

ORDINANCE NO. 382-0

AN ORDINANCE AMENDING THE PUBLIC SAFETY CODE OF THE CITY OF TROUTDALE

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


Section 1. Subsection C of Section 7.10.105 of the Public Safety Code is hereby amended to read:

- C. A vehicle (including trailers, boats, trucks, truck tractors, buses, mobile homes, motor homes and campers) which exceeds 8000 gross weight, 21 feet in length or 8 feet in height upon any street or parking strip in any residential area of the City. For the purpose of this section, residential areas shall include all parts of the City zoned for residential use and any street adjacent to a hotel, motel, church, school, residence, multiple family dwelling, hospital, park or playground. The provisions of this section shall not be deemed to prohibit the lawful parking of such equipment upon any street, avenue, or public way in the city for the actual loading or unloading of goods, wares or merchandise, provided, however, that "loading" and "unloading" as used in this section shall be limited to the actual time consumed in such operation; in addition thereto, the provisions of this section shall not be deemed to prohibit minor repairs on any such vehicles described above wherein total lapsed time in making said repairs does not exceed eight hours duration.

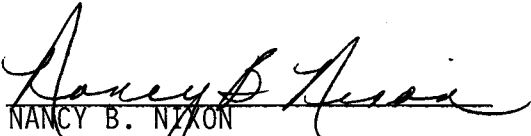
PASSED BY THE COMMON COUNCIL OF THE CITY OF TROUTDALE THIS 23 DAY OF MARCH, 1982.

YEAS: 4

NAYS: 1 - Chuck Blanchard

  
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R.M. STURGES, MAYOR  
DATE SIGNED: 3-24-82

ATTEST:

  
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NANCY B. NYXON  
FINANCE DIRECTOR/CITY RECORDER

MULTNOMAH COUNTY FARM

The Multnomah County Farm consists of 324 acres on gently rolling terrain on the western boundary of Troutdale, bordering Wood Village. The property was first acquired by the County for use as a "poor farm" in 1909. As a means of providing for the poor, the County would offer work on the farm in exchange for room and board. The major structure on the farm, Edgefield Manor, is a handsome brick building built in 1911. Auxillary structures included a farmhouse, barn and other outbuildings. The farm has its own power plant and water system.

During the years of the Depression, the number of destitute residents farming on the property at times reached 600. They produced a wide variety of farm products, including vegetables, milk, butter, hogs and cured meats. The farm was then a self-supporting operation. After WW II, the introduction of public welfare and unemployment benefits as public policy made the work system at Multnomah County Farm obsolete. As a result, Edgefield Manor was converted into a Home for the Aged in 1947. At about the same time, Edgefield Lodge was constructed on the site to serve as a facility for the treatment of tuberculosis. Farm operations, however, continued on a reduced scale, with workers brought in from Rocky Butte Jail. In 1963, the Multnomah County Corrections Facility (a minimum security corrections facility) was constructed on the site to house those jail trustees working on the farm and at the Home. However, the introduction of the work-release program a few years later, in 1969, made the work system on the Farm obsolete once again. The County terminated all farm operations that year.

Edgefield Manor has continued to be a nursing home for the elderly, although there had been no new admission since 1974. Other structures on the site had seen various uses. Edgefield Lodge, built as a tuberculosis sanitarium, was used for some years as a school for emotionally disturbed children, and currently serves as a residential treatment facility for the same. Other structures had stored food for the needy, stolen bikes and impounded goods for the sheriff's office, and at one time were used as greenhouses for the parks. The latest structure to be erected on the County Farm site was the County Animal Control Center in 1974, and is located on the northern edge of the property.

The County Farm is located in the midst of what once was an open, rural, and agricultural landscape. The two small cities of Troutdale and Wood Village, its closest neighbors, had a population of some 500 in 1940. Since that time, this part of East Multnomah County had seen rapid development. The combined population of these two cities

increased to some 9000 in the 1980 census. The property now lies within the Urban Growth Boundary of the Portland SMSA, in what is now essentially a suburban residential landscape. Pressure to develop is mounting, particularly as the County begins to experience revenue shortfalls in the coming years. At the present time, there are various County government institutional uses on the site for which no revenue is received. The open acreage, which forms the balance of the site, has not been put to any active use for some years. Again, there is no revenue generated from the land.

The County Farm represents 15% of the land area of Troutdale, one-third of the vacant, potentially developable land. It is therefore in the interest of the City to ensure the "highest and best use" for this land. The County initiated thinking on development options for the property in 1979, when it contracted with the School of Urban Studies at Portland State University to evaluate alternate land uses for the site, giving special attention to a community opinion survey. Much information on the history of Multnomah County Farm contained in this section is derived from this study. The study indicated a strong preference, on the part of current residents, for what is basically a no-growth option for the site. There was little desire for substantial change. If development had to occur, the preference was for a combination of open space/recreation and employment in community service or light industry. Residential development was not perceived to be desirable. As a result, the study's land use recommendations reflected this strong community preference for amenity rather than development.

Interest in development options for the County Farm property was recently regenerated (February 1982) as a result of the County Executive's initiative and the County revenue situation. The County owns a number of surplus properties in the Portland area, of which the County Farm is the largest parcel. The County is considering disposing of these properties in a variety of ways to improve the County revenue situation. The current thinking on the County Farm property includes an option to develop the land jointly in partnership with a private-sector developer, thereby benefiting from the revenues of development rather than a one-time gain in sale of the land. Regardless of whether this option is in fact feasible, the current discussion represents a serious and renewed interest in the ultimate disposition of the property.

The County Farm property is one of the last large parcels of undeveloped land within the Urban Growth Boundary under a single ownership. For the City of Troutdale, it represents fully one-third of all vacant and potentially developable land. It offers an opportunity for the kind of imaginative site-planning and management which is not readily available to smaller tracts. The importance of the disposition of the property to Troutdale is apparent. As the regulatory agency, Troutdale proposes to take advantage of the current renewed interest on the part of the County government and enter into negotiations, to be completed by July 1983, that will result in ultimate land use choices for the site.