CITY OF TROUTDALE

"Gateway to the Columbia River Gorge"

AGENDA

TROUTDALE PLANNING COMMISSION
REGULAR MEETING

Troutdale City Hall Council Chambers
219 E. Historic Columbia River Hwy. (lower level, rear entrance)
Troutdale, OR 97060

Wednesday, March 19, 2014
7:00 p.m.

1. **ROLL CALL/PLEDGE OF ALLEGIANCE**

2. **AGENDA UPDATE**

3. **APPROVAL OF MINUTES**
   - City Council Work Session of January 21, 2014
   - Planning Commission Regular Meeting February 19, 2014

4. **CITIZEN COMMUNICATION – NON-AGENDA ITEMS**

5. **HEARING PROCEDURE** *Planning Commission Chair*

6. **PUBLIC HEARING TYPE IV LEGISLATIVE PROCEDURE**
   Case File No. 08-071C Periodic Review Task 3 Public Facilities Plan
   Reopening of the record of the May 29, 2013 Planning Commission hearing and reconsideration of the Findings of Fact and Recommendation in the matter of a new Public Facilities Plan as an implementing element of the Comprehensive Land Use Plan.
   Consultants: Kittleson and Associates / Angelo Planning Group
   Staff: Craig Ward, Acting Community Development Director
   Travis Hultin, Chief Engineer

7. PUBLIC HEARING TYPE IV LEGISLATIVE PROCEDURE
Case File No. 08-071C Periodic Review Task 3 Public Facilities Plan
Amendments to Comprehensive Land Use Plan Goal 11 Public Facilities and Services. Continuation of the May 29, 2013 Planning Commission hearing in the matter of text amendments to Troutdale Comprehensive Land Use Plan Goal 11 Public Facilities and Services.

Consultants: Kittleson and Associates / Angelo Planning Group
Staff: Craig Ward, Acting Community Development Director
Travis Hultin, Chief Engineer

8. DEPARTMENT REPORTS

9. COMMISSION INITIATIVES AND CONCERNS

10. ADJOURNMENT

This meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made in writing at least 48 hours prior to the meeting to Elizabeth McCallum, 503-674-7228, or by email at elizabeth.mccallum@troutdaleoregon.gov.

Procedure for Quasi-Judicial Land Use Hearings

Quasi-judicial public hearings are held in accordance with Oregon law and procedures contained in the Troutdale Development Code. The hearing proceeds as follows:

1. Staff Presentation
   - City staff presents their report which includes applicable criteria and standards for the matter under consideration in the land use application.
   - All testimony and evidence should be directed toward these criteria.
   - If you believe that other criteria in the Comprehensive Plan, Development Code, or other city land use regulations apply, you must identify these criteria and explain why they apply to the decision.

2. Public Testimony
   - The Planning Commission accepts public testimony relating to the application.
   - The applicant is allowed to speak first, followed by proponents, then by opponents, and then by any parties neutral to the application.
   - An opportunity will be provided to anyone testifying to clarify any issues raised.

3. Raising Issues
   - All issues raised by a participant during the public hearing must be sufficiently clear and specific to allow the Planning Commission and other parties an opportunity to respond to those issues.
   - Failure to raise an issue during this public hearing may invalidate a future appeal based on that issue.

4. Requesting Additional Time
   - Prior to closing of the public hearing, any participant may request an opportunity to present additional evidence or testimony regarding the application.
   - The Planning Commission must grant the request either by continuing the public hearing to a future date, or by leaving the record open for at least seven days to admit only that specific additional written evidence or testimony.
   - If the record is left open for the additional written evidence or testimony, any participant may file a written request for an opportunity to respond to new evidence submitted during the period the record was left open.
   - If such a request is filed, the Planning Commission shall reopen the record to allow any person to raise new issues which relate to the new evidence, testimony, or criteria for decision-making.

PC AGENDA ITEM 3
MAR 19, 2014

DRAFT

Troutdale City Council & Planning Commission Joint Work Session
Troutdale Police Facility – Community Room
234 SW Kendall Court
Troutdale, OR 97060-2078

Tuesday, January 21, 2014

1. Roll Call

Mayor Daoust called the meeting to order at 6:30pm.

PRESENT: Mayor Daoust, Councilor Thomas, Councilor Anderson, Councilor White, Councilor Wilson, Councilor Allen, Frank Grande, Tanney Staffenson, Shirley Prickett, Kevin Coulton, Brian Sheets, Marvin Woidyla, and Sandy Glantz.

ABSENT: Councilor Ripma (excused).

STAFF: Craig Ward, City Manager; Sarah Skroch, Deputy City Recorder; Christine Amedzake, GIS Analyst; Scott Anderson, Chief of Police; Elizabeth McCallum, Senior Planner; Steve Gaschler, Public Works Director; and Amy Pepper, Civil Engineer.

GUESTS: See attached.

2. A presentation on code amendments to address floodplain enforcement requirements of the Oregon Department of Land Conservation and Development.

Craig Ward, City Manager, stated in October we received the findings from the Community Assistance Visit (CAV) that Christine Shirley did on behalf of the Department of Land Conservation and Development (DLCD). It essentially challenged us to make quite a few changes to both our code and some administrative and procedural improvements to ensure we are enforcing the State Flood Codes and our own codes more effectively. We are working to address the procedural and administrative requirements and we're bringing forward some draft code amendments to you tonight. My goal for tonight was to bring the proposed changes before both groups so that you can hear from Christine one time, get questions answered, and we can proceed with submitting a Corrective Action Plan to the State. We were originally required to do that by the end of November but Ms. Shirley and the State were helpful in approving a 2 month extension on the deadline which now expires at the end of this month. We're here tonight to try to get any direction that you may have, particularly the City Council, as to subsequent action so we can incorporate that into our response to the State as an action plan to implement their requirements. Before you tonight is a set of code amendments which Elizabeth has been working on with Ms. Shirley in order to clarify the code requirements that she has brought to our attention and the wording that might suffice to implement the State's direction. We identified a few areas that are still vague enough that we have to modify those. This is not a first reading of an ordinance, it's a first cut at the code amendments and there will be some modifications that we will bring forward. This is both an opportunity for you to ask questions of the findings from the Community Assistance Visit (CAV) and review the code amendments.

Christine Shirley, Oregon Department of Land Conservation and Development, stated the CAV is required of any jurisdiction that is a member of the National Flood Insurance Program. This CAV is also accountable to the Federal Emergency Management Agency (FEMA), Region 10. CAV's happen about every 5 years but it's been longer than that since Troutdale has had one. They're essentially an audit of the program. I just want to say by in large the code is in pretty good shape, it's very complete.

Craig Ward stated there were 10 items that you mentioned in your report that we attempted to address in the code amendments. Could you walk through those?

Christine Shirley began reviewing the proposed changes which can be found on page 2 of 5 in Exhibit A.

Mayor Daoust asked so no agency can do a stream enhancement or restoration project without a permit?

Christine Shirley replied that is correct. There are some smaller sized projects that can be constructed without going through a lengthy permit process but they are very constrained projects. There's an Army Corps of Engineers Nationwide permit for small stream enhancement or restoration projects and if the project follows their limitations then that would be an example of a floodplain development permit that can be issued over the counter. Once it gets into a larger project you have to evaluate the effects of that change on the floodplain.

Christine Shirley reviewed proposed changes 2 through 6.

Councilor Anderson stated I have a question regarding a Letter of Map Amendment (LOMA). Will that cost property owners money to obtain?

Christine Shirley replied there is no fee on the FEMA side but they need to hire a surveyor to establish the elevation of the property and compare those elevations to the base flood elevation.

Councilor Anderson asked on average, how much would that cost?

Christine Shirley replied it really depends on the situation. I can't speak to what surveyors charge out here but an elevation certificate generally costs anywhere from $500 to $900.

Councilor White stated I just had one done and it was closer to $5,000 on my property. There was also an application fee.

Christine Shirley replied that's for a Letter of Map Revision (LOMR). That's a different thing entirely. That is when fill has been brought in after the first flood insurance rate map and based on that fill you want to remove a parcel from the flood zone. FEMA does charge a fee for that application.

Tanney Staffenson asked how long does it take for FEMA to approve?

Christine Shirley replied there are 3 ways to do a LOMA. Some surveyors can do what's called eLOMA and that is very fast, within days or even hours. There's the online LOMA application which takes a couple of weeks. Then there's the paper application which takes a couple of months.

Mayor Daoust stated so if we make changes tonight and then forward this to the Planning Commission to hold a hearing, will they get a clean copy of everything?

Elizabeth McCallum replied they will get a revised version based upon this work session.

Shirley Prickett asked do we know when the new Flood Insurance Rate Map (FIRM) is coming out?

Christine Shirley replied I don't know the answer to that question.

Shirley Prickett asked if we're making changes and we don't know what the new map looks like how are we supposed to know if we're making the right changes?

Christine Shirley replied the changes that you are making tonight are necessary even if there is no map coming out. When the new map comes out all you'll have to do is change the date of the map and that's it.

Shirley Prickett replied it's going to be hard for us to make changes if we don't know who is and who isn't going to be affected. They won't know if they should testify.

Christine Shirley replied that's a great point. If you are going to get preliminary maps in 6 months it doesn't make sense to go through a whole public hearing process to make these changes and then to go through it again to adopt the new map.

Craig Ward stated we do expect to receive preliminary maps in the next couple of months.

Christine Shirley stated I can work with you to schedule the adoption of these changes to dovetail with that new map release.

Councilor Anderson stated I'd like the Planning Commission to give the Council a recommendation on what they think about this and then take Council action. If that is the end result of tonight's meeting, would that be agreeable to you?

Christine Shirley replied absolutely that is ok. Whatever process you normally use is fine with me.

Councilor Allen asked can I get clarification on what is due by the end of January?

Christine Shirley replied you would need a Corrective Action Plan but I can modify that date based on the fact that you are getting new maps.

Councilor Allen stated one thing I'd like to avoid is having a very short period of time in which we start reviewing the code to when we have to have it done. I like to put thought into the code that

we do, I like to get advice from the Planning Commission, so I'd like that window to be a little bit wider. I feared that we were going to have to come up with all of these changes and approve them within 8 days.

Craig Ward replied we have to provide them with a plan to implement but we don't have to actually implement it by that deadline. In fact, taking it to the Planning Commission is a necessary step. It was going to be a several month process and now that's probably been deferred longer because we'll be waiting for the trigger of the preliminary FIRM maps before we can take the next steps.

Councilor Anderson asked was this CAV requested by our staff or were we randomly drawn?

Craig Ward replied we did request an audit by the Building Code Division for issues related to the building code. This is tangentially related to that and I was told at a meeting by a FEMA representative that they were going to conduct a CAV. I don't recall reaching out to DLCD saying can you come out and do a CAV. We were well past the 5 year timeline for a visit and they chose this as the time to do it.

Councilor Anderson stated because of one specific issue that took place in the floodplain.

Christine Shirley replied FEMA was concerned that it was indication of a pattern and they wanted to verify or not verify that it was an isolated incident.

Councilor Anderson asked in your opinion is it an isolated incident?

Christine Shirley replied as far as I can tell, yes. We've looked through lots of building permits and it seems to be an isolated incident.

Councilor White stated I heard you speak at the League of Oregon Cities Conference about the lawsuit regarding the endangered species act and a whole new set of rules that will be coming. Since our City is very compliant we were kind of picked because of this one isolated incident, can we leave our code as is until the bigger fight comes statewide with the Endangered Species Act and address it all at once?

Christine Shirley replied when you get the preliminary map you must adopt that map and compliant code, it doesn't matter what's out there waiting in the wing. The Endangered Species Act will come later.

Christine Shirley continued reviewing proposed changes #7 through #9.

Councilor Thomas asked what does wet flood proofing mean?

Christine Shirley replied it's not defined in the official National Flood Insurance Program (NFIP) very well. It means that a building is allowed to be built below the base flood elevation but flood waters need to be able to flow through it without any human intervention. So it's designed to get wet in flood conditions and be useable after a quick clean up. A wet flood proofing would be for a garage with a concrete floor with no drywall below the base flood elevation and all of the

electrical utilities are elevated above base flood so there is no damage. The NFIP does not allow wet flood proofing in most situations.

Tanney Staffenson stated we have an RV facility that I believe is going to be in the floodplain. So we'll be displacing a number of folks..

Christine Shirley replied the NFIP regulations for RV's are reflected on page 35, section J (Exhibit B). Basically they say that an RV has to be a transient facility. People can't live there forever. If they park there longer than 180 days the unit needs to be elevated and anchored. A mobile home park is a different situation. The buildings are designed to be permanently placed there.

Elizabeth McCallum stated part of our RV Park is within the special flood hazard area although the majority of it is outside. Are you asking who has the enforcement requirement to make sure nobody with a space within the special flood hazard area is there longer than 180 days? Is the City supposed to be enforcing that?

Christine Shirley replied yes.

Tanney Staffenson asked what's the purpose of the 180 days?

Christine Shirley replied the units need to be able to get out of there quickly if there is a threat of flood and that is the intent. It's difficult to enforce because they're on private property yet you have to enforce it. The intent is that you don't want them floating down the river and crashing into bridges and damaging other buildings and infrastructure.

Christine Shirley reviewed #10, the final proposed change.

Mayor Daoust asked can you define what an A zone is?

Christine Shirley replied it's a flood zone defined by FEMA and it's published on a map. It's a regulated flood zone. They literally guess where the flood plain is based on topographic features. They've done no detailed studies using hydrology and hydraulics to determine how high the water would go.

Elizabeth McCallum stated examples of those in Troutdale are along Halsey Street at the old County Farm property. On the south side of Halsey Street there is an area that after every big rain storm you'll see a big pond of water. That is mapped as special flood hazard area zone A. There is no base flood elevation established. Likewise on the County Farm property on the north side of Halsey between the railroad tracks and Halsey there are areas of inundation that are mapped on the flood insurance rate map as 100 year floodplain but there is no base flood elevation established. Before that land is divided our current rules are correct, FEMA does require that the developer establish a base flood elevation. That is an expensive mapping exercise. We've asked them over the years to please do the hydraulic and hydrologic study to establish those elevations because we know how costly those can be and it's been outside the scope of the studies that they've been doing. We have a residential home owner who has property that's affected by that zoning, the condominiums on the south side of Halsey next to the field that is used for concert parking. A successful LOMR based upon fill was issued to that one condo

building because it was established that with all the facts that FEMA asked for, that parcel of land is actually higher in elevation than the Halsey travel lane which is not mapped as special flood hazard area.

Mayor Daoust asked so a rainfall created wet area would also be mapped as a flood zone?

Christine Shirley replied yes sometimes we see areas where the groundwater tables are really shallow and they pop up into a pond, 99% of the time it's dry but it fills up with water under certain conditions and those can be mapped flood zones without base flood elevations.

Elizabeth McCallum stated the Sandy Drainage District, the company that manages our levy system and drainage ditches for flood control, did LOMR's for the area that they control north of I-84. An actual base flood elevation has been established for those drainage ditches. Those maps were issued almost 2 years ago. Some of those areas have now been mapped for the City and they don't show up on the published Flood Insurance Rate Map, they show up on the addendum map that's been published. Part of my job is to keep track of all those addendums so when property owners, insurers, or lenders ask I can pull those out.

Craig Ward stated the 10 items that Christine Shirley requested have been reviewed. There is more work to be done. We've also bought ourselves some time based on the FIRM maps. We'll incorporate that into an action plan that we'll give to Ms. Shirley but it'll be contingent upon the receipt of the preliminary FIRM maps.

Mayor Daoust asked so we will do an action plan around the end of the month?

Craig Ward replied yes. It was never intended that we try to adopt these by the end of this month. I'm hopeful that it may be premature to submit an action plan at this point but I don't want to put her on the spot.

Christine Shirley stated as long as progress is being made to rectify the items in the CAV report, FEMA will not take punitive action. As long as we're clear that you're marching towards an end goal, that's what we're looking for.

Mayor Daoust asked do we have to give direction to staff to direct this to the Planning Commission after the maps are provided or is it assumed that is what's going to happen?

Craig Ward replied that's more or less the direction that I've heard suggested. That is the appropriate course of action.

Sandy Glantz asked on the new map that we're getting, does that include any addendum adjustments or do they just come out as needed?

Elizabeth McCallum stated they get reissued. An actual letter comes out saying this case number still is valid under the new map. An example is that we have a couple of property owners where the house itself is built on a higher piece of their lot but when you look at the FIRM map, the entire lot has the blue shading on it. Without the LOMA I have to keep asking them for a flood hazard permit for things that they do to that house. Their lender has to keep telling them that they need

flood insurance for that house. But with a LOMA they do not need the flood hazard permit nor do they need to carry flood insurance by law but the lender can still require it.

Councilor Allen asked after the Planning Commission takes a look at the code then it'll come before Council?

Craig Ward replied correct, the Planning Commission will make a recommendation to the City Council regarding both the FIRM maps and the code amendments. The policy decision will fall to the Council as to what to do with those recommendations.

Brian Sheets asked are the code changes due to more recent Code of Federal Regulations (CFR) revisions or have these been around for a few years?

Christine Shirley replied the CFR hasn't changed in many years. What has changed is FEMA's interpretation of that code. Some of these changes are precipitated by that change in interpretation and some of the changes are precipitated because flood hazard codes work very closely with building codes and those have changed.

Brian Sheets asked those changes were just in the past few years?

Christine Shirley replied yes.

Brian Sheets asked what does Region 10 cover?

Christine Shirley replied Idaho, Alaska, Washington, and Oregon.

Brian Sheets asked are you aware of anything that's happening or proposed for this current Oregon Legislative Session?

Christine Shirley replied no.

Brian Sheets asked do you know if there is anything on the Governor's agenda for DLCD relating to these kinds of issues?

Christine Shirley replied there is not. There are however some changes upcoming in the Building Codes. Right now in the Building Code the flood provisions echo what's in the Code of Federal Regulations. Some of those provisions aren't really activities that Building Officials do like make land use decisions. They're taking out all of the provisions that they feel are land use decisions and keeping only the parts of the flood code that they feel are strictly building code structure related. If the Building Code Division makes decisions that remove or change provisions that we already have in the code, adjustments may need to be made.

Councilor White stated I just want to make sure that any affected property owners will be notified of these meetings.

Elizabeth McCallum replied yes. We will have the complete list after the preliminary maps are released.

Councilor White asked have we looked at the rest of our code to make sure these aren't covered elsewhere such as the derelict building section? Maybe we can reduce this list down. You mentioned there was some flexibility in our interpretations of these.

Christine Shirley replied yes as long as you meet the intent. Please remember that I'm not the only one looking at this, FEMA Region 10 does as well.

3. Adjourn

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

Meeting adjourned at 8:00pm.

DRAFT

Doug Daoust, Mayor

Dated:

DRAFT

Tanney Staffenson, Chair

Dated:

ATTEST:

Sarah Skroch, Deputy City Recorder

CITY OF TROUTDALE

CITY COUNCIL & PLANNING COMMISSION – Work Session #1
CITY COUNCIL – Work Session #2
Tuesday, January 21, 2014

PLEASE SIGN IN

Name – Please Print	Address	Phone #
CHRIS BELL	1628 NW 33rd way CAMAS	360-210-4344
Neil Handy	144 W. Col. Hwy	503-340-1100
Peter Gyerker	1222 Jackson Park Rd	503 666 3248
Dean Kampfer	7227 NE 55th Por 97218	503 493-7831
Michael Jefferies	7227 NE 55th PDX 97218	(503) 331-2251
Evan Burmester	7227 NE 55th Portland or 97218	503 493 7865

PC AGENDA ITEM 3
MAR 19, 2014

DRAFT

MINUTES
TROUTDALE PLANNING COMMISSION
Regular Meeting
Council Chamber
217 E. Historic Columbia River Highway
Troutdale, Oregon 97060
February 19, 2014

1. **Roll Call/ Pledge of Allegiance** – The session was called to order at **7:00** p.m.

Commissioners Present:	Kevin Coulton, Frank Grande, Shirley Prickett, Brian Sheets, Tanney Staffenson and Marv Woidyla
Commissioners Absent:	None
Staff:	Craig Ward, City Manager Elizabeth McCallum, Senior Planner Travis Hultin , Chief Engineer
Guests (see list):	Matt Bell, Kittleson & Assoc. Matt Hughart, Kittleson & Assoc. Kristinn Heiringe, 2153 SW Sturges Lane, Troutdale Rich Allen, City Councilor, 1202 SE Kibling Ave., Troutdale

2. **Agenda Update.** None.
3. **Approval of Minutes – January 15, 2014. Commissioner Woidyla moved to approve the minutes with the correction that Commissioner Glantz was present at this meeting. Commissioner Prickett seconded the motion. The motion passed – 6 yes/0 no/1 abstain (Commissioner Coulton).**
4. **Citizen Communications**. None.
5. **Hearing Procedure**. Chair Staffenson read the public hearing procedure to the audience and then opened the public hearing on the following agenda item.
6. **Public Hearing – Case File No. 08-071D. Periodic Review Task 4 Transportation System Plan.** Adopt a Transportation System Plan (TSP) as the transportation planning element of the Comprehensive Plan.

   Staff Presentation. Craig Ward briefly reviewed his staff report and recommended approval of this item and invited the consultants to summarize their work on it. Matt Bell and Matt Hughart of Kittleson & Associates (610 SW Alder, Suite 700, Portland, OR 97205, introduced themselves.

   Matt Bell addressed the changes/concerns saying they were primarily population and employment projections that were initially referenced in Chapter 4, and Chapter 4 is sort of the crux of the TSP and identifies all of the (inaudible due to considerable paper rustling). Each project discussed at the May 29, 2013, public hearing was more or less a compilation of information taken from many other documents; e.g., previous TSPs and

other local plans such as the 257th Plan and school bus routing. The concerns were if that input is warranted if the population projections are not realized.

Another issue is the need for pedestrian, bicycle and pedestrian improvements and whether or not these improvements are necessary given the population projections. Mr. Bell reiterated that they took the information provided from a number of other local plans (he gave the examples) as well as other smaller planning documents, all reviewed and considered, and then incorporated the pertinent information into this document. The motor vehicle section talks about some of the higher dollar issues as well as looking at whether those projects were even necessary. Whenever they looked at some of the existing conditions in the materials provided them, there were a number of gaps in the systems, i.e., paving the roadway if you don't have bike lanes, or resurfacing a roadway if you don't have sidewalks.

The Safe Routes to School Plan identified a number of key corridors and streets, sidewalks and crossings. The population projections may or may not really influence this project as it identifies what is needed today. Commissioner Glantz said she thought the project list of this Plan leaves out subdivisions in the south area of Troutdale; Sweetbriar at Troutdale Road is a concern of hers as well as an issue. There are no sidewalks there but are puddles are everywhere. It's as though south Troutdale was forgotten. Travis Hultin, Chief Engineer, said the reason for that is that each school has their specific plan, and each is initiated by them with the County for their school, and is between the County and the schools, not just with Troutdale or Gresham. They are not tied by political boundaries, he added, and those should not affect those plans. There was a discussion of the school plans; Commissioner Glantz said growth in the south end of Troutdale needs to be identified in the Plan.

Matt Hughart said the crux of the major concern previously was if this TSP update is truly an update when a lot of the projects included in it were modeled on data from various years. He said this is a true update because all projects in the 2005 TSP were reevaluated by the consultant team and City staff, and also reevaluated for relevance and applicability going forward into the next 20-year period. They were reevaluated on multiple settings. There have been various transportation projects such as the Interchange Management Plan and the East Metro Connection Plan that reestablish and reaffirm many of the projects included in this list. Those projects are all based on more recent model output and have the most recent data. Other projects in here are not predicated on population and employment projections in the model of those numbers. He said he is very confident that most of what the Commission sees here is a true representation and a true update of multi-modal improvement projects moving forward over the next 20 years. Even though we did not go in and re-do all the modeling work that was done back in 2005, per our contract, we used data from some more recent planning projects and reevaluated these under different circumstances and the conclusion was the same. We are confident that all of these projects are truly an update and will serve Troutdale well over the next 20 years as an ongoing planning document. Commissioner Sheets asked what projects were not population driven. Mr. Hughart said housing and employment are the variables and when they are put into the models, they spit out the results. Those results are evaluated and looked at in a lot of detail, but what's taken from that is where there are capacity-based problems. An intersection that

operates well today might operate over capacity or below the applicable standard of the City when we throw in an assumption of growth and number of trips because of new growth. Those are the projects where you tend to get the most bang for your buck. However, other projects such as infill or the school-based sidewalk projects, regional connectivity projects, etc., are not necessarily based on population or housing numbers. He said a lot of the projects don't necessarily rely on updated transportation models. Those that do, that have been re-evaluated and re-confirmed that even though they did not do brand new modeling, are still applicable because either 1) they have not been constructed yet or 2) they will be needed whether you have a 5% or 10% fluctuation in housing or employment, and they are probably more for safety and improving the regional connectivity of the area.

Discussion. Commissioner Coulton asked if 'pass-through' traffic in Troutdale was accounted for, using 257th as an example, the effect of 242nd and 238th bypasses on 257th traffic, what development on 257th would do; and crosswalks slowing the traffic down.

Mr. Hughart said that pass-through traffic was accounted for; Metro completed a regional transportation study (the East Metro Connections Plan) a little over a year ago that included Troutdale, Wood Village and other communities between I-205 and the eastern boundary of the metropolitan area. That effort included a lot of expensive modeling and all the projects that came out of that were based upon more recent and more specific regional-based models that take into account a lot of these new employment numbers that Metro continues to tweak on a regional basis. He expanded on this and then summarized that each community will need to recognize that there will be congestion; the issues are safety and access points, not speed. Transportation planning takes into account the continued urbanization of our area and it is going to allow for traditional multi-modal tripping. Mr. Ward said Troutdale is a largely built out community and he did not think that the development of any particular property here is likely to be impaired because of this plan. Mr. Hultin said when a traffic impact analysis (TIA) comes in, if it does show an impact at an intersection or something like that, that is not going to drive a recommendation for denial. It will drive a recommendation for mitigating improvement, and he explained in more detail what this means.

The Commission next asked about the street classifications as shown on the distributed maps (see **Exhibits A),** specifically the 257th's designation, access spacing, driveways and other access options, and Mr. Hultin responded. Commissioner Coulton had a question about Figure 3.12 and Mr. Hughart said it possibly could be updated to 2013; he believes Metro has what they think will occur there. [Because of paper rustling while everyone looked at the maps, some questions/comments could not be heard.] Commissioner Woidyla said the Troutdale Road/Buxton area is all that's left for development and it will 'sprout' and have a major impact on this streets, as well as Columbia River Highway during commute times. Commissioner Glantz expressed concern about parking, saying Metro would like to see us have less but to do that we need public transportation. She asked if there is a way we can have a plan that reflects the lack of mass transit and still be in compliance with Metro's goals. Mr. Hughart said the focus of a TSP for a community like Troutdale is that you have no real authority to tell TriMet to provide service here vs. there. The general rule is to provide the content and policies so that it is reflective of this community's desire for transit. If you want

transit then you want to make sure your TSP has a lot of policies and code language in it that will encourage and creates transit-oriented projects that would accommodate transit. It is very difficult in a TSP setting such as this to be able to say we are going to have transit on this road in 20 years. What that means is that you are going to work with TriMet and look at your Development Code requirements for transit and that it recognizes and is very specific including transit-oriented amenities. Commissioner Glantz said it is her understanding that we already have that, but she is still looking at parking options. Mr. Ward said maps 3-14, 3-15 and 3-16 show where we have identified a series of improvements to provide additional transit routes. Metro is not happy, Commissioner Glantz said, and less than one parking spot per unit simply does not work for Troutdale as we do not have the kind of public transportation access that Portland has. Is there a way we can have a plan that reflects the lack of mass transit and still be in compliance with Metro's goals, she asked. Commissioner Woidyla agreed and said to force Troutdale to put in the structures needed for public transportation which we have no control of and they decide we don't need it is a big expense on our part. Ms. McCallum said that staff has been in discussions with Metro and Troutdale has authorization to go forward with the parking ratios the Commission had proposed to the City Council. Mr. Hughart said the TSP is reflective of the community's desire for transit. The concerns expressed have been, he believes, significantly mitigated by not only the update to this TSP but also by the Code and Plan amendments that go with it. The Angelo Planning Group, who partnered with Kittleson and Associates on this TSP update, are land use and code specialists and they poured through Troutdale's Code and have double- and triple-checked that all the Metro requirements asked for, with the exception of the parking element, are in conformance with the regional expectations that Metro bestowed on this community. From that perspective you are covered.

Commissioner Prickett asked if ODOT's plans for the interchange at I-84 and 257th have been taken into account in this update, specifically the signal coordination. Mr. Hultin said there is a management area plan that is folded into this TSP update and ODOT is doing a series of projects there on expanding the ramps, on bridge signs, lanes on the frontage road, etc., as well as the upcoming Marine Drive widening project. Signal coordination is a different question and the County is working on that. Commissioner Coulton asked about the traffic overflow going southbound on 257th onto Columbia River Highway, and Mr. Hultin said he could only speculate but he thinks that may get worse. There may be an opportunity in the future to expand that left-turn lane but he doesn't know if there is much room for expansion; there may be a way to divert traffic another way onto Buxton. The Commissioners had more questions about pedestrian safety and lighting on 257th. Mr. Hulton said an engineering study is required for pedestrian crossings and the 257th Plan already looks at lighting studies and the TSP does not repeat this. Mr. Hughart added that street design specifications are not part of the TSP.

Commissioner Glantz asked how the City pays for this. Mr. Ward said as mentioned before on all of these plans, we adjust the Capital Improvement Plan (CIP) budget annually. This calls out a whole bunch of things that all ought to be done within a long time period. As Travis said, one of his assignments for Public Works is to update the CIP. If we do not have adequate revenue for what we want to spend, then a lot of projects on the CIP that were going to be funded will get delayed or eliminated.

Typically they are delayed and the go into the next five year CIP, maybe ten years. The need doesn't go away but if we just can't afford it, that's how we adjust when revenue is insufficient. Likewise, when revenue picks up, we look at the CIP for the next few years and start adding projects or new projects emerge that were not anticipated in plans like this, and we go back to reprioritize and add those to the list. Replying to a question, Mr. Hultin said he could not think of any critical project that the City has had to delay.

Chair Staffenson said East Historic Columbia River Highway's street classification as an arterial being removed and being reclassified as a Local Street in this update causes him concern and he referred to Figure 1-11. This is the portion of the highway that is east of the Sandy River and is 'extremely' resident. Mr. Hultin said Figure 4-6 shows the arterial and he suspects the consultant improperly symbolized it as an arterial. It is a State highway and Troutdale is not setting classifications for that road in this Plan, but reflecting what it already is, a State highway. Mr. Hughart said this is an example of what Troutdale's Functional Transportation Map is saying and what ODOT's Functional Transportation Map is saying, with one being a local street and the other being an arterial. Troutdale, to the best of its ability, needs to show the closest functional classification; the ODOT and County streets must reflect ODOT's or the County's standard. What the consultants did was attempt to bring them into conformance that road automatically is under the influence and guidance of ODOT's standards. The fact that they changed it to an arterial allows them to check the box that says "Our TSP now is, in theory, consistent with the other and overlapping transportation plans." It is ODOT's highway and all the properties along it are forced to adhere to ODOT standards.

Commissioner Grande said the I-84 Exit 16B being closed eliminates a lot of problems, and this was briefly discussed. Chair Staffenson said the next step would be to review the finance portion of the Plan. Commissioner Woidyla asked what the potential costs would be, and he referred to the $31.4 million figure on p. 5. Mr. Hultin said the bulk of that figure is operation and maintenance and inclement weather affecting those, and this was discussed as well as previous year's spending on them. Chair Staffenson asked if this Plan includes an SDC rate, and Mr. Hultin said adoption of this update will not increase the SDCs; the adoption of a revised CIP could determine a new maximum SDC rate, if the City Council approves that. We have one of the lowest transportation SDCs in the area, he added. Mr. Ward said maintaining the existing maintenance work is not an eligible expense for SDCs, that only new projects for service growth is eligible, but in response to a comment by Chair Staffenson, he said he does not think low SDCs are keeping Troutdale's growth down.

Chair Staffenson's next question was about the $100,000 to TriMet for signal changes and $200,000 for signalization at 257th and Columbia River Highway. Mr. Hultin said these would be Troutdale's match contributions and is already reflected in the CIP (p. 4-33, Table 4-13). The Commissioner asked about the curb extension on Columbia River Highway; Mr. Hultin said that could possibly be eligible for a County grant but not for County funds since it is a regional project and he does not believe they would want to make a contribution toward that. Chair Staffenson said he would think with all that is going to occur on 257th, the County would pick up a whole bunch of these costs. Mr. Hultin said the Plan shows the money that the City would pay for these projects, but the total cost would be much greater and the balance of that would come from the County or

possibly TriMet. Troutdale is not paying the entire tab. Each project might have a little different funding combination but in the case of the signal, for instance, that signal will cost a lot more than $200,000. That amount is how much the City will pitch in for the overall funding of it. As well, the projects that reflect on the County roads are shown as County funded or as not having a City contribution. Chair Staffenson said the challenge now is our population. Commissioner Glantz said we should still have sidewalks so we can at least take a walk. Chair Staffenson again brought up the issue of the funding mechanisms, and Mr. Ward said this is a wish list; possible increase in fees will be discussed with Council and it may go to a vote of the people under new State law. Regarding the gas tax, Mr. Hultin said Troutdale does receive a portion of that and it is a requirement that we dedicate 5% of that to pedestrian and bicycle road maintenance and operation. There were more concerns expressed about bicyclists and electric vehicles not paying their share of road costs and the conversation went back to the SDCs.

Mr. Ward and Mr. Hultin again explained how this updated TSP is put forward to the City Council who will make the funding decisions. Like other Master Plans, Mr. Hultin said, this will form the basis for a recommended project list for the CIP, which the Council will decide. Mr. Ward said that is correct. By adopting this Plan, Mr. Hultin said, we are not raising the SDCs. You are agreeing that these are good projects for the City, and the Council could say that they agree that these are good projects and put them all in the CIP or they could take some projects out or add even more. Chair Staffenson said when he sees the City's budget, he's concerned about the cost of these and putting the City into the red. Mr. Ward explained again how the CIP is put together each year and Mr. Hultin repeated the logic of planning ahead in order to accomplish anything. Commissioner Sheets asked if these concerns had not been addressed at the May 29th meeting. Commissioner Grande agreed, but Commissioner Coulton said he did not know what those concerns were. Commissioner Sheets said the Commission has done their review and we can move it forward to the Council.

Commissioner Glantz asked the Commission if they wanted to add something in the Findings of Fact about funding.

Public Testimony: None.

Commissioner Woidyla moved, with a second by Commission Glantz, to close the public hearing. The vote was unanimous and the public hearing was closed.

Rather than articulating the small map errors, Mr. Ward said, staff will attend to those without them having to be included in the Findings of Fact. Commissioner Glantz asked if any other Commissioners had concerns other than financing. Chair Staffenson said it baffles him that the City pays a portion of the cost to improve County roads and he listed a few locations from the Plan; Mr. Hultin said it is not an uncommon practice. Commissioner Glantz asked him to please check the shading on the tables before it goes to the Council. Commissioner Coulton said Figure 3-12 (2004 traffic volumes) and 3-6 (future transit 2025) have the 2025 figure; he asked why this Plan does not have the newest figure, and if it needs new figures for volumes for 2035. Commissioner Sheets asked how the Plan is used as a tool going 4 or 5 years into the future, and will the City be relying on this data. Mr. Hultin said the Plan will be used in a variety of ways. Because there is not a whole bunch of modeling data represented here it will not be used very much

for, say, a site-specific traffic impact analysis. It will be used to talk about the basis for recommended projects in the CIP, when we are reviewing development projects, seeing where roadway improvements are needed, and it might be associated with development connectivity issues, etc. As far as pulling out traffic volume numbers, for instance, he can see this Plan being used in that way in future traffic studies as it contains a lot of that hard data. Mr. Ward added that the City has to certify that a proposed project is compliant with the Comprehensive Plan, or specifically one section of the Comprehensive Plan, so that is one of the reasons to have a list of projects that are a wish list because down the road we may need to say that a certain project is compliant or we could have a problem. We will not rely on it for traffic data, for instance, but will do a traffic study to get the most recent numbers. Often a requirement of a grant request is that the proposed project must be in the TSP.

Commissioner Sheets asked for clarification that the City is not locked in if an error is found in the TSP. Mr. Ward assured him that corrections can be made. At this point, the Commission took a break.

With the meeting back in session the discussion continued. Chair Staffenson said he had a concern with the adjustments at 238th and the amount of additional traffic to 257th and recommended that the County take substantial ownership of the infrastructure improvements that will be needed on 257th. Replying to Mr. Hultin, he said he meant specifically TriMet's signalization for $100,000, the signalization coordination for $200,000, and possibly the Buxton/Columbia River Highway signalization, because he thinks all of those project will be highly impacted in the future due to the 242nd/238th changes. The split of funds is determined by regional coordination negotiations, Mr. Hultin said, such as the East Metro Connections Plan or County/City discussions. If both entities would like to see a project done, they cooperate. Nothing forces the City to contribute a certain amount of money to County projects. That's what the East Metro Connections Plan was all about, the connections between I-84 and US 26, although that's how it started and then broadened to encompass a lot more travel in East County. That was a major regional coordination effort and he cautioned the Commission against potentially doing things in this TSP that undermines the East Metro Connections Plan. One of the whole points of this update is to be coordinated with the East Metro Connections Plan. He said he did not know how much specificity there is in terms of a project cost list in it, but for the projects that show a contribution, using 257th as an example, those are existing projects from an existing TSP that represents years of discussion and previous past agreements with the County as to how these projects could be funded. Chair Staffenson said he was not saying take any numbers out of any table, but that he was not sure about making a recommendation to the Council to ask the County to assist us with infrastructure upgrades. Mr. Hultin said if you look at what is proposed it would not be fair to say the County is not assisting us. Mr. Ward asked Chair Staffenson if the Commission would be comfortable if this were in the form of a motion to include a policy that would require the County to pay the majority of project costs on County roads. That is already assumed here, he added. As a policy statement, he said he did not think it would be inappropriate.

Commissioner Coulton asked why many different years are represented in the data used from older studies. Mr. Hultin said an adjustment should be made to make them

consistent. Mr. Ward said that would be quite a project in itself but if the Commission felt it was critical, staff will make an attempt to do it. Despite the potential for a margin of error in the projects, Mr. Hultin said, no one has sat down and designed these projects in detail and gone through for specifics on construction estimates. Mr. Ward said staff would be happy to include a statement that these figures are not brought up to the current year if the Commission would like.

Commissioner Glantz moved, with a second from Commissioner Sheets, to approve the Findings of Fact and recommendation for approval with two additional Findings of Fact:

9. **That the dollar amounts reflected in the TSP are not current dollar amounts;**

10. **The Planning Commission recommends adopting a policy to ensure the majority of the costs relating to County roads be the responsibility of the County.**

Chair Staffenson asked if, since the financial data in the Plan was from different years if those numbers should be updated prior to project implementation. Mr. Ward said staff would have to go back to every number in order to update them, and the numbers are updated annually in the CIP. The vote was called.

The vote was unanimous and the motion on File No. 08-071D to approve adoption of a Transportation System Plan (TSP) as the transportation planning element of the Comprehensive Plan was approved.

7. **Public Hearing – Case File No. 08-071D. Periodic Review Task 4 Transportation System Plan.** Adopt amendments to Comprehensive Plan Goal 12, Transportation, deleting all current text and adding new text referencing the TSP for policies and other specific information about transportation facilities in Troutdale.

Chair Staffenson opened the public hearing on Case File No. 08-071D.

Staff Presentation. Mr. Ward explained that this item strips out all of the language from this section in our Comprehensive Plan and replaces it with a paragraph that essentially references the Transportation System Plan as explained in his staff report. The TSP is the Plan and this is referencing that in the Comprehensive Plan.

Commissioner Prickett moved, with a second from Commissioner Woidyla, to close the public hearing. The vote was unanimous and the public hearing was closed.

Discussion. None.

Public Comment. None.

Commissioner Woidyla moved, with a second from Commissioner Glantz, to approve the Findings of Fact and recommendation for approval of Case File No. 08-071D. There was no discussion. The vote was unanimous and File No. 08-071D to adopt amendments to the Comprehensive Plan was approved.

8. **Department Reports**. Mr. Ward announced that former Community Development Director Rich Faith has resigned, and it is already effective. Mr. Ward is in the process of hiring an interim Planning Director and will do a search for a permanent Planning Director. He thanked the Commission for their support of his acting in that regard and said he was hopeful that the interim Planning Director would be present. We still have plans to complete for Periodic Review, etc., he added. He thanked Ms. McCallum for her great work on planning projects and in handling all the day-to-day planning work.

9. **Commission Initiatives and Concerns**. Commissioner Grande commented on the passing of former Mayor Paul Thalhofer this week. Commissioner Coulton said his homeowners association meeting last night, which he hasn't attended since 2012, the issue of street trees came up as it had at the 2012 meeting he'd attended. Street trees were planted in, he believes, 2012 and some of the labels on some of them actually say "do not plant next to sidewalks" and they are. He and some other neighbors wondered what was going on, so he told them last night that he would ask again. Mr. Hultin said he has not heard about the problem of being planted by the sidewalks, but he had heard there were different species and the residents want more consistency. He said he will follow up on this.

10. **Adjourn**. Commissioner Woidyla moved, with a second by Commissioner Grande, to adjourn. **The motion passed unanimously and the meeting adjourned at 10:08 p.m.**

_____
Tanney Staffenson, Chair

_____
Date

Attest: _____
Rooney Barker, Secretary
Transcriptionist

AGENDA ITEM #6

CITY OF TROUTDALE
PLANNING COMMISSION STAFF REPORT
RECONSIDERATION
Periodic Review Amendments to the Troutdale Comprehensive Land Use Plan
Adoption of Public Facilities Plan

TYPE HEARING:	IV Legislative Hearing
FILE NUMBER:	08-071C
HEARING DATE:	March 19, 2014
STAFF CONTACT:	Craig Ward, Acting Community Development Director
APPLICANT:	City of Troutdale
PROJECT NAME:	Adopt Troutdale Public Facilities Plan as part of Periodic Review Task 3
SUMMARY:	Adopt a proposed Troutdale Public Facilities Plan as an implementing element of the Troutdale Comprehensive Land Use Plan relating to Statewide Land Use Goal 11 (Public Facilities and Services) in partial fulfillment of Task 3 of the City's Periodic Review Work Program

ATTACHMENTS:

A. February 5, 2014 draft City of Troutdale Public Facilities Plan, incorporating changes requested May 29, 2013 by the Planning Commission and administrative changes identified by staff.

B. Ordinance No. 543-O adopted April 10, 1990 with February 13, 1990 PFP table of contents and Section 1 Policies *only*

C. Redline of Findings of Fact and Recommendation considered May 29, 2013

D. Revised Findings of Fact and Recommendation for consideration

BACKGROUND

On May 29, 2013, the Planning Commission considered a draft of a new Public Facilities Plan (PFP). Revision to the PFP and Findings of Fact and Recommendation were considered and adopted at that hearing. Revisions of the May 20, 2013 PFP considered on May 29, 2013, are incorporated into the draft dated February 5, 2014 (Attachment A) as identified in the minutes of May 29, 2013:

- Move the language from page 13 of the PFP to the Purpose Statement to clarify that there is no obligation on the part of the City to build the projects as described in the PFP or to meet the timeframe listed for the projects (last paragraph on page 1 of PFP).
- Include the Gresham-Barlow School District in section 7.6 School (page 23 of PFP).
- Revise the Findings that staff drafted to include: 1) Item 9, the Planning Commission has substantial concerns regarding the population forecast model input and subsequent results; and 2) Item 10, the Planning commission has concerns about the inclusion of sewer line extension projects #3 and #4 (Jackson park Road and Historic Columbia River Highway east of the Sandy River) as listed on page 26 of the PFP, and on pp. 8 and 9 in the Sanitary Sewer System Overview text. (Findings 9 and 10 are included in revised Findings with modification and in the past tense).
    - Jackson Park Road and East Historic Columbia River Highway east of the Sandy River have been removed from the PFP and Sanitary Sewer Master Plan.
    - Jackson Park Road and East Historic Columbia River Highway east of the Sandy River have been removed from the text of Goal 11.

On May 29, 2013, the Planning Commission considered text amendments to Comprehensive Land Use Plan Goal 11 Public Facilities and Services that also are integral to the PFP and Task 3 of Periodic Review. Action on the text amendments to Goal 11 was postponed until more information about whether the tables and data were needed on the Comp Plan text. The discussion under of the text amendment to Goal 11 Public Facilities and Services also included a request by the Commission to see the current Public Facilities Plan. A prior PFP was adopted by the Council on April 10, 1990 (Ordinance No. 543-O). The document is over 250 pages in length: as such the entire April 1990 PFP is not provided. Rather, a copy of the Council's Ordinance, and the PFP Table of Contents and Section 1 Policies of the April 1990 PFP are provided with this staff report (Attachment B) and staff has a reference copy of the entire 1990 PFP. The table of contents shows the similarity in the scope of the PFPs and Section 1 Policies is readily compared with the proposed goals and policies of the new PFP (Attachment A).

Following the May 29 hearing in the matter of both the PFP and Goal 11 text amendments, a special meeting of the Planning Commission to consider the Sanitary Sewer Master Plan was held on October 16, 2013. The Commission recommended the Sanitary Sewer Master Plan to the Council for adoption by minute order: no findings were adopted as it was an action outside the scope of Task 3 of Periodic Review.

The Findings for the PFP agreed to on May 29, 2013, no longer reflect information and actions that followed that hearing.

RECOMMENDATION:

Staff recommends reconsideration of the Findings of Fact and Recommendation approved May 29, 2013. Revisions, prepared by staff, are shown in the red-line version (Attachment C): the clean version of the Findings of Fact and Recommendation incorporating those changes is Attachment D.

ATTACHMENT A

CITY OF TROUTDALE

PUBLIC FACILITIES PLAN

REVISED DRAFT February 5, 2014

With Revisions to the April 9, 2013 Draft Considered by the Planning Commission on May 29, 2013

Prepared by

Angelo planning group

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1. Purpose Statement

Oregon Administrative Rules (OAR) 660-011-0010 through OAR 660-011-0045, relating to Statewide Planning Goal 11, require cities and counties in Oregon to develop and maintain Public Facilities Plans to help assure that urban development within their boundaries is guided and supported by types and levels of urban facilities and services appropriate for the needs and requirements of the community, and that facilities and services are provided in a timely, orderly and efficient arrangement. Public Facilities Plans also are intended to serve as a framework for development within a city's urban growth boundary (UGB).

The Troutdale Public Facilities Plan (PFP) is intended to further the purposes of Statewide Planning Goal 11. The PFP includes the following information:

- Goals and policies as part of the City's Comprehensive Plan to guide planning, constructing and financing public facilities.
- Narrative descriptions of existing and planned water, wastewater and storm drainage facilities.
- Capital improvement plan for future construction of facilities. The plan contains information about all facility costs, schedule and funding sources.
- General financing plan indicating how the City plans to finance current and planned facilities and services.

Per Oregon Administrative Rules, public facility plans are required to address facilities associated with water, wastewater, stormwater and transportation and that is the primary focus of this document. Additional public facilities and services provided to Troutdale residents (e.g., libraries, police, fire and administrative services) also are briefly described in Section 6 of this Plan, but in less detail.

The information in this plan is based on the most recently updated City Master Plans for Water, Wastewater and Stormwater, along with more up-to-date information about the status and cost of needed future facilities, where available. Information related to transportation facilities is found in the City of Troutdale's Transportation System Plan (2014) and hereby incorporated by reference in this Plan.

It should be noted that there is no obligation on the part of the City to build the projects as described in the PFP or to meet the timeframe listed for the projects. The project list may be included as part of the Comprehensive Plan to show anticipated infrastructure needs based on known regulatory requirements and current assumptions about growth and the direction of future development. The list is intended only to provide a general indication of the facilities needed to support future growth. If growth trends change, or if new regulations are imposed on the City, or if technologies emerge that satisfy needs using

different methods than those assumed in master plans, the City may revise its public facilities investment strategy without amending the Comprehensive Plan or PFP.

It is expected that this Plan will be revised in the future to reflect updates to specific master plans, significant proposals for new development within or outside the city that prompt the need for review of public facilities plans, or other similar factors or events.

2. Goals and Policies

The following are goals and policies and implementation measures as part of the City's Comprehensive Plan under the *Public Facilities and Services Element.* They are organized by general topic. These goals and policies are consistent with state law, existing City policies and practices, and facility master plan recommendations, and are intended to promote efficient and effective provision of urban services and to protect natural resources.

General Goal and Policies

Goal: Ensure the cost-effective provision of water, wastewater, and surface water management facilities for property owners, residents and businesses within the urban growth boundary of Troutdale.

Policies

1. Ensure that urban development is provided with adequate public services.
2. Promote efficient use of urban and urbanizable land through effective provision of adequate public facilities and services.
3. Adopt, periodically review and update long range master plans for the City's water, sewer, and storm drainage systems.
4. Adopt and periodically update the Public Facilities Plan, an implementing element of the Comprehensive Plan, for development of public services and facilities in conformance with the policies of the Comprehensive Plan.
5. Comply with state and federal regulations for utility systems.
6. Finance the provision of public facility improvements and expansions in an equitable manner through the use of system development charges, developer funded/constructed improvements, easement and rights-of-way dedication, and other appropriate funding tools.

Water Supply and Distribution

Goal: The City of Troutdale shall provide reliable and efficient potable water supply, treatment and distribution services to meet the current and future needs of Troutdale residents, businesses and other system users in an orderly and sustainable manner.

Policies

1. The City shall be the sole public water service provider to all users within the City limits.
2. The City will encourage development and annexation that makes orderly and efficient use of its water system capacity.
3. The City will provide for the advanced construction of facilities to allow for growth and development commensurate with the City's Comprehensive Land Use Plan as budget allows and only where private development is not reasonably expected to directly provide such facilities.
4. The City will base decisions to construct additional water facilities on the capital improvement project list included in this plan, consistent with the Water Master Plan, and as updated by the City Public Works Department through its annual capital improvement and work planning efforts.
5. The City will comply with all local, state and federal water quality and quantity standards and regulations.
6. The City will recover degraded operational source capacity in its existing wells to the extent feasible.
7. The City will protect the physical performance of the existing wells to maintain capacity and improve reliability.
8. The City will develop and protect its existing water rights.
9. The City will develop new source capacity, as needed, to meet future water demands consistent with the City's Water Master Plan.
10. The City will conduct system upgrades needed to improve flow distribution and pressure throughout the water system.
11. The City will continue to improve the resiliency of the water system in order to survive emergency incidents and natural disasters – particularly earthquakes.
12. The City will encourage programs and incentives to reduce unnecessary water consumption by customers of the City's water system.

Sanitary Sewer Collection and Treatment

Goal: The City of Troutdale shall provide reliable and efficient sanitary sewer collection and treatment services to meet the current and future needs of Troutdale residents, businesses and other system users, and to protect the land and water resources of the City and State, in an orderly and sustainable manner.

Policies

1. The City of Troutdale shall be the sole provider of public sanitary sewer collection and treatment services to all properties within the City limits.
2. The City will encourage development and annexation that makes orderly and efficient use of its wastewater collection and treatment system capacity.
3. The City will base decisions to construct additional wastewater treatment facilities on the capital improvement project list included in this plan, consistent with the Sanitary Sewer Master Plan and as updated by the City Public Works Department through its annual capital improvement and work planning efforts.
4. The City will continue its efforts to reduce inflow and infiltration into the wastewater collection system to the extent such reductions are documented to be cost-effective and/or required by State or Federal regulation.
5. The City will periodically update its Sanitary Sewer Master Plan to maintain current and relevant planning for provision of sanitary sewer facilities and services.
6. The City will monitor the flows to pump stations identified in the Sanitary Sewer Master Plan as having the potential need for future improvements and periodically assess the need to provide increased pumping capacity.

Storm Drainage Collection and Disposal

Goal: The City of Troutdale shall provide a reliable and efficient storm drainage management system that reasonably limits risks to people, property and the environment from both the quantity and quality of the City's urban storm water runoff, in an orderly and sustainable manner.

Policies

1. The City, in conjunction with Multnomah County, ODOT and the Sandy Drainage Improvement Company, will cooperatively provide storm water collection, treatment and discharge services to properties within the city limits.
2. The City will prepare and apply development methods and standards consistent with those established in the City's Storm Drainage Master Plans and other subsequent storm drainage planning efforts.
3. The City will work cooperatively with Multnomah County and the Sandy Drainage Improvement Company to establish and implement drainage plans for South Troutdale Basin (Beaver Creek and Sandy River) and North Troutdale Basin (Arata Creek, Salmon Creek and Columbia River).
4. Drainage plans for specific developments will favor onsite retention and infiltration over offsite discharge; provide treatment for water quality; provide for management of existing and projected on and off-site flows; emphasize the use of natural drainageways and systems; minimize the use of impervious surfaces; provide

drainage easements; incorporate on-site detention facilities, where appropriate; and implement other strategies identified in the City's Storm Drainage Master Plans and consistent with standards in the City's Development Code.

5. Drainage facilities and practices will comply with state and federal water quality standards and requirements.
6. The City will use parks, greenways and open spaces to help manage and mitigate the impacts of stormwater runoff and drainage on natural drainageways and storm drainage facilities.
7. The City will regulate development to prevent erosion, control and mitigate stormwater runoff and protect water quality.
8. The City will implement and apply erosion control standards and best practices to minimize discharge of sediments from construction sites.
9. New development will be designed to manage stormwater drainage on-site to the maximum extent feasible and limit storm drainage runoff outside project boundaries.
10. The City will implement community education and outreach to inform developers, property owners and other community members about stormwater management issues and steps they can take to reduce pollution related to stormwater runoff.
11. The City will continue to monitor the stormwater system to detect and eliminate illicit stormwater discharges.
12. The City will continue efforts to minimize stormwater pollution discharges related to municipal operations.

Transportation

Goals and policies associated with transportation facilities are found in the City's Transportation System Plan and are hereby incorporated by reference.

3.1 Water System

Overview

The City of Troutdale owns and operates a State-regulated municipal water system that consists of 64 miles of underground conveyance piping ranging from 2-inch to 12-inch in diameter, seven groundwater wells with approximately 6.3 MGD nominal combined production capability, four reservoirs with a total storage capacity of 6 million gallons, two booster pumping stations, and various other appurtenances. Water from the City's wells is chlorine-treated for taste and odor, but none of the wells require chlorination for disinfection. The City supplies all of its own water needs through its groundwater wells, but also maintains interties with the Cities of Gresham, Wood Village and Fairview for reciprocal emergency supply.

The City operates seven wells (2, 3, 4, 5, 6, 7 and 8). Most of the City's original water supply wells were installed between 1978 and 1981; Well 8 and Well 5 were subsequently added to the system in 1993 and 2007, respectively. Well #1 was taken out of service and disconnected many years ago due to TCE (trichloroethylene) contamination at the wellhead resulting from adjacent industrial activity, and is now maintained only for aquifer monitoring purposes. The City owns four on-line reservoirs, with two booster pump stations that provide additional pressure where needed.

The City's distribution system conveys water from the municipal wells, reservoirs, and pump stations to the customers and is divided into six pressure zones by pressure regulating valves (PRV's). Each pressure zone is interconnected to the next lower pressure zones through PRVs located within the distribution system. The PRVs are adjusted manually by the City operators to provide balanced flow and appropriate working pressures to the distribution network.

In 2012, the system served a population of about 16,000 residents with about 4,745 service connections, including approximately 4,400 residential, 175 commercial, 45 industrial, 15 community service, 70 fire-standby, and 40 irrigation accounts with an average day demand of 1.7 MGD and peak day demand of 3.7 MGD. The City does not currently provide water service east of the Sandy River, though that area does contain properties within the City limits.

Planning and Future Facility Needs

A **Water Management and Conservation Plan** was completed for Troutdale in 2005, pursuant to OAR 690-315 and OAR 690-086, in order to obtain relief from limitations imposed as part of an extension of two of the City's six water rights, which would have caused significant reductions in the City's water supply. The Oregon Water Resources Department (OWRD) declared that two of the City's water right permits have the "potential

for substantial interference with the nearest surface water source, namely Sandy River," and thus limited water withdrawal under those rights.

The plan includes a description of the existing facilities at the time of the plan, projections of 20-year water needs, identification of resource issues, a 20-year supply strategy, and new or updated conservation and curtailment plans. Water conservation measures proposed in the plan focus on reducing peak demand by three customer classes – residential, commercial, and industrial, with a focus on the outdoor water use of residential customers.

The **2012 Water Master Plan** features in-depth analysis of existing conditions including an inventory and assessment of water supply wells, finished water storage and booster pumping, and the distribution system, as well as an evaluation of water quality and water rights. The City currently holds seven separate water permits for municipal use with a cumulative total permitted capacity of 5,606 gpm (12.49 cfs or 8.07 MGD[1]).

The City's Water Master Plan assumes that future development through 2032 will include in-fill of existing developments, development of three proposed Urban Growth Areas (Northern Urban Plan Area, Southern Urban Plan Area, and Urban Renewal Area), and development of the Troutdale-Reynolds Industrial Park and Strebin Farms. The Water Master Plan was based on a then-projected increase in population between 2012 and 2032 of 3,816 people, with a total average day water demand of 2,130,517 gallons per day (gpd) in 2032.

The 2012 **Water Master Plan** documents the following needs related to water source, distribution system, and finished water storage and booster station facilities.

Source

The City overall has sufficient water right capacity to meet current and projected demands in year 2032. In order to develop and maintain sufficient source capacity as well as develop and protect sufficient water rights capacity, the following measures were recommended.

- Enhance the operational source capacity using existing wells.
- Protect the physical performance of the existing wells to maintain capacity and improve reliability.
- Fully develop and protect existing water rights.
- Develop new source capacity.

[1] Assuming 24 hours of constant water production

Distribution System

To ensure effective operation of the distribution system, the city should confirm the connections to other water systems are functional. Control valves should be operated at least annually to confirm their functionality.

Finished Water Storage and Booster Stations

Potential future strategies and improvements associated with these facilities include the following.

- A structural evaluation for each facility is needed to determine upgrades required to meet current seismic code, especially the stand pipe Reservoir 2.
- Each reservoir needs flexible connections and seismic shut-off valves on all pipe connections to the reservoirs. Steel reservoirs number 2, 3 and 4 need to be anchored to their foundations to prevent "walk-off" failure during an earthquake.
- Currently, each reservoir is monitored by SCADA for recording water levels only. Issues with vandalism at Reservoir 3 and past issues with Reservoir 4 could be addressed by adding surveillance equipment and appropriate signage.
- A portable onsite generator for Booster Pump Station 2 and Reservoir 4 could be installed to maintain pressure within the system and level sensor functioning during power outages.
- Booster Pump Station 1 is under-capacity and should be upsized in case an emergency condition occurs for a prolonged period of time.

3.2 Sanitary Sewer System

Overview

The City provides wastewater collection and treatment services to its residents, commercial establishments, institutional customers, and a number of industries. Sewer service is provided only to customers within the city limits. An area along the privately owned portion of Jackson Park Road includes approximately 20 residences that have their own sanitary septic systems. Several homes located on the east side of the Sandy River are connected via a septic tank effluent pump system to the City sanitary sewer system at the west end of the Historic Columbia River Highway bridge. Approximately 27 other residences on the east side of the Sandy River are on privately-owned sanitary septic systems.

The topography of Troutdale influences how the sanitary sewer system was constructed and will continue to be upgraded in the future. Gravity sewers convey the flow down gradient and toward the Troutdale Water Pollution Control Facility. Pump stations convey flows up hills, across extraordinarily flat plains, and over divides, ultimately discharging into the gravity sewers where physically possible. The City's system includes a total of 10

pump stations, over 53 miles of sanitary sewer pipes throughout the city and a wastewater treatment plant located in the northern portion of the city near the Sandy River.

Planning and Future Facility Needs

A **Sanitary Sewer Master Plan** was prepared for Troutdale in 2013 in order to identify future sewer planning needs and facilities. The plan includes a description of the existing facilities at the time of the plan, projections of facility needs through the year 2040, and a capital improvement and financing plan.

The Sanitary Sewer Master Plan features in-depth analysis of existing conditions including an inventory and assessment of sanitary sewer system facilities, including sanitary sewer pipe, force mains and pump stations. The Plan incorporates hydraulic modeling of the City's sewer system to identify hydraulic capacity deficiencies in the existing wastewater sewer collection system for both existing and future planning scenarios. This analysis also assesses rainfall derived infiltration/inflow (RDII) conditions to help identify potential system deficiencies. The Plan also incorporates a capacity analysis to determine hydraulic capacity issues associated with current and future development planning scenarios.

The Sanitary Sewer Master Plan documents the following needs related to sanitary sewer facilities.

- Selected sanitary sewer pipes will need to be replaced throughout the city to accommodate future sanitary sewer flows based on the future hydraulic modeling analysis.
- Four pump stations may require upgrading to convey future flows. If and when these stations will need upgrading will depend upon the timing and type of future development.
- New sanitary sewer lines will be needed to accommodate potential future development in the Troutdale Reynolds Industrial Park and other undeveloped lands.

3.3 Storm Drainage System

Overview

The City of Troutdale is divided into two distinct north and south drainage areas. The North Troutdale drainage basin is located generally north of Historic Columbia River Highway and drains into the Columbia River (via the SDIC pump station). The South Troutdale drainage basin is located generally south of Historic Columbia River Highway and drains into the Sandy River, it's tributary Beaver Creek and underground injection facilities.

Storm water runoff within the North Troutdale drainage basin is primarily collected and transported in open channel systems. The exceptions to this are culverts for road crossings, local drainage collection systems in the uppermost Arata Creek drainage basin within

Wood Village, the Troutdale Airport, the Frontage Road/I-84 area and the Troutdale Reynolds Industrial Park. Land situated below the floodplain in the North Troutdale drainage basin – largely in the area north of Salmon Creek and in Fairview – provides flood storage during peak storm events. The Sandy Drainage Improvement Company (SDIC) is responsible for maintaining the floodplain water surface levels within the low-elevation areas of the North Troutdale drainage basin. The SDIC maintains the Columbia River levee and operates the storm runoff pumping station, where most runoff generated within this drainage basin is directed.

A significant portion of the South Troutdale drainage basin discharges into underground injection control (UIC) facilities (dry wells). This drainage infiltrates and is not collected by storm system structures or open channels. The bulk of the South Troutdale Basin is served by a storm water collection system consisting of several sub-basins that discharge to Beaver Creek and the Sandy River. The City maintains 16 outfalls in the South Troutdale drainage basin that include 14 outfalls along Beaver Creek and 2 outfalls along the Sandy River.

Planning and Future Facility Needs

The City maintains separate master plan documents for the North Troutdale and South Troutdale drainage basins. The South Troutdale plan incorporates a smaller plan that was developed specifically for the South Troutdale Road area.

The **North Troutdale Storm Drainage Master Plan** (2007) provides an overview of the drainage basin, analyses of existing and projected future basin hydrology conditions, runoff analysis, proposed capital improvement projects, and public involvement. The plan also includes an evaluation of the 2004 Stormwater Management Plan (SWMP) and Best Management Practices (BMPs) that were recommended in the SWMP and that the City proposed to implement to meet National Pollutant Discharge Elimination System (NPDES) Phase II Municipal Separate Storm Sewer System (MS4) requirements. Future conditions assumed for modeling in the plan were defined as full build-out of the basin expected by 2020 within the City's urban growth boundary and based on zoning at the time of plan preparation.

The **South Troutdale Storm Drainage Master Plan** (2012) addresses existing study area characteristics, an evaluation of the storm system capacity (hydrology and hydraulic model development and results), storm system water quality evaluation (including identification of "opportunity areas"), and an "integrated management strategy" that includes proposed capital improvement projects (CIPs) necessary to meet future needs. The City's 2009 Comprehensive Land Use Plan was used in conjunction with an inventory of vacant land to develop future land use assumptions associated to determine future drainage conditions and needs.

The City operates under a Phase II NPDES MS4 permit requiring the City to reduce pollutants discharged from the City's storm drainage system. The City's existing MS4 Storm Water Management Plan includes a range of programmatic, non-structural, and source

control activities managed by the City. The South Troutdale Storm Drainage Master Plan includes structural controls and improvements to address NPDES MS4 requirements.

The **South Troutdale Road Storm Drainage Plan** (2009) addresses a specific part of the South Troutdale drainage basin. The plan was prepared after land in the South Troutdale Road area was annexed to the city and development in the area was anticipated. The plan area is comprised of five parcels totaling approximately 100 acres, is generally bounded by Beaver Creek on the west, SE Stark Street on the north, South Troutdale Road on the east, and SE Strebin Road on the south, and includes provisions for roadway drainage of Troutdale Road. The plan is intended to identify feasible locations for discharge to Beaver Creek, document water quality treatment alternatives and possible locations, develop design criteria and prepare conceptual design of the drainage network, develop a system model for the concept drainage network, and develop a final system map for development of the selected network alternative, along with estimated costs for the drainage system.

Storm drainage system needs identified in the **North Troutdale Storm Drainage Master Plan** are associated with a series of "trouble spots" related to the duration of flooding, depth of flooding, locations of traffic disruptions, potential flooding of businesses or homes, backwater effects from surface streams, and conveyance limitations (e.g., pipe size). Proposed projects to address these existing and projected trouble spots include the Salmon Creek Weir, Arata Creek conveyance in the Dunbar Avenue area, north Arata Creek conveyance from Marine Drive to Salmon Creek, South Arata Creek culvert improvements, Columbia River Highway railroad underpass (bypass conveyance), and improvement of the culvert at the Marine Drive curve south of the Troutdale Airport. Projects and strategies to address these areas include:

- Completion of drainage conveyance improvements, culvert improvements, and roadway bypasses.
- Implementation of a variety of best management practices to reduce the impacts of drainage on drainage systems and water quality.

Storm drainage system needs identified in the **South Troutdale Storm Drainage Master Plan** include:

- Measures needed to address ten pipe segments which are expected to experience flooding under either existing or future conditions.
- Sixteen (16) capital improvement projects (CIPs) intended to address flood control, water quality, and integrated flood control/water quality in this drainage area based on an evaluation of specific opportunity areas and associated regulatory requirements, as well as existing and future drainage conditions.

The **South Troutdale Road Storm Drainage Master Plan** includes management alternatives for six local drainage areas in the study area, where all drainage flows toward Beaver Creek. Specific recommended projects include:

- Use of a continuous swale to treat runoff from South Troutdale Road (Drainage Area 1).

- On-site treatment of runoff from Drainage Area 2 with discharge to Outfall 2.
- On-site treatment of runoff from Drainage Areas 3 and 4, with discharge from Drainage Area 3 via an outfall on the north side of the wetland (Outfall 3) and discharge from Drainage Area 4 to a pipe system with an outfall on the south side of the wetland (Outfall 4).
- Treatment of runoff from South Troutdale Road (Drainage Area 5) in a series of stormwater swales along the western side of South Troutdale Road, with final discharge to the wetland at Outfall 5.

3.4 Transportation System

Information about existing and future transportation facility conditions and needs is found in the City's Transportation System Plan and is hereby incorporated by reference.

4. Capital Improvements Plan (CIP)

Overview

The City of Troutdale's Public Facilities Plan (PFP) calls for significant investment in infrastructure to accommodate expected growth and development over the next 20 years. A summary of planned improvements associated with water, wastewater and stormwater drainage facilities is presented in Table 1 below, with more detail provided in Appendix A. Information about the cost of transportation facility improvements is included in the City's Transportation System Plan and hereby incorporated by reference.

The level of investment for public facilities is based on cost estimates for planned projects in the City's adopted master plans for water, sewer, storm drainage, and transportation. A list of all planned public facility projects associated with water, wastewater and stormwater drainage facilities is included in Appendix A. It indicates the location, estimated cost, source of funding, and estimated timeframe for each capital improvement project. All cost estimates are expressed in year 2012 dollars.

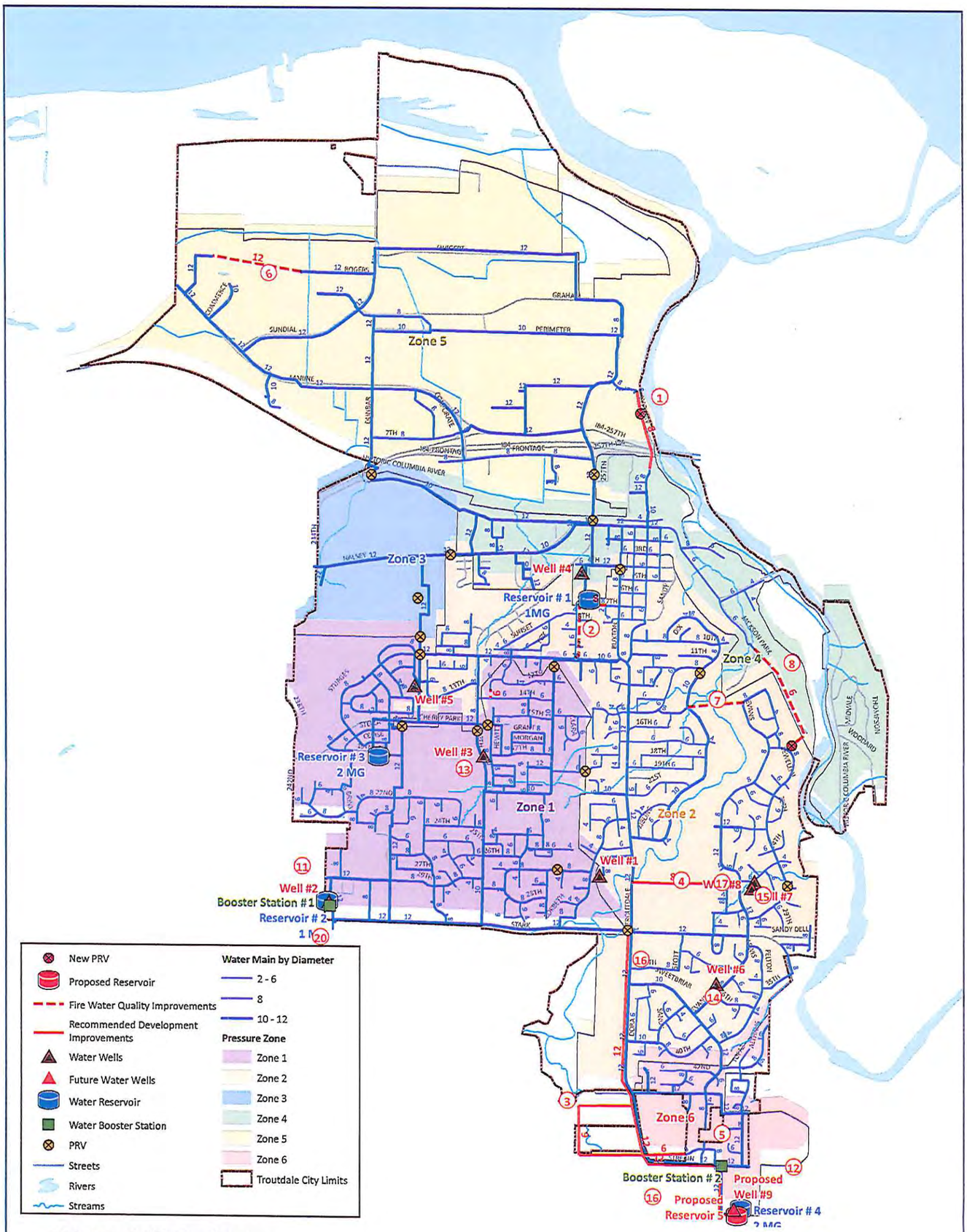
Table 4-1: Summary of Planned Improvements

Public Facility	Short-term (Yr. 1 – 5)	Medium-term (Yr. 6 – 10)	Long-term (Yr. 11 – 20)	Total
Water				
Connectivity	$896,500	$760,000	$470,000	$2,126,500
Supply	$953,900	$2,047,200	$3,998,900	$7,000,000
Incident Resiliency	$75,000	$0	$645,000	$720,000
Total	**$1,925,400**	**$2,807,200**	**$5,113,900**	**$9,846,500**
Sanitary Sewer				
Sewer pipe upgrades	$1,204,000	$1,204,000	$2,409,000	$4,817,000
Pump station, force main upgrades	$976,250	$976,250	$1,952,500	$3,905,000
Sanitary sewer pipe extensions	$783,250	$783,250	$1,566,500	$3,133,000
Total	**$2,963,750**	**$2,963,750**	**$5,927,500**	**$11,855,000**
Storm Drainage				
North Troutdale Storm Drainage Plan (2007, 2012 updates)	$2,719,400	$212,600	$0	**$2,932,000**
*South Troutdale Storm Drainage Plan (2012) **	$462,400	$455,300	$1,193,500	**$2,111,200**
South Troutdale Road Storm Drainage Plan (2009) – Alternatives 1 and 5	$0	$290,400	$290,400	**$580,800**
Total	**$3,181,800**	**$958,300**	**$1,483,900**	**$5,624,000**

** Cost estimates include two alternative estimates for one project; total combined costs will be less than indicated, depending on which option is selected.*

Public Facility	Short-term (Yr. 1 – 5)	Medium-term (Yr. 6 – 10)	Long-term (Yr. 11 – 20)	Total
Total Investment	**$8,070,950**	**$6,729,250**	**$12,525,300**	**$27,325,500**

Maps indicating the location of specific improvements are shown on the following pages.



Water CIP Projects

Connectivity Improvements
1. Pressure Zone 5 Fire Flow Improvements
2. 7th Street - Kings Byway Water Main Upsizing
3. Serve South Urban Plan Area
4. Serve Strebin Farm area
5. Rehab Booster Pump Sta. 2
6. Rogers Road Loop
7. Beaver Creek Crossing
8. Jackson Park Road Waterline

Supply Improvements
11. Well 2 Perform. Monitoring
12. New Well 9
13. Well 3 Design/Rehab
14. Well 6 Design/Rehab
15. Well 7 Design/Rehab
16. New Reservoir 5 with Line to Zone 1
17. Well 8 Design/Rehab

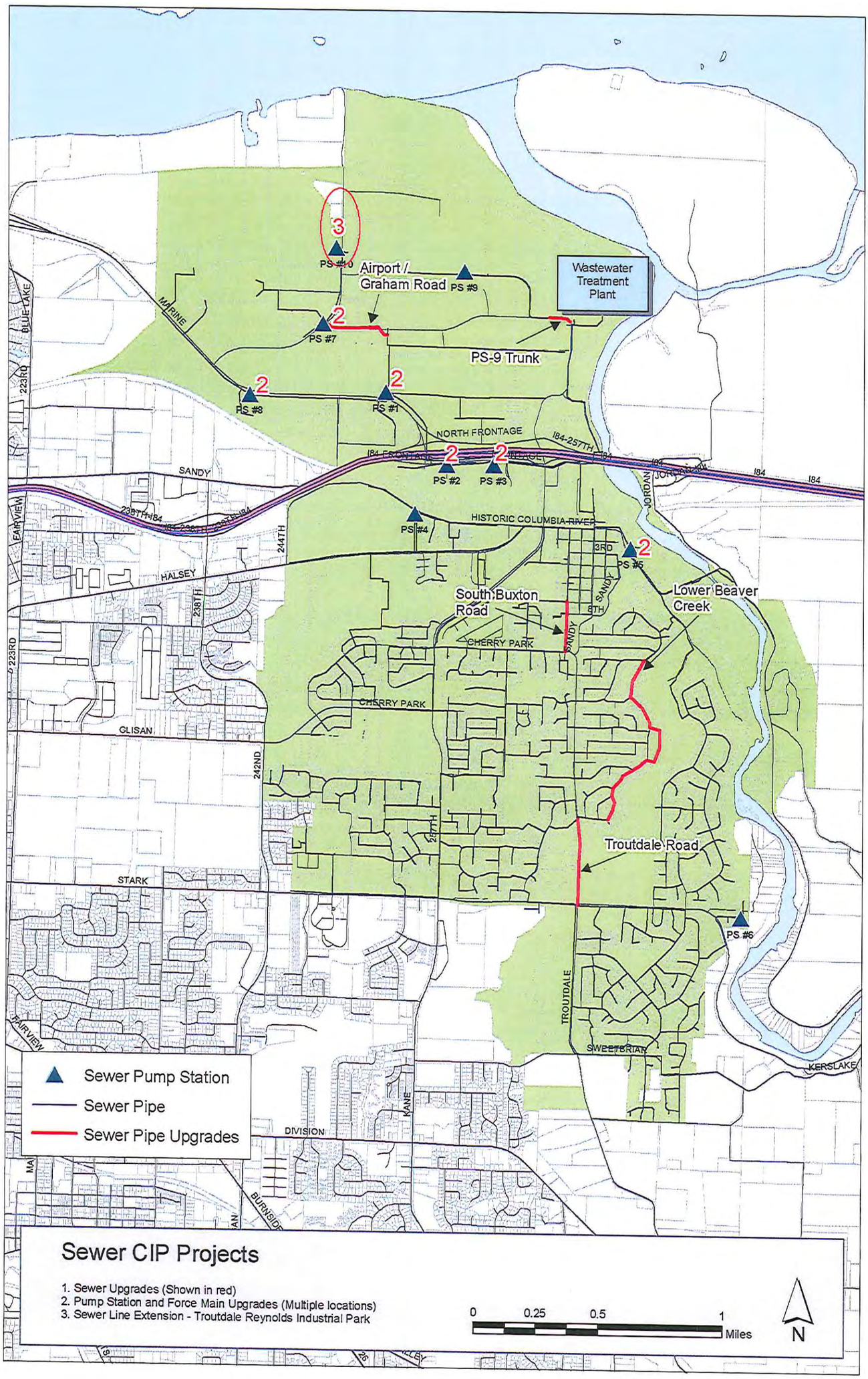
Resiliency Improvements
20. Reservoir 2 Seismic Improvements

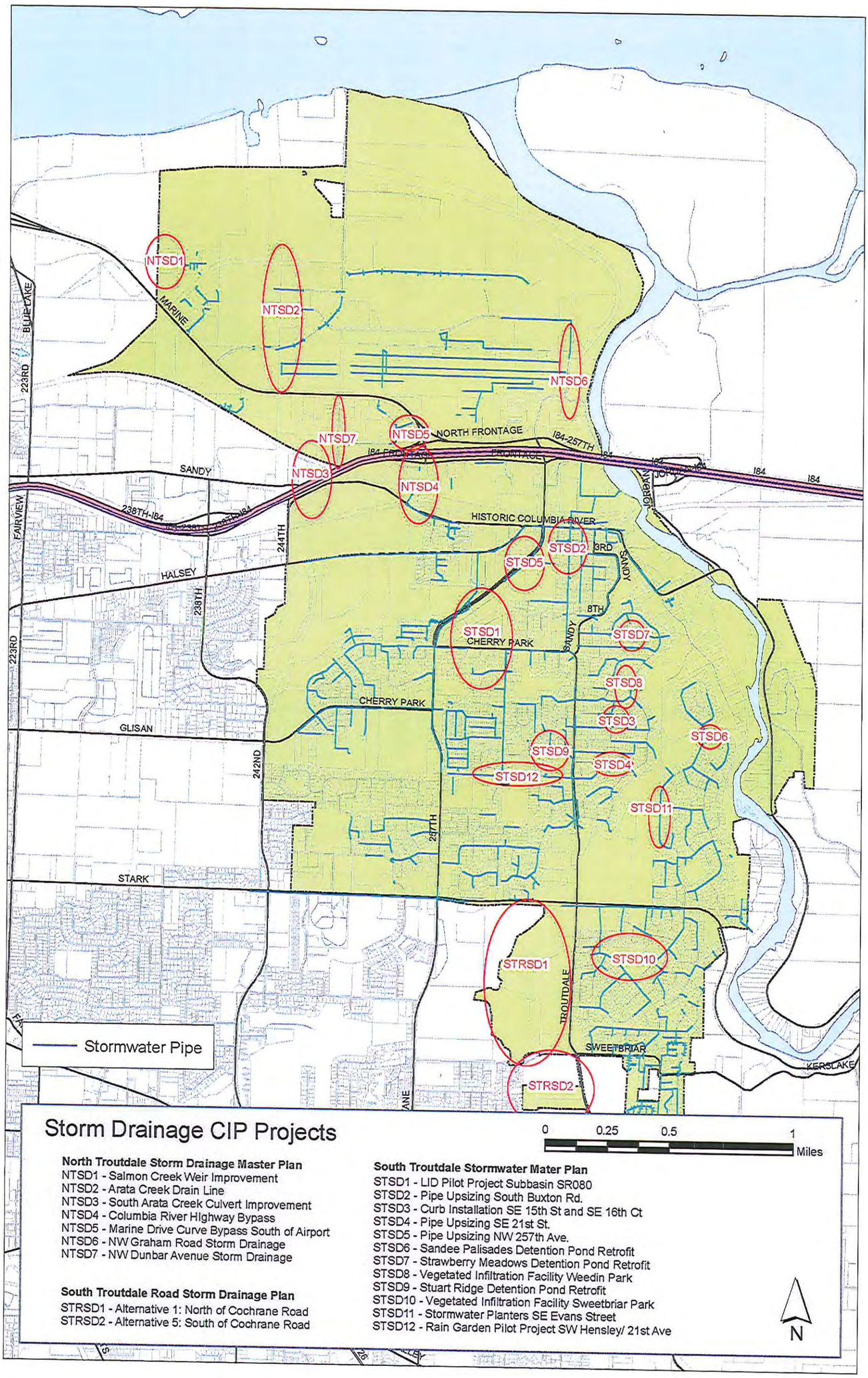
Other CIP Projects not shown on Map
9. Comprehensive Well Assessment
10. Recoat Interior of Steel Reservoirs
18. Improving Water Quality
19. Reservoir Seismic Study (all 4 reservoirs)
21. Seisemic Improvements for Reservoirs 1,3 & 4

0 1,300 2,600 Feet

Data source: City of Troutdale, Esri, Black & Veatch

N


Wastewater Treatment Plant
Airport / Graham Road
PS #10
PS #9
PS #7
PS-9 Trunk
PS #8
PS #1
PS #2
PS #3
PS #4
PS #5
PS #6
NORTH FRONTAGE
SANDY
HISTORIC COLUMBIA RIVER
HALSEY
South Buxton Road
Lower Beaver Creek
CHERRY PARK
GLISAN
STARK
Troutdale Road
TROUTDALE
SWEETBRIAR
KERSLAKE
DIVISION
KANE
MARINE
BLUE LAKE
FAIRVIEW
223RD
238TH
244TH
242ND
257TH
3RD
8TH
JORDAN
I84
Sewer Pump Station
Sewer Pipe
Sewer Pipe Upgrades
Sewer CIP Projects
1. Sewer Upgrades (Shown in red)
2. Pump Station and Force Main Upgrades (Multiple locations)
3. Sewer Line Extension - Troutdale Reynolds Industrial Park
0
0.25
0.5
1
Miles
N



North Troutdale Storm Drainage Master Plan
NTSD1 - Salmon Creek Weir Improvement
NTSD2 - Arata Creek Drain Line
NTSD3 - South Arata Creek Culvert Improvement
NTSD4 - Columbia River Highway Bypass
NTSD5 - Marine Drive Curve Bypass South of Airport
NTSD6 - NW Graham Road Storm Drainage
NTSD7 - NW Dunbar Avenue Storm Drainage

South Troutdale Road Storm Drainage Plan
STRSD1 - Alternative 1: North of Cochrane Road
STRSD2 - Alternative 5: South of Cochrane Road

South Troutdale Stormwater Mater Plan
STSD1 - LID Pilot Project Subbasin SR080
STSD2 - Pipe Upsizing South Buxton Rd.
STSD3 - Curb Installation SE 15th St and SE 16th Ct
STSD4 - Pipe Upsizing SE 21st St.
STSD5 - Pipe Upsizing NW 257th Ave.
STSD6 - Sandee Palisades Detention Pond Retrofit
STSD7 - Strawberry Meadows Detention Pond Retrofit
STSD8 - Vegetated Infiltration Facility Weedin Park
STSD9 - Stuart Ridge Detention Pond Retrofit
STSD10 - Vegetated Infiltration Facility Sweetbriar Park
STSD11 - Stormwater Planters SE Evans Street
STSD12 - Rain Garden Pilot Project SW Hensley/ 21st Ave

6. Financing and Implementation Plan

The City of Troutdale uses a combination of strategies to finance the development and maintenance of its public works infrastructure. The following discussion provides an overview of the financial structure in place to support Troutdale's infrastructure and development and ongoing maintenance needs.

6.1 Water System

The City's Water Fund is an "enterprise fund" that pays for the operation, maintenance and repair, and some capital improvements of the City's water system. The primary revenue source for the Water Fund is the monthly user fee paid by the water customers. Other significant revenue sources are installation fees for new services and penalty fees paid on delinquent accounts. The City will rely on a dedicated Water System Development Charge (SDC), other developer funding, and the State Revolving Fund (SRF) to fund projects already in the City's CIP and improvement projects recommended in the 2012 Water Master Plan. Operation and maintenance projects, not eligible for SDC funding, identified in the Water Master Plan will be funded by user fees. To provide full funding of all of the recommended projects, the City's user fee would have to be increased by an average of 9% per year for the next 20 years.

SDCs are authorized by state law (ORS 223.297-.314) and the Troutdale Municipal Code (Chapter 12.02). Chapter 12.02 addresses basic methodology, exemptions, credits, refunds, and appeals. The detailed methodology for calculating SDC's for each set of public services and facilities is provided in separate resolutions and is outlined in a department directive from the Public Works Director and a worksheet for the public. The City's water SDC is based on Hydraulic Equivalents (HEs) per meter and meter size.

To provide full funding for the all of the identified improvement projects, water SDC rates would need to increase by approximately 10.2% to account for the development of the various CIP projects over the next 20 years. Increases should occur at the time that projects are added to the city's adopted CIP. Developer-funded CIP projects are funded entirely by the developer of the property, and in the 2012 Water Master Plan, this includes service in the South Urban Plan Area and the Strebin Farm Area. The CIPs that are expected to be funded partially by the State Revolving Fund include a new well and a new reservoir. The City may need to use the State Revolving Fund in conjunction with SDCs in order to finance these larger CIPs. It is assumed that these state loans are the only debt that the City will take on for water projects.

6.2 Sanitary Sewer System

Similar to the Water Fund, costs to provide sanitary sewer services, including operation and maintenance, staff and other needs are paid for primarily through sewer utility rates. Capital improvement costs are paid through a variety of sources, including utility rates,

SDCs, developer contributions, local improvement districts (LIDs) and outside funding sources (e.g., state grants or revolving loan funds).

As part of the Sanitary Sewer Master Planning process, an economic and financial model was prepared to ensure that revenues will be adequate to pay for the estimated cost to provide sanitary sewer services and build needed capital improvements. This analysis indicates the following:

- System Development Charges will need to be adjusted to reflect updated administrative and capital improvement costs, and to reflect the proportion of costs to be funded through SDCs. The City's sanitary sewer SDC is expected to decrease from a current rate of approximately $4,500 per equivalent residential unit (ERU) to just over $3,400 per ERU. These rates also will be indexed to account for the cost of inflation and will be adjusted annually to reflect inflationary factors.
- Sanitary sewer rates are projected to increase by just over five percent annually in each of the next four years (i.e., FY 2015 through FY 2018) to help pay for a combination of debt service on existing general obligation bonds, as well as future capital improvements and other annual costs.

Projected utility and SDC rate changes are based on a variety of assumptions and may need to be adjusted further to the extent that conditions change over time. The City will closely track its costs as they become available and compare them to assumptions used in the Sanitary Sewer Master Plan. If significant changes occur, the City will revisit the analysis and make appropriate changes

6.3 Storm Drainage System

The City's storm drainage system is funded through a combination of user fees (on the monthly utility bill) and SDCs. The City's stormwater SDC is based on impervious surface area. All single-family detached homes are deemed to have the same (2,700 square feet) impervious surface area for the purpose of assessing SDCs.

Drainage in the North Troutdale drainage area is managed in collaboration with the Sandy Drainage Improvement Company (SDIC), ODOT and Multnomah County. The SDIC is responsible for maintaining the floodplain water surface levels within the low-elevation lands of the North Troutdale drainage basin. It maintains the Columbia River levee and operates the storm runoff pumping station to which most runoff generated within this drainage basin is directed. The City and Multnomah County operate local storm water collection systems that feed into SDIC facilities. Multnomah County and SDIC have their own revenue sources, and the City's CIP includes funding support for certain improvements to the SDIC systems that receive discharges from the City's systems.

6.4 Transportation

Information about funding for transportation facilities is found in the City's Transportation System Plan and is hereby incorporated by reference.

7. Additional Public Facilities and Services in Troutdale

In addition to addressing core public facilities associated with water, wastewater, stormwater and transportation, the City of Troutdale provides or coordinates with other public agencies and private entities to provide a variety of other public facilities and services, including those related to parks and recreation, police, fire, education, libraries, utilities, administration and other activities. This chapter very briefly describes those activities and identifies sources of additional information about them.

7.1 Parks and Recreation

The City manages and maintains a variety of parks, recreation facilities, trails and natural areas. Park facilities include mini-parks, neighborhood, community and special use parks. The City's 2006 Parks Master Plan guides future planning for operation, maintenance and improvement of existing facilities, and also identifies additional, future park and recreation facility needs. The Parks Master Plan includes a set of goals and objectives for parks and recreation, a list of proposed park system improvements, estimated costs of parks projects and a proposed strategy for funding future improvements and operations. In addition, school facilities operated by the Reynolds School District and Mt. Hood Community College provide additional recreational facilities and opportunities for Troutdale residents, as do state and regional parks operated by the Oregon Department of Parks and Recreation and Metro. A copy of the Parks Master Plan and other current information about park and recreation facilities and services and programs can be found on the City's website.

7.2 Police

The City provides 24-hour police services using a combination of over 20 sworn officers and professional staff members, along with a group of dedicated volunteers who serve as reserve officers, office assistants and chaplain. The Police Department is comprised of the Patrol Services, Support Services, Investigations, School Resource Unit and Administration Divisions. The Department also assigns police officers to the East Metro Gang Enforcement Team (EMGET) and Tri-Met Transit Police, using independent funding from those programs. In addition, officers work a variety of specialty assignments designed to provide tactical, investigative and operational skills that benefit the City of Troutdale and inter-agency teams throughout the Metropolitan area. Additional information about police services and facilities can be found on the City's website.

7.3 Solid Waste and Recycling

The City's Solid Waste and Recycling Division provides coordination, education, and management services related to residential and commercial solid waste, collection, disposal and recycling.

The City of Troutdale administers a franchise agreement with a private waste hauling company for solid waste and recycling hauling services. Waste Management of Oregon is the current waste hauling contractor under franchise with the City of Troutdale. The Public Works Department manages the franchise agreement with the City's contracted waste hauling company. Regional solid waste and recycling efforts also are coordinated by the Metro regional government. Current information about local solid waste management and recycling services and programs is available on the City's website.

7.4 Other City Services

In addition to the facilities and services described above, the City of Troutdale provides general administration, land use planning and zoning, building plan review and inspections, engineering and record management services. These City functions currently operate out of multiple buildings, including separate facilities for planning and zoning, police, public works, city hall/courts and administration. Given the disparate nature of these locations and the recent closure of the former city hall and administration building due to structural problems, the City is considering development and construction of a new city hall or city services building. Future planning for such a facility will be the subject of a separate planning effort (outside the Public Facility Plan).

7.5 Fire and Emergency Response Services

Fire protection is provided by Gresham Fire and Emergency Services, under contract to the City of Troutdale. More information about current fire and emergency response services and facilities can be found on the City of Gresham's website.

7.6 Schools

The Reynolds School District, the Gresham-Barlow School District, and Mt. Hood Community College provide public education in Troutdale. Reynolds school facilities within Troutdale (as of 2012) include Sweetbriar and Troutdale elementary schools, Walt Morey Middle School and Reynolds High School. Mt. Hood Community College has three primary campuses, all outside of Troutdale. However, the main campus abuts the southern Troutdale boundary and it also provides programs and services at a number of off-campus sites, including at Gorge Winds Aviation and Reynolds High School within Troutdale. More information about these educational facilities and services can be found on the Reynolds School District and Mt. Hood Community College websites.

7.7 Libraries

Multnomah County provides library services to Troutdale residents, including through the Troutdale branch library which opened in 2010, as well as through a variety of online and

other mobile services. More information about these services can be found at the Troutdale library and the Multnomah County website.

7.8 Utilities

Portland General Electric Company (PGE) and Northwest Natural Gas Company provide energy services to local residents. Comcast and Frontier Communications provide local telephone and cable television service options. A variety of other internet, mobile phone network and other entities also provide additional telecommunications and information services to Troutdale residents.

8. Plan Implementation

The City of Troutdale's Public Facilities Plan is implemented through a combination of local plans, infrastructure design and operational standards, and development code provisions. Implementing plans include:

- Water Master Plan (2012)
- Water Management and Conservation Plan (2004)
- North Troutdale Storm Drainage Master Plan (2007)
- South Troutdale Storm Drainage Master Plan (2012)
- South Troutdale Road Storm Drainage Master Plan (2009)
- Transportation System Plan (2013)
- Sanitary Sewer Master Plan (2013).

Infrastructure design standards include:

- Troutdale Municipal Code, Title 13. Street Trees, Park and Recreation Areas
- Troutdale Development Code (various chapters)
- Public Works Construction Standards – Streets (Parts I and II), Water (Parts III and IV), Storm Sewer (Parts V and VI), and Sanitary Sewer (VII and VIII).

Financing is supported by:

- City of Troutdale System Development Charges Methodology Resolutions (Water, Sanitary Sewer, Transportation, Storm Water, Parks)
- City of Troutdale Municipal Code, Title 12. Public Works
    - Chapter 12.02 (System Development Charges)
    - Chapter 12.03 (Water System)
    - Chapter 12.04 (Sanitary Sewer System)
    - Chapter 12.05 (Streets and Sidewalks)
    - Chapter 12.06 (Storm Sewer System)
    - Chapter 12.07 (Pretreatment Program)
    - Chapter 12.08 (Public Improvements)

- Chapter 12.12 (Right-of-Way Management)

- Annual City budget authorization.

Intergovernmental coordination is implemented through the following arrangements:

- **Water Services.** The City of Troutdale is the sole provider of potable water services within the boundaries of the City. It has interties and emergency service agreements with the cities of Gresham, Fairview and Wood Village.
- **Sanitary Sewer Services.** The City of Troutdale is the sole provider of sanitary sewer services within the boundaries of the City.
- **Storm Drainage.** The City is the primary provider of storm drainage services within the City. Multnomah County and the Oregon Department of Transportation provide storm drainage facilities associated with their respective roadways, and in certain cases the City and County systems interconnect. The Sandy Drainage Improvement Company provides storm drainage and flood control facilities and services in the North Troutdale area in conjunction with the City's systems, as described in the Public Facilities Plan and the North Troutdale Storm Drainage Master Plan. The City coordinates storm drainage services with that District pursuant to those plans, as well as with the Oregon Department of Environmental Quality, the Oregon Department of Transportation, Multnomah County, neighboring jurisdictions, and City residents."

WATER					Project Schedule					
Item	Type	Project Title Description/ Location	Water Plan Listed Cost	Cost 2012 $s	Short-term (0-5 years)	Medium-term (6-10 yrs)	Long-term (10-20 yrs)	Priority	Year	Funding Source
1	WC	Pressure Zone 5 Fire Flow Improvements	285,000	$285,000	$285,000			High	2013-2015	
2	WC	7th Street – Kings Byway Water Main Upsizing	$370,000	$370,000		$370,000		High	2017-2018	User fees
3	WC	Serve South Urban Plan Area	412,000	$412,000	$412,000			High	2014-2016	Developer
4	WC	Serve Strebin Farm area	185,000	$185,000		$185,000		High	2017-2018	Developer
5	WC	Rehab Booster Pump Sta. #2	199,500	$199,500	$199,500			High	2014-2015	User fees
6	WC	Rogers Road Loop	205,000	$205,000		$205,000		High	2020-2021	Developer, SDC
7	WC	Beaver Creek Crossing	110,000	$110,000			$110,000	High	2022-2023	SDC
8	WC	Jackson Park Road Waterline	360,000	$360,000			$360,000	High	2024-2025	Developer
		Total Connectivity	**$2,126,500**	**$2,126,500**	**$896,500**	**$760,000**	**$470,000**			
9	WS	Comprehensive Well Assessment	55,000	$55,000	$55,000			Medium	2013-2014	User fees
10	WS	Recoat Interior of Steel Reservoir	775,000	$775,000			$775,000	Medium	2028-2030	User fees
11	WS	Well 2 Perform. Monitoring	5,000	$5,000	$5,000			Medium	2013	User fees
12	WS	New Well 9	1,975,000	$1,975,000	$438,900	$1,097,200	$438,900	Medium	2015-2023	SDC, SRF
13	WS	Well 3 Assessment/Rehab	100,000	$100,000	$100,000			Medium	2015-2016	User fees
14	WS	Well 6 Assessment/Rehab	125,000	$125,000	$125,000			Medium	2016-2017	User fees
15	WS	Well 7 Assessment/Rehab	100,000	$100,000			$100,000	Medium	2026-2027	User fees
16	WC	Reservoir 5 to Zone 1 Line	1,965,000	$1,965,000			$840,000	High	2024-2027	User fees
17	WS	Well 8 Assessment/Rehab	1,800,000	$1,800,000	$180,000	$900,000	$720,000	Medium	2016-2025	User fees
18	WS	Improving Water Quality	100,000	$100,000		$100,000		Medium	NA	User fees
		Total Supply	**$7,000,000**	**$7,000,000**	**$953,900**	**$2,047,200**	**$3,998,900**			
19	WIR	Reservoir Seismic Study	$75,000	$75,000	$75,000			Low	2012-2013	User fees
20	WIR	Reservoir 2 Seismic Improvements	$295,000	$295,000			$295,000	Low	2028-2030	User fees
21	WIR	Reservoirs 1, 3, 4 Seismic Improvements	$350,000	$350,000			$350,000	Low	2029-2032	User fees
		Total Resiliency	**$720,000**	**$720,000**	**$75,000**	**$0**	**$645,000**			
		Total Water	**$9,846,500**	**$9,846,500**	**$1,925,400**	**$2,807,200**	**$5,113,900**			

	SANITARY SEWER				Project Schedule					
Item	Type	Project Title Description/ Location	Sewer Plan Listed Cost	Cost 2013 $s	Short-term	Medium-term	Long-term	Priority	Year	Funding Source
1A	Pipe	Sewer pipe upgrades South Buxton Road	501,000	501,000	$125,250	$125,250	$250,500		NA	User Fees, SDC
1B	Pipe	Sewer pipe upgrades Lower Beaver Creek No. 1	414,000	414,000	$103,500	$103,500	$207,000		NA	User Fees, SDC
1C	Pipe	Sewer pipe upgrades Lower Beaver Creek No. 2	452,000	452,000	$113,000	$113,000	$226,000		NA	User Fees, SDC
1D	Pipe	Sewer pipe upgrades Lower Beaver Creek No. 3	450,000	450,000	$112,500	$112,500	$225,000		NA	User Fees, SDC
1E	Pipe	Sewer pipe upgrades Lower Beaver Creek No. 4	578,000	578,000	$144,500	$144,500	$289,000		NA	User Fees, SDC
1F	Pipe	Sewer pipe upgrades Lower Beaver Creek No. 5	411,000	411,000	$102,750	$102,750	$205,500		NA	User Fees, SDC
1G	Pipe	Sewer pipe upgrades Troutdale Road	1,112,000	1,112,000	$278,000	$278,000	$556,000		NA	User Fees, SDC
1H	Pipe	Sewer pipe upgrades Airport/Graham Road	646,000	646,000	$161,500	$161,500	$323,000		NA	User Fees, SDC
1I	Pipe	Sewer pipe upgrades PS 9 Trunk	253,000	253,000	$63,250	$63,250	$126,500		NA	User Fees, SDC
		Sewer Pipes Total		**4,817,000**	**$1,204,250**	**$1,204,250**	**$2,408,500**			
2A	PS/FM	Pump Station/Force Main Upgrades PS-1	2,695,000	2,695,000	$673,750	$673,750	$1,347,500		NA	User Fees, SDC
2B	PS	Pump Station Upgrades PS-2	369,000	369,000	369,000				NA	User Fees, SDC
2C	PS	Pump Station Upgrades PS-5	454,000	454,000	$113,500	$113,500	$227,000		NA	User Fees, SDC
2D	PS	Pump Station Upgrades PS-7	145,000	145,000	$36,250	$36,250	$72,500		NA	User Fees, SDC
2E	PS	Pump Station Upgrades PS-9	242,000	242,000	$60,500	$60,500	$121,000		NA	User Fees, SDC
		Pump Station and Force Mains Total		**3,905,000**	**3,905,000**	**$976,250**	**$976,250**			
3	Ext.	Reynolds Industrial Park sewer extension	3,133,000	3,133,000	$783,250	$783,250	$1,566,500		NA	SDC
				3,133,000	**$783,250**	**$783,250**	**$1,566,500**			
		Total Wastewater	**11,855,000**	**11,855,000**	**$2,963,750**	**$2,963,750**	**$5,927,500**			

	STORM DRAINAGE				Project Schedule					
Item	Type	Project Title Description/ Location	Drainage Plan Listed Cost	Cost 2012 $s	Short-term	Medium-term	Long-term	Priority	Year	Funding Source
NTSD1		Salmon Creek Weir Improvement	$150,000	$163,100	$163,100				2012-2015	SDC, user fee
NTSD2		Arata Creek Drain Line – Marine Dr to Salmon Creek	$202,000	$219,700	$219,700				2012-2015	SDC, user fee
NTSD3		South Arata Creek Culvert Improvement	$568,000	$617,700	$617,700				2012-2015	SDC, user fee
NTSD4		Columbia River Highway Bypass	$391,000	$425,200	$212,600	$212,600			2012-2017	SDC, user fee
NTSD5		Marine Drive Curve Bypass South of Airport	$532,000	$578,600	$578,600				2012-2016	SDC, user fee
NTSD6		NW Graham Road Storm Drainage	$550,000	$598,200	$598,200				2012-2016	SDC, user fee
NTSD7		NW Dunbar Avenue Storm Drainage	$303,000	$329,500	$329,500				2014-2016	SDC, user fee
				$2,932,000	**$2,719,400**	**$212,600**	**$0**			
STSD1	FC/WQ	Low Impact Development (LID) Pilot Project Subbasin SR080*	$50,000	$50,000		$50,000				SDC, user fee
STSD2	FC	Pipe Upsizing South Buxton Road	$130,100	$130,100	$130,100					SDC, user fee
STSD3	FC	Curb Installation Between SE 15th Street and SE 16th Court	$2,500	$2,500	$2,500					SDC, user fee
STSD4	FC	Pipe Upsizing SE 21st Street	$106,100	$106,100		$106,100				SDC, user fee
STSD5	FC	Pipe Upsizing NW 257th Avenue*	$522,700	$522,700			$522,700			SDC, user fee
STSD6	WQ	Sandee Palisades Detention Pond Retrofit Subbasin SR220	$153,800	$153,800		$153,800				SDC, user fee
STSD7	WQ	Strawberry Meadows Detention Pond Retrofit Subbasin BC210	$85,100	$85,100	$85,100					SDC, user fee
STSD8	WQ	Vegetated Infiltration Facility (Retention Pond) Weedin Park (Subbasin BC300)	$297,100	$297,100			$297,100			SDC, user fee
STSD9	WQ	Stuart Ridge Detention Pond Retrofit Subbasin BC590	$60,500	$60,500	$60,500					SDC, user fee
STSD10	WQ	Vegetated Infiltration Facility (Rain Garden) Sweetbriar Park (Subbasin BC920)	$145,400	$145,400		$145,400				SDC, user fee
STSD11	WQ	Stormwater Planters (Green Streets) SE Evans Street (Subbasins BC510 and BC520)	$373,700	$373,700			$373,700			SDC, user fee
STSD12	WQ	Stormwater Planters (Green Streets) SW 21st Avenue (Subbasin BC200)	$184,200	$184,200	$184,200					SDC, user fee
		Total South Troutdale Drainage		**$2,111,200**	**$462,400**	**$455,300**	**$1,193,500**			SDC, user fee
STRSD1		Alternative 1 - North of Cochrane Road	$308,545	$335,600		$167,800	$167,800		Unknown	Developer
STRSD1		Alternative 5 - South of Cochrane Road	$225,486	$245,200		$122,600	$122,600		Unknown	Developer
		Total South Troutdale Road Drainage	**$534,031**	**$580,800**	**$0**	**$290,400**	**$290,400**			
		Total Storm Drainage		**$5,624,000**	**$3,181,800**	**$958,300**	**$1,483,900**			

* These two projects represent two different alternatives to meeting the same need; only one project will be completed, reducing the overall cost of the combined CIP projects accordingly.

ATTACHMENT B

CITY OF TROUTDALE PUBLIC FACILITIES PLAN

Ordinance No. 543-O
Adopted April 10, 1990

Table of Contents and Section 1 Policies

ORDINANCE NO. 543-0

AN ORDINANCE ACCEPTING THE CITY'S PUBLIC FACILITIES PLAN AND AUTHORIZING ITS TRANSMITTAL TO THE STATE OF OREGON FOR REVIEW AND APPROVAL.

WHEREAS, cities in the State of Oregon are required, as part of their Periodic Review Process, to prepare "Public Facilities Plans" in accordance with State House Bill #2295 (1983) and OAR 6660-11-00 (October 1984); and

WHEREAS, the purpose of a Public Facilities Plan is to ensure that the requirements of the Oregon Department of Land and Conservation Division (DLCD) Goal 11 (water, storm, sanitary sewer and transportation facilities) are adequately addressed and implemented in urban areas; and

WHEREAS, the Troutdale Citizens Advisory Committee held public meetings and discussed the Public Facilities Draft Plan and recommended its approval to the Planning Commission; and

WHEREAS, the Troutdale Planning Commission held a public hearing on February 21, 1990, and recommended its adoption to the Troutdale City Council;

WHEREAS, the Troutdale City Council held a public hearing on March 13th, 1989; and

WHEREAS, it is in the best interest of the City of Troutdale to adopt the Draft Plan and forward it to the State of Oregon for review and concurrence accordingly.

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

1. The Public Facilities Plan be transmitted to the State of Oregon as required by statute for review and approval.

2. Staff continue to update this plan with historical, inventory and factual data.

3. Staff be allowed to modify the plan element sections with full hearing and concurrence of the Troutdale Planning Commission and City Council.

PASSED BY THE COMMON COUNCIL OF THE CITY OF TROUTDALE THIS 10TH DAY OF APRIL, 1990.

YEAS 6

NAYS 0

ABSTAINED 0

Sam K Cox
Sam K. Cox, Mayor

Date Signed: April 11, 1990

ATTEST:

Valerie J. Raglione
Valerie J. Raglione
City Recorder

PW85:3

CITY OF TROUTDALE

DRAFT

PUBLIC FACILITIES PLAN

PROJECT STAFF

GREG WILDER, DIRECTOR OF PUBLIC WORKS
GERARDO ORTEGA, ENGINEERING TECHNICIAN
MARION BERG, DEPARTMENT SECRETARY

FEBRUARY 13, 1990

CITY COUNCIL 1990

SAM K. COX, MAYOR

MARJORIE SCHMUNK
PAUL THALHOFER
RON BURGIN

GENE BUI
SHARLYN JACOBS
HARRY FOWLER

PLANNING COMMISSION

WALTER POSTLEWAIT, PRESIDENT
BRUCE THOMPSON, VICE PRESIDENT

DON LABARRE
GARY STONEWALL
DALTON WILLIAMS

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CHUCK WOLSBORN
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CITIZEN ADVISORY COMMITTEE

ERIK SOMIRS
GINA WHITE
SANDY EMRICK
ROBERT SCHMORL

GENA WILLIAMS
KRISTI DE SYLVIA
KAREN BERGER-KIMBER

ADMINISTRATIVE STAFF

PAMELIA L. CHRISTIAN, CITY ADMINISTRATOR
JIM JENNINGS, CITY ATTORNEY
GREG WILDER, PUBLIC WORKS DIRECTOR

COMMUNITY DEVELOPMENT STAFF

SCOTT CLINE, COMMUNITY DEVELOPMENT DIRECTOR
SUZANNE BARKER, DEVELOPMENT TECHNICIAN
KATHY CROWDER, CLERK

BRENT COLLIER, CHIEF OF POLICE

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SECTION 1

P O L I C I E S

PUBLIC FACILITIES PLAN

1.000 POLICY(S)

.100 GENERAL

.110 FINDINGS SUMMARY

The City of Troutdale experienced rapid growth in the mid through late 1970's. See chart "Population Analysis & Projections." Since that time, growth has been moderate averaging some 30 to 40 dwelling units a year. However, recent commercial and industrial activity has created demands for new facilities.

The City's pro-active posture towards development and expansion has required the construction and installation of the facilities and infrastructure necessary to provide service to all those properties west of the Sandy River within our jurisdictional boundaries. Recent annexation activity has resulted in an expanded land base not yet provided adequate services. Current development pressures on this recently annexed property call for a planned and systematic extension of service(s).

The City's existing infrastructure is relatively new and very little short term consideration is needed for replacement projects. The City has, however, replaced some of its existing facilities that were technically substandard. Additional wastewater treatment plant capacity and associated facilities will be required prior to 1994.

The ability of the City to provide adequate levels of water, sewer, drainage and transportation services to the community is a tool that encourages development. Inadequate services and planning serve the opposite. Troutdale, via its pro-active policies for development and expansion, provides a superior level of service in all its public facilities. Current wastewater treatment and drainage planning efforts will insure this posture both in the short and long term growth of the City.

.120 POLICY STATEMENT

It is the policy of the City of Troutdale to provide advance construction of major public facilities including water, sewerage services, surface water drainage, and access. It is also the City's policy that the cost of providing these services shall be provided in the most cost effective manner and equitably distributed through the recipients of such services via system development charges, direct construction requirements of local benefit, easement and rights-of-way dedication, etc.

.130 IMPLEMENTATION STRATEGIES

.131 The City will be the primary planner and provider of facilities and services to the general population, homes, developments and businesses as follows:

A. Water supply, storage and distribution.

B. Sanitary sewer collection.

C. Transportation (roads, mass transit, bicycle paths).[1]

D. Drainage (both point and non-point sources of surface and ground water).[2]

.132 The City will monitor, coordinate and regulate, where appropriate, the following as they affect the residents, homes, developments and businesses in the community:

A. Utilities (electrical, telephone, natural gas, cable television, etc.).

B. Transportation facilities (mass transit, rail and air).[3]

C. Solid waste collection.

D. Other necessary public facilities located within the City.

.133 The City's Development Standards document will require that adequate facilities exist or can be provided as part of any development proposal prior

to issuing development permits. The "phased" issuance of permits pending the proposed construction or extension of facilities will be allowed. No final certificate of occupancy, however, will be issued until all required facilities and services have been constructed and placed in service.

.134 A development may be required to extend, modify, improve or otherwise construct additional facilities necessary to serve their needs. The City will actively work with an approved development proposal to expedite the construction of these facilities and will, as long as existing bonding capacity allows, work with potential developers and developments for funding mechanisms such as local improvement districts, capital monies set aside through the collection of system development charges, revenue bonds, general obligation bonds, etc.

Footnotes

1) For local facilities and in cooperation and coordination with the State, Metro and County for regional facilities.

2) For local facilities and in cooperation and coordination with other affected jurisdiction, and the Sandy Drainage District.

3) For local facilities and in cooperation and coordination with Metro, the Port of Portland and heavy rail service providers.

.140 CAPITAL IMPROVEMENT PROGRAM

A. PURPOSE

The City shall develop, maintain, review and adhere to a Capital Improvement Program designed to:

- Protect the Health, Safety, and Welfare of its citizens, business owners, and properties.
- Further the policies of its Comprehensive Development Plan.
- Support the established levels of service and improve the service levels as is economically viable.

- Provide methods and procedures for the equitable distribution of costs in accordance with the benefits received.

B. CONTENTS

The City's Capital Improvement Plan shall include the following major elements:

- A Facilities Plan containing the master plan(s) for: water supply, storage and distribution; drainage systems and facilities; wastewater collection, treatment and sludge disposal; transportation facilities including road systems, mass transit, bike paths, hiking trails, etc.; park and greenway facilities; all other capital systems or facilities the City anticipates it will need by the year 2005. This plan shall also prescribe the timing of the construction for those elements set forth for the duration of the planning period.

- The Capital Investment Program shall describe the methods and procedures used to implement the Facilities Plan. These methods shall include any regulatory issues and requirements, organizational and financial techniques, etc. The Plan shall also include methods and procedures for a Periodic Review and update of the Plan and any of its components.

C. EXCEPTIONS

Public Facilities and Capital Investment plans and programs are designed to serve the will of the people, the policies of the Council and to encourage input and participation. There are, however, day to day exceptions and modifications required for the successful staff level administration of these plans and programs, and these exceptions will be allowed generally as follows:

- Administrative changes or modifications to a project which are minor in nature and do not significantly impact the integrity of the project or its general description, location, sizing, capacity or other general characteristics established.

- Technical or environmental modifications brought about by federal, state, county or city regulatory changes that have a direct impact on any proposed project.

D. REVIEW AND ACCEPTANCE

The City Administrator or designated officer shall review designs, approve plans, inspect construction and recommend the acceptance of public improvements to the City Council. The City Administrator may establish administrative guidelines, policies and procedures to protect the health, welfare and safety of its employees and citizens.

ATTACHMENT C

PLANNING COMMISSION
FINDINGS of FACT AND RECOMMENDATION
March 19, 2014

Periodic Review Legislative Amendments to the Troutdale Comprehensive Land Use Plan, Goal 11 Public Facilities and Services

Proposed Public Facilities Plan

The Troutdale Planning Commission held public hearings on May 29, 2013 and March 19, 2014 to take public testimony and to make a recommendation to the City Council concerning adoption of a proposed Public Facilities Plan as an implementing element of the Troutdale Comprehensive Land Use Plan and to satisfy requirements of the City's periodic review work program. At its March 19, 2014 meeting, a motion was made and seconded that the Planning Commission reopen its hearing in this matter to reconsider its Findings Of Fact and Recommendation to the Council based upon new information considered at a special meeting on October 16, 2013 in which they discussed the Sanitary Sewer Master Plan. The Planning Commission recommended approval of the Sanitary Sewer Master Plan to the City Council with removal of the Jackson Park Road Project and the East Historic Columbia River Highway Plan Project to be consistent with removal of those projects from the PFP. Having provided the opportunity for the public to express their views on the proposal, the Planning Commission now makes and enters the following findings of fact together with its recommendation to the Council for action.

FINDINGS OF FACT

1. The City has been in periodic review since the initial notification from the Oregon Department of Land Conservation and Development (DLCD) on May 20, 2008. The tasks that the City must complete as part of periodic review are governed by its approved periodic review work program. DLCD approved the City's work program on April 15, 2010.

2. The City's approved work program includes tasks related to statewide planning Goal 11, Public Facilities and Services. Specifically identified as Task 3 of the work program, the City is required to prepare and adopt a Public Facilities Plan in accordance with Statewide Land Use Planning Goal 11 and Oregon Administrative Rule 660-011- 0010-45.

3. The City hired a consultant to prepare the Public Facilities Plan which is primarily based on the City's most recently updated and adopted Master Plans for Water and Stormwater, ~~as well as the~~ and the Sanitary Sewer Master Plan. ~~that is still in the process of being~~

~~updated. Where available, more up-to-date information about the status and cost of needed future facilities has been used.~~

4. The Citizens Advisory Committee reviewed and discussed the major elements of this Plan in October 2012 and February 2013. The CAC supported the Plan and has referred it to the Planning Commission for approval.

5. Adoption of a Public Facilities Plan is a required task of the City's periodic review work program. The last Public Facilities Plan (Ordinance No. 543-O) was adopted April 10, 1990, during the last periodic review. The document has been prepared in accordance with Statewide Land Use Planning Goal 11 and its related administrative rule; therefore, it logically and necessarily complies with this State Planning Goal.

6. ~~Public~~The public need is satisfied by adoption of this Plan because it provides a composite of the various master plans and related documents pertaining to the City's water, sanitary sewer and stormwater systems. This plan supplements the more detailed facility plans that will guide the City's actions to accommodate expected growth for the next twenty years.

7. Adoption of this Plan provides further guidance for the City to accommodate future growth and will not adversely affect the health, safety and welfare of the community. The Plan addresses current conditions and future needs in order to foster positive benefits for the community.

8. Notice of the public hearing has been provided in accordance with applicable law.

9. At its May 29, 2013 hearing t~~T~~he Planning Commission had~~s~~ substantial concerns regarding the population forecast model input and subsequent results.

10. At its May 29, 2013 hearing, t~~T~~he Planning Commission requested that ~~has concerns over the inclusion of~~ sanitary sewer line extensions 3 and 4 as listed on page 26 of the May 20, 2013 draft of the PFP be excluded from the project list.

11. The Planning Commission closed the May 29, 2013 hearing in the matter and a motion to recommend the Public Facilities Plan with amendments was made. The first motion failed with a tie of 3 yes and 3 no. The motion was reconsidered and the vote was 4 yes and 2 no. At its March 19, 2014 meeting, a motion was made and seconded that the Planning Commission reopen its hearing in this matter to reconsider its Findings Of Fact and Recommendation to the Council based upon new information considered at a special meeting on October 16, 2013 in which they considered the Sanitary Sewer Master Plan. The Planning Commission recommended approval of the Sanitary Sewer Master Plan with removal of the Jackson Park Road Project and the East Historic Columbia River Highway

Plan Project to be consistent with its request that those projects be removed from the PFP. The amendments requested to the PFP at its May 29, 2013 hearing included the following:

a. At the Planning Commission's motion of May 29, 2013 hearing to amend the findings to move an amended paragraph from page 13 of the draft PFP into the Purpose Statement as the second-to-last paragraph on page 1 was made and seconded. The motion passed 5 to 1. The amended paragraph is to read:

It should be noted that there is no obligation on the part of the City to build the projects as described in the PFP or to meet the timeframe listed for the projects. The project list may be included as part of the Comprehensive Plan to show anticipated infrastructure needs based on known regulatory requirements and current assumptions about growth and the direction of future development. The list is intended only to provide a general indications of the facilities needed to support future growth. If growth trends change, or if new regulations re imposed on the City, or if technologies emerge that satisfy needs using different methods than those assumed in master plans, the City may revise its public facilities investment strategy without amending the Comprehensive Plan or PFP.

The Planning Commission finds that the PFP document has been amended to match the motion.

b. At the Planning Commission hearing of May 29, 2013, a motion to amend item 7.6 Schools was made and seconded and passed 5 to 1. The amendment changes the text to read: *The Reynolds School District, the Gresham-Barlow School District, and Mt. Hood Community College....*

The Planning Commission finds that the PFP document has been amended to match the motion.

12. The Planning Commission recognizes and affirms that the contents of the PFP are primarily derived from the City's Master Plans for Water, Sanitary Sewer and Stormwater already adopted by the City Council.

13. The Planning Commission further acknowledges that there may be need to modify the Plan to correct spelling errors, for improved consistency throughout the document, and for clarity of meaning. Consequently, the document that is forwarded to the City Council may include a number of nonsubstantive changes that the Planning Commission has not reviewed but directs to staff. The Plan that ultimately goes to the City Council for adoption, shall be in substantial form with the one approved by the Planning Commission.

RECOMMENDATION~~ AND FINAL ORDER~~

In view of the above findings of fact, the Planning Commission recommends that the Troutdale City Council adopt the proposed Public Facilities Plan dated February 5, 2014 that reflects the revision requested by the Planning Commission on May 29, 2013 and reaffirmed on March 19, 2014, as an implementing element of the Comprehensive Land Use Plan ~~and to satisfy~~in partial fulfillment of Periodic Review Task 3 ~~of the City's periodic review work program.~~

~~The Planning Commission recognizes and affirms that the contents of the PFP are primarily derived from the City's Master Plans for Water, Sanitary Sewer and Stormwater. Of these various master plans, the sanitary sewer plan is still in the process of being updated. Consequently, sections of the PFP related to the sanitary sewer system, particularly those in Chapter 6 -Financing, are incomplete and subject to change as the Sanitary Sewer Master Plan nears completion.~~

~~The Planning Commission further acknowledges that there may be need to modify the Plan to correct spelling errors, for improved consistency throughout the document, and for clarity of meaning. Consequently, the document that is forwarded to the City Council may include a number of nonsubstantive changes from what the Planning Commission has reviewed. The Plan that ultimately goes to the City Council for adoption, shall be in substantial form with the one approved by the Planning Commission.~~

_____

Tanney Staffenson, Chair
Troutdale Planning Commission

_____

Date

ATTACHMENT D

PLANNING COMMISSION
FINDINGS of FACT AND RECOMMENDATION
March 19, 2014

Periodic Review Legislative Amendments to the Troutdale Comprehensive Land Use Plan, Goal 11 Public Facilities and Services

Proposed Public Facilities Plan

The Troutdale Planning Commission held public hearings on May 29, 2013 and March 19, 2014 to take public testimony and to make a recommendation to the City Council concerning adoption of a proposed Public Facilities Plan as an implementing element of the Troutdale Comprehensive Land Use Plan and to satisfy requirements of the City's periodic review work program. At its March 19, 2014 meeting, a motion was made and seconded that the Planning Commission reopen its hearing in this matter to reconsider its Findings Of Fact and Recommendation to the Council based upon new information considered at a special meeting on October 16, 2013 in which they discussed the Sanitary Sewer Master Plan. The Planning Commission recommended approval of the Sanitary Sewer Master Plan to the City Council with removal of the Jackson Park Road Project and the East Historic Columbia River Highway Plan Project to be consistent with removal of those projects from the PFP. Having provided the opportunity for the public to express their views on the proposal, the Planning Commission now makes and enters the following findings of fact together with its recommendation to the Council for action.

FINDINGS OF FACT

1. The City has been in periodic review since the initial notification from the Oregon Department of Land Conservation and Development (DLCD) on May 20, 2008. The tasks that the City must complete as part of periodic review are governed by its approved periodic review work program. DLCD approved the City's work program on April 15, 2010.

2. The City's approved work program includes tasks related to statewide planning Goal 11, Public Facilities and Services. Specifically identified as Task 3 of the work program, the City is required to prepare and adopt a Public Facilities Plan in accordance with Statewide Land Use Planning Goal 11 and Oregon Administrative Rule 660-011- 0010-45.

3. The City hired a consultant to prepare the Public Facilities Plan which is primarily based on the City's most recently updated and adopted Master Plans for Water and Stormwater, and the Sanitary Sewer Master Plan. Where available, more up-to-date information about the status and cost of needed future facilities has been used.

4. The Citizens Advisory Committee reviewed and discussed the major elements of this Plan in October 2012 and February 2013. The CAC supported the Plan and has referred it to the Planning Commission for approval.

5. Adoption of a Public Facilities Plan is a required task of the City's periodic review work program. The last Public Facilities Plan (Ordinance No. 543-O) was adopted April 10, 1990, during the last periodic review. The document has been prepared in accordance with Statewide Land Use Planning Goal 11 and its related administrative rule; therefore, it logically and necessarily complies with this State Planning Goal.

6. The public need is satisfied by adoption of this Plan because it provides a composite of the various master plans and related documents pertaining to the City's water, sanitary sewer and stormwater systems. This plan supplements the more detailed facility plans that will guide the City's actions to accommodate expected growth for the next twenty years.

7. Adoption of this Plan provides further guidance for the City to accommodate future growth and will not adversely affect the health, safety and welfare of the community. The Plan addresses current conditions and future needs in order to foster positive benefits for the community.

8. Notice of the public hearing has been provided in accordance with applicable law.

9. At its May 29, 2013 hearing the Planning Commission had substantial concerns regarding the population forecast model input and subsequent results.

10. At its May 29, 2013 hearing, the Planning Commission requested that sanitary sewer line extensions 3 and 4 as listed on page 26 of the May 20, 2013 draft of the PFP be excluded from the project list.

11. The Planning Commission closed the May 29, 2013 hearing in the matter and a motion to recommend the Public Facilities Plan with amendments was made. The first motion failed with a tie of 3 yes and 3 no. The motion was reconsidered and the vote was 4 yes and 2 no. At its March 19, 2014 meeting, a motion was made and seconded that the Planning Commission reopen its hearing in this matter to reconsider its Findings Of Fact and Recommendation to the Council based upon new information considered at a special meeting on October 16, 2013 in which they considered the Sanitary Sewer Master Plan. The Planning Commission recommended approval of the Sanitary Sewer Master Plan with removal of the Jackson Park Road Project and the East Historic Columbia River Highway Plan Project to be consistent with its request that those projects be removed from the PFP. The amendments requested to the PFP at its May 29, 2013 hearing included the following:

a. At the Planning Commission's motion of May 29, 2013 hearing to amend the findings to move an amended paragraph from page 13 of the draft PFP into the Purpose Statement as the second-to-last paragraph on page 1 was made and seconded. The motion passed 5 to 1. The amended paragraph is to read:

It should be noted that there is no obligation on the part of the City to build the projects as described in the PFP or to meet the timeframe listed for the projects. The project list may be included as part of the Comprehensive Plan to show anticipated infrastructure needs based on known regulatory requirements and current assumptions about growth and the direction of future development. The list is intended only to provide a general indications of the facilities needed to support future growth. If growth trends change, or if new regulations re imposed on the City, or if technologies emerge that satisfy needs using different methods than those assumed in master plans, the City may revise its public facilities investment strategy without amending the Comprehensive Plan or PFP.

The Planning Commission finds that the PFP document has been amended to match the motion.

b. At the Planning Commission hearing of May 29, 2013, a motion to amend item 7.6 Schools was made and seconded and passed 5 to 1. The amendment changes the text to read: *The Reynolds School District, the Gresham-Barlow School District, and Mt. Hood Community College....*

The Planning Commission finds that the PFP document has been amended to match the motion.

12. The Planning Commission recognizes and affirms that the contents of the PFP are primarily derived from the City's Master Plans for Water, Sanitary Sewer and Stormwater already adopted by the City Council.

13. The Planning Commission further acknowledges that there may be need to modify the Plan to correct spelling errors, for improved consistency throughout the document, and for clarity of meaning. Consequently, the document that is forwarded to the City Council may include a number of nonsubstantive changes that the Planning Commission has not reviewed but directs to staff. The Plan that ultimately goes to the City Council for adoption, shall be in substantial form with the one approved by the Planning Commission.

RECOMMENDATION

In view of the above findings of fact, the Planning Commission recommends that the Troutdale City Council adopt the proposed Public Facilities Plan dated February 5, 2014 (Exhibit A) that reflects the revision requested by the Planning Commission on May 29, 2013 and reaffirmed on March 19, 2014, as an implementing element of the Comprehensive Land Use Plan in partial fulfillment of Periodic Review Task 3.

_____

Tanney Staffenson, Chair
Troutdale Planning Commission

_____

Date

EXHIBIT A

EXHIBIT A SHALL BE THE DRAFT PUBLIC FACILITIES PLAN
DATED FEBRUARY 5, 2014

AGENDA ITEM #7

CITY OF TROUTDALE
PLANNING COMMISSION STAFF REPORT

Periodic Review Amendment to the Troutdale Comprehensive Land Use Plan, Goal 11 Public Facilities and Services

TYPE HEARING:	IV Legislative Hearing
FILE NUMBER:	08-071C
HEARING DATE:	March 19, 2014
STAFF CONTACT:	Craig Ward, Acting Community Development Director
APPLICANT:	City of Troutdale
PROJECT NAME:	Amend Troutdale Comprehensive Land Use Plan, Goal 11 Public Facilities and Services, as part of Periodic Review Task 3
SUMMARY:	Adopt amendment to the Troutdale Comprehensive Land Use Plan Goal 11 Public Faculties and Services relating to Statewide Land Use Goal 11 (Public Facilities and Services) in conjunction with adopting a Public Facilities Plan as part of Task 3 of the City's Periodic Review Work Program
RELEVANT CRITERIA:	Troutdale Development Code 15.050A Planning Commission Recommendation / Approval Criteria for Text Amendments.

ATTACHMENTS:

A. Existing text of Troutdale Comprehensive Land Use Plan Goal 11 Public Facilities and Services, adopted by Ordinance No. 558-O, September 27, 1990.

B. Proposed Text Amendment for Comprehensive Land Use Plan Goal 11 Public Facilities and Services with revisions requested at the May 29, 2013 hearing.

C. Draft Findings of Fact and Recommendation to adopt the text amendment for Comprehensive Land Use Plan Goal 11 Public Facilities and Services.

BACKGROUND

The City has been in periodic review since the initial notification from the Oregon Department of Land Conservation and Development (DLCD) on May 20, 2008. The tasks that the City must complete as part of periodic review are governed by its approved periodic review work program. DLCD approved the City's work program on April 15, 2010. The approved work program includes tasks related to Statewide Planning Goal 11, Public Facilities and Services. Specifically identified as Task 3 of the work program, the City is required to prepare and adopt a Public Facilities Plan (PFP) in accordance with Statewide Land Use Planning Goal 11 and Oregon Administrative Rule 660-011- 0010-45.

On May 29, 2013, the Planning Commission held a public hearing in the matter of adopting a new Public Facilities Plan and the subject proposed text amendment to Goal 11 of Troutdale's Comprehensive Land Use Plan. The PC approved the language of the PFP on May 29, with revisions, but directed that the hearing on the text amendment to Goal 11 be continued.

As previously explained, the PFP will be the City's primary policy document for addressing statewide planning Goal 11, and the text of Goal 11 of the Comprehensive Plan need only provide basic information about water, sanitary sewer and storm drainage facility needs.

As property develops in Troutdale, the Goals and Policies of Goal 11 and the Public Facility Plan instruct staff and developers as to what is expected of developers and what is expected of the City. There are no Troutdale Development Code text amendments associated with the Goal 11 text amendment nor the PFP as there were for the new Transportation System Plan and Goal 12 Transportation amendments.

EXPLANATION of PROPOSED AMENDMENT

State law requires a Comprehensive Plan to include an element on public facilities and services. Pursuant to OAR 660-011-0045 (Adoption and Amendment Procedures for Public Facility Plans), a public facilities element must include:

- List of needed facility projects (descriptions are not required)
- Maps showing the location of proposed facility projects
- Policies or an urban growth management agreement designating the provider of each public facility system.

The proposed amendment to Goal 11 of the Comprehensive Plan (Attachment B) substitutes all current text with the information items listed above. Needed sanitary sewer, water and storm drainage system projects, taken directly from the PFP, are presented both as a table and in maps. Information related to coordination between the City of Troutdale and other water, sewer and storm drainage providers in the area is provided. The amended text references the City's adopted PFP for more detailed information about existing and future public facility needs.

- Staff understood that the Planning Commission wanted to see the existing Goal 11 text: it is provided as Attachment A to this report. The existing text does not have goals and policies typical of other Goals in the Comprehensive Land Use Plan. The current Goal 11 text was adopted under the last Periodic Review September 27, 1990 / Ordinance No. 558-O.

- The PC asked specifically if the project list that would be in the PFP also needed to be in the Goal 11 text. According to the consultant, this information is required in the Goal 11 text under the state requirements.

The Planning Commission convened a special meeting on October 16, 2013, to consider how the Sanitary Sewer Master Plan, the PFP, and Goal 11 coordinated. The Sanitary Sewer Master Plan was subsequently amended and adopted by the Council.

RELEVANT CRITERIA:

Section 15.050A Planning Commission Recommendation / Approval Criteria of the Troutdale Development Code establishes the following approval criteria for evaluating comprehensive plan amendments.

1. *For Comprehensive Plan text amendments, compliance with the Statewide Land Use goals and related Administrative Rules.*

   This text amendment goes hand in hand with adoption of a PFP, which is a required task of the City's periodic review work program. That Plan was prepared in accordance with Statewide Land Use Planning Goal 11 and its related administrative rule. This text amendment is necessary in order for Goal 11 of the Comprehensive Plan to complement and support the PFP. Therefore, it logically and necessarily satisfies this approval criterion.

2. *Public need is best satisfied by this particular change.*

   The public need addressed by this amendment avoids overlap or redundancies between the Comprehensive Plan and the PFP. Because the latter document serves as an element

of the Comprehensive Plan and provides detailed information drawn from the master plans for city water, sanitary sewer and storm sewer services, Goal 11 to the Comp Plan needs to only provide basic information about these facilities. This text change also satisfies public need by clarifying the relationship of the two documents.

There was no public comment at the hearing of May 29, 2013 nor were written comments submitted.

3. *The change will not adversely affect the health, safety and welfare of the community.*

Adoption of this text change to Goal 11 of the Comprehensive Plan supports other required work under periodic review Task 3, that promotes and positively affects the health, safety and welfare of the community.

4. *In the case of Development Code amendments, the particular change does not conflict with applicable comprehensive plan goals or policies.*

The proposed amendment pertains only to the Comprehensive Plan and not to the Troutdale Development Code; therefore, this criterion does not apply.

RECOMMENDATION:

The proposed amendment is an integral part of satisfying the required task of the City's periodic review work program relating to Statewide Planning Goal 11 and Goal 11 of the Troutdale Comprehensive Land Use Plan. The amendment satisfies the approval criteria and complements and supports the City's adoption of a PFP as required by Statewide Land Use Planning Goal 11 and Oregon Administrative Rule 660-011- 0010-45.

Staff recommends that the Planning Commission forward the amendment to Troutdale Comprehensive Land Use Plan Goal 11 text to the City Council with a recommendation for adoption. Draft Findings of Fact and Recommendation have been prepared for the Planning Commission's consideration (Attachment C).

GOAL 11 PUBLIC FACILITIES AND SERVICES CURRENT TEXT AS ADOPTED SEPTEMBER 27, 1990 / ORDINANCE NO. 558-O

GOAL 11 - PUBLIC FACILITIES AND SERVICES

The City of Troutdale has prepared a Public Facilities Plan (PFP) which contains policy, inventory, and planning sections. This document should be referenced for specific information about the sewer, water, storm sewer, and street systems.

The City provides many public facilities and services which are necessary to accommodate new growth. The location and timing of these services determines when and where development can occur. Troutdale has prepared plans for the essential facilities such as water, sewer, and streets in order to manage growth in an orderly and systematic manner. The City has adopted a PFP that is reviewed and updated annually. The PFP serves as the principal tool to guide the phasing of all public facility improvements.

Since 1976, most neighborhood improvements have been constructed in conjunction with new residential developments. Major capital improvements such as water reservoirs, wells, sewer trunk lines, and sewage treatment plant expansion have been financed generally through the formation of local improvement districts (LIDS) or FmHA loans. The City has also enacted various system development charges (SDC) for sewer, water, and streets that require new development to contribute a fair share for services expended in anticipation of growth. Federal funding such as the Community Development Block Grant (CDBG) Program has provided another source of project funding. The City's recent major public works projects have been largely financed by CDBG funds, matched by local resources.

SEWER AND WATER

Existing and proposed improvements to the City's water system have resulted in adequate capacity to serve anticipated growth. The present wastewater treatment plant capacity has been expanded to 1.6 million gallons per day and present usage is running at approximately 60-70% capacity. The local street network has been vastly improved with the widening of Stark Street and the extension of 257th Avenue. Developers of new developments will be required to construct local streets which will include the installation of storm sewers to help complete the City's system.

POLICE

The City provides 24-hour police services.

FIRE

Fire protection is provided by Gresham Fire Department, under contract.

SCHOOLS

The Reynolds School District and Mt. Hood Community College provide public education in Troutdale.

OTHER SERVICES

The City of Troutdale provides general administration, land use planning and zoning, building plan review and inspections, engineering, record management, and maintenance of City parks, streets, and water and sewer facilities.

Portland General Electric Company (PGE) and Northwest Natural Gas Company provide energy services to local residents. General Telephone Company (GTE) and Paragon Cable provide telecommunication services.

ATTACHMENT B
Agenda Item #7

PROPOSED TEXT AMENDMENT to the TROUTDALE COMPREHENSIVE LAND USE PLAN

AMENDING GOAL 11 PUBLIC FACILITIES AND SERVICES PERIODIC REVIEW TASK 3

CITY OF TROUTDALE

Proposed Amendment to the Troutdale Comprehensive Land Use Plan

Amending:

Troutdale Comprehensive Plan Goal 11
Public Facilities and Services

Relating to:

Task 3 of the City's Periodic Review Work Program

This project is funded by Oregon general fund dollars through the Department of Land Conservation and Development. The contents of this document do not necessarily reflect the views or policies of the State of Oregon.

Explanation of Amendment. The text of current Goal 11 of the Troutdale Comprehensive Land Use Plan is being eliminated in its entirety and replaced with the following text and maps.

GOAL 11 – PUBLIC FACILITIES AND SERVICES

Public Facilities Plan

The Comprehensive Plan provides basic information about water, sanitary sewer and storm drainage facility needs over the next twenty years, including a list of needed projects, maps showing the locations of those projects and policy language regarding coordination with other providers of these services in Troutdale. More detailed information about existing and future public facility needs is found in the City's Public Facilities Plan adopted by the City as an implementing element of this Comprehensive Plan.

Needed Facility Projects

Per Oregon Administrative Rule requirements, the following public facility project list is incorporated in this Comprehensive Plan, consistent with the City's adopted Public Facilities Plan (PFP) and individual infrastructure Master Plans for water, sanitary sewer and stormwater drainage facilities. However, inclusion of this list in the Comprehensive Plan does not result in an obligation on the part of the City to build the projects listed below as described in the PFP or to meet the timeframe listed for the projects in the PFP. The project list is based on known regulatory requirements and current or previous assumptions about growth and the direction of future development. The list is intended only to provide a general indication of the facilities needed to support future growth. If growth trends change, or if new regulations are imposed on the City, or if technologies emerge that satisfy needs using different methods than those assumed in master plans, the City may revise its public facilities investment strategy without amending the Comprehensive Plan or PFP

Sanitary Sewer System

Sewer Pipe Upgrades
Sewer pipe upgrades South Buxton Road
Sewer pipe upgrades Lower Beaver Creek No. 1
Sewer pipe upgrades Lower Beaver Creek No. 2
Sewer pipe upgrades Lower Beaver Creek No. 3
Sewer pipe upgrades Lower Beaver Creek No. 4
Sewer pipe upgrades Lower Beaver Creek No. 5

Sewer pipe upgrades Troutdale Road
Sewer pipe upgrades Airport/Graham Road
Sewer pipe upgrades PS 9 Trunk
Pump Station and Force Main Improvements
Pump Station/Force Main Upgrades PS-1
Pump Station Upgrades PS-2
Pump Station Upgrades PS-5
Pump Station Upgrades PS-7
Pump Station Upgrades PS-9
Sewer System Extensions
Reynolds Industrial Park sewer extension

Water System

Connectivity Projects
Pressure Zone 5 Fire Flow Improvements
Serve South Urban Plan Area
Serve Strebin Farm area
Rehab Booster Pump Sta. #2
Rogers Road Loop
Beaver Creek Crossing
Jackson Park Road Waterline
Reservoir 5 to Zone 1 Line
Supply Projects
Comprehensive Well Assessment
Well 2 Perform. Monitoring
New Well 9
Well 8 Assessment/Rehab
Well 3 Assessment/Rehab
Well 6 Assessment/Rehab
Well 7 Assessment/Rehab
Improving Water Quality
Recoat Interior of Steel Reservoir

Resiliency Projects
Reservoir Seismic Study
New Above Ground Storage Reservoir
Reservoir 2 Seismic Improvements
Reservoirs 1, 3, 4 Seismic Improvements

Storm Drainage System

North Troutdale Drainage Projects
Salmon Creek Weir Improvement
Arata Creek Drain Line – Marine Dr to Salmon Creek
South Arata Creek Culvert Improvement
Columbia River Highway Bypass
Marine Drive Curve Bypass South of Airport
NW Graham Road Storm Drainage
NW Dunbar Avenue Storm Drainage
South Troutdale Drainage Projects
Low Impact Development (LID) Pilot Project Subbasin SR080*
Pipe Upsizing South Buxton Road
Curb Installation Between SE 15th Street and SE 16th Court
Pipe Upsizing SE 21st Street
Pipe Upsizing NW 257th Avenue*
Sandee Palisades Detention Pond Retrofit Subbasin SR220
Strawberry Meadows Detention Pond Retrofit Subbasin BC210
Vegetated Infiltration Facility (Retention Pond) Weedin Park (Subbasin BC300)
Stuart Ridge Detention Pond Retrofit Subbasin BC590
Vegetated Infiltration Facility (Rain Garden) Sweetbriar Park (Subbasin BC920)
Stormwater Planters (Green Streets) SE Evans Street (Subbasins BC510 and BC520)
Stormwater Planters (Green Streets) SW 21st Avenue (Subbasin BC200)
South Troutdale Road Drainage Projects
Alternative 1 - North of Cochrane Road
Alternative 5 - South of Cochrane Road

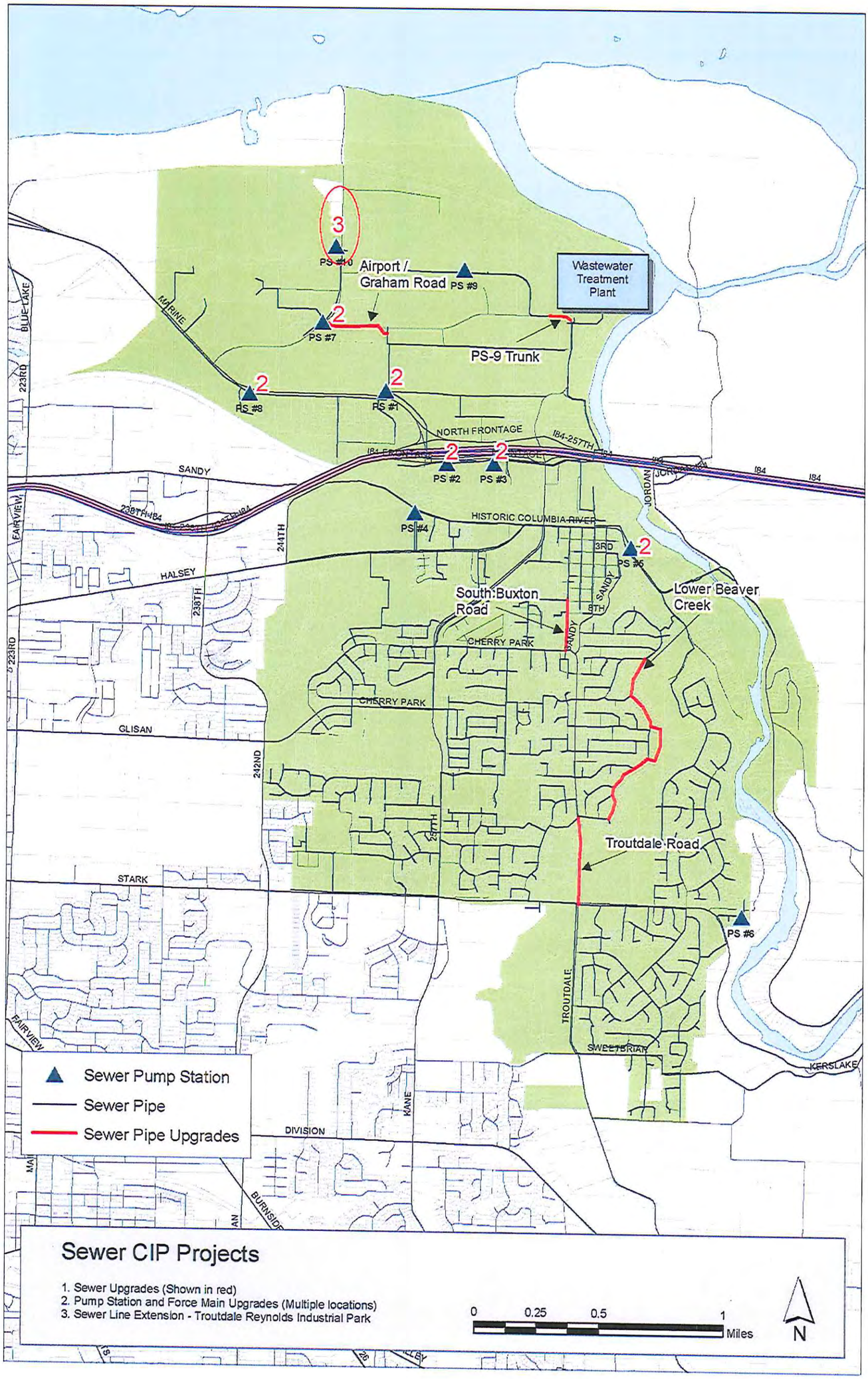
Public Facility Provider Policies and/or Agreement

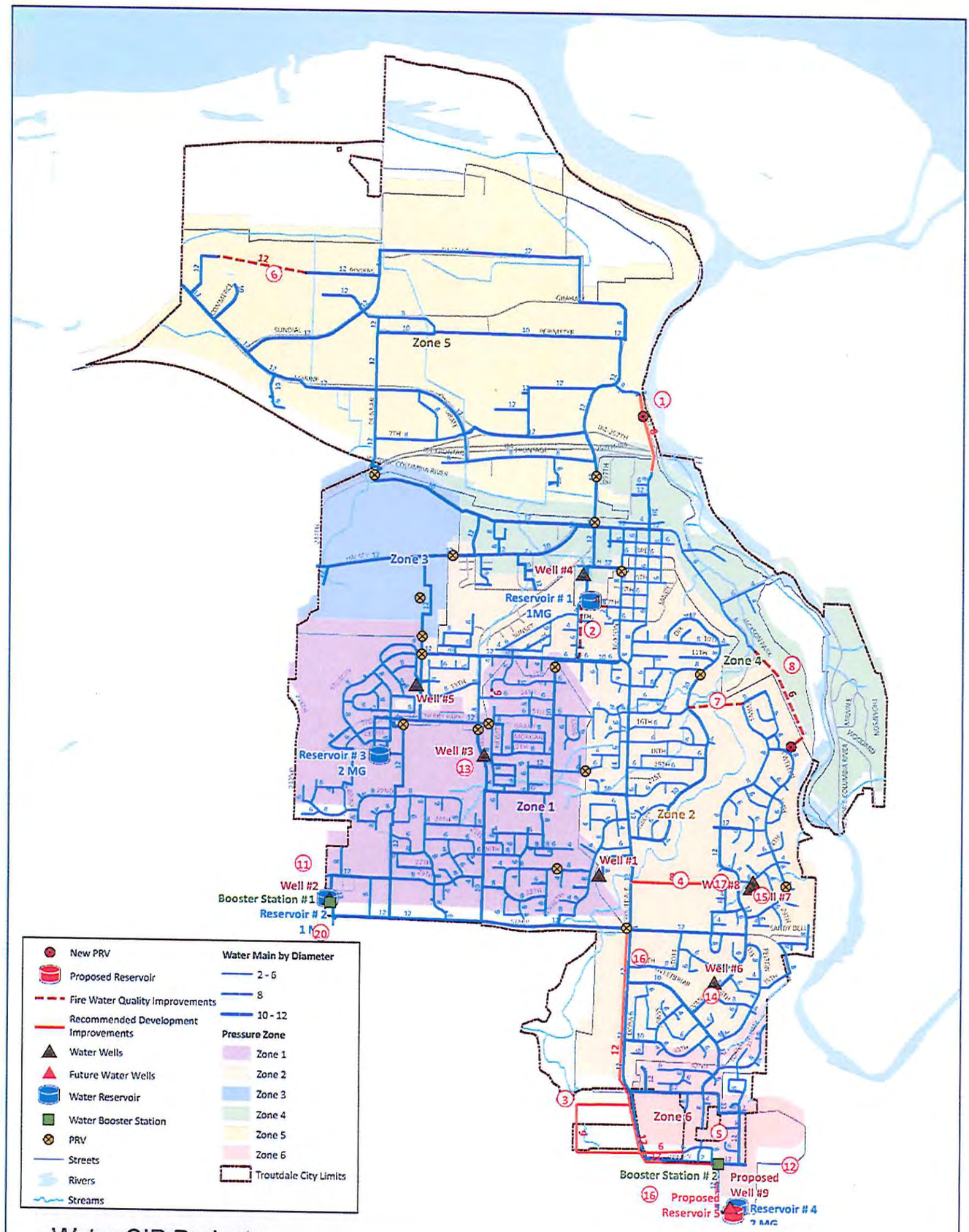
Following is a summary of information related to coordination between the City of Troutdale and other water, sewer and storm drainage providers in the area.

- **Water Services.** The City of Troutdale is the sole provider of potable water services within the boundaries of the City. It has interties and emergency service agreements with the cities of Gresham, Fairview and Wood Village.
- **Sanitary Sewer Services.** The City of Troutdale is the sole provider of sanitary sewer services within the boundaries of the City.
- **Storm Drainage.** The City is the primary provider of storm drainage services within the City. Multnomah County and the Oregon Department of Transportation provide storm drainage facilities associated with their respective roadways, and in certain cases the City and County systems interconnect. The Sandy Drainage Improvement Company provides storm drainage and flood control facilities and services in the North Troutdale area in conjunction with the City's systems, as described in the Public Facilities Plan and the North Troutdale Storm Drainage Master Plan. The City coordinates storm drainage services with that District pursuant to those plans, as well as with the Oregon Department of Environmental Quality, the Oregon Department of Transportation, Multnomah County, neighboring jurisdictions, and City residents.

Maps of Needed Projects

The maps that follow show the location of needed projects for the City's water, sanitary sewer, and storm drainage systems.


Sewer CIP Projects
1. Sewer Upgrades (Shown in red)
2. Pump Station and Force Main Upgrades (Multiple locations)
3. Sewer Line Extension - Troutdale Reynolds Industrial Park
Sewer Pump Station
Sewer Pipe
Sewer Pipe Upgrades
0 0.25 0.5 1 Miles
N
Wastewater Treatment Plant
Airport / Graham Road
PS-9 Trunk
South Buxton Road
Lower Beaver Creek
Troutdale Road
PS #10
PS #9
PS #7
PS #8
PS #1
PS #2
PS #3
PS #4
PS #5
PS #6
NORTH FRONTAGE
HISTORIC COLUMBIA RIVER
SANDY
HALSEY
GLISAN
STARK
DIVISION
CHERRY PARK
TROUTDALE
SWEETBRIAR
KERSLAKE
BURNSIDE
MARINE
BLUE LAKE
FAIRVIEW
223RD
238TH
242ND
244TH
257TH
JORDAN
KANE
3RD
8TH
I84



Data source: City of Troutdale, Esri, Black & Veatch

Water CIP Projects

Connectivity Improvements

1. Pressure Zone 5 Fire Flow Improvements
2. 7th Street - Kings Byway Water Main Upsizing
3. Serve South Urban Plan Area
4. Serve Strebin Farm area
5. Rehab Booster Pump Sta. 2
6. Rogers Road Loop
7. Beaver Creek Crossing
8. Jackson Park Road Waterline

Supply Improvements

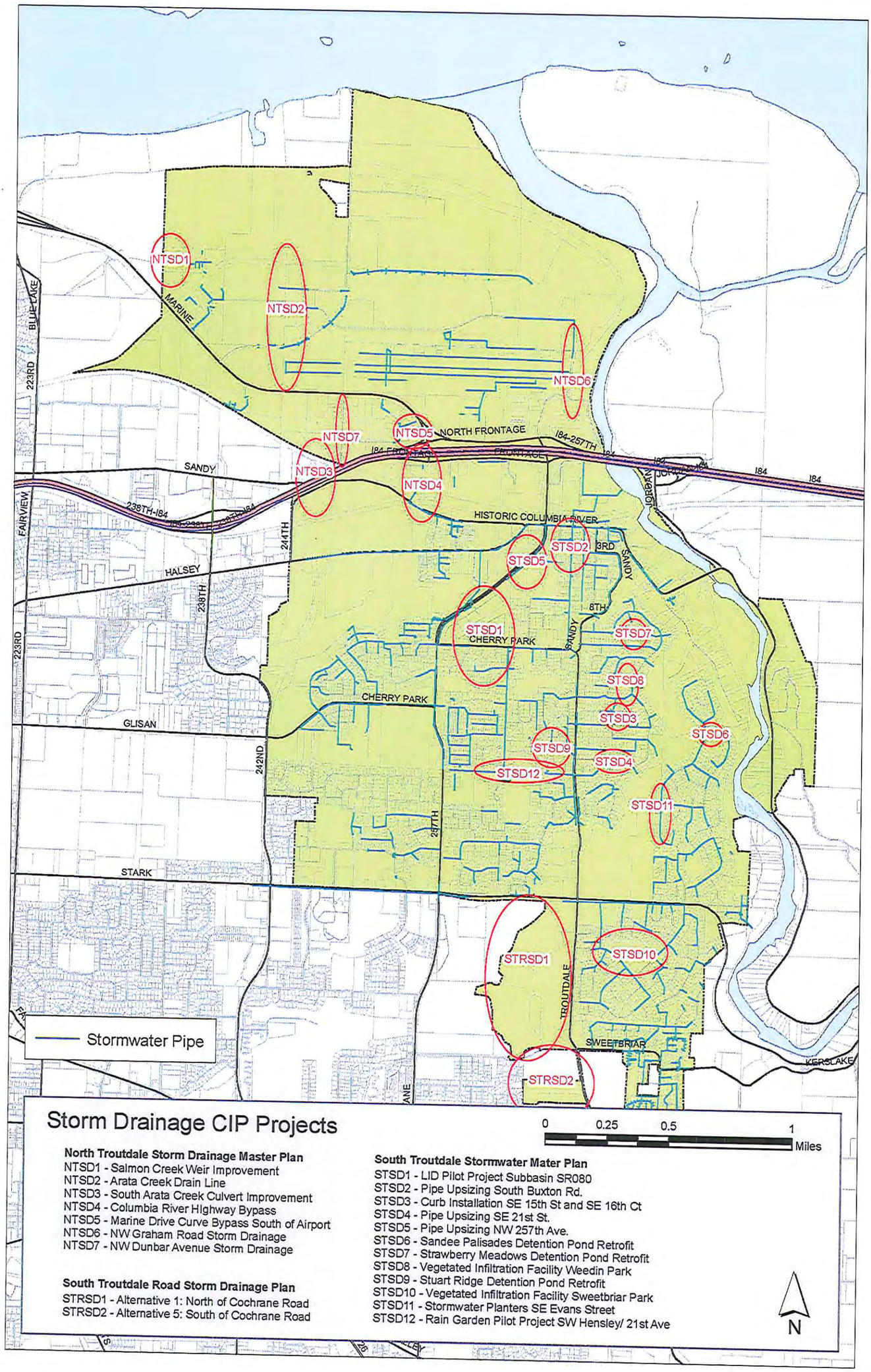
11. Well 2 Perform. Monitoring
12. New Well 9
13. Well 3 Design/Rehab
14. Well 6 Design/Rehab
15. Well 7 Design/Rehab
16. New Reservoir 5 with Line to Zone 1
17. Well 8 Design/Rehab

Resiliency Improvements

20. Reservoir 2 Seismic Improvements

Other CIP Projects not shown on Map

9. Comprehensive Well Assessment
10. Recoat Interior of Steel Reservoirs
18. Improving Water Quality
19. Reservoir Seismic Study (all 4 reservoirs)
21. Seisemic Improvements for Reservoirs 1,3 & 4


NTSD1
NTSD2
NTSD3
NTSD4
NTSD5
NTSD6
NTSD7
NORTH FRONTAGE
I84-257TH
SANDY
HISTORIC COLUMBIA RIVER
STSD1
STSD2
STSD3
STSD4
STSD5
STSD6
STSD7
STSD8
STSD9
STSD10
STSD11
STSD12
STRSD1
STRSD2
CHERRY PARK
HALSEY
GLISAN
STARK
SWEETBRIAR
KERSLAKE
MARINE
BLUE LAKE
FAIRVIEW
223RD
238TH-I84
238TH
244TH
242ND
257TH
TROUTDALE
JORDAN
3RD
8TH
Stormwater Pipe
Storm Drainage CIP Projects
0
0.25
0.5
1
Miles
North Troutdale Storm Drainage Master Plan
NTSD1 - Salmon Creek Weir Improvement
NTSD2 - Arata Creek Drain Line
NTSD3 - South Arata Creek Culvert Improvement
NTSD4 - Columbia River Highway Bypass
NTSD5 - Marine Drive Curve Bypass South of Airport
NTSD6 - NW Graham Road Storm Drainage
NTSD7 - NW Dunbar Avenue Storm Drainage
South Troutdale Road Storm Drainage Plan
STRSD1 - Alternative 1: North of Cochrane Road
STRSD2 - Alternative 5: South of Cochrane Road
South Troutdale Stormwater Mater Plan
STSD1 - LID Pilot Project Subbasin SR080
STSD2 - Pipe Upsizing South Buxton Rd.
STSD3 - Curb Installation SE 15th St and SE 16th Ct
STSD4 - Pipe Upsizing SE 21st St.
STSD5 - Pipe Upsizing NW 257th Ave.
STSD6 - Sandee Palisades Detention Pond Retrofit
STSD7 - Strawberry Meadows Detention Pond Retrofit
STSD8 - Vegetated Infiltration Facility Weedin Park
STSD9 - Stuart Ridge Detention Pond Retrofit
STSD10 - Vegetated Infiltration Facility Sweetbriar Park
STSD11 - Stormwater Planters SE Evans Street
STSD12 - Rain Garden Pilot Project SW Hensley/ 21st Ave
N

ATTACHMENT C
Agenda Item #7

PLANNING COMMISSION
MARCH 19, 2014

DRAFT FINDINGS OF FACT AND RECOMMENDATION

PLANNING COMMISSION
FINDINGS of FACT and RECOMMENDATION
March 19, 2014

Periodic Review Task 3
Amendment to the Troutdale Comprehensive Land Use Plan
Goal 11 Public Facilities and Services

The Troutdale Planning Commission held public hearings on May 29, 2013 and March 19, 2014 to take public testimony, and to make a recommendation to the City Council, concerning adoption of a proposed amendment to the Troutdale Comprehensive Land Use Plan relating to Statewide Land Use Goal 11 (Public Facilities and Services) as part of Task 3 of the City's Periodic Review Work Program. Having provided the opportunity for the public to express their views on the proposal, the Planning Commission now makes and enters the following findings of fact together with its recommendation to the Council for action.

FINDINGS OF FACT

1. The City has been in periodic review since the initial notification from the Oregon Department of Land Conservation and Development (DLCD) on May 20, 2008. The tasks that the City must complete as part of periodic review are governed by its approved periodic review work program. DLCD approved the City's work program on April 15, 2010.

2. The City's approved work program includes tasks related to statewide planning Goal 11, Public Facilities and Services. Specifically identified as Task 3 of the work program, the City is required to prepare and adopt a Public Facilities Plan in accordance with Statewide Land Use Planning Goal 11 and Oregon Administrative Rule 660-011- 0010-45.

3. On May 29, 2013, the Planning Commission recommended an updated Public Facilities Plan to the City Council for adoption as part of this text amendment, to be adopted as an implementing element of the Comprehensive Plan. Because it presents detailed information about existing and future public facility needs and contains goals and policies to guide the City in providing efficient and effective urban services, the Public Facilities Plan will be the City's primary policy document for addressing statewide planning Goal 11. For this reason, Goal 11 of the Comprehensive Plan needs to only provide basic information about water, sanitary sewer and storm drainage facility needs.

4. The proposed amendment to Goal 11 of the Comprehensive Plan consists of eliminating all current text and replacing it with only those informational items spelled out by statute or administrative rule.

6. The text amendment satisfies the approval criteria of Troutdale Development Code 15.030 Planning Commission Recommendation:

   Criterion A.1: For Comprehensive Land Use Plan text amendments, compliance with the Statewide Land Use Goals and related administrative rules.

   This text amendment goes hand in hand with adoption of a new Public Facilities Plan, which is a required task of the City's Periodic Review Work Program. The Public Facilities Plan was prepared in accordance with Statewide Land Use Planning Goal 11 and its related administrative rule. This text amendment is necessary in order for Goal 11 of the Comprehensive Plan to complement and support the Public Facilities Plan.

   Criterion A.2: Public need is best satisfied by this particular change.

   The public need that is addressed by adoption of this amendment is to avoid overlap and redundancies between the Comprehensive Plan and the Public Facilities Plan. This text change also satisfies public need by clarifying the relationship of the two documents.

   Criterion A3: The change will not adversely affect the health, safety, and welfare of the community.

   Adoption of this text change to Goal 11 of the Comprehensive Plan supports other required work under periodic review Task 3, which by its very nature is intended to promote and positively affect the health, safety and welfare of the community.

   Criterion A4: In the case of Development Code amendments, the particular change does not conflict with applicable Comprehensive Land Use Plan goals or policies.

   This criterion does not apply as this is not an amendment to the Development Code text.

7. Notice of the public hearing has been provided in accordance with applicable law. A public comment period was opened by the Chair during both hearings before the Planning Commission:

   - No citizens spoke or submitted written comments at the May 29, 2013 hearing in this matter.

- March 19, 2014 hearing comments?

RECOMMENDATION

In view of the above Findings of Fact, the Planning Commission recommends that the Troutdale City Council adopt the proposed text amendment to Goal 11 Public Facilities and Services (attached Exhibit A) of the Troutdale Comprehensive Land Use Plan as part of Task 3 of the City's periodic review work program.

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Tanney Staffenson, Chair
Troutdale Planning Commission

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Date

EXHIBIT A

THE TEXT OF EXHIBIT A IS ATTACHMENT B OF THE MARCH 19, 2014 STAFF REPORT TO THE PLANNING COMMISSION