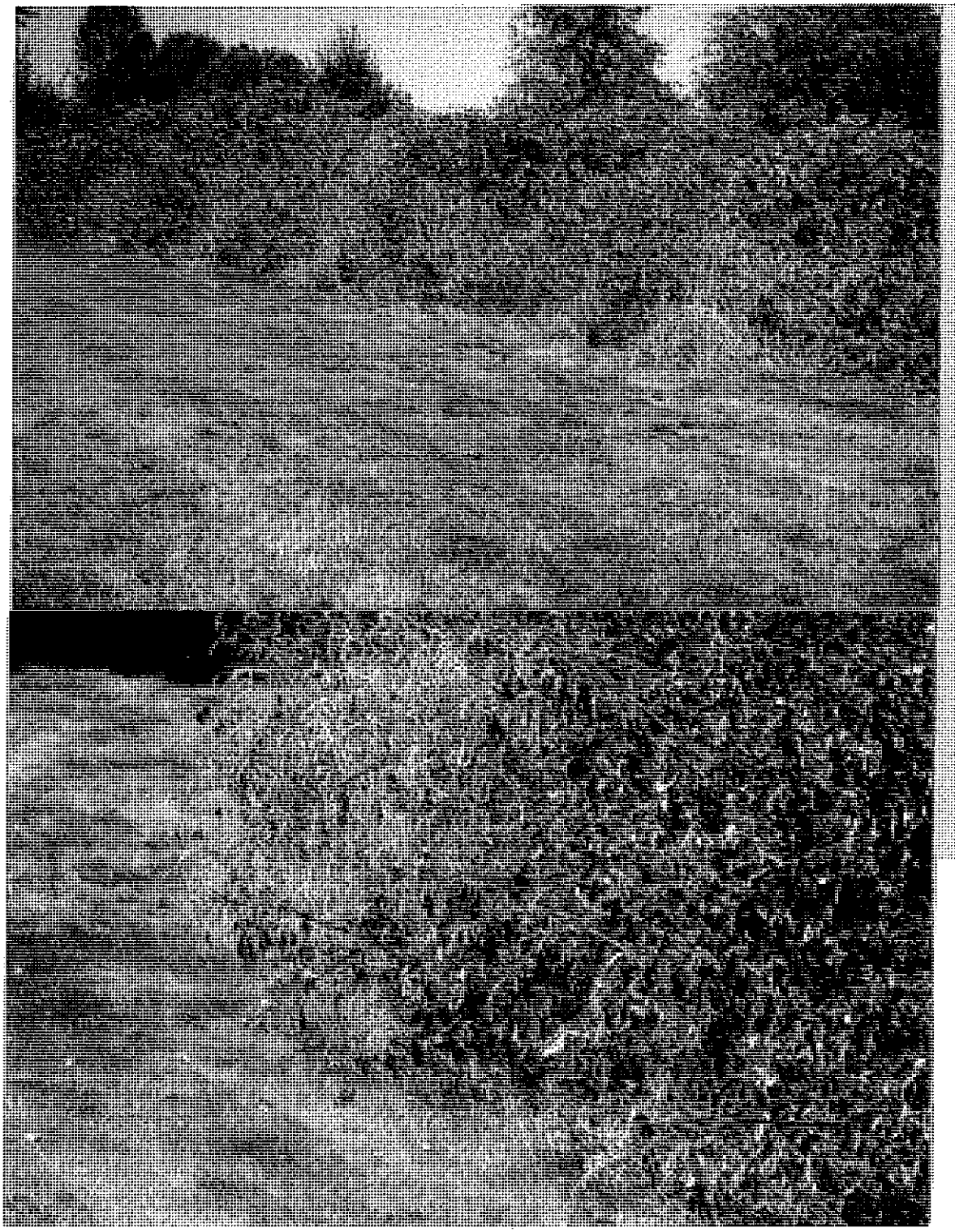
And also I live in multi-family housing. Specifically, in Troutdale, in a Section 42 privately-operated "affordable housing community" which, under another name, is a housing project operated by absentee landlords, a potential center for lawless anarchy and crime unchecked by REACTIVE law enforcement.

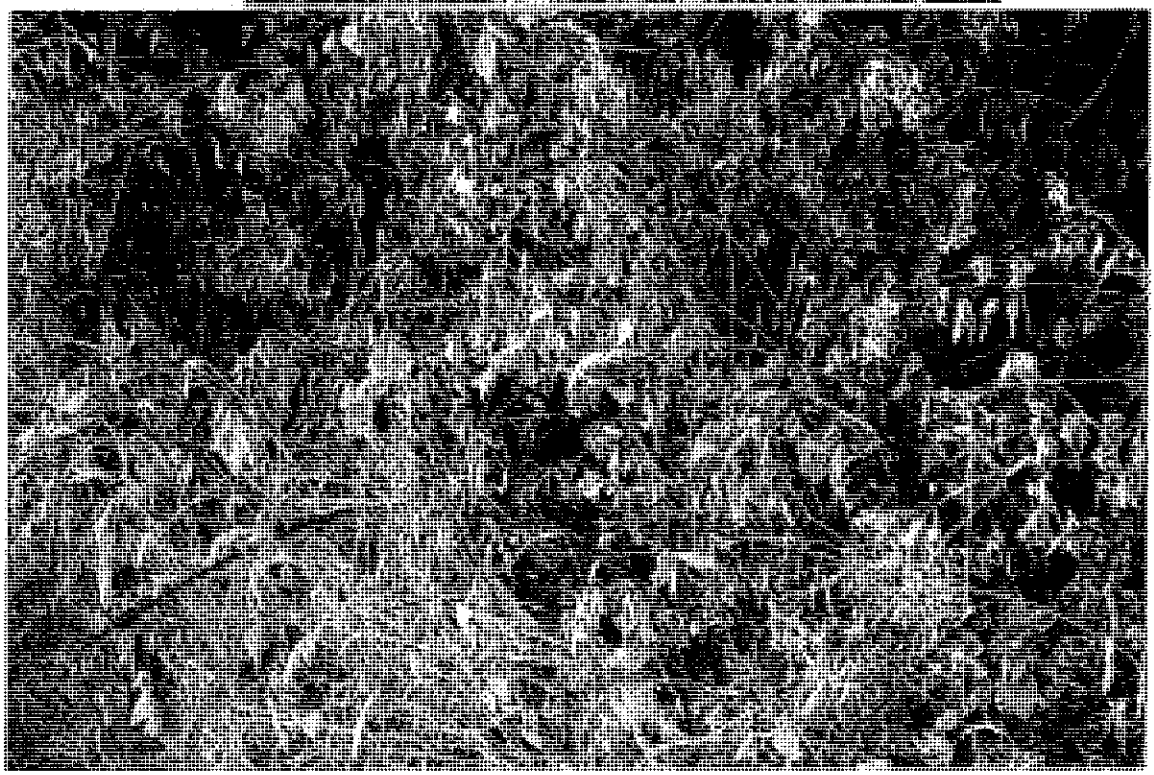
Half of all housing authority subsidies in Multnomah County go to seniors and disabled people like me. We live in low income housing. So do bullies and damaged people who first prey on tenants and then spread their poison into the community.

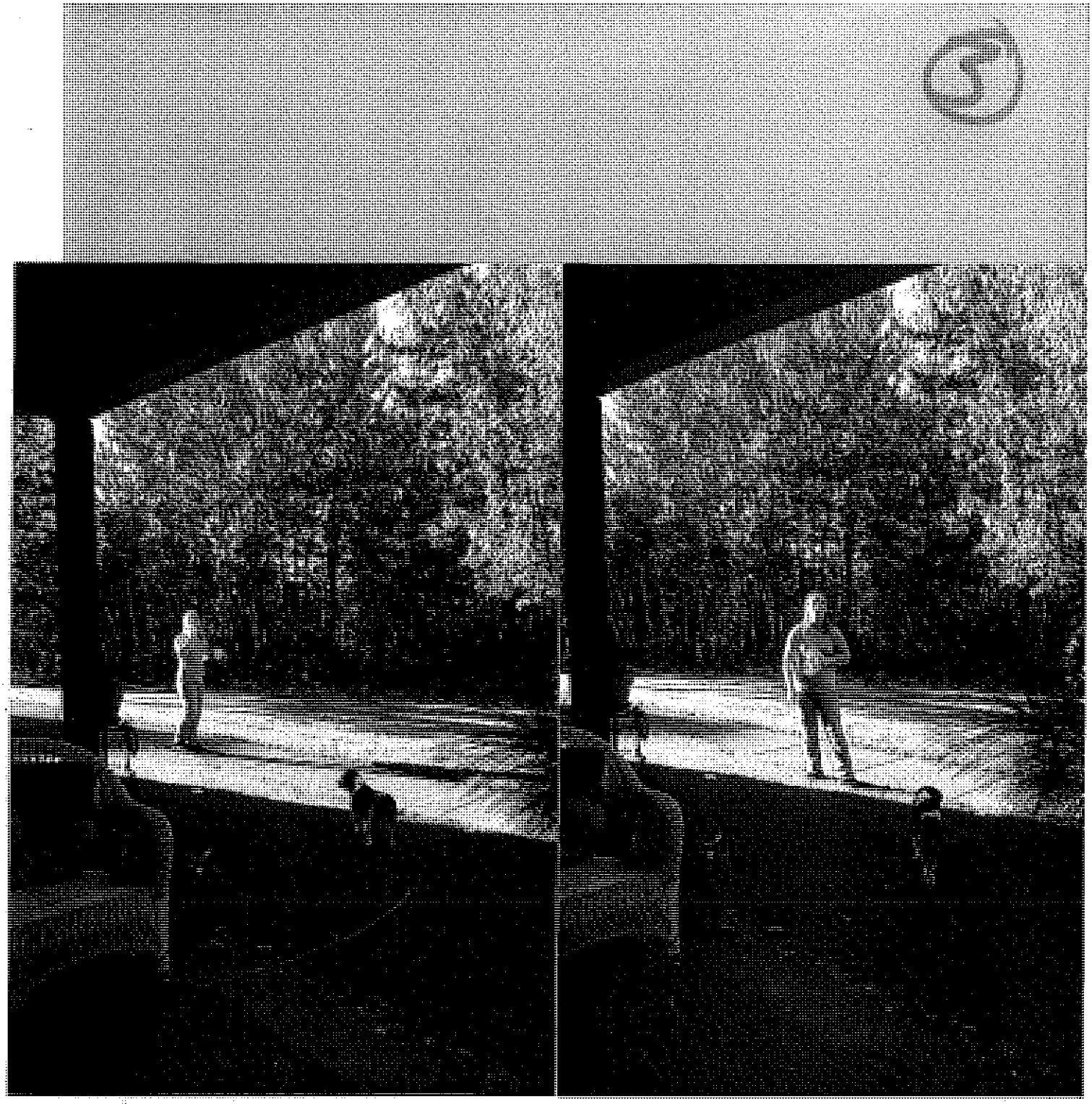
Multnomah County District Attorney Jeffrey Rhoades is exploring a new approach to Crime Prevention – PROACTIVE police engagement with law enforcement and landlords meeting to address issues before they become devastating to all around. Gresham, Portland and Multnomah County participate.

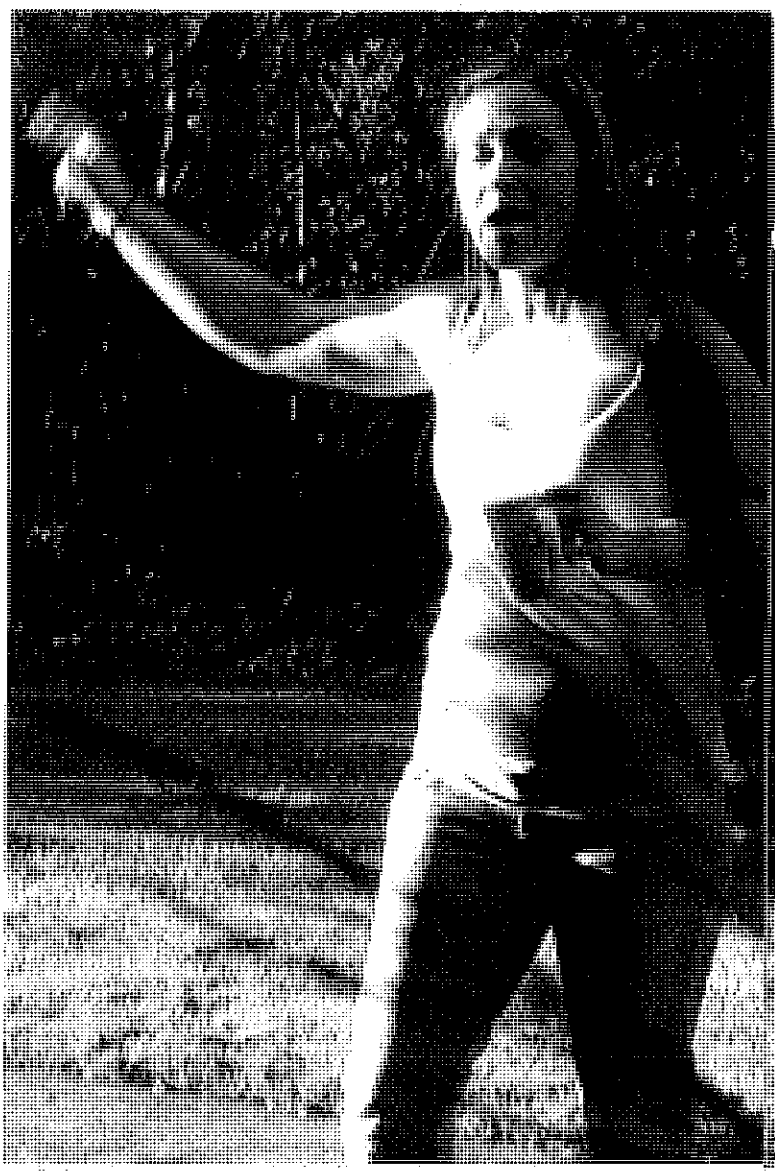
Common sense over many long years observing life in multi-family housing has taught me that the tenant who throws her cigarette butt on the sidewalk today is the one who will be fighting pit bulls in her garage tomorrow.

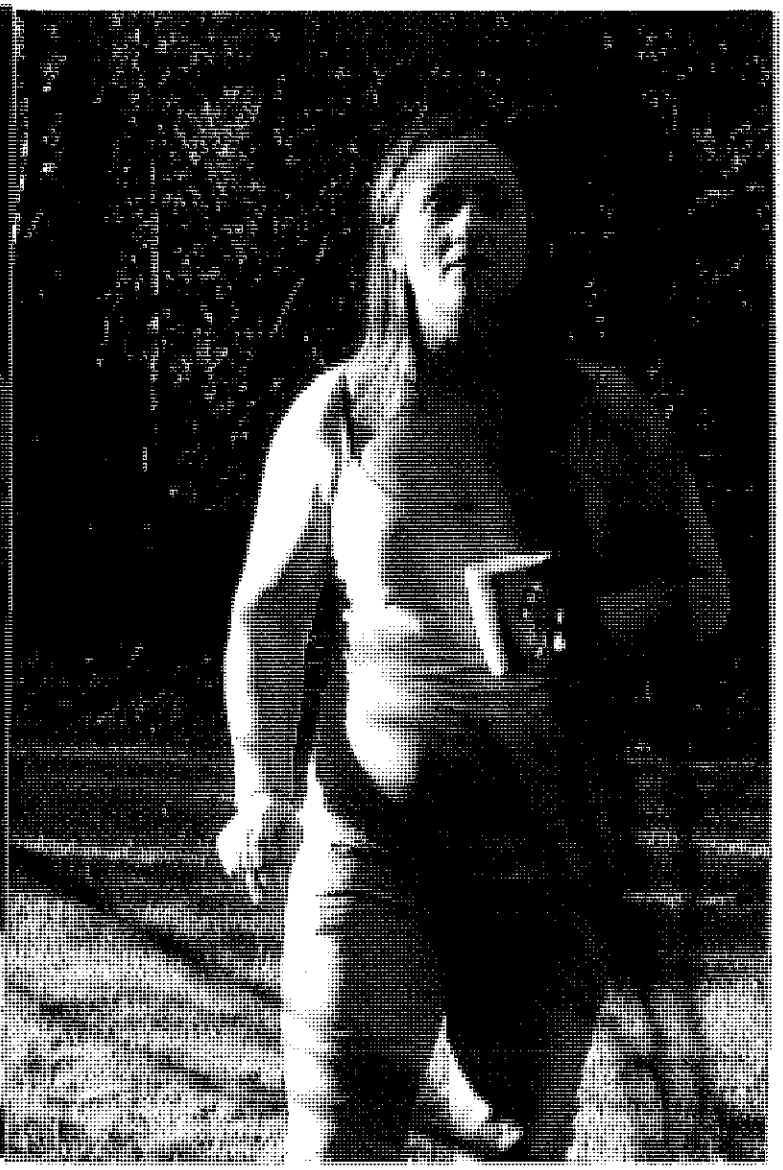
I highly encourage Troutdale to get involved with District Attorney Rhoades and to remember that senior citizens who are tenants of your local housing project deserve the same respect and protection as the private homeowners across the street.

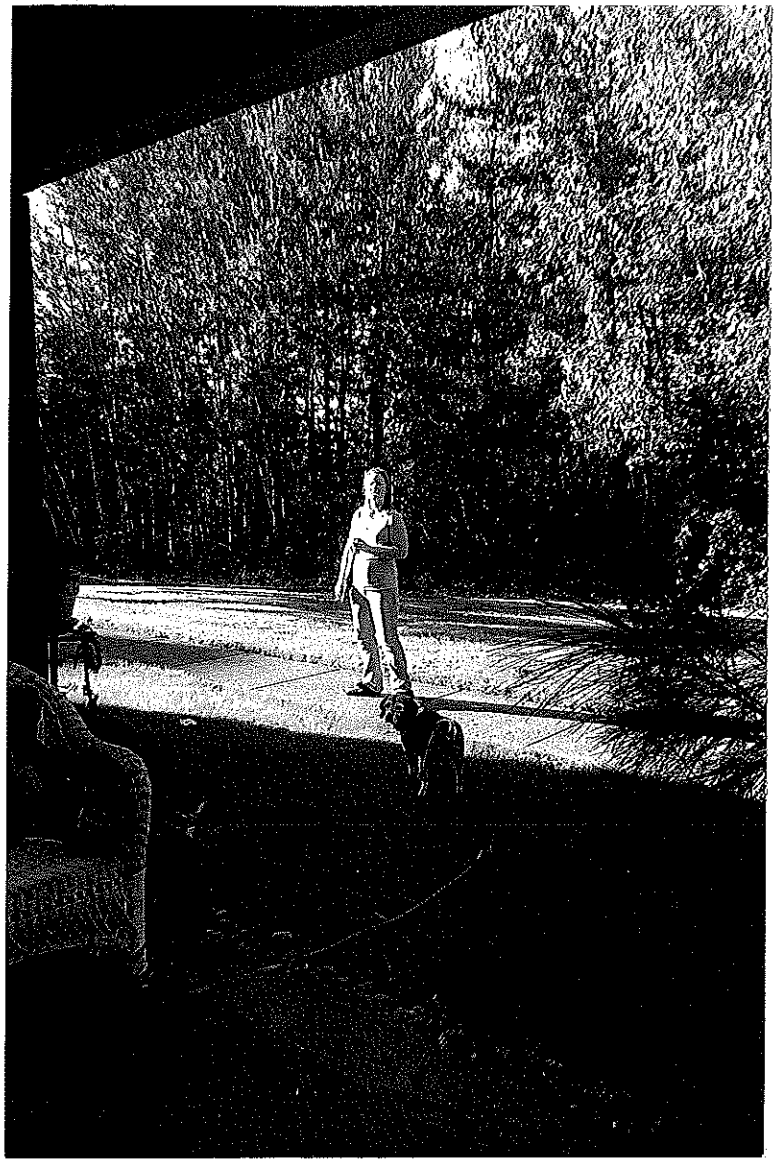












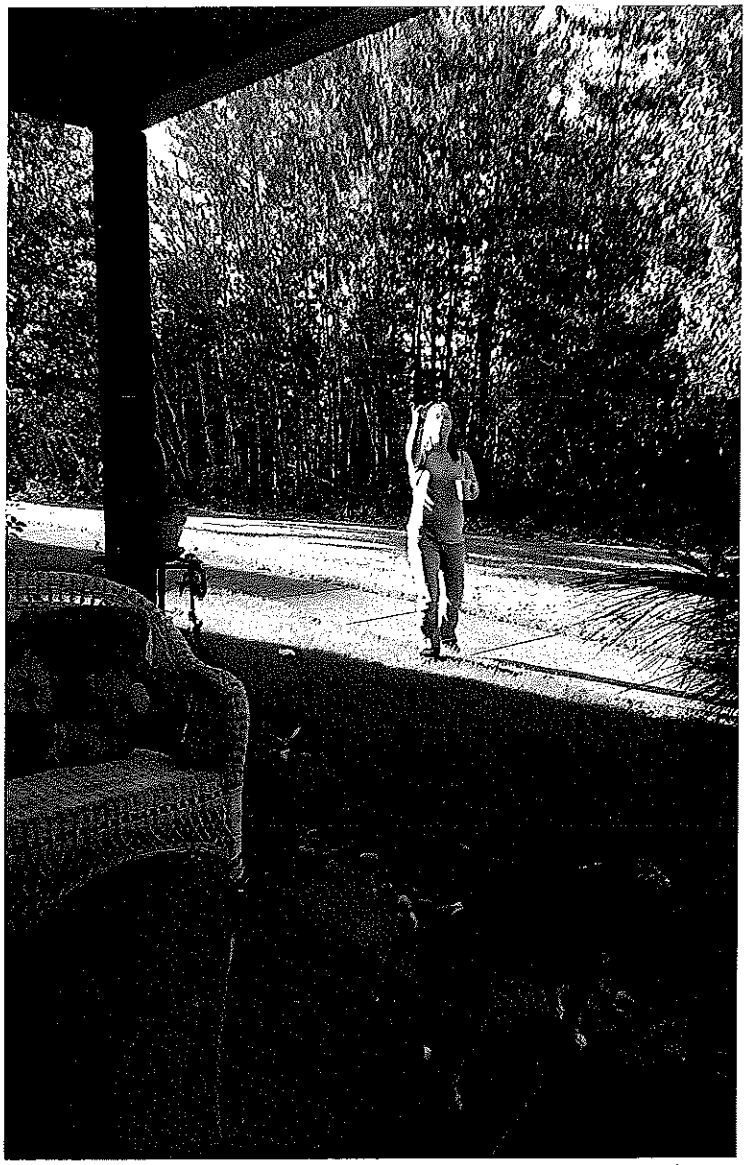


Exhibit B
October 14, 2014 Council Minutes

Multnomah County Justice Reinvestment Program

Local Public Safety Coordinating Council
Justice Reinvestment Steering Committee

1

What is Justice Reinvestment?

Justice Reinvestment seeks to **improve public safety** by reducing spending on incarceration in order to reinvest savings in evidence-based strategies that decrease crime.

2

State Justice Reinvestment Goals

The Formula:

Sentencing Changes

+ Reduction in Recidivism

= Increased Public Safety & Decreased Prison Growth

Money not spent on increased prison costs is invested in local community public safety

3

Prison and HB 3194

- Oregon Corrections Population Forecast anticipated construction and operation of a new prison at an estimated cost of $600 million over 10 years
- HB 3194 intends to reduce prison growth by:
  - Reducing prison sentences on selected drug and property offenses, and
  - Increasing local criminal justice funding

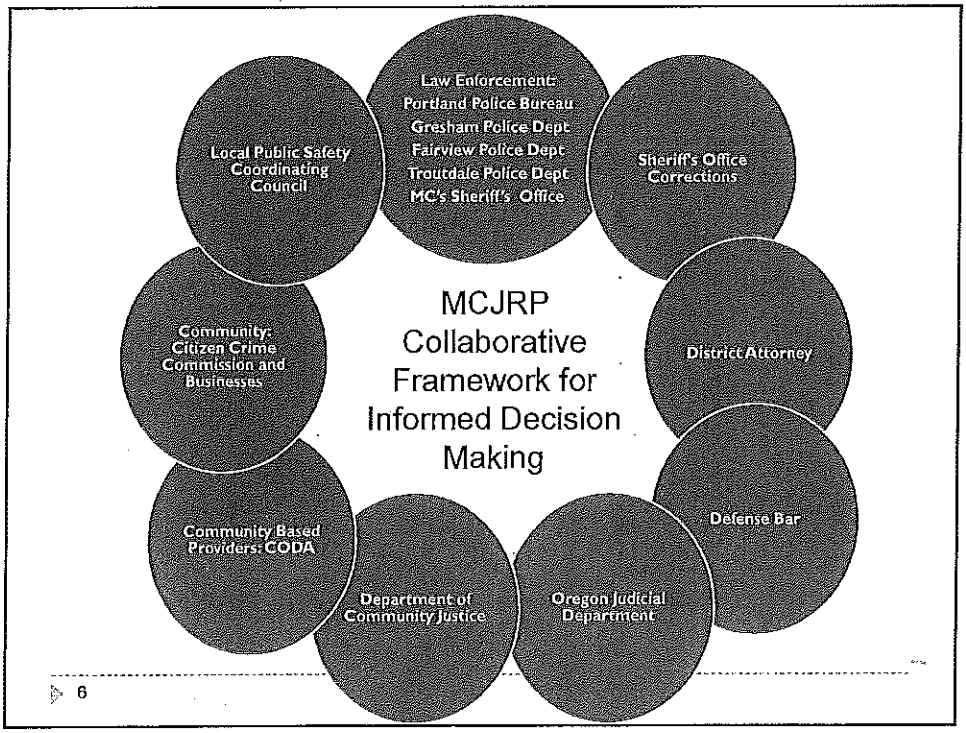
4

Justice Reinvestment Grant Program

- HB 3194 enables county Local Public Safety Coordinating Councils to apply for justice reinvestment funds

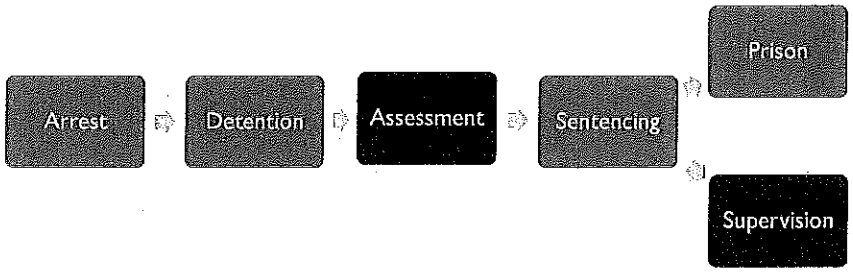
- Justice Reinvestment Account Goals
  - Reduce recidivism
  - Protect public safety
  - Control prison growth
  - Provide funding for community based sanctions, services and supervision

5



6

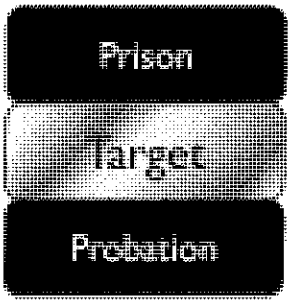
Multnomah County Justice Reinvestment Program (MCJRP)



7

MCJRP Population Characteristics

- Presumptive Prison
- Single
- Male
- Has children
- High school education or less
- Income less than $1000 monthly
- Public Assistance
- Unstable housing
- History of drug convictions
- Relies on public transportation



8

MCJRP Takeaways

- Public safety first
- More informed sentencing and supervision of existing population
- Safer communities
- Smarter stewardship
- Healthcare transformation + better science + justice reinvestment = better outcomes
- Evidence-based and data-driven

9

DRAFT

MINUTES
Troutdale City Council – Regular Meeting
Troutdale City Hall – Council Chambers
219 E. Historic Columbia River Hwy.
Troutdale, OR 97060-2078

Tuesday, October 28, 2014

1. ROLL CALL, AGENDA UPDATE

Mayor Daoust called the meeting to order at 7:01pm.

Mayor Daoust asked the Young Marines to come forward and lead the Pledge of Allegiance.

Mayor Daoust asked could one of the Young Marines give us a brief description of your organization and explain what Red Ribbon Week is about.

Young Marine Bryce Tran stated I am from the Lewis and Clark Young Marines. We are a program for youth ages 8 to 18. Our goal is to practice drug demand reduction, which includes Red Ribbon Week, daily healthy lifestyle practices, keeping the community safe, and keeping our body safe and healthy because if we don't do that our future isn't going to be as bright as it can be. This week the Young Marines are participating in Red Ribbon Week which is in honor of Enrique Camarena who was an agent with the DEA. In the 1980's he was captured, kidnapped and killed while he was on a mission for the DEA. Red Ribbon Week is to honor what he did for us while working for the DEA where he helped a lot of people, communities and the nation. We want to spend this week honoring what he did to keep drugs out of our communities.

PRESENT: Mayor Daoust, Councilor Ripma, Councilor Anderson, Councilor Thomas, Councilor White, Councilor Allen, and Councilor Wilson.

ABSENT: None.

STAFF: Craig Ward, City Manager; Sarah Skroch, Deputy City Recorder; Ed Trompke, City Attorney; Erich Mueller, Finance Director; and John Morgan, Planning Director.

GUESTS: See Attached.

Councilor Thomas requested a moment of silence in honor of the students of Marysville-Pilchuck High School, and their parents, in the wake of the shooting that took place last Friday.

Mayor Daoust called for a moment of silence.

2. PROCLAMATION: Red Ribbon Week – October 23 – 31, 2014

Mayor Daoust read the Proclamation.

Mayor Daoust presented a signed copy of the Proclamation to the Young Marines.

3. PUBLIC COMMENT: Please restrict comments to non-agenda items at this time.

Paul Wilcox, resident, stated during the reading of the Springwater Area Proclamation at the October 14, 2014 Council meeting, one statement in particular caught my attention. The Mayor threatened that there would be park department layoffs in two to three years if something isn't done. First off, I don't think it's the Mayor call to decide city personnel staffing levels. The current budget calls for 2.5 FTEs, while FY 2011-12 went as low as 2 FTEs. There is not a lot of room to cut without eliminating the parks department entirely. Since budgetary considerations appear to be a major factor in considering a consolidated parks district I decided to take a look at Troutdale's current parks budget. The budgetary history on the City's website goes back as far as FY 2010-11. Rather than recite each fiscal year and its corresponding budget, I have prepared a bar graph comparison (see Exhibit A) similar to what is on the City's site. This chart clearly illustrates the budget variations from year to year. Between FY 2012-13 and FY 2013-14 the budget increased by 40%, almost $109,000. If the current budget is in fact unsustainable, I think an explanation is in order as to why an increase of that magnitude was approved for FY 2013-14, followed by another small increase for the FY 2014-15.

4. DISCUSSION: East Metro Mediation briefing.

Chief Scott Anderson introduced Tera Cleland. Tera is the new Program Director for East Metro Mediation. Mediation is very important for us and I am glad to have Tera onboard. The Police Department makes referrals at a level where we can try to get people to end their conflict before it gets to our attention. We have been successful in many ways.

Tera Cleland, Program Director for East Metro Mediation, showed a PowerPoint Presentation (copy attached as Exhibit B).

5. PRESENTATION: Mt. Hood Cable Regulatory Commission's new TechSmart Initiative.

This item was taken up after Agenda Item #6.

6. REPORT: Follow-up report on the 2014 Troutdale Kiwanis Cruise-In.

John Leamy, Troutdale Kiwanis, stated I wanted to thank you for the City's financial support for this years' Troutdale Cruise-In. This year was bigger and better than the previous year. We had more cars and greater attendance, and a very happy Downtown Merchants Association. Because of the success this year we were able to make a substantial donation to Doernbecher Children's Hospital cancer program. We will continue to support youth activities including: the Troutdale grade schools Terrific Kids Awards, Key Club at Reynolds High School and the programs we have at the Troutdale

Terrace apartment complex. Even though our program is primarily for kids in the community, this year we were able to do a day project helping a disabled military gentleman and his wife with projects that they were no longer able to do such as cleaning up their yard, trimming the excess overgrowth, interior painting, plus partnering with Home Depot and the Navy SeaBees to rebuild their deck. We were able to help in large part because of your help, and I want to thank you for that. We are looking forward to a bigger and better event next year. We are hoping to have over 200 cars next year. This year Rob and Tana Canfield took video of the Cruise-In which is being shown on Metro East Community Media. I have provided each one of you with a copy of the video.

John Leamy showed the Council a 3-minute trailer video of the Cruise-In.

Councilor White asked is there any thought to expanding beyond cars to motorcycles?

John Leamy replied we invite motorcycles but we haven't had much of a response.

5. PRESENTATION: Mt. Hood Cable Regulatory Commission's new TechSmart Initiative.

Councilor Thomas stated I am Troutdale's representative on the Mt. Hood Cable Regulatory Commission (MHCRC). When the Council approved the MHCRC's budget in June, I noted that the MHCRC was re-thinking how we invest in our community grant funds and what we might be able to impact with sustained funding over time. As you may recall, the amount of money for community grants increased due to the MHCRC's successful negotiation of the renewed Comcast franchise. This created an exciting opportunity. The MHCRC has gone through a thoughtful, research-based process to transform the way we invest in public education. Tonight I am here to announce the launch of the MHCRC's TechSmart Initiative for Student Success.

Julie Omelchuck, MHCRC Community Grants Program Director, provided the Council with a copy of the brochure for MHCRC's TechSmart Initiative (copy included in the packet).

Councilor Thomas stated the TechSmart Initiative is a long-term funding commitment aimed at improving academic outcomes for all students in Multnomah County. The MHCRC plans to strategically invest about $19 million over the next 10 years in local public schools. We are working with each school district to fund longer-term projects aimed at large scale improvements in education results for all kids in the county. The brochure provides more details on the Initiative. The TechSmart Initiative is aligned with the collective effort of the broader community engaged in the All Hands Raised Partnership. We are also working with Portland State University to help the districts identify effective teaching strategies, and to share those strategies across all districts. The MHCRC chose to focus on education and student success because: 1) a quality education for all students is key to the economic health of our community; 2) studies have identified technology as a necessity to transform teaching and learning environments to support each student's individual educational needs; and 3) the All Hands Raised Partnership provides a common agenda and a set of priority outcomes agreed upon

through an inclusive, broader community effort. The MHCRC is excited to leverage our local cable franchises to positively impact one of our most valuable community assets, our youth.

Julie Omelchuck stated our first inaugural grant went to David Douglas School District. It was nearly a million dollar grant to help support the pre-kindergarten through 3rd grade program at Earl Boyles Elementary School and Urban Learning Center. They have a new Early Learning wing that they just opened. They are focused on preparing their students to be ready for kindergarten. They have done some community studies and found that many of their students were about two years behind the average student when entering kindergarten, so they are focusing on kindergarten through 3rd grade for that center. Their matching resources for our grant was about $2.6 million. One of the things that was compelling for the Commission was that the Early Learning Center is set up to be a learning lab that will help teachers state-wide. Teachers can come to the Center and observe the teaching and learning environments, so it will be helping to educate outside of this school district.

The second inaugural grant that the Commission invested in under the TechSmart Initiative is with Parkrose School District. It was a $370,000 grant with a match of $372,000. Parkrose School District had some bonds that helped them upgrade infrastructure but there wasn't enough funds to upgrade the infrastructure at the high school. We have helped them invest in a school-wide wireless internet system that not only provides internet access within the school buildings, but it also provides internet access on the entire campus footprint. When school buildings are closed students that need access to the internet afterhours can still access the internet. They are also investing in take-home devices for all students at the high school level that can be checked out and taken home.

Councilor Thomas stated the TechSmart Initiative allowed us to partner with other organizations. Prior to this initiative we were just funding projects specific to cable franchise, cable TV infrastructure and hardware type of stuff. The idea behind this initiative is to try and move the needle on education. As we look at today's society kids are using I-pads and other types of small devices for their education. For the students that don't have that option this is a way to help. We are working with Reynolds and some of the other school districts to try to build up some programs. We are also working with Portland State University for the evaluation process. This Initiative is being evaluated and we are looking for things that are happening to show us proof that it is actually moving things the right direction. This Initiative is a result of the extra 3% negotiated in the last franchise; 1% is going to Metro East Community Media or Portland Community Media and the other 2% is being used to fund these grant initiatives. It is a very worthwhile opportunity for us to pursue.

7. MOTION: A motion initiating an amendment of the text of the Troutdale Development Code to accommodate urban agriculture in the General Commercial Zone, as requested by McMenamins, Inc. and referring the matter to the Planning Commission.

John Morgan, Planning Director, stated your code requires either the Planning Commission or the Council, by motion, to initiate any consideration for anything that might amend the Development Code. Before you tonight is a request to amend the commercial zone to allow urban agriculture. The substance isn't before you; this is purely asking you to put the matter on the table and refer it to the Planning Commission who will work through the details of the language. My expectation is that this will be back in front of you within three months. I think the Council is fairly aware of McMenamins interest in this and wanting to acquire the old "Pig Farm" property to use for raising vegetables to be used in their own restaurants. We are not doing anything that is real specific to McMenamins. This is an across the board change in the commercial zone rather than being focused on them.

Councilor Thomas asked why the 100'?

John Morgan stated I am not going to get into a lot of substance but the draft that was put together was based on experiences in other communities and recognizing that having a reasonable setback helps protect both the farm operation from children running through the neighborhood, as well as protects the kids from any of the noise or whatever happens on the farm. The 100' has been determined to be a good benchmark. I am not saying that is what this Council will adopt, but that is what is being put on the table to start the discussion.

Mayor Daoust asked based on what you know, and what we have been talking about lately, would this open the door to any marijuana plantations as urban agriculture?

John Morgan replied the reality is that those will be regulated quite heavily by state regulation. I don't see this in any way as giving a license to someone to grow outside the constraints of what the state law allows. But it is a concern and as we work through the language creation we need to be mindful of that and see that it accomplishes your desires.

Ed Trompke, City Attorney, stated the proposal that McMenamins has suggested for the Planning Commission to start looking at talks about food specifically and not any other consumables. It seems that marijuana is outside of the scope of the text at this point.

Councilor White asked so we are not actually asking for any kind of a zone change, this is just an addition to the commercial use?

John Morgan replied that is correct. It adds urban agriculture to use list.

Councilor White asked will that affect how the property is taxed at all?

John Morgan replied no. We don't know exactly how that particular property will ultimately be taxed. I don't know if this would create an opportunity for an agriculture tax deferral for what they are trying to do. We will learn that as time goes on.

Councilor White asked do you have any information on the sale of that property?

John Morgan replied we have been in discussions with both McMenamins and the County over a partition which needs to be created so that the land can be divided. That process is starting.

Craig Ward, City Manager, stated as far as I know there is no hesitation on either the part of McMenamins or the County to proceed with that sale. The reason that a subdivision is necessary is because the sale that the County has negotiated with McMenamins does not include the area of the Animal Control facility. The lot that the Animal Control facility is located on has to be segregated from the rest of the property.

Councilor White asked is this a temporary use? When I was on the Citizens Advisory Committee McMenamins pitched an amphitheater, housing development, hotel, etc. I hate to see our commercial land go to agriculture when we rely on that little bit of land that we have.

John Morgan replied it is temporary in that all of these decisions are economic in nature. McMenamins is a very unique business enterprise that would find value in putting commercial land to an agriculture use. I can't think of any other organization that would probably do that. They are only doing it in conjunction with Edgefield to create a greater presence of some sort there. Even though this would be allowable in other zones, the notion of highest and best use comes into play. Growing corn is not going to be the same as a market that is selling corn.

Councilor White asked by us forwarding this, we are not in any way recommending it, we are relying on our Planning Commission to review this?

John Morgan replied totally. In fact it says in my report that this in no way influences or pre-disposes the decision to be made by the Council.

MOTION: **Councilor Thomas moved to initiate amendments to the text of the Development Ordinance as requested by Steven W. Abel for McMenamins, Inc., and refer the matter to the Planning Commission for a hearing and development of a recommendation. Seconded by Councilor White. Motion Passed Unanimously.**

8. PUBLIC HEARING / ORDINANCE (Introduction): An ordinance approving the First Amendment to the Troutdale Riverfront Renewal Plan to extend Plan duration and redevelopment assistance.

Erich Mueller, Finance Director, stated amendments to the Riverfront Renewal Plan have three different categories. Some of them can be done by the Agency on their own (minor amendments). Substantial amendments are very extensive and require high public involvement, similar to the process that took place when the Plan was adopted. The other category is council amendments, which are first approved by the Agency by resolution and then referred to the City Council for consideration by ordinance. This amendment

falls under the council amendment category and was approved by the URA Board last week (Resolution No. 29) and was referred to the City Council for consideration.

This proposed amendment makes two primary changes to the Plan that was adopted in early 2006. One change is to extend the Plan duration and the second is to clarify the redevelopment incentives as an allowed activity under the Plan.

When the Plan was adopted in 2006 the URA was assigned the Plan by the City to implement and manage. The original Plan has a duration of 10 years, which allows for debt to be incurred all the way up until the 10th anniversary of the adoption of the Plan, and would be paid off by collection of the tax increment. There was great enthusiasm when the Plan was adopted but then there were some road blocks and the economic crisis, so a number of things delayed forward action. Recently there has been more activity but we are about 18 months away from our deadline and it would be unfortunate for us to be in a situation where we weren't able to accomplish the projects in the Plan and be able to fund them through the tax increment because we missed the deadline. The typical duration of a plan is twenty years or more. Our Plan adopted a ten year duration. Eastwinds Development has created a development vision which brings in a mix of hospitality including a conference center, hotel, restaurant, etc., as well as relating to the connections and expansion of the 40-Mile Loop and access to the Sandy River. The City and Eastwinds Development LLC have operated in an effective public/private partnership manner for the last several years working on moving things forward particularly related to the Sandy River Access Plan as well as for Brownfield rehabilitation both with DEQ and Business Oregon assistance and programs.

As it relates to the amendment to extend the Plan duration, I want to be clear that all this amendment does is extend the date, it does not in any way change the amount of the maximum indebtedness. The amount of the maximum indebtedness was established when the Plan was adopted at $7 million. This amendment does not in any way change that $7 million, it simply moves the date back an additional ten years by which we are allowed to incur that debt.

The other meaningful change in the Plan is to clarify the role of the Agency in being able to assist in the expenses of redevelopment. This is something that is clearly available under the statute, and it is clearly implied in the Plan, but it wasn't as explicitly spelled out as our urban renewal consultant felt it should be. As we move forward toward the property acquisition, I think it will be important to have those abilities clarified in the Plan.

There was a question forwarded to the Council regarding the Agency acting as a partner in financing a development and assisting in the fulfillment of the goals. My terminology, and my intent there, was to clarify that the Agency is going to use financial incentives for redevelopment; they are going to participate in costs at various levels; assist in the financing in that regard, not as the question had been forward in that we were necessarily going to sign on to some sort of mortgage or debt along with any private party. I just wanted to clarify my terminology there.

Exhibit A to my staff report shows the proposed revisions to the Riverfront Renewal Plan in redlined format. The substantial changes are:

- On the first page under the Introduction, the last paragraph makes clear that the original Plan had a 10 year duration and with this amendment we are changing the duration to 20 years.
- Page 2 clarifies the ability to support private development and redevelopment assistance to property owners and developers; financial incentives for redevelopment activities. This reference is made on several other pages throughout the Plan.
- On page 10 under the projects, Item H – Redevelopment through New Construction or Rehabilitation – this section spells out clearly that the redevelopment through new construction and rehabilitation is being added as an urban renewal project. This is important from a terminology standpoint; under the statute that activity is available. That allows for the acquisition of property by the Agency and provides the ability for the Agency to acquire the property and to assist owners or developers with or without financial assistance by the Agency.
- On page 25, Section XI – Duration of Plan – this is where we are changing the duration of the plan from 10 years to 20 years.

Councilor Thomas stated on page 10, Section H – Redevelopment through New Construction or Rehabilitation. Is that referring to the list on page 9? My understanding is that all we can really do is infrastructure as far as urban renewal financing goes.

Erich Mueller replied the ability to do redevelopment through new construction or rehabilitation is a project just like the projects listed on page 9. It is another project category that is allowed under the statute. The redevelopment flexibility that an urban renewal agency has is far greater than what a city has. In terms of pursuing the goals and objectives that are in any particular urban renewal plan, being able to demonstrate that it helps accomplish the goals of the agency and the very broad one of eliminating blight and improving economic conditions, there is a great deal of flexibility. I don't want to categorically state that it is only infrastructure.

Councilor Ripma stated I always thought the original Plan allowed us to support private development and redevelopment through assistance. Wasn't the Agency, under the original Plan, able to acquire property for redevelopment? I just assumed those things were already in there.

Erich Mueller stated having reviewed the Plan with our consultant she was surprised that these items were not in the Plan. Having them more explicitly stated is the common practice. There are some phrases in different parts of the Plan that imply it, but in terms of what the statute allows, you are allowed to spend money on projects. The Plan sort of implies that we are going to do some of those things but it doesn't list it as a project. We are trying to be explicit that these things are authorized. The Plan also implied that we had the ability to acquire property. However, the statute requires that the property to be

acquired be explicitly listed. That was part of what the Second Amendment that URA approved last week.

Councilor Ripma asked are the powers for an agency to be able to support project development, or buy and sell property, are these common powers?

Erich Mueller replied they are very common. In reviewing a number of other plans, and discussions with our consultant, our Plan is much smaller than most. It was very targeted and very focused when it was adopted. Many plans have a much larger area and have a wider variety of tools that they intend to use, many of which would be available to us but our particular zone doesn't have some of those things to apply it to so those things weren't incorporated into our particular plan document because they were not relevant.

Councilor Ripma stated I always assumed that the Agency was going to be able to support private development and redevelopment and to acquire or sell land. I think it is good that we are making it explicit that we can do that.

Councilor Allen stated in the objective A3 – support private development and redevelopment through assistance to property owners and developers. Do we have a dollar figure that we are targeting here?

Erich Mueller replied not at this point. We are simply trying to make clear that this is a qualified project. Projects are what are allowed under the statute for funds to be expended on. This simply provides us the authorization, sort of the framework. What exactly would be done will be some sort of subsequent consideration that the Agency would take based on the specifics. This provides the capability but doesn't specify a dollar amount and certainly doesn't commit anything.

Councilor Allen stated I would think it would be important to any developer to know what they can expect from the City. It's the unknowns in transactions involving money that create ill feelings. I wish we would think about the process and how we are going to go about figuring out how much money we are willing to put into the project.

Erich Mueller stated there are essentially three documents that sort of interact and govern how the URA functions. One is the Plan document, another is the By-Laws and the third document that we haven't taken any action on is the Report on the Plan. That is the document that has all of the financial tables. The statues indicates that you are supposed to demonstrate the financial feasibility of the Plan and estimate the general costs of the projects and the timeline in which they are to be entered into. Ours was adopted back in 2006 and circumstances didn't allow those visions to proceed. Until we have further refinement on what Eastwinds' vision is, we don't really have a way to refine those tables.

Councilor Allen stated I am sure they are anxious to know, so lets think about what that process would be. I am just asking that we put some thought into it.

Councilor Wilson stated we have to know where they are going before we know where we are going.

Councilor Thomas stated I like the idea of the pre-budgeting, but if you don't know what the project is how can you pre-budget for it? We have a budget that far exceeds the $7 million we can even attempt to borrow...

Councilor Allen interrupted and stated I am actually talking about the process not the budget.

Councilor Thomas stated but we have a proposed budget put together of what we think the project is going to cost. Once the development is put into place and Eastwinds, or whoever buys the property, says this is what I want to do, then we can actually look at the numbers. At this point you are just throwing numbers at a dart board and I don't know what that is going to accomplish. All we are doing here is approving the Plan for the URA to operate under.

Councilor Allen stated I am not talking about the numbers, I am talking about the process to derive at the numbers.

Councilor Thomas stated but the process will be driven by the developer and what they want to do.

Craig Ward stated I think your point is well taken. We do need to think through the process and this is part of that process to anticipate some of those needs down the road. We will have many amendments to the Plan that will be necessary.

Councilor White stated I agree with Councilor Allen, I don't want to give a false expectation. On page 3 where it talks about the trail and access to the Sandy Riverfront portions of the property, it also says, while protecting the riparian zone. I am reading that as the riparian zone is hands off. I just want to be sure that it is clear that we intend to showcase the Sandy River as part of this project. We promised to the voters when they approved this that they were going to have access to the wild and scenic Sandy River. I want to make sure that is not being overlooked.

Councilor Ripma stated just to be clear, what we are adopting, if we approve this ordinance, doesn't commit the City to any financial assistance or to buying and/or selling property.

Erich Mueller replied all this does is clarify that you have those capabilities. The Agency would have the authority to do these things, not that they are committing to do any of them with any particular party or for any particular dollar amount.

Mayor Daoust opened the Public Hearing at 8:14pm and asked, is there anyone here who would like to speak to us on this issue?

Paul Wilcox, resident, stated I want to be clear that whatever I am saying is not a knock at Eastwinds. I read the changes in this document and I counted five references to the City providing financial assistance to the developer. I am kind of wondering where this money is coming from. My understanding from reading the urban renewal paperwork is that there is $7 million available. My assumption is that a good portion of that is going to be required for infrastructure like water, sewer, road, or the footbridge across the railroad tracks. I am not sure how far that $7 million will go. If any portion of that $7 million is part of this financial incentive or assistance, and if it is not part of the $7 million is it from property tax dollars. It is kind of vague as to what is being talked about as financial incentives and assistance to the developer.

Mayor Daoust stated Erich, can you respond to his question?

Erich Mueller replied what is in the language is to provide the capability, it doesn't obligate the Agency to do anything at any particular dollar amount. A common example is subsidizing system development charges to help incentivize development. In my limited understanding of what the Eastwinds proposal is, there will be several hundred thousand dollars of system development charges that will be required for that development. A typical financial assistance that is provided in an urban renewal area is that there may be a subsidy for some portion of those system development charges. That is what is allowed for under these changes, but it is not an obligation.

Craig Ward stated as development occurs the property becomes worth more and therefore it generates property tax in excess of what it did pre-development. Those property taxes can then be used and re-programmed back into the cost of public infrastructure. The reason we created an urban renewal district was to provide the capability to be able to re-route that money back for the purposes of subsidizing the project. That is anticipated in this. But as Erich has pointed out it will all come down to the nature of the development, how much money is invested, how much property value increase may be generated, and then the decision by the URA of how much of those funds, and that is only for the tax increment. There are other components as well that may be re-invested to help make the project succeed.

Paul Wilcox stated I want to follow-up on Councilor Allen's question, in defense of Eastwinds, I wonder what their expectations might be. There are no dollar figures being spoken of. I don't want their expectations disappointed by you promising something and not delivering.

Mayor Daoust closed the Public Hearing at 8:21pm. The second hearing on this ordinance will be on November 25, 2014 because we will not be having a meeting on November 11th because of the holiday.

9. STAFF COMMUNICATIONS

Craig Ward stated there is no council meeting on November 11th which is Veterans Day. On November 18th there will be a work session at the Police Facility Community Room

on the new city hall space needs. The next regular council meeting will be on November 25th.

10. COUNCIL COMMUNICATIONS

Councilor Thomas thanked Chief Anderson for reaching out to the Marysville-Pilchuck High School community and offering assistance.

Councilor Ripma stated we have a tradition in Troutdale of kids coming downtown on Halloween night, which is this Friday. I want to invite anyone, parents and kids, to go down to the Depot where the Troutdale Historical Society will have at least a couple of witches there from 4-6pm with goodies.

Councilor White stated I attended the fund raiser for Officer Potter. I appreciate everyone who showed up.

Councilor Allen stated for those concerned about how much they pay for fire service on the east side of the Sandy River, that issue is still being worked on and has not been dropped. The first home I purchased was in Marysville, Washington so it hits close to home.

Councilor Wilson reminded folks to get their vote in; exercise your right. Every vote does count.

Mayor Daoust stated every vote does count. Last Monday I had the extreme good opportunity of meeting with the Cub Scout Pack 177. The Police Facility Community Room was filled with Cub Scouts and their parents. They wanted to know what a mayor does. They had some good questions.

This week I was at a mayors and county chairs meeting with Tom Hughes of Metro. The mayors and county chairs from Multnomah, Clackamas and Washington counties get together and talk about issues common to us. One of the discussions was on the Urban Growth Boundary (URG) Report that is in draft right now. This council previously discussed the idea of proposing an expansion to the UGB south of the City.

Metro uses a model that takes into account future populations that are moving into the Portland Metro area, and the zoning that the cities currently have or that they wish to have. The model predicts whether they need to expand the UGB or not given all of the assumptions that are put into the model. Input from each city in included in the model. I got the impression that Metro was going to recommend that there is no residential needs to expand the UGB. There are a few cities that are actually increasing their density within the UGB; Hillsboro being one of them and Cornelius is another one. Milwaukie on the other hand is proposing to reduce density. When you add all of these things up and Metro runs it through their model, I was getting the impression that the bottom line was going to be no residential needs for additional UGB expansion, which is I think what we were talking about proposing in the next round. It is too late for Troutdale to get involved in this round. There is some discussion about the City of Portland increasing density and taking

on so many thousands of residential units. Damascus is a big question mark as to what to do with them in the Report. Right now, at least from what I heard, they are not included but they are waiting to see how the November vote turns out on their comprehensive plan. If Damascus was included in the UGB there is quite a bit of potential to add more residential units just in Damascus. Wilsonville wants to add single-family housing to match the commercial and industrial development that has been going on in their city for the last few years. There are all these factors being put into this model. Along with this there was a housing preference study about what type of housing people prefer, and how far they want to live away from work. That is all included in this analysis.

Councilor Anderson stated East Metro Economic Alliance will be hosting Metro at our December 13th meeting to discuss the Urban Growth Report.

Mayor Daoust stated on Wednesday, November 12th at 10am the Multnomah County Sheriff's Office will honor those in the agency and in the community who have made significant contributions to their agency during the past year. They have invited us to attend the awards ceremony at the Multnomah Building – 501 SE Hawthorne. Officer Jeremy Costello will be receiving a Life Saving Award.

11. ADJOURNMENT:

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

Meeting adjourned at 8:33pm.

DRAFT

Doug Daoust, Mayor

Dated:

ATTEST:

Debbie Stickney, City Recorder

CITY OF TROUTDALE
CITY COUNCIL – Regular Meeting
Tuesday, October 28, 2014

PLEASE SIGN IN

Name – Please Print	Address	Phone #
David Becker	Troutdale	
Clark Cruz	"	503 777-3667
Don Moriarty	"	503 867 4265
Glen Mackey	"	503-661-4021
Diane Castillo White	Troutdale	503-888-1405
Frank A. Windrust Jr	Corbett	503 695-5132
Ryan A. McNaughton		503 481-4129
PAUL WILCOX	TROUTDALE	

Year

2010-2011;	311,156
2011-2012;	260,183
2012-2013;	271,159
2013-2014;	379,968
2014-2015;	391,610

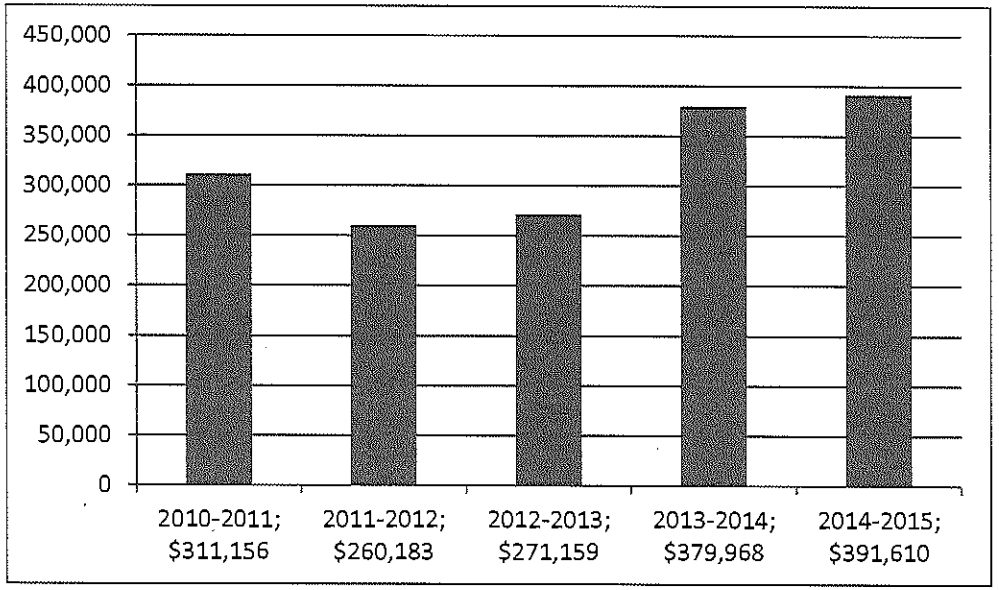


Exhibit A
October 28, 2014 Council Minutes

EAST METRO MEDIATION

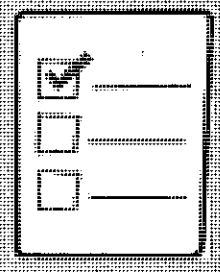
Troutdale City Council

Tuesday, October 28th, 2014

Tara Cleland
Program Director

Agenda

- What is mediation?
- How we help the Troutdale community
- EMM's Programs and Services



East Metro Mediation

Mission

To provide conflict resolution services to the people of Fairview, Gresham, Troutdale, Wood Village and unincorporated East Multnomah County. We provide these services so people can resolve conflicts in a peaceful, empowered and insightful manner.

Mediation

Mediation is a process in which an impartial person facilitates communication between parties to promote reconciliation, settlement, or understanding among them, without imposing the mediator's own judgment on the issues.

What issues do members of the community face?

How does that affect them and the city?

Why Mediate?

- Avoids Litigation
- Fast
- Affordable
- Informal
- Confidential
- Parties in Charge of Outcome

Mediation Principles

- Win-Win orientation
- Focus on the problem, not the people
- The parties retain control
- The mediator is neutral at all times
- Future focused, goal oriented
- The relationship between the parties is very important

East Metro Mediation Can Help

Mediation

- Interpersonal Conflicts
- Neighborhood Problems
- Customer-Business Disputes
- Workplace Conflict
- Manufactured Home Parks
- Youth Problems
- Elder Family Issues
- Landlord-Tenant Problems

Services

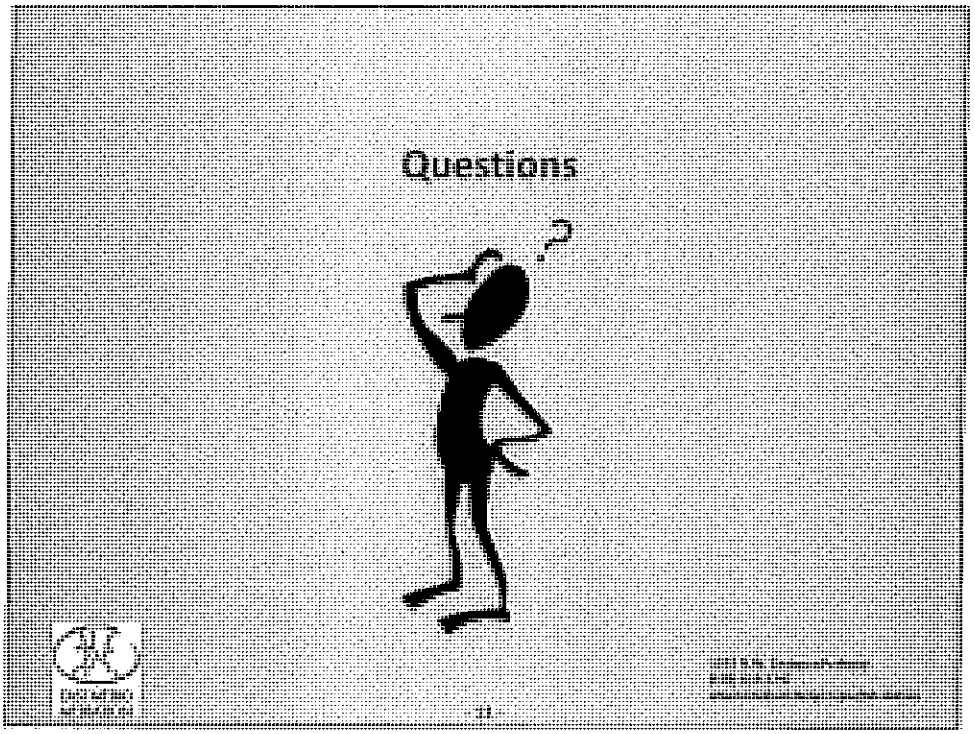
- Custom Training
- Conflict Coaching
- Team Building/Retreats
- Group Facilitation

Does Mediation Really Work?

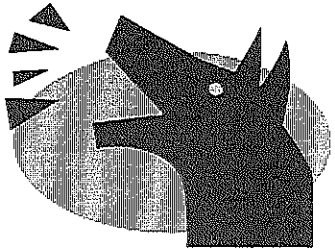
In the first quarter of this fiscal year, 77% of mediation meetings reached agreement on at least some of their issues.

About Us

- Advisory Board
- Professional Mediators
- Located at 1333 N.W. Eastman Parkway, Gresham, OR 97030


Questions

Questions People Have...



"But my neighbors are impossible. Can mediation do any good for us?"

Many people come to East Metro Mediation as a last resort, feeling frustrated by the situation. Fortunately an outside mediator brings a new perspective, and new possibilities are opened up. Most people feel successful and relieved after mediation, even with the most challenging conflicts.

"This is a sensitive business matter that I don't want others to know about. How confidential is this?"

The mediators and staff keep all conversations confidential. No information goes outside the program.

"What if my neighbor doesn't keep the agreement?"

Before the agreement is written we try to make sure it can realistically be kept. But if it breaks down at any time, you can always call East Metro Mediation and we can help look at options.

East Metro Mediation can help solve:

Neighborhood problems
Interpersonal conflicts
Landlord-tenant problems
Customer-business disputes
Home Owner Associations
Youth problems
Elder family member issues

"Sometimes you need that third voice. Thank goodness mediation is available."
—Neighbor after a mediation meeting

East Metro Mediation teaches workshops on Creative Communication, Conflict Skills and Mediation. Call us about scheduling a workshop for your organization.

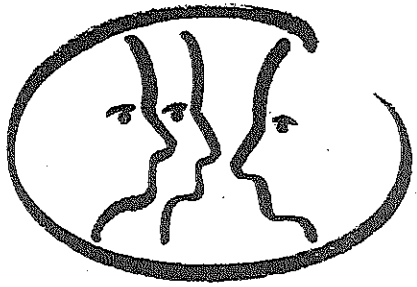
East Metro Mediation
1333 N.W. Eastman Parkway
Gresham, Oregon 97030

Phone 503-618-FAIR (618-3247)
Email mediate@GreshamOregon.gov

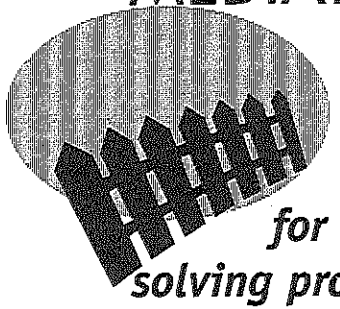
Web page www.GreshamOregon.gov/mediation

Serving Fairview, Gresham, Troutdale, Wood Village, and East Multnomah County since 1992

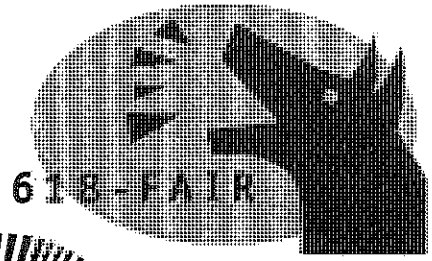
7/13



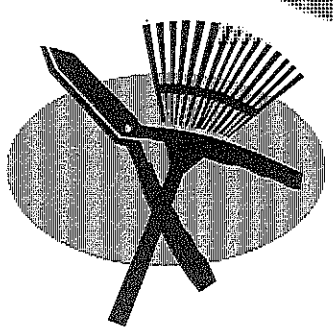
EAST METRO MEDIATION



for solving problems between people



503-618-FAIR

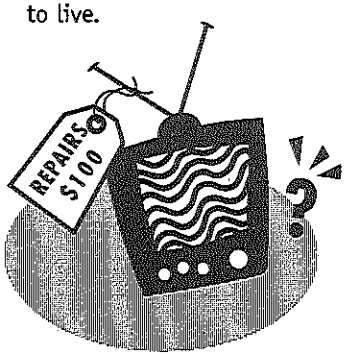


The mediation process is facilitated by an impartial mediator who provides a safe setting for both sides of the issues to be expressed. The mediator helps clarify the issues and clear up misunderstandings so the people involved can consider their options for improving the future.

Mediation is successful because there's a neutral person who's not involved in the situation. The mediator keeps all information confidential and helps the people in the conflict to come to a good solution.

The mediators are people from the area who have been professionally trained in mediation. They work to help you make your community a better place to live.

"I feel so much relief now that we've worked it out."
—Person reaching agreement after a long dispute



How Mediation Works

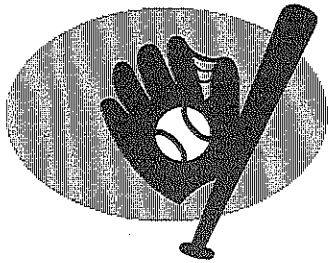
When you find yourself in a bothersome conflict, you can call East Metro Mediation (503-618-FAIR) to talk with a mediator. The mediator will ask you about your situation, your concerns, and about the other person(s). As an impartial, neutral person, the mediator will help you understand your interests and your options.

"This was so much quicker and less costly than going before the court."
-Landlord who settled a dispute with a tenant

The mediator would then, with your permission, talk with the other person, again as a neutral person, to understand his or her concerns around the situation. Through these conversations you may get what you need to work out the solution yourselves.

Sometimes both parties want a neutral mediator to facilitate a meeting where they all meet to discuss the situation. During this meeting the mediators will ask each of you about what happened, how you were affected, and what's most important, in order to help clear up misunderstandings and improve communications. Then you'll be asked to do some creative problem-solving, look at possible options and come to an agreement that you both feel you can accept and agree to. Usually the agreement is written down and both parties get copies to remind them of what was agreed.

"This was cool that I can be friends with Jamie again."
—Student on resolving the issue that had caused her classmates to choose sides



"I appreciate the information and the support that let me face the problem and work it out with my neighbor."
—Parent of children involved in neighborhood dispute

Mediation is provided free to people who live or work in the areas of Fairview, Gresham, Troutdale, Wood Village and unincorporated Multnomah County.

AGENDA ITEM # 5

CITY OF TROUTDALE

STAFF REPORT

SUBJECT / ISSUE: An Ordinance Approving The First Amendment To The Troutdale Riverfront Renewal Plan To Extend The Plan Duration And Redevelopment Assistance

MEETING TYPE: City Council Regular Mtg.	**MEETING DATE:** November 25, 2014 **STAFF MEMBER:** Erich Mueller **DEPARTMENT:** Finance
ACTION REQUIRED Ordinance - 2nd Reading **PUBLIC HEARING** Yes	**ADVISORY BOARD/COMMISSION RECOMMENDATION:** Approval Adopted Resolution No. 29, of the Urban Renewal Agency of the City of Troutdale

STAFF RECOMMENDATION: *Adopt the Ordinance to update the Plan.*

(As there were no issues raised at the Ordinance Introduction requiring follow up, the only change to the Staff Report is the addition of the "public adoption process" recap.)

EXHIBITS: A: Proposed revised Troutdale Riverfront Renewal Plan.

Subject / Issue Relates To:

☒ Council Goals ☒ Legislative ☐ Other: Agency Goals

GOAL 1: ENCOURAGE ECONOMIC DEVELOPMENT

A. OBJECTIVE: DEMONSTRATE CLEAR PROGRESS ON TROUTDALE RIVERFRONT DEVELOPMENT

Measure 1: Cooperate with prospective developers who pursue desirable development plans consistent with feasible public financial constraints

Issue / Council Decision & Discussion Points:

- The City desires to achieve redevelopment in the Troutdale Riverfront Renewal Plan Area.

Reviewed and Approved by City Manager:

- Updates to the adopted Troutdale Riverfront Renewal Plan (Plan) are needed to facilitate redevelopment
- Extension of the Plan duration will allow the Agency to continue working on the projects identified in the Plan
- Redevelopment incentives are necessary to achieve the goals in the Plan Area.

PUBLIC ADOPTION PROCESS TIMELINE:

✓ The Board of Directors of the Urban Renewal Agency (Agency) of the City of Troutdale discussed at the June 17, 2014 meeting, the current Troutdale Riverfront Renewal Plan (Plan) "duration" for incurring debt, which is the Plan 10 year anniversary deadline of March 16, 2016. Public comment in support of extending the debt deadline was received. The Board directed staff to proceed with the necessary Plan amendment process to extend the deadline another 10 years.

✓ The necessary Plan amendments were discussed, and adopted unanimously, by the Agency Directors on October 21, 2014 through Resolution 29. A public comment opportunity was provided, and no public comments were offered. The Agency Board forwarded the matter to the City Council recommending approval.

✓ The Ordinance introduction, and public hearing was held by the Council at the October 28, 2014 meeting. During the public hearing there were no comments in opposition to extending the debt deadline.

✓ The November 25, 2014 Council meeting will include the Ordinance second reading, a second public hearing, and consideration for adoption.

BACKGROUND:

Through significant public involvement, in order to protect the public health, safety, and welfare of the public, in 2006 the citizen committee created, and the City adopted, the Troutdale Riverfront Renewal Plan (Plan) to eliminate blight and foster development and redevelopment in the Plan Area. The City also established the Troutdale Urban Renewal Agency (Agency) and assigned the Plan to the Agency to implement and manage.

The 2006 general approach to the Plan was for the City to act as a master developer by assembling both the public land, and purchasing private land held by the Yoshida Group, and by

acquiring and constructing increased site access directly through the outlet mall to the site. Subsequently the City would then seek a developer for the newly configured overall site.

The 2006 assumptions surrounding the adopted Plan expected the redevelopment activity to begin the following year, and so established a Plan duration of ten years. The economic conditions resulting from financial crisis of 2008 have hampered commercial development in general, including in the Plan Area. Environmental assessment and remediation tasks have also delayed the start of redevelopment efforts until recently. The Plan duration limits collection of the tax increment to only repay debt which is incurred prior to the Plan's tenth anniversary in February 2016.

Current Status:

The approach to the Plan goals has evolved since 2006 with the Yoshida Group evolving from a potential property seller, to pursuing the developer role for the combined property. A few years ago the Eastwinds project concept was created and the Yoshida Group established Eastwinds Development LLC to pursue the project. Over this time much effort has been put toward environmental assessment and remediation tasks for site preparation.

Eastwinds Development LLC has created a multifaceted development vision that aligns many of the City's commercial and job creation goals for the site, with a mix of hospitality with event and conference facilities, leading edge hotel, restaurant, mixed-use development, and high-quality retail opportunities. The project vision also includes many important public recreational benefits including connections and expansion of the 40-Mile Loop Regional Bicycle Trail and the western terminus of the Columbia River Gorge trail for community access and enjoyment of the Sandy Riverfront portions of the property while protecting the riparian habitat.

Over the past several years the City and Eastwinds Development LLC have operated in an effective public/private partnership manner to successfully implement programs and grant projects for brownfield rehabilitation from Business Oregon, the State Department of Environmental Quality, and the Federal Environmental Protection Agency. And in the past year have also developed the "Sandy River Access Plan" along with the Sandy River Basin Watershed Council through the Metro Nature in Neighborhoods Grant Project for Restoration and Enhancement program.

Necessary Plan Updates:

While circumstances and expectations have evolved since 2006, the adopted Plan has remained unchanged, and has therefore become a bit stale and in need of updating to effectively support the new redevelopment efforts. As the Agency is the designated agent of the City to manage and

implement the Plan, changes to the Plan are generally initiated by the Agency and forwarded to the City recommending approval when required.

Typically urban renewal agencies in Oregon have a 20 to 30 year duration. Given the current circumstances it is unlikely that the Plan maximum indebtedness will be incurred by the original ten year deadline. In order to allow sufficient time for redevelopment efforts to be undertaken the Plan duration needs to be extended. Tax increment funds are a necessary financial and redevelopment incentive resource of the adopted Plan.

The proposed amendment extends the original 10 years to 20 years. This extension only extends the **date** by which that maximum indebtedness may be incurred, it does ***NOT*** increase the **amount** of maximum indebtedness, which remains at $7 million. The extension effectively increases the time period that the taxing jurisdictions will forego revenue but not the principal amount foregone.

Also the proposed amendment provides the Agency the ability to participate along with a developer in some of the expenses of redevelopment, in accordance with the goals of the Plan. As added to the Plan Projects section, as described in the ordinance attachment A, the change provides the Agency authority to participate in redevelopment of new construction or rehabilitation. Updates to other sections of the Plan reflect this new project activity.

The addition of the project will allow the developer to proceed with development with the Agency as a partner in the financing of the development, assisting in fulfilling the goals of the Plan. The addition of the project will mean funding could be allocated to the private redevelopment, potentially reducing funding for other projects in the Plan. However, without the private development, the other projects in the Plan will likely not come to fruition.

Plan Amendment Types:

The adopted Plan allows for three types of amendments: Substantial, Council and Minor amendments. Substantial Amendments have the greatest requirements for process, and the involvement of the public and other taxing districts. Substantial Amendments are limited to increases in Plan area size, and the maximum amount of indebtedness that can be incurred under the Plan.

Council Amendments are the intermediate level, and consist solely of amendments which result in material changes to the goals and objectives of the Plan, or addition or expansion of a project that adds a cost of more than $500,000 and is materially different from projects previously authorized in the Plan, or to increase in the duration of the Plan

Both Substantial Amendments and Council Amendments require approval by the Agency by resolution, and then followed by approval by the City Council by ordinance.

All other amendments, which are not Substantial or Council Amendments in scope, are considered Minor Amendments, and these require only approval by the Agency by resolution.

SUMMARY:

The Plan changes in the proposed Ordinance are Council Amendment in type. The changes extend the Plan duration date, and allow for Agency participation in redevelopment costs. The Agency has adopted the amendments by Resolution No. 29 on October 21, 2014 and has referred the amendments to the City Council for action with a recommendation for approval.

PROS & CONS:

A. Approve the proposed ordinance to provide the necessary changes to provide Agency authorization for redevelopment costs and additional time to implement the Plan

B. Not approve the proposed ordinance limiting the Plan to the existing duration, preventing necessary Agency financial participation and the full implementation of the Plan.

Exhibit A
Agenda Item 5

Troutdale Riverfront Renewal Plan

Adopted by City of Troutdale Ordinance No. 773, February 14, 2006

Proposed Amendments of:
Amendment 1, Agency Resolution #29, October 21, 2014 and
City Ordinance #_____ November 25, 2014, Council Amendment.
Amendment 2, Agency Resolution #30, October 21, 2014, Minor Amendment

Prepared by:
Tashman Johnson LLC
Cascade Economic Planning
January 18, 2006

2005 & 2006 LIST OF PARTICIPANTS

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I. INTRODUCTION

The Troutdale Riverfront Renewal Plan (the "Plan") contains goals, objectives and projects for the revitalization of the Troutdale Riverfront Renewal Area (the "Area"). The Area, shown in Figure 1, is zoned for commercial use, encompassing lands in Troutdale's General Commercial District and Mixed Office/Housing District. It is also within the City's Town Center District Overlay Zone.

Existing conditions are that the Area is underdeveloped and suffers from poor auto access and lack of pedestrian and bicycle connections to the central business district. These constraints have hampered the Area's capacity to attract a mix of high quality commercial, office, residential and public uses suitable for the Sandy Riverfront and the Troutdale Town Center. Information regarding conditions in the Area is provided in the Report accompanying the Plan (the "Report").

The purpose of the Plan is to use the tools provided by urban renewal to develop public infrastructure to attract private investment and facilitate the Area's redevelopment. These tools include tax increment financing (see Section X), which generally means that the property taxes resulting from growth in property value within the Area can be used to finance improvement projects. The Plan allows for the Agency purchase of land from willing sellers and subsequent Agency sale for redevelopment as part of a public/private development partnership. The Plan does not authorize use of condemnation to acquire property. The normal authority of public agencies such as the City of Troutdale to acquire land for public improvements is unaffected by the Plan, and such authority may be used in the Area.

The Plan is administered by the Urban Renewal Agency of the City of Troutdale (the "Agency") which was established by the City Council of the City of Troutdale as the City's Urban Renewal Agency. The Plan may be changed in the future, under the provisions of Chapter XII.

The original Plan ~~has~~ had a duration of 10 years (see Chapter XI), meaning that no new debt will be incurred after the tenth anniversary of the Plan's effective date. This section was amended by a Council Amendment to allow an additional 10 years to issue debt, making a duration of 20 years. The Urban Renewal Agency of the City of Troutdale adopted this amendment by Resolution No.29 on October 21, 2014 and the Troutdale City Council adopted this amendment by Ordinance No. ____ on ____. The maximum amount of indebtedness (amount of tax increment financing for projects and programs) that may be issued for the Plan is Seven Million Dollars and No Cents ($7,000,000).

II. GOALS AND OBJECTIVES

The goals and objectives of the Plan are as follows:

A. Goal: Promote the Redevelopment of the Area for a Mix of Retail, Office, Residential and Public Uses.

The Area is effectively undeveloped but its location makes it a valuable site for a mix of retail, office and residential development and for a riverfront park and other public spaces. The overall goal of the Plan is to promote the optimum redevelopment of this site.

1. **Objective: Provide the opportunity for redevelopment by upgrading public infrastructure, including streets, sanitary sewer, storm sewer and water facilities.**

2. **Objective: Share with the private sector the cost of redeveloping the area in a manner that especially supports city policies regarding land use, design and transportation.**

~~2.~~3. **Objective: Support private development and redevelopment through assistance to property owners and developers.**

B. Goal: Provide a Greater Level of Goods and Services for Troutdale.

Troutdale residents must travel outside the community for many goods and services that are not currently available. Development of the Area can result in a broader range of goods and services available locally.

C. Goal: Increase the Awareness of the Development Community of the Opportunities Within the Area.

Though there is immediate demand for development through expansion of existing retail uses in part of the Area, development of the remainder of the Area will depend on other private sector developers and/or business owners. Increasing the awareness of the development community of future development opportunities will help achieve the highest quality and most successful development of the Area.

D. Goal: Create Employment Opportunities for Troutdale Residents.

Many of Troutdale's residents must travel outside the community to work. Continued development of the Area can increase the number and type of jobs that are available within the community.

1. **Objective: Continue to enhance the development environment for professional and general office space.**

   The development environment within the Area is evolving and the Plan can assist in creating public amenities that would attract more office development.

2. **Objcctive: Create a better awareness of the market opportunities that exist or will exist in Troutdale for job generating uses.**

E. Goal: Improve Transportation Linkages.

Transportation linkages within the Area are incomplete, and connections are needed for cars, pedestrians and bicycles.

1. **Objective: Provide a connected street system that serves development in the Area.**

2. **Objective: Provide a system of pedestrian and bicycle trails that connccts downtown to the Sandy River.**

3. **Objective: Promote land uses and design that are efficient in their use of transportation.**

   Mixed use (retail/office/residential) projects can eliminate the need for some trips. For example, a restaurant located within the Area can serve Area residents, patrons and employees with no need for a vehicle trip. Housing units that incorporate a work or shop space ("live/work") units can reduce vehicle trips between work and home.

F. Goal: Improve Access to and Enjoyment of the Sandy Riverfront.

The Sandy River is an historical and recreational resource that helps give Troutdale its character. However, access to the river from the Area is very limited. Better access will create an amenity for new development and a resource for the entire community.

1. **Objective: Develop public parks and trails that capitalize on the Sandy River as a community resource and connect to the regional trail system ("40 Mile Loop").**

2. **Objective: Encourage environmentally sensitive site planning and design that provides access to, and views of, the river.**

G. Goal: Provide Public Spaces for Events and Other Uses by Troutdale Residents, Patrons of Area Businesses and Tenants and Residents Within the Area.

1. **Objective: Incorporate public spaces such as a public plaza within the development plans for the Area.**

2. **Objective: Provide suitable locations for cultural and recreational activities and other community-oriented uses.**

3. **Objective: Enhance public entryways to the Area and the existing downtown.**

H. Goal: Preserve and Enhance Troutdale's Natural, Cultural and Historic Resources.

Troutdale's location on the Sandy River near its confluence with the Columbia River made it a key point in the Lewis and Clark expedition and in the pioneer route to the Willamette Valley.

1. **Objective: Reflect historical Troutdale in future development.**

2. **Objective: Promote development and redevelopment that is designed to respect Troutdale's natural resources**

3. **Objective: Encourage the use of local artists for public art within the Area, especially art that reflects local history and culture.**

III. OUTLINE OF PROJECTS

The Plan identifies transportation projects, including street improvements and pedestrian improvements, which will increase multimodal (autos, pedestrians and bicycle) connectivity throughout the Area and make it a safer and more accessible destination. The Plan also includes public plaza and public spaces projects that will beautify the Area, increase neighborhood livability and provide opportunities for residents, visitors and downtown workers to participate in a wide range of community and recreational activities. The Plan also allows for financial assistance for private redevelopment accomplishing the goals of the Plan.

Proposed public utility improvement projects will extend water, sanitary sewer and surface water management facilities to the Area and make it an attractive location for private investment in projects that will increase the economic vitality of the Area and support the goals and objectives of the Town Center Plan and the City's Comprehensive Plan.

IV. MAP AND LEGAL DESCRIPTION OF URBAN RENEWAL AREA

Figure 1. shows the urban renewal area boundaries. Exhibit A is a legal description of the Area.

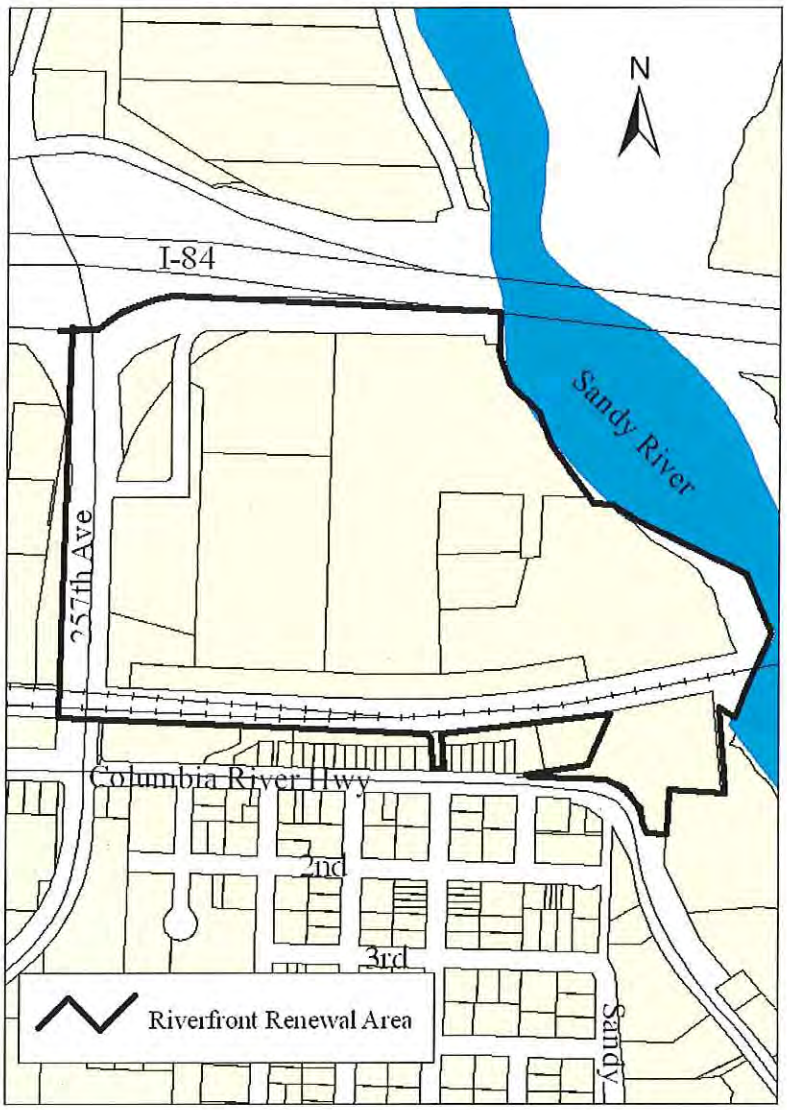

Figure1: Riverfront Renewal Area

EXHIBIT A
TROUTDALE RIVERFRONT RENEWAL AREA
LEGAL DESCRIPTION

A tract of land situated in the northwest one-quarter of Section 25 in Township 1 North and Range 3 East of the Willamette Meridian, in the City of Troutdale, County of Multnomah, and State of Oregon, being more particularly described as follows:

Beginning at a point of intersection of the westerly right-of-way line of N.E. 257th Avenue (NW Graham Road) and the southerly right-of-way line of Union (O.W.R. & N. Co.) Pacific Railroad; thence northerly along said westerly right-of-way line of NW Graham Road to the southerly right-of-way line of U.S. Highway I-84; thence easterly along said right-of-way line to the westerly bank of the Sandy River; thence southeasterly along said westerly bank of the Sandy River to a point on the easterly property line of that certain tract of land deeded to the City of Troutdale on February 1, 1991, in Book 2383, Page 884, Multnomah County Deed Records, said point being S 6°13′58″ East a distance of 42 feet more or less from the southerly right-of-way line of Union (O.W.R. & N. Co.) Pacific Railroad; thence continuing southerly along said easterly property line S 6°13′58″ a distance of 262 feet more or less to the most easterly southeast corner of said City of Troutdale tract; thence N 89°33′28" West a distance of 161.50 feet; thence S 00°26′32" W a distance of 130.00 feet to the most southerly southeast corner of said City of Troutdale tract; thence N 89°33'28" W along the southerly line of said City of Troutdale tract 63.01 feet to a point on the northeasterly right-of-way line of the Historic Columbia River Highway; thence along the easterly and northerly lines of said right-of-way line a distance of 413.26 feet more or less to the southwest corner of that certain tract of land described in deed to the City of Troutdale, recorded September 27, 1972 in Book 884, Page 746; thence North 0°22'59" East along

the westerly line of said last-described City of Troutdale tract, a distance of 10.39 feet to the northwest corner thereof; thence along the arc of a 3064.93 foot radius curve to the left, through a central angle of 0°27'10" (the chord of which bears North 80°52'33" East 24.22 feet) an arc length of 24.22 feet to the southeast corner of the duly recorded plat of TROUTDALE TOWN CENTER; thence continuing along said 3064.93 foot radius curve to the left, through a central angle of 2°23'09" (the chord of which bears North 79°27'13" East), 127.62 feet to a point; thence North 20°25'58" East a distance of 178.07 feet to a point on the southerly right-of-way line of the Union (O.W.R. & N. Co.) Pacific Railroad; thence westerly along said southerly right-of-way line a distance of 510 feet more or less to the intersection of said southerly right-of-way line and the northerly extension of the westerly property line of Lot 18 of the duly recorded plat of TROUTDALE TOWN CENTER; thence southerly along the extension of said property line a distance of 118 feet more or less to the northerly right-of-way line of the Historic Columbia River Highway; thence westerly a distance of 26.43 feet more or less along said right-of-way line to its intersection with the easterly property line of Lot 17 of the duly recorded plat of TROUTDALE TOWN CENTER; thence northerly along said property line and its northerly extension a distance of 117 feet more or less to its intersection with the southerly right-of-way line of the Union (O.W.R. & N. Co.) Pacific Railroad; thence westerly along said right-of-way line to its intersection with the westerly right-of-way line of NW Graham Road and the point of beginning.

Containing an area of 48.20 acres more or less.

V. URBAN RENEWAL PROJECTS

Urban renewal projects authorized by the Plan are described below. The projects are primarily improvements to public facilities that will be an integral part of the mixed-use redevelopment of the Area and will increase its public use and enjoyment. For example, the Sandy Riverfront Park will be an important amenity for - and increase the value of - housing in the east part of the Area while also providing for public enjoyment of the River. Similarly, a public plaza would provide support for retail, restaurant and office space and also provide a venue for community-oriented events.

A. Access Improvements to NE 257th Avenue and to the Historic Columbia River Highway

This project consists of street connections between NE 257th Avenue (through the existing Columbia Gorge Premium Outlets) and the Area and between Historic Columbia River Highway and the Area (under the Union Pacific Rail Road tracks). This project will result in an important loop road providing a vital connection among the existing Outlets, the redeveloped mixed-uses within the Area and the existing "Main Street" along the Historic Columbia River Highway between 257th Avenue and the Troutdale Rail Depot.

B. Infrastructure/Utility Improvements

This project consists of extension of water, sanitary sewer and surface water management facilities within the Area.

C. Sandy Riverfront Park

This project consists of a Sandy Riverfront pathway and related improvements to increase public enjoyment of its scenic resources and provide an amenity for adjacent development.

D. Public Plaza and Public Spaces

This project consists of a public plaza, town square or other similar public spaces to enhance public use of the Area and provide an amenity for adjacent development.

E. Public Parking Facilities

This project consists of a public parking facility to serve commercial and public uses of the Area. The design of parking facilities should emphasize attractive appearance and contain features that minimize their visual impact.

F. Pedestrian Crossing over Union Pacific Railroad Tracks

This project consists of a pedestrian over-crossing of the Union Pacific tracks, providing an additional pedestrian connection between the Historic Columbia River Highway and the Area.

G. Site Preparation and Relocation of Parks Department Facilities

This project consists of demolition of the former Sewage Treatment Plant and the existing abandoned industrial building and assistance with relocation of the City of Troutdale Parks Department. It also includes environmental assessments of the Area and required remediation of environmental conditions, if any.

H. Redevelopment through New Construction or Rehabilitation

It is the intent of this Plan to stimulate new private investment on vacant or underutilized property to achieve the objectives of this Plan. Redevelopment through new construction or rehabilitation may be achieved in two ways:

(1) By property owners or developers, with or without financial assistance by the Agency;

(2) By acquisition of property by the Agency for resale to others for redevelopment.

The Agency, with funds available to it, is authorized to provide financial assistance for redevelopment costs, provide other forms of assistance, and provide such other forms of financial assistance to property owners as it may deem appropriate in order to achieve the objectives of this Plan.

VI. RELATIONSHIP TO LOCAL OBJECTIVES

The Plan addresses local planning and development objectives contained in the City's Comprehensive Plan, Development Code, Transportation System Plan (TSP), and the Troutdale Town Center Plan. Adopted in 1971 and last amended in December 1998, the Comprehensive Plan identifies goals and policy objectives that will promote effective and efficient development while providing a balanced mix of land uses and maintaining high standards of community livability. The City's Development Code is updated on an ongoing basis and the TSP was adopted in 2005. Adopted in 1998, the Troutdale Town Center Plan includes development and design concepts and implementation strategies to guide the long-term development of the town center area, which encompasses downtown Troutdale and surrounding areas in the central city.
Note that the Urban Renewal Plan is always referred to as the "Plan." Other plans mentioned in this section use their full name.

A. City of Troutdale Development Code

The City of Troutdale Development Code establishes zoning districts, which govern allowed uses and contain development standards. The Area encompasses property within the City's General Commercial and Mixed Office/Housing Districts and the Town Center Zoning District Overlay. A detailed description of these zoning/overlay districts and corresponding development standards is provided in Section VII below.

The Plan helps finance the public investments necessary to generate development that is consistent with the purpose and established development standards for the represented zoning/overlay districts. Further, the Plan will help ensure that the Area develops efficiently, with adequate transportation and public utilities to serve anticipated growth and pedestrian and parks facilities that will promote healthy, livable neighborhoods and create a unique sense of place.

B. Troutdale Comprehensive Land Use Plan Goals and Policies

The Troutdale Comprehensive Land Use Plan identifies general goals and objectives and detailed policies that address statewide planning goals and the City's long range planning and development objectives.

The Plan includes transportation, infrastructure/utility, parks, public plazas and public spaces project that will help achieve the following Comprehensive Plan general goals and objectives:

Policy 4: To bring about a general increase in population density throughout the community in order to facilitate the efficient use of public transportation systems; water, sewer, and storm sewer systems; and other public facilities and services.

Policy 5: To provide a safe and coordinated transportation and circulation system that will bring about the best relationships between places where people live, work, and play.

Policy 6: To significantly improve the appearance of the community, particularly along I-84 and in the downtown area, as one means of recapturing the individual and distinct identity of the Troutdale area as a balanced community with commercial and industrial areas supporting the City within its urban context, and in relationship to the adjoining communities of Gresham, Fairview, and Wood Village.

Policy 7: To retain and enhance desirable existing areas and to revitalize, rehabilitate, or redevelop less desirable areas.

Policy 11: To provide an adequate supply of open space and park and recreation areas to meet the recreational needs and desires of the City's residents.

Policy 13: To encourage a mix of commercial and industrial development which will provide an economic base for the City.

In addition to the general goals and objectives identified above, the Plan includes projects that will facilitate the implementation of statewide planning goals and local planning objectives. Of particular relevance to the Plan are the Recreational Needs, Economy, Housing and Transportation policies outlined below:

Goal 8 – Recreational Needs

The following Recreational Needs policies are supported by the Plan.

Policy 1: Develop an above average amount of open space with both active and passive recreation areas.

Policy 2: Develop a variety of recreational facilities available to all neighborhoods.

Policy 7: Ensure that citywide parks are located adjacent, or close, to major collector or arterial streets and are also accessible to pedestrians and bicyclists.

The Plan will support the development of a new park and associated multi-use pathway along the Sandy River, which will provide new opportunities for active and passive recreational uses and increase pedestrian/bicycle access to the Area from surrounding neighborhoods.

Goal 9 – Economy

The Comprehensive Plan identifies policies intended to diversify and improve Troutdale's economic and employment base, including specific policies that address economic needs in the Town Center Area.

General economic policies supported by the Plan include:

Policy 1: Allocate commercial facilities in a reasonable amount and planned relationship to the people they will serve.

Policy 4: Promote an adequate level of economic development and a diversified employment base within the City of Troutdale.

The Plan also includes projects and programs that will promote the following Town Center Plan economic policies:

Policy 1: Focus retail commercial activity in the established CBD (Central Business District) and, except for expansion of the Columbia Gorge Premium Outlets, do not allow large-scale commercial development to locate nearby.

Policy 5: Provide office employment opportunities in the town center area.

Policy 7: Require all new development to create pedestrian connections to neighborhood centers or to the town center.

Policy 9: Allow expansion of the regional retail at the Columbia Gorge Factory Stores.

Policy 10: Ensure that neighborhood commercial uses within the town center serve the needs of the neighborhood.

One of the Plan's stated goals is to "Promote the Redevelopment of the Area for a Mix of Retail, Office, Residential and Public Uses." The Plan identifies access improvements to NE 257th Avenue and to the Historic Columbia River Highway as a transportation project. These improvements will provide direct, multimodal linkages to the Area from key economic and recreational activity centers, including NE 257th Avenue, the Historic Columbia River Highway and downtown Troutdale. The Plan also includes parks, public plazas and public spaces projects that will make the Area an attractive location for new commercial, office and residential development.

The Plan also allows for financial assistance for private redevelopment accomplishing the goals of the Plan.

Goal 10 - Housing

According to the Comprehensive Plan, "The City of Troutdale is committed to providing the opportunity to obtain decent housing at appropriate densities, cost, and location."

The Plan includes transportation, infrastructure/utility, parks and public spaces projects that will increase access to the Area and attract high quality residential development.

General Housing policies supported by the Plan include:

Policy 1a: Residential developments shall be located in close proximity to employment and shopping facilities. Development shall be sensitive to site characteristics, including topography, soil types, and natural vegetation.

Policy 1b: Residential areas shall offer a wide variety of housing types in locations best suited to each type and shall be developed in a way which will not create environmental degradation. Established densities shall be recognized in order to maintain proper relationships between proposed public facilities and services, and population distribution.

Goal 12 - Transportation

The Comprehensive Plan identifies policies that are designed to promote safe and efficient multimodal circulation and access to all parts of the City, including the town center area, downtown and other key destinations.

Transportation policies supported by the Plan include:

Policy 1: Locate and construct streets and highways in a manner which accommodates both current and future traffic needs. Design streets to maintain the character and quality of the areas served.

Policy 3: Within the town center planning area, provide pedestrian-oriented streets that are uninterrupted by driveways and encourage on-street parking to provide a buffer between the sidewalk and street.

Policy 7: When property redevelops or develops with residential and/or mixed uses, provide for the construction of an interconnected internal street system that provides linkages between adjacent developments.

The Plan provides for access improvements to NE 257th Street and the Historic Columbia River Highway that will provide critical linkages between the Area and

key shopping, commercial and recreational destinations, including the Columbia Gorge Outlet Stores, the downtown/Central Business District and historic Main Street. The Plan will also support the creation of a new park and pedestrian facilities that will make the town center planning area a more pedestrian-friendly environment and will attract new businesses and visitors to the Area.

C. Transportation System Plan Goals and Policies

The TSP identifies goals and policy objectives intended to create a transportation system that enhances community livability and facilitates safe and convenient multimodal access within and to the Area by residents and visitors. The Plan's goals, objectives and transportation infrastructure projects directly address or correlate to planning needs identified in the TSP's goals and policies.

Of particular relevance to the Plan are the following transportation system goals and policies, identified in Chapter 2 of the TSP:

Goal 2: Provide a transportation system in Troutdale which is safe, reduces length of travel and limits congestion.

Policy b. Local streets shall be designed to encourage a reduction in trip length by providing connectivity and limiting out-of-direction travel. Provide connectivity to activity centers and designations with a priority for pedestrian connections. Wherever necessary, new streets built to provide connectivity shall incorporate traffic management design elements, particularly those which inhibit speeding. New or improved local streets should comply with adopted streets spacing standards.

Policy d: Safe and secure pedestrian and bicycle ways shall be designed between parks and other activity centers in Troutdale.

Goal 3: Provide a balanced transportation system and reduce the number of trips by single occupant vehicles.

Policy a: Commercial, community service and high employment industrial uses shall be developed and sited to be supportive and convenient to pedestrians, bicyclists and transit riders. Pedestrian and bicycle amenities, transit facilities, ride-share programs or similar commute trip reduction measures shall be incorporated in commercial and industrial development to the maximum extent possible.

Policy b: Recreational trails, including the 40-Mile Loop, shall link to Troutdale's bicycle and pedestrian plans.

Goal 4: Provide for efficient movement of goods

Policy c: Designated arterial routes and freeway access areas in Troutdale are essential for efficient movement of goods. Design of these facilities and adjacent land uses should reflect the needs of goods movement.

Policy d: Access control standards shall be preserved on arterial routes to reduce conflicts between vehicles and trucks, as well as conflicts between vehicles and pedestrians.

The Plan includes projects that will address transportation needs in the Area. In particular, the Plan will support access improvements to NE 257th Street and the Historic Columbia River Highway, two major transportation corridors that serve the Town Center area. These improvements will strengthen linkages between the Area and the downtown/Central Business District. In addition to street improvements, the Plan will support the development of a pedestrian crossing over the Union Pacific Railroad, public parking facilities, and a park and pedestrian pathway along the Sandy River. These projects will improve multimodal circulation and help provide safe and convenient access to and from the Area by residents, visitors and workers.

D. Troutdale Town Center Plan

"The primary objective of the Troutdale Town Center Plan is to develop a strategy for new infill and redevelopment that will enable downtown Troutdale to thrive as a viable town center within the Portland region. The Town Center Plan has been developed, in part, to implement the regional Metro 2040 Growth Concept. The plan identifies the physical and policy barriers which inhibit intensification and redevelopment of the downtown. It contains implementation strategies including policy actions, public projects, programs, and incentives intended to help Troutdale develop a strong and diversified town center."

The Town Center Plan provides a conceptual framework for the balanced and efficient development of downtown Troutdale and surrounding areas. The Plan supports the following land use and transportation goals, which formed the development of Town Center Plan:

Land Use Goals – General

Encourage commercial business that serves Troutdale citizens.

- Provide opportunities for mixed uses.
- Provide open spaces and greenways.
- Diversify Troutdale's economy.

Land Use Goals – Site-Specific

Provide more housing in the core area.

- Redevelop the sewage treatment plant site:
  - Create a riverfront promenade and provide Sandy River access and a trail along the river.

Transportation Goals

Maintain a pedestrian- and bicycle-friendly environment

- Enhance pedestrian connections:
  - Provide pedestrian linkages between the downtown and the Columbia Gorge Factory Stores.

To achieve the land use and transportation goals cited above, a primary objective of the Town Center Plan is the development of a comprehensive network of local streets and pedestrian linkages to the key retail, entertainment and recreational destinations in the town center area - Columbia Gorge Factory Stores and the downtown/Central Business District. The Plan includes projects that will increase multimodal connections between the Area, NE 257th Avenue and the Historic Columbia River Highway. It will also increase pedestrian access to the Riverfront and the downtown/Central Business District by providing new pedestrian and parks facilities, including the proposed Sandy River Park and a pedestrian crossing over the Union Pacific Railroad.

The redevelopment of the sewage treatment plant site to support housing and other uses that are appropriate for the area is also a goal supported by the Plan. In particular, the Plan identifies site preparation (including the demolition of the former STP) and the relocation of Parks Department Facilities as a specific project that will serve as a catalyst for the redevelopment of the STP site and the broader Area.

The Plan also allows for financial assistance for private redevelopment accomplishing the goals of the Plan.

VII. PROPOSED LAND USES

Land uses within the Area are governed by the City of Troutdale Development Code. The Development Code establishes zoning districts that implement the Troutdale Comprehensive Plan and the Town Center Plan. The districts govern the allowed uses and contain development standards.

Currently, the entire Area is within the Town Center zoning district overlay (the "TC district"). According to the Development Code, the purpose of the TC district is as follows:

> "To encourage the downtown Troutdale area to grow as a diverse and viable town center consistent with the Metro 2040 Growth Concept for town centers. The Troutdale Town Center is envisioned as the district that provides shopping, employment, cultural, and recreational opportunities that serve the Troutdale area. In addition, the district allows for continued housing opportunities close to commercial activities. The intent of specific design standards for buildings, streetscapes, and parking within the TC district is to achieve development that is consistent with the design concepts outlined in the Town Center Plan. These design concepts include, but are not limited to, attractive pedestrian-oriented streets, providing a complementary mix of commercial and residential development, a connected network of streets and accessways to reduce automobile dependency, and avoiding walled streets."

With limited exceptions, permitted uses and development standards within the TC district are the same as those identified for the underlying Central Business District, General Commercial, Mixed Office/Housing and Open Space zoning districts. The purpose of these districts is described below.

A. Central Business District

"This district is intended to provide for retail, personal, professional, business and industrial services within the Town Center (TC)."

Uses permitted outright in the Central Business District (CBD) include but are not limited to: apartment units in conjunction with commercial uses (provided that they are built above or below the street level floor), duplex and triplex dwellings when on the same lot, multiple-family dwellings, cultural and entertainment uses, parking facilities, retail sales, service and repairs and personal services.

Generally, setbacks are not required in the CBD. However, a minimum 15-foot setback is required along a property line that abuts residential zoning districts. A maximum building height of 35 feet is prescribed, however no minimum requirements for lot area, lot width and lot depth are specified. With the exception of apartment units built in conjunction with a commercial use, a maximum residential density of one dwelling unit per 2,000 square feet of net land area is required for all development within the CBD. Further, residential development must be built at 80% or more of the maximum number of dwelling units per net acre.

B. General Commercial District

"This district is intended for more intensive commercial uses in addition to those provided for in the Neighborhood Commercial (NC) and Community Commercial (CC) districts."

Uses permitted outright in the General Commercial (GC) District include but are not limited to: retail sales and services, medical and professional offices, lodging, entertainment, automotive service and repairs, and a broad range of commercial and technical services.

A minimum front yard setback of 20 feet and a street side yard setback of five feet on a through street or a corner lot abutting a street are required in the GC District. With the exception of property abutting a residential zoning district, development is not subject to rear and side yard setbacks. A minimum street frontage of 50 feet and maximum building height of 45 feet are also prescribed.

C. Mixed Office/Housing District

"This district is intended to provide a compatible mix of office, employment and housing opportunities in close proximity to the Troutdale Central Business District. The MO/H district is intended to promote a compact development form consistent with the Troutdale Town Center Plan."

A variety of commercial and residential uses are permitted outright in the MO/H District. These include but are not limited to: medical and professional offices, personal services uses in conjunction with residential development, galleries or art studios, attached, duplex, and triplex dwellings, multiple-family dwellings, apartment units in conjunction with a commercial use, and detached single-family dwellings provided on the same lot in conjunction with another permitted use.

Generally, there are no minimum setback requirements in the MO/H district, although a maximum front yard setback of 10 feet is required for development abutting a transit street. A maximum height limit of 35 feet is prescribed and building footprints shall generally not exceed 20,000 square feet. Residential development is generally subject to a maximum density of one dwelling unit per 2,000 square of net land area and must be built at 80% of the maximum number of dwelling units per acre. Further, residential development must provide a minimum of one off-street parking space per dwelling unit.

D. Open Space

"This district is intended to provide and preserve open space areas."

Uses permitted outright in the Open Space (OS) district include but are not limited to: Parks or playgrounds, picnic grounds, wildlife and nature preserves, nature trails and/or bikeways and minor utility facilities.

"OS district uses shall be compatible with adjacent uses. Picnic grounds and parking facilities shall be equipped with trash receptacles. OS districts shall be maintained by the City if publicly owned; by the owner(s) if privately owned."

VIII. PROPERTY ACQUISITION AND DISPOSITION

The Plan authorizes the acquisition and disposition of property as described in this section. Property includes any and all interests in property, including fee simple ownership, lease, easements, licenses or other rights to use.

A. Property Acquisition – From Willing Sellers

The Plan authorizes the Agency acquisition of any interest in property within the Area, including fee simple interest, to support private redevelopment, only in those cases where the property owner wishes to convey such interests to the Agency. The Plan does not authorize use of the power of eminent domain to acquire property for private redevelopment.

Property acquisition for those public improvements projects authorized in Section V will be required. The Agency is not granted eminent domain authority under the Plan. Therefore, if the Agency cannot acquire the property needed for the described public improvements through negotiation and voluntary sale, the acquisition will be undertaken by the City of Troutdale or other public entity under its independent eminent domain authority.

Property acquisition from willing sellers may be required to support development of retail, office, housing and mixed use projects within the Area.

B. Land Disposition

The Agency may dispose of property acquired under the Plan by conveying any interest in property acquired pursuant to Subsection VIII A. Property shall be conveyed at its fair reuse value. Fair reuse value is the value, whether expressed in terms of rental or capital price, at which the urban renewal agency in its discretion determines such land should be made available in order that it may be developed, redeveloped, cleared, conserved or rehabilitated for the purposes specified in such plan. Because fair reuse value reflects limitations on use of the property to those purposes specified in the Plan, the value may be lower than the property's fair market value.

Property disposition may be required to support development of retail, office, housing and mixed use projects within the Area.

C. Property Which May Be Acquired

In order to accomplish the Plan projects, the Agency may acquire certain real property as hereinafter described:

1. Tax Lots 400 and 500, Section 25BD, Township 1 North, Range 3 East Willamette Meridian, Multnomah County, Oregon.
Parcel ID: R320520 and R320650

It is anticipated that property acquired will be sold to a developer to complete anticipated redevelopment activity of the site within thirty six months of acquisition.

IX. RELOCATION METHODS

As described in Section VIII, the Plan authorizes the acquisition of property by willing sellers only. Relocation benefits must be paid for any public acquisition, whether the acquisition is voluntary or involuntary. Therefore, before the Agency acquires any property, the Agency will adopt relocation regulations.

X. TAX INCREMENT FINANCING OF PLAN

Tax increment financing consists of using annual tax increment revenues collected by the Agency to make payments on debt incurred by the Agency, usually in the form of tax increment bonds. The proceeds of the bonds are used to pay for the urban renewal projects authorized in the Plan. Debt, including bonds, may be both long-term and short-term, and does not require voter approval.

Tax increment revenues equal most of the annual property taxes imposed on the cumulative increase in the total assessed value within an urban renewal area over the total assessed value at the time an urban renewal plan is adopted. (Under current law, the property taxes for general obligation ("GO") bonds and local option levies approved after October 6, 2001 are not included in tax increment revenues.)

A. General Description of the Proposed Financing Methods

The Plan will be financed using a combination of revenue sources. These include:

- Tax increment revenues;
- Advances, loans, grants and any other form of financial assistance from the Federal, State or local governments or other public body;
- Loans, grants, dedications or other contributions from private developers and property owners; and
- Proceeds from the sale of public property, local improvement districts and systems development charges.
- Any other source, public or private.

Revenues obtained by the Agency will be used to pay or repay costs, expenses, advancements and indebtedness incurred in planning or undertaking project activities or otherwise exercising any of the powers granted by ORS Chapter 457 in connection with the implementation of this Plan.

B. Tax Increment Financing and Maximum Indebtedness

The Plan may be financed, in whole or in part, by tax increment revenues allocated to the Agency as provided in ORS Chapter 457. The ad valorem taxes, if any, levied by a taxing district in which all or a portion of the Area is located, shall be divided as provided in section 1c, Article IX of the Oregon Constitution, and ORS 457.440. Amounts collected pursuant to ORS 457.440 shall be deposited into the unsegregated tax collections account and distributed to the Agency based upon the distribution schedule established under ORS 311.390.

The maximum amount of indebtedness that may be issued or incurred under the Plan, based upon good faith estimates of the scope and costs of projects in the Plan and the schedule for their completion is Seven Million Dollars and No Cents ($7,000,000). This amount is the principal of such indebtedness and does not include interest or indebtedness incurred to refund or refinance existing indebtedness.

C. Prior Indebtedness

Any indebtedness permitted by law and incurred by the Agency or the City of Troutdale in connection with the preparation of this Plan or prior planning efforts related to this Plan may be repaid from tax increment revenues from the Area when and if such funds are available.

D. Impact of Tax Increment Financing on Public Schools

This Plan has been adopted with consideration of information in the Report accompanying the Plan regarding the impact of tax increment financing on the K-12 Public School system. Under current law providing for substantial state funding of K-12 schools, the tax increment financing of this Plan has minimal impacts on the revenues received by the Reynolds School District.

XI. DURATION OF PLAN

No new indebtedness to be repaid with tax increment revenues may be incurred after the ~~tenth~~ twentieth anniversary of the effective date of the Plan. As is common practice in urban renewal plans in Oregon, tax increment revenues may continue to be collected beyond this date. Collection may continue until it is found that deposits in the Agency's debt service fund are sufficient to fully pay principal and interest on indebtedness issued during the ~~ten~~ twenty (20) years following the effective date of the Plan, either through direct payment of the indebtedness or by payment of principal and interest on bonds or notes issued to finance the indebtedness. Tax increment revenues collected after the ~~tenth~~ twentieth anniversary of the Plan may only be used to retire outstanding debt.

XII. FUTURE AMENDMENTS TO PLAN

The Plan may be amended as described in this section.

A. Substantial Amendments

Substantial Amendments are solely amendments:

- Adding land to the urban renewal area, except for an addition of land that totals not more than one percent of the existing area of the urban renewal area; or
- Increasing the maximum amount of indebtedness that can be issued or incurred under the Plan.

Substantial Amendments, in accordance with ORS 457.085(2)(i), shall require the same notice, hearing and approval procedure required of the original Plan under ORS 457.095, including public involvement, consultation with taxing districts, presentation to the Planning Commission and adoption by the City Council by non-emergency ordinance after a hearing. Notice of such hearing is provided to individuals or households within the City of Troutdale as required by ORS 457.120. Notice of adoption of a Substantial Amendment shall be provided in accordance with ORS 457.095 and .115

B. Council Amendments

Council Amendments consist solely of amendments which result in:

- Material changes to the goals and objectives of the Plan; or
- Addition or expansion of a project that adds a cost of more than $500,000 and is materially different from projects previously authorized in the Plan.
- Increase in the duration of the Plan

Council Amendments require approval by the Agency by resolution and by the City Council, which may approve the amendment by ordinance.

C. Minor Amendments

Minor Amendments are amendments that are not Substantial or Council Amendments in scope. They require approval by the Agency by resolution.

D. Amendments to the Trontdale Comprehensive Plan and/or Development Code

Amendments to Troutdale's Comprehensive Plan and/or Development Code that affect the Plan and/or the Area shall be incorporated within the Plan without any action required by the Agency or the City Council.

ORDINANCE NO.

AN ORDINANCE APPROVING THE FIRST AMENDMENT TO THE TROUTDALE RIVERFRONT RENEWAL PLAN TO EXTEND THE PLAN DURATION AND REDEVELOPMENT ASSISTANCE.

THE TROUTDALE CITY COUNCIL FINDS AS FOLLOWS:

1. The Urban Renewal Agency of the City of Troutdale ("Agency"), the duly formed body to implement the Plan, was formed by the adoption of Ordinance. No. 771 on January 27, 2006.

2. Ordinance No. 773, passed by the Council on February 14, 2006, authorized the creation of the Troutdale Riverfront Renewal Plan ("Plan") to provide tax increment funding and urban renewal authority to eliminate blight and foster development and redevelopment within the Troutdale Riverfront Renewal Area ("Area") in order to protect the public health, safety, and welfare.

3. Section I Introduction of the Plan states that the Plan has a duration of 10 years, meaning that no new debt will be incurred after the tenth anniversary of the Plan's effective date.

4. Section XI Duration of the Plan of the Plan states that no new indebtedness to be repaid with tax increment revenues may be incurred after the tenth anniversary of the effective date of the Plan.

5. The Agency desires to complete the projects in the Plan and is working with a developer to complete those projects.

6. The Agency desires an additional ten years to incur debt to be able to complete the projects in the Plan.

7. The Agency desires to assist the developer in completing projects in the Plan.

8. This amendment is a Council Approved amendment as stated in Section XII Future Amendments to Plan of the Plan, requiring approval by the Agency by resolution and City Council by ordinance.

9. The Agency has passed Resolution No. 29 amending Sections I,II,III,V,VI and XI of the Plan, adding a project in the Plan to allow the ability to assist in redevelopment activities and recommending that the ability to incur debt in the Plan be extended an additional ten years in order to complete the projects in the Plan as shown in the First Amendment to the Plan, Attachment A. This does not increase the maximum indebtedness in the Plan, it only allows additional time to reach that maximum indebtedness.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF TROUTDALE:

Section 1. In accordance with the findings set forth above, the Troutdale City Council hereby adopts the First Amendment to the Troutdale Riverfront Urban Renewal Plan, attached hereto as Attachment A which updates Section I Introduction, Section II Goals and Objectives, Section III Outline of Projects, Section V Urban Renewal Projects, Section VI Relationship to Local Objectives, and Section XI Duration of the Plan to add a project in the Plan to allow the ability to assist in redevelopment activities and to add an additional ten years to incur debt.

Section 2. The City Recorder shall forward to the Troutdale Urban Renewal Agency a copy of this Ordinance upon adoption by the Council.

Section 3. The Troutdale Urban Renewal Agency shall record in the Deed Records of Multnomah County, Oregon, a copy the amended the Troutdale Riverfront Renewal Plan.

Section 9. This Ordinance shall be effective on the thirtieth day after its adoption.

YEAS:
NAYS:
ABSTAINED:

_____
Doug Daoust, Mayor

_____
Date

_____
Debbie Stickney, City Recorder
Adopted:

Attachment "A" to Ordinance #

First Amendment to the Troutdale Riverfront Renewal Plan

The following changes are hereby made to the Troutdale Riverfront Renewal Plan. Additions are shown in ***italics***, deletions in ~~**strikeout**~~.

Section I. INTRODUCTION *(page 1)*

The ***original*** Plan ~~**has**~~ ***had*** a duration of 10 years (see Chapter XI), meaning that no new debt will be incurred after the tenth anniversary of the Plan's effective date. ***This section was amended by a Council Amendment to allow an additional 10 years to issue debt, making a duration of 20 years. The Urban Renewal Agency of the City of Troutdale adopted this amendment by Resolution No.29 on October 21, 2014 and the Troutdale City Council adopted this amendment by Ordinance No. ____ on ____.***

. . . . . .

Section II. GOALS AND OBJECTIVES *(page 2)*

A. Goal: Promote Redevelopment of the area for a Mix of Retail, Office, Residential and Public Uses.

3. ***Objective: Support private development and redevelopment through assistance to property owners and developers.***

. . . . . .

Section III. OUTLINE OF PROJECTS *(page 5)*

Add at end of Paragraph 1 in this section:

The Plan also allows for financial assistance for private redevelopment accomplishing the goals of the Plan.

. . . . . .

Section V. URBAN RENEWAL PROJECTS *(page 10)*

H. Redevelopment through New Construction or Rehabilitation

It is the intent of this Plan to stimulate new private investment on vacant or underutilized property to achieve the objectives of this Plan. Redevelopment through new construction or rehabilitation may be achieved in two ways:

(1) By property owners or developers, with or without financial assistance by the Agency;
(2) By acquisition of property by the Agency for resale to others for redevelopment.

The Agency, with funds available to it, is authorized to provide financial assistance for redevelopment costs, provide other forms of assistance, and provide such other forms of financial assistance to property owners as it may deem appropriate in order to achieve the objectives of this Plan.

. . . . . .

Section VI. RELATIONSHIP TO LOCAL OBJECTIVES

B. Troutdale Comprehensive Land Use Plan Goals and Policies

Goal 9 – Economy

Add to paragraph at bottom of page 13:

The Plan also allows for financial assistance for private redevelopment accomplishing the goals of the Plan.

D. Troutdale Town Center Plan

Add to paragraph at the bottom of page 17:

The Plan also allows for financial assistance for private redevelopment accomplishing the goals of the Plan.

. . . . . .

Section XI. DURATION OF PLAN *(page 25)*

No new indebtedness to repaid with tax increment revenues may be incurred after the ~~tenth~~ ***twentieth*** anniversary of the effective date of the Plan. As is common practice in urban renewal plans in Oregon, tax increment revenues may continue to be collected beyond this date. Collection may continue until it is found that deposits in the Agency's debt service fund are sufficient to fully pay principal and interest on indebtedness issued during the ~~ten~~ ***twenty (20)*** years following the effective date of the Plan, either through direct payment of the indebtedness or by payment of principal and interest on bonds or notes issued to finance the indebtedness. Tax increment revenues collected after the ~~tenth~~ ***twentieth*** anniversary of the Plan may only be used to retire outstanding debt.