

City of Troutdale

Mayor Jim Kight

Multnomah County Commissioners
Meeting September 10, 2009

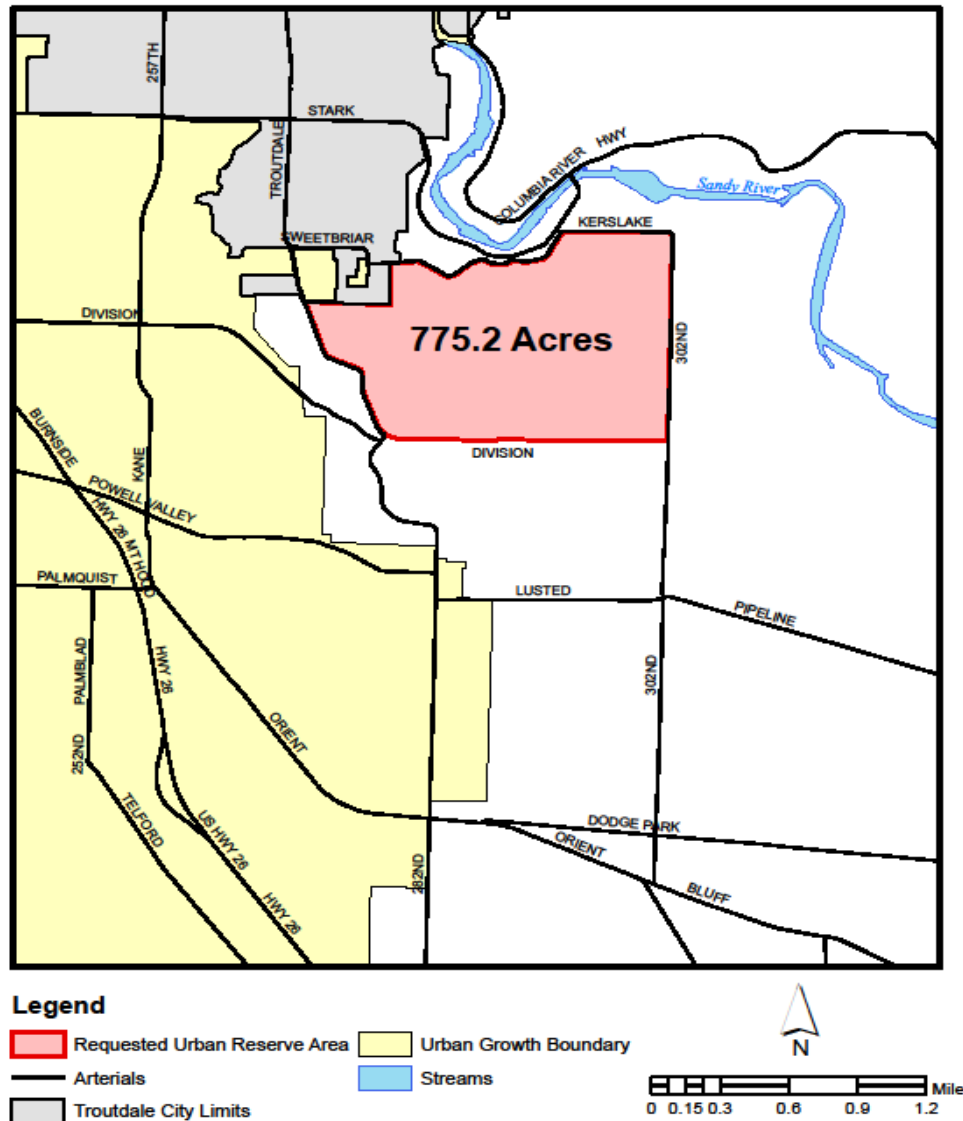
Urban Reserves

- The City of Troutdale seeks your support to dedicate land directly south east of our City as Urban Reserves.
- We understand that the Commission will be deciding how much, if any, land will be dedicated as Urban Reserves within Multnomah County.

Urban Reserves

- The decision that the Commission is making today will affect our community, and the area outside our community, for the next 50 years.
- The City of Troutdale is seeking your support to have an area of approximately 775 acres outside of Troutdale to be dedicated as Urban Reserves.

Requested Urban Reserve



City of Troutdale Current Growth Potential

- Currently the City of Troutdale has 127 acres outside our city limits but within our designated urban planning area (within current UGB).
- 78 of the acres are zoned for industrial use;
- 49 acres are for residential use.
- However, only about half of the 49, or about 25 acres are developable.

City of Troutdale

- The approximate 25 residential acres that can not be developed is due to the following reasons:
 - Floodplain
 - Steep Slopes
 - Riparian corridor protection standards

Build Out

- The reality is that the City of Troutdale is near build out unless additional land can be brought into the UGB and those lands are given the opportunity to be annexed into the City of Troutdale.
- In the last five years private property located south east of Troutdale has been annexed into the city. We see this trend continuing over the next 50 years, if the opportunity is provided.

City of Troutdale Services

- The primary reason that land is annexed into a Municipality is for water and sewer services.
- The City of Troutdale has the ability to provide those services with a fairly new waste water treatment facility and a brand new well.
- The City of Troutdale can produce as much as 7.8 million gallons of water per day.
- Currently the City of Troutdale uses about 1.7 million gallons of water per day, and a peak of 3.5 million during the summer.

Infrastructure continued:

- The City of Troutdale can treat up to 3.0 million gallons of waste water per day.
- Currently the City of Troutdale treats about 1.4 million gallons a day.
- As you can see the City of Troutdale has the ability to meet the service needs for future growth and development of the area that we have identified as Urban Reserves.

Population Growth in the Metro Area

- Recent estimates state that there will be an additional 1 million people moving to the Portland Metro area in the next 20-30 years.
- Where are they going to live?
- Under the current proposals from our neighboring counties they are seeking about 41,500 acres as Urban Reserves. Washington County is seeking 33,000 acres and Clackamas is seeking about 8,500 acres.

Recent Decisions

- Multnomah County Citizen Advisory Committee is recommending 0 (zero) land to be identified as Urban Reserves.
- We understand that the reasoning for not having additional acreage included in Multnomah County is because the area south east of Troutdale is considered “Foundation Farm Land”, **so** is the area that is being included in Washington and Clackamas Counties.

Jobs and Housing

- We support a jobs-housing balance.
- We want our residents to be able to live close to work reducing vehicle trips to and from work, which reduces the impact on our environment.
- To reach this goal we need Urban reserves to be able to expand our city.

Do we want all growth going to the West Side?

- If we want our communities to have family wage jobs and have the ability to live, work and recreate in the same area we need the ability to grow and develop.
- The reality is East Multnomah County is one of the few areas that has the ability to add its share of the estimated population growth.

Future East County Growth

- East Multnomah County has the largest potential for job growth than anywhere in the Portland Metro area.
- The Columbia Cascade River District is expecting a growth of 32,000 new jobs over the next 20-30 years. Where are these new workers going to live?
- The Troutdale Reynolds Industrial Park, which is over 700 acres is in the process of developing with FedEx as the hub of this park.

Summary

- Again, we seek your support in granting East Multnomah County less than 2% of what our neighboring counties are requesting as Urban Reserves.
- The future growth of Multnomah County is south east of Troutdale.
- Thank you!