



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, Oregon 97060

Wednesday, May 28, 2014
7:00 p.m.

1. **ROLL CALL/PLEDGE OF ALLEGIANCE**
2. **AGENDA UPDATE**
3. **APPROVAL OF MINUTES**
 - Planning Commission Regular Meeting March 19, 2014
4. **CITIZEN COMMUNICATION – NON-AGENDA ITEMS**
5. **HEARING PROCEDURE** *Planning Commission Chair*
6. **PUBLIC HEARING TYPE IV LEGISLATIVE PROCEDURE**
Case File No. 08-071F Periodic Review Task 6 Population Forecast and Coordination with Metro
Consideration of text amendments to the Troutdale Comprehensive Land Use Plan Goal 14 Urbanization to adopt updated and revised Metro Urbanization Policies along with updated Metro Population and Employment Projections.
Consultants: John Morgan, Planning consultant

7. DEPARTMENT REPORTS

8. COMMISSION INITIATIVES AND CONCERNS

9. 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.

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

1. **Roll Call/ Pledge of Allegiance** – The session was called to order at 7:00 p.m.
 - Commissioners Present: Kevin Coulton, Sandy Glantz, 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 Hastie, Angelo Planning Group.
2. **Agenda Update.** None.
3. **Approval of Minutes.**
 - January 21, 2014, City Council/Planning Commission Joint Work Session.
Commissioner Sheets moved to approve the minutes of the Joint Work Session on January 21, 2014, with a second from Commissioner Woidyla. The motion passed unanimously and the minutes were approved.
 - February 19, 2014, Planning Commission Regular Meeting.
Commissioner Glantz was at this meeting and asked that her name be included as being present. Also, the top line of page 2 of the minutes was discussed and a correction requested that would read: “. . . as the 257th Plan and ~~school bus routing~~ safe routes to schools. **Commissioner Glantz moved to approve the minutes as corrected regarding her presence and the text correction on page 2; Commissioner Prickett seconded the motion. The motion passed unanimously and the minutes were approved.**
4. **Citizen Communications – Non-agenda Items.** None.
5. **Hearing Procedure.** Chair Staffenson read the public hearing procedure to the audience.
6. **Public Hearing – 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.

Commissioner Prickett moved to reopen the record and the public hearing on Case File No. 08-071C Periodic Review Task 4 Public Facilities Plan, and Commissioner Glantz seconded the motion. The vote was unanimous and Chair Staffenson opened the public hearing.

Chair Staffenson asked if any Commissioner had any bias, ex parte contact or conflict of interest to declare; none did.

Craig Ward summarized his brief staff report adding that most of the previous conversations were on the Sanitary Sewer Master Plan which staff has amended to remove the items the Commission requested. Other than those amendments, this is the same document presented with a few revisions to the Findings of Fact and Recommendations as shown in Attachment C of the staff report (with the clean copy as Attachment D).

Matt Hastie of Angelo Planning Group, 921 SW Washington St., Suite 468, Portland 97205, introduced himself as a one of the consultants on this item. Since the work was previously presented to the Commission, he addressed those parts of it that were changed: 1) the Purpose Statement was moved to page 1, last paragraph, as requested; 2) the two sanitary sewer extension projects, one on Historic Columbia River Highway and the other on Jackson Park Road, were removed from the Sanitary Sewer Master Plan and from this Plan as well as all references to them. A few minor editorial changes were made, Mr. Hastie said, and then offered to respond to questions. Also, Ms. McCallum added, the Gresham-Barlow School District was added to the list of schools.

Commissioner Glantz asked about the South Troutdale Road Storm Drainage Master Plan reference (p. 12) which Mr. Hultin addressed to her satisfaction, and Mr. Ward said the typo in the title on p. 18 will be corrected.

The Commission also had questions on the Water Master Plan (p. 8), and on retention pond retrofits which Mr. Hultin explained to their satisfaction.

Public Testimony. None.

Commissioner Woidyla moved, with a second from Commission Prickett, to close the public hearing. The motion passed unanimously and Chair Staffenson closed the public hearing.

Commissioner Woidyla moved approval of Case File No. 08-071C Periodic Review Task 4 Public Facilities Plan, the Findings of Fact and Recommendation; Commissioner Prickett seconded the motion. The vote was unanimous and the motion passed.

- 7. Public Hearing – Case File No. 08-071C. Periodic Review Task 4 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.

Commissioner Staffenson opened the public hearing.

Staff Presentation. Mr. Hastie reiterated some of what he said previously about State requirements and with the previously identified Sanitary Sewer Projects removed from the Plan, etc., this is ready for the Commission's approval.

Public Testimony: None.

Mr. Ward confirmed to Commissioner Sheets that the map title on p. 8 will be corrected.

Commissioner Prickett moved, with a second from Commission Glantz, to close the public hearing. The motion passed unanimously and the public hearing was closed.

Discussion. None.

8. Commissioner Prickett moved, with a second from Commissioner Woidyla, to approve Case File No. 08-071C Findings of Fact and Recommendation for Goal 11. The vote was unanimous and the motion passed.

9. Department Reports. Mr. Ward said he decided to not go into the expense of hiring an interim permanent Planning Director before what he hopes will be a short amount of time before he hires a permanent Planning Director; he said he has hired a planning consultant, John Morgan, to assist with the final Periodic Review work we have to do on the Urbanization / Population component. He hopes that Mr. Morgan will be at the next Planning Commission meeting to assist with that.

Chair Staffenson said that due to an upcoming Budget Committee meeting schedule conflict; Mr. Ward said there may not be an April meeting but he needs to talk with the planning consultant before he can confirm that.

10. Commission Initiatives and Concerns. Commissioner Grande asked how the Commissioners felt about renaming mayors square after former Mayor Paul Thalhofer. Mr. Ward said he had heard that the Parks Advisory Committee suggested naming Columbia Park after the former mayor, but he hadn't heard about the mayors square proposal.

The Port of Portland is organizing committee for a 20-year study, Commissioner Woidyla said, at the Troutdale Airport. He asked Mr. Ward if the City has been contacted about this. Mr. Ward said yes, and Steve Gaschler's name, and he believes Commissioner Woidyla's name, have been brought forward to the Port. Mr. Woidyla said it's nice that this committee will include all four of the local city Mayors for a change, so he hopes they all participate.

11. Adjourn. Commissioner moved Prickett, with a second by Commissioner Glantz, to adjourn. **The motion passed unanimously and the meeting adjourned at 7:42 p.m.**

Tanney Staffenson, Chair

Date

Attest: _____
Rooney Barker, Secretary
Transcriptionist

**CITY OF TROUTDALE
PLANNING COMMISSION STAFF REPORT**

**Periodic Review Amendments to the
Troutdale Comprehensive Land Use Plan**

**Adoption of Updated Comprehensive Plan
Urbanization Chapter**

TYPE HEARING: IV Legislative Hearing

FILE NUMBER: 08-961F

HEARING DATE: May 27, 2014

STAFF CONTACT: John Morgan, Planning Consultant

APPLICANT: City of Troutdale

PROJECT NAME: Adopt Updated Comprehensive Plan Urbanization Chapter in accordance with Periodic Review Task 6

SUMMARY: Adopt an updated and revised Urbanization Chapter of the Comprehensive Plan in accordance with Statewide Planning Goal 14 (Urbanization) including adoption of Metro population and employment projections in fulfillment of Task 6 of the City's Periodic Review Work Program

ATTACHMENTS:

- A. City of Troutdale Population and Employment Projections
- B. Draft CAC minutes (pp. 1 through 3) of April 2, 2014 meeting

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. Its approved periodic review work program governs the tasks that the City must complete as part of periodic review. DLCD approved the City's work program on April 15, 2010. The approved work program includes tasks related to statewide planning Goal 14, Urbanization. Specifically identified as Task 6 of the work program, the City is required to complete the following tasks:

Periodic Review Task 6 – Population Forecast and Coordination with Metro

As a final task, the city will coordinate with Metro to the extent necessary to obtain an allocation of both projected new jobs and dwelling units that are expected to be accommodated within the city limits. Once available, both twenty-year forecasts for employment and residential uses shall be “point” forecasts, that is, an absolute number as contrasted with a range forecast.

Products:

- Adopt the final Metro Population Forecast allocated to Troutdale in the Comprehensive Plan.
- Adopt new or revised Goal 14 plan policies, maps, and land use regulations as needed.

Draft Urbanization Section language is Exhibit A of the draft Findings of Fact. This language includes a new section describing the Population forecast purpose and process.

The language also includes a new policy that declares it to be the City policy to use the Metro 2035 forecasted population and employment numbers for planning purposes.

A compilation of those projections is attached (Attachment A of this staff report). While not included in the Metro publication of the forecast, the attached compilation of the projections includes data that helps put the projections in context, and provides valuable insight into the projected future of Troutdale. It includes these four elements:

- The population and employment forecasts
- A separate housing forecast, by type
- For comparison sake, the same projections for the adjacent cities; Gresham, Fairview, and Wood Village
- Growth and growth rate percentages over the planning period

The rate information helps point out some of the growth potential and characteristics of Troutdale. The modeling shows an average annual growth rate of 0.3%. Fairview with little land to support growth is only 0.1% while Wood Village and Gresham both grow more than twice as fast as Troutdale at 0.7%.

The housing data shows Troutdale growing with a marginally higher growth rate for multi-family over single family. But the housing growth is very small compared with Gresham where multi-family units will be created at twice the rate as single-family homes and an overall housing unit increase of 34% compared to Troutdale’s 15%.

The forecasting shows a 143% increase in employment over the planning period, which is attributed to the north side industrial lands. Fairview also has a large percentage increase while Wood Village is less and Gresham is substantially less.

It appears Troutdale will be creating the bulk of the jobs for the east-side cities and Gresham will be creating the housing.

CITIZEN INVOLVEMENT COMMITTEE RECOMMENDATION:

The Citizen Involvement Committee considered the proposed amendment at its April 2, 2014 meeting (Attachment B, draft minutes of this meeting, pp. 1-3). Following a presentation and discussion, the Committee voted unanimously to recommend to the Planning Commission and City Council approval of the proposed amendment.

NEEDED ACTION:

The Planning Commission is asked to conduct a public hearing and then review this amendment package for the Urbanization section of the Comprehensive Plan and make a recommendation to the City Council on its adoption or adoption with amendments.

The Council will also hold a public hearing and then, if approved, adopted the proposed changes by ordinance.

When making a decision on this matter the Planning Commission and Council will be using the criteria from the Development Code to guide their decision-making. Those criterion are quoted below along with brief findings for each.

Section 15.050 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.*

Adoption of an updated Urbanization Chapter with updated population and employment forecasts is a required task of the City's periodic review work program. The document has been prepared in accordance with Statewide Land Use Planning Goal 14; therefore, it logically and necessarily satisfies this approval criterion.

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

Public need is best satisfied by the recommended changes. The updated population and employment forecasts do not bind the City to any action, but provide a predictive framework important to making future planning actions.

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

Adoption of this Plan amendment 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.

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

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

RECOMMENDATION:

This proposed update to the Urbanization Section of the Comprehensive Plan, along with the population and employment forecasts, has been developed to satisfy a required task of the City's periodic review work program, and to provide a needed planning tool for the Community.

Staff recommends that the Planning Commission forward the Plan amendment to the City Council with a recommendation for adoption. A draft final order containing findings to that effect has been prepared for the Planning Commission's consideration.

**City of Troutdale
Population and Employment Projections**

Population Projections - Troutdale and adjacent cities

City	2010 Actual	2035 Projected	Change	Annual % Rate	Total % Rate
Troutdale	15,962	17,038	1,076	0.3%	7%
Wood Village	3,878	4,645	767	0.7%	20%
Fairview	8,920	9,196	276	0.1%	3%
Gresham	105,594	127,124	21,530	0.7%	20%

Household Projections - Troutdale and adjacent cities

City	2010 Actual			2035 Projected			2010-2035 Change					
	Single Family	Multi-Family	Total	Single Family	Multi-Family	Total	Single Family	%	Multi-Family	%	Total	%
Troutdale	3,981	1,806	5,787	4,506	2,126	6,632	525	13%	320	18%	845	15%
Wood Village	458	1,081	1,539	488	1,121	1,609	30	7%	40	4%	70	5%
Fairview	1,677	1,954	3,631	1,927	2,076	4,003	250	15%	122	6%	372	10%
Gresham	19,781	18,243	38,024	25,394	25,656	51,051	5,613	28%	7,413	41%	13,027	34%

Employment Projections - Troutdale and adjacent cities

City	2010 Actual				2035 Projection				2010-2035 Change							
	Retail	Service	Other	Total	Retail	Service	Other	Total	Retail	%	Service	%	Other	%	Total	%
Troutdale	1,272	493	2,361	4,126	2,039	2,357	5,615	100	767	60%	1,864	378%	3,254	138%	5,885	143%
Wood Village	1,261	242	531	2,034	1,783	1,158	1,489	4,430	552	44%	916	379%	958	180%	2,396	118%
Fairview	236	497	1,878	2,611	558	3,293	3,724	7,575	322	136%	2,796	563%	1,846	98%	4,964	190%
Gresham	7,353	8,871	16,408	32,632	12,334	20,154	26,079	58,567	4,981	68%	11,283	127%	9,671	59%	25,935	79%

CITIZENS ADVISORY COMMITTEE MINUTES

City Conference Building
223 S. Buxton
Troutdale, Oregon 97060

7:00 p.m.
April 2, 2014

Members Present: Charlie Foss
Zach Hudson
Larry Collins-Morgan
Jon Lowell
Kimberly Meiggs
David Becker
Cynthia Walston
Victoria Rizzo

Members Absent: Jan White
Ida Wells
Stayce Blume
Nancy Nichols

Staff: Craig Ward, City Manager
John Morgan, Periodic Review Consultant
Rooney Barker, Transcriptionist

Guests: None

1. **Call to Order.** Zach Hudson called the meeting to order at 7:05 p.m.
2. **Introduction of New Members.** Zach invited everyone to introduce themselves.
3. **Approval of Minutes – March 6, 2013. Charlie Foss moved, with a second from Kimberly Meiggs, to approve the minutes as written.** There was no discussion and **the vote was 4 yes** (Zach Hudson, Jon Lowell, Cynthia Walston and Charlie Foss were committee members in 2013) / **0 no / 5 abstaining. The motion passed unanimously.**
4. **Communications from Staff.** Craig Ward explained that he has been acting Community Development Director since Rich Faith has left, but some of the work the committee worked on in 2013 is still to be done. The final component of Periodic Review is ready to bring forward, with the help of John Morgan, the consultant, assisting with the paperwork and communications with Metro. Last week, Craig said, the application period for a new Planning Director was closed. He explained the reorganization of the position from Community Development Director to Planning Director. There were about 23 applicants

and when the interview process is established he will contact the chairs of the Planning Commission and of this committee to participate, at least in the top three-to-five applicants. He said he appreciates the committee's patience this past year.

5. **Election of Officers for 2014.** Chair Hudson opened the nominations for Chair. **Victoria Rizzo nominated Zach Hudson for Chair; Jon Lowell seconded the motion.** There were no further nominations and no discussion. **The vote was unanimous and Zach Hudson was elected Chair of the committee for 2014.**

Zach Hudson nominated Charlie Foss for Vice-Chair; Cindy Walston seconded the motion. There were no further nominations and no discussion. **The vote was unanimous and Charlie Foss was elected Vice-Chair of the committee for 2014.**

6. **Comprehensive Plan Periodic Review:**

- **Task 6 – Adoption of coordinate Population and Employment Projections**

John Morgan, since it has been over a year since this committee last met, gave a brief but comprehensive review of what periodic review is and specifically Task 6, and what the population and employment projections are and where they come from. Most of Troutdale's periodic review for this update has been completed with this Task left to complete. He referenced his staff report (in the agenda packet) with the attachment (**Attachment B**) showing a compilation of Metro's Population, Household and Employment projections; discussion focused on these. Ultimately the City Council has to adopt them, he added.

John went over **Attachment A** to his staff report which is the language currently in the City's adopted Comprehensive Plan, Goal 14 – Urbanization, and the changes proposed for adoption by the City Council, which are straightforward,. He asked the committee to review the proposed changes to see if they agree.

Looking at Attachment B, John said he extracted the Troutdale information in the three critical areas, Population, Housing and Employment growth, and said he added the projections for the three adjacent cities so they can see Troutdale in context with the rest of this area in Multnomah County and then went into greater detail. He asked the committee to note that the numbers are for a 20-years projection and are predictive based on assumptions that change every year, which is why we all have to have periodic review. There is also nothing in these projections that compels the City; this is predicting the market based on current land use zoning, etc. We do not need to adopt the Housing projections as they are simply to show the assumption of how the land in the City could grow.

There is an error in the Employment projects in the 2035 Total Projection column. Craig said the number there should be 10,011 and this will be corrected before it goes to the Planning Commission. John asked if anyone had questions.

Chair Hudson had a question on Attachment A, City Boundaries, third paragraph, regarding what would be annexed; Craig said one example is the unincorporated land between the levy and the river that the City has not annexed.

Larry asked if there was anything the committee could look at regarding the Household projection numbers. John said that is a fixed number that is embedded in State law; every jurisdiction has a number. It does not mean that developers are compelled to develop to that number but that the City has to create the opportunity for the average growth to achieve that density over time, and he and Craig went into more detail on changing zoning to allow high density.

With no further discussion, Chair Hudson said he was open to a motion. **Jon Lowell moved, with a second by Larry Collins-Morgan, to recommend approval of Task 6 and the proposed Comp Plan amendment and forward them to the Planning Commission with the corrected numbers for their approval. There was no discussion; the motion passed unanimously.**

6a. Work Plan for 2014. Craig said one assignment from the City Council for staff this year is work plans for the committees for 2014. For this committee, completing periodic review is one item that is now completed. He said he won't suggest anything for a work plan for them for the rest of this calendar year, but if there are additional projects or work they want to generate to please bring those up with Chair Hudson. Another meeting can be convened to discuss this work plan. If there are no suggestions, he will communicate to the Council that the CAC has completed periodic review and awaits future work plan suggestions.

6b. Committee Concerns and Initiatives.

Summerfest 2014. Chair Hudson said he is helping to plan Summerfest this year, and the nominations for the Troutdale Citizen of the Year and the Troutdale Youth of the Year will be open soon; he asked the committee to think about their nominations. He said he will e-mail the nomination form as soon as it's ready and asked that they also pass it along to others.

Police Consolidation and City Hall. Jon said he would like the committee to be involved in anything relating to the development of a new City Hall and the Police Department consolidation with Multnomah County. This led to a long discussion as not many committee members had heard about the City considering consolidating the Troutdale Police Department with Multnomah County. Craig explained what had occurred at the Council work session the previous evening, saying it is not a 'takeover' as the paper names it, that the Troutdale Chief of Police, the Police union and the Police themselves all think it would be good for Troutdale. It is long and complicated and this has just begun. It is a significant policy decision that the Council has to make and it may or may not work out.

There is a similar decision to make about City Hall. The Council appointed a committee but that committee has never met. Some have mentioned that the CAC would be ideal to

**PLANNING COMMISSION
FINDINGS of FACT and RECOMMENDATION
May 27, 2014**

**Periodic Review Task 6
Amendment to the Troutdale Comprehensive Land Use Plan
Goal 14 Urbanization**

The Troutdale Planning Commission held a public hearing on May 27, 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 14 (Urbanization) as part of Task 6 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 14, Urbanization. Specifically identified as Task 6 of the work program, the City is required to prepare and adopt amendments to the Comprehensive Plan Urbanization Chapter updating the policies as appropriate and adopting by reference the Metro Population Forecast allocated to Troutdale in accordance with Statewide Land Use Planning Goal 14, Oregon Administrative Rule 660-011-0010-45, and 660-024-0030.
3. The proposed amendment to Goal 14 of the Comprehensive Plan consists of amendments to the existing text adding reference to the Metro Population Forecasts as the guiding forecasts for planning purposes.
4. The Citizens Advisory Committee met on April 2, 2014 on this matter and recommended approval of Task 6 and the proposed Comp Plan amendment (see Attachment B of the staff report, p. 2).
5. The text amendment satisfies the approval criteria of Troutdale Development Code 15.030

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

Adoption of an updated Urbanization Chapter with updated population and employment forecasts is a required task of the City's periodic review work program. The document has been prepared in accordance with Statewide Land Use Planning Goal 14; therefore, it logically and necessarily satisfies this approval criterion.

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

Public need is best satisfied by the recommended changes. The updated population and employment forecasts do not bind the City to any action, but provide a predictive framework important to making future planning actions.

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

Adoption of this Plan amendment 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.

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

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

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

No citizens spoke or submitted written comments at the May 27, 2014 hearing in this matter.

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 14 Urbanization (attached Exhibit A) of the Troutdale Comprehensive Land Use Plan as required by Task 6 of the City's periodic review work program.

Tanney Staffenson, Chair
Troutdale Planning Commission

Date

GOAL 14 - URBANIZATION

The City of Troutdale's policy is to provide for an orderly and efficient transition from rural to urban land use and to provide urban services ultimately from Strebin Road to the Columbia River.

TRANSITIONS

The City has signed an Urban Planning Area Agreement (UPAA) with Multnomah County. The City has agreed to provide certain services and coordination of planning for areas north and south of Troutdale which are presently outside the City limits but within the Urban Growth Boundary. The agreement has been in effect since 1979.

CITY BOUNDARIES

The City recognizes the existence of the Urban Growth Boundary (UGB), established by the Columbia Region Association of Governments (CRAG) in 1979, and now administered by the Metropolitan Service District (Metro).

The City also recognizes that the UGB does not include lands south of the present City limits where the City has planned for extension of services. The "Strebin Road Study Area - A Comprehensive Plan Supplement" is a report on this area submitted to CRAG in 1979. The Public Facilities Plan also discusses service provision outside the City limits.

To the north of the present City limits, Troutdale intends to eventually annex to the Columbia River within the UPAA and the UGB.

The City recognizes that Metro has established standards and criteria for reviewing requests for amendment to the UGB.

Oregon Land Use Law (ORS 195.025; 195.036) requires Metro to coordinate its regional population forecasts with local governments inside the UGB for use in updating their comprehensive plans, land use regulations, and related policies. Over a two-year period from October 2010 to October 2012, Metro went through a highly technical analysis process to produce twenty-year population and employment forecasts for the entire Portland metropolitan area based upon expected land supply and demand. Using land use and transportation modeling to match demand with supply, the forecast was then distributed between each of the local jurisdictions in the region. Troutdale's official population forecast for the Year 2035 is 17,038 people and its employment forecast is 10,011 jobs.

The Metro Council adopted the regional forecasts in November 2012. The Oregon Land Conservation and Development Commission requires every local jurisdiction within the Metro region at the time of periodic review to adopt the final Metro forecast. This ensures consistency by the local jurisdiction when applying population and employment forecasts in subsequent planning work.

POLICIES

1. Provide for orderly and efficient use of the land.
2. Annex those areas within the City's planning area when services are requested.
3. Coordinate land use actions within the Troutdale planning area with Multnomah County.
4. Encourage economy in residential lot sizes, infill development, and extension of the commercial/industrial tax base.
5. Extend city-provided services outside the corporate limits of the City of Troutdale to contiguous or neighboring territory as the City Council shall, from time to time, determine to serve.
6. For planning purposes, the City shall use Metro's forecasted 2035 population and employment numbers.