




# CITY OF TROUTDALE

AGENDA  
JOINT TROUTDALE CITY COUNCIL/MULTNOMAH COUNTY  
COMMISSIONERS MEETING  
TROUTDALE CITY COUNCIL MEETING  
COUNCIL CHAMBERS  
TROUTDALE CITY HALL  
104 SE KIBLING AVENUE  
TROUTDALE, OR 97060-2099

\*\*\*\*\*

7:00 P.M. -- DECEMBER 12, 1989

- (A) 1. PLEDGE OF ALLEGIANCE, ROLL CALL, AGENDA UPDATE
- (A) 2. CONSENT AGENDA:
  - 2.1 Accept: Minutes of 11/28/89
  - 2.2 Accept: Bills Month of NOVEMBER, 1989
  - 2.3 Accept: Business Licenses Month of November, 1989
- (A) 3. PUBLIC COMMENT:  
Please restrict comments to non-agenda items at this time.
- (A) 4. RESOLUTION: Authorizing Mayor to Accept Deed of Property for Public Right-Of-Way
- (A) 5. RESOLUTION: Approving SDC's Sandee Palisades IV
- (I) 6. INTRODUCTIONS OF COUNTY COMMISSIONERS
- (I) 7. DISCUSSION ITEMS:
  - East County Roads
  - Edgefield Property
  - Mt. Hood Parkway
  - Columbia Gorge Planning
  - Other
- (A) 8. DEPARTMENT REPORTS:
  - o Public Safety
  - o Finance
  - o Community Development
  - o Public Works
  - o City Attorney
  - o Executive
- (A) 9. COUNCIL CONCERNS AND INITIATIVES
- (A) 10. ADJOURNMENT.

  
\_\_\_\_\_  
SAM K. COX, MAYOR  
DATED: 11/30/89

LEGAL2[21]

MINUTES  
REGULAR CITY COUNCIL MEETING  
TROUTDALE CITY HALL  
COUNCIL CHAMBERS  
104 SE KIBLING AVENUE  
TROUTDALE, OR 97060

\*\*\*\*\*

7:00 P.M. -- DECEMBER 12, 1989

ITEM #1 - PLEDGE OF ALLEGIANCE, ROLL CALL, AGENDA UPDATE:

Mayor Cox called the meeting to order at 7:02 p.m. Mayor Cox called on Councilor Bui to lead the Pledge of Allegiance. Mayor Cox called on Deputy City Recorder, Christina Thomas to call the roll.

PRESENT: Bui, Burgin, Cox, Fowler, Jacobs, Schmunk, Thalsofer

STAFF: Christian, Jennings, Wilder, Gazewood, Chief Collier, Barker, Thomas

PRESS: Dave Pinson, The Gresham Outlook  
Web Reubal, The Oregonian

GUESTS: Larry Nicholas, Sharron Kelley, Gladys McCoy, Lorna Stickle, Jim Emmerson

AGENDA UPDATE: Mayor Cox asked City Administrator, Christian, if there were any agenda updates. Christian stated that there were none.

ITEM #2 - CONSENT AGENDA:

Mayor Cox read the consent agenda items.

Councilor Schmunk stated that Web Reubal of The Oregonian was not listed in the minutes as being in attendance.

Councilor Thalsofer stated that on page 22 of the minutes, he was quoted as saying "I'll second it". He stated that he has listened to the tapes of the 11/28/89 meeting and did not hear himself say that. He stated that he would like to have that statement deleted.

Councilor Burgin stated that the date on the minutes of 11/28/89 was incorrect (12/12/89), and on the 12/12/89 agenda, Item 2.1 - Approve Minutes of 11/14/89, the date is incorrect and should read 11/28/89.

MOTION: Councilor Bui moved to approve the consent agenda with the corrections stated above. Councilor Burgin seconded the motion.

YEAS: 6  
NAYS: 0  
ABSTAINED: 0

Bui - Yea; Burgin - Yea; Fowler - Yea; Jacobs - Yea; Schmunk - Yea; Thalhofer - Yea

ITEM #3 - PUBLIC COMMENT:

Mayor Cox called for public comment on non-agenda items. There was none.

ITEM #4 - RESOLUTION (ACCEPTING PROPERTY & DEDICATING ITS USE FOR PUBLIC PURPOSES - PART OF TAX LOT 30, SECTION 36, T1N, R3E, W.M.):

Mayor Cox read the resolution by title. Christian asked Barker to address this item.

Barker stated that this 40 foot wide piece of property is jointly owned by Stanley & Debra Hardy and Kenneth & Jean Parks and is used for access purposes only. Easement rights through this property has been granted to eighteen individual tax lots. Dedication of this parcel for use as public right-of-way will provide better public access to existing dwellings, increase ability to provide efficient emergency services, and improve the City's access to Sandee Palisades easement. The City of Troutdale will accept the property and dedicate its use for road purposes.

Councilor Fowler asked if this dedication was requested by the property owners?

Barker stated that it was requested by the property owners and by the City of Troutdale.

MOTION: Councilor Thalhofer moved to adopt the resolution accepting the property (part of TL 30, Section 36, T1N, R3E, W.M.) and dedicating its use for public purposes. Councilor Fowler seconded the motion.

YEAS: 6  
NAYS: 0  
ABSTAINED: 0

Bui - Yea; Burgin - Yea; Fowler - Yea; Jacobs - Yea; Schmunk - Yea; Thalhofer - Yea

ITEM #5 - RESOLUTION (AUTHORIZING THE TRANSFER OF PRE-PAID SEWER SYSTEM DEVELOPMENT CHARGES - SANDEE PALISADES IV):

Mayor Cox read the resolution by title.

Wilder stated that Tri-West Group, Inc. has offered to dedicate Lot 5, Block 14, Sandee Palisades IV, in exchange for certain paper work required to repay Benj Fran Development Corp. the \$52,400.00 in pre-paid sewer reserves (SDC's). Benj Fran Development Corp. initially paid the City a deposit of \$52,400.00 for 74 sewer reserves. The balance required for fully-paid SDC's would be collected at the time permits were taken out as each home was built in the subdivision. A new developer, Tri-West Group, Inc. is acquiring the property and anticipates marketing lots in

the spring. The new developer would like the City to collect the full SDC amount and repay Benj Fran's deposit on a permit-by-permit basis until the full amount has been paid. No interest will accumulate and no time commitments will be made. The reimbursement of \$717.81 will be made to Benj Fran as each building permit and SDC is collected. The lot to be dedicated to the City (Lot 5, Block 14) will not be required to pay SDC's. The full \$52,400.00 will be distributed among the remaining 73 lots at the rate of \$717.81 per permit issued. Wilder stated that the only cost to the City for providing this service to the new developer would be the small amount of bookkeeping.

Wilder stated that it has been a general policy of the City to disallow the transfer, sale, exchange, or the use of any other mechanism that requires financial responsibility from the City for the "buy back" of pre-paid sewer reserves. However, Ordinance 530, Section 9, allows for City Council authorization for any transfers. The City will accept no responsibility for interests, loan fees, or any other charges and only agrees to pay Benj Fran Development Corp. the total \$52,400.00 as "reimbursement". Wilder handed out a copy of a draft agreement between the City, Benj Fran Development Corp. and Tri-West Group, Inc.

Councilor Fowler asked why the access was not provided for when the subdivision was originally planned out? Was it not needed at that point?

Wilder stated that he did not know why, but it would have been as necessary then as it is now. There is a 15 foot wide easement that a sewer line is contained in, and without the proper access, it would be very difficult to maintain the utilities.

MOTION: Councilor Fowler: I don't know how to go about this...I think I'd like to make a motion that we don't accept this type of thing and I'd like to name the reasons for it. Number one, (inaudible) we can either condemn it or make it a portion of what the subdivision has to give. If we turned around here at the last Council meeting and allowed the developer to go to a LID to finance his streets...and now we're evidently looking at some other combination of collecting monies, and (inaudible) which basically should be..I mean..or added into the lot price when they sell them to the developer. We may be five or ten years down the line when this all comes out...and it doesn't make any difference whether its a bookkeeping project..it's basically, in my opinion, the developer's using that as a way of keeping his lot prices down and surprising 'em with the SDC's instead of adding 'em to his lot price...and stating the fact that there's \$717.00, whatever the figure is, already paid on their SDC charges (inaudible).

Wilder stated that if they had not pre-paid any reserves, the lots would have still been charged \$1,250.00 per lot, so, to the homebuyer it makes no difference...it's a wash.

Councilor Fowler: Right...It makes no difference to the homebuyer...it makes a difference to the developer here who's now looking at the City (inaudible) paying his roads....the City (inaudible) paying back Benj

Franklin the money that's owed to Ben Franklin that he's really purchasing in these lots. I think he's using the City as a financing tool. I have no problems with it, because I personally don't (inaudible) but this looks like we're turning around and getting into a development here that is.....Ben Frank selling the lots to him, or selling the whole project, whatever it is, and, evidently, including these...(inaudible) pre-paid...for us to make the payment when...(inaudible) SDC charge...

Jennings: It may be a misunderstanding, Councilman Fowler, the City makes absolutely no payment at all. All the City does is act as a conduit...passing the money through from the lot purchaser to Ben Fran...that's all the City does...it's nothing more than that. They would be collecting repayments on the SDC's under any circumstances as each lot is sold, as Councilman Burgin points out. So, I guess, at worst, the City is writing a check for each lot. If you remember under the LID procedure, we are going to be collecting money as each lot as sold anyway to recoup the cost of the LID. So, in fact, in terms of accounting and functions, the City is going to be doing nothing that it wouldn't be doing anyway. I appreciate your concern, but just to make sure that it's clear on what we're doing mechanically.

Councilor Fowler: But..with the...(inaudible) LID?

Jennings: Well, that hasn't been determined yet because the financial advisor who determines how we go about selling the LID hasn't told us what the bonds need to look like in order to do that. Pam and Bob and I just participated in the discussions with the legal advisor on another one...I don't remember if they even talked about a term....

Gazewood: They generally talk in terms of ten, but it could be fifteen.....

Jennings: It's real difficult to say how long that would take to recapture, but under this agreement, no matter how long that LID is, we get...the LID gets recovered as quickly as those lots are sold, so if those lots are sold faster than the LID bond length, the thing has to be paid-off as quickly as they're sold. And, also under the new agreement, the developer, if lots aren't selling fast enough, still has to make....

Councilor Fowler: The payments...Right.

Jennings: ....the payments, so the City's covered in every direction. I just wasn't sure I understood what your objection to this....

Councilor Fowler: It wasn't (inaudible) this lot...would we...(inaudible)..using this lot as leverage to do this. (inaudible) in payment which, again, is not cash, but just basically a piece of land he hasn't sold anyway.

Wilder: He volunteered the lot. We, in our request and review of the subdivision plat, demonstrated a need for the lot and looked at the possibility of even purchasing it from him at raw land value, which they agreed to do. When the issue of collecting SDC pre-paid reserves came up, he voluntarily offered the lot if we would provide that service.

Councilor Fowler: Just a for instance here...if he was to sell his lot for \$10,000.00 (inaudible) figures pull out of the air..out of the woodwork..then he's expecting the SDC (inaudible) qualify (inaudible) \$50.00 to be (inaudible) and then we'll reimburse him the seven hundred and whatever dollars it is, instead of charging \$10,717.00 for the lot...and saying you have \$717.00 paid of the LID. In other words, it doesn't benefit too much....

Wilder: They're not (inaudible) at all....

Christian: The LID and this..and the SDC's....aren't tied at all...I mean there's no tie.

Councilor Fowler: I mean the SDC's...I used the wrong word.

Christian: The City has retained that money since 1979...was that not when they purchased the sewer development reservations? So, we have carried that \$54,000.00 for ten years at...

Councilor Fowler: And they're not going to get anymore than that...they're not (inaudible) already got once....

Christian: But we've been using that to build the plant....

Councilor Fowler: Right..That's what it was for. But what I'm saying, basically, here that we're getting into a bookkeeping system with a private party, developer, whatever you want to call them. When actually he can take care of that himself by paying (inaudible) \$717.00 to Ben Frank at the time he sold the lot, and not have to wait...maybe a guy buys the lot and it's ten years before he builds (inaudible). And..but that kind of sewer charge is \$2,500.00..and get Ben Frank strung out on the end...it seems we're getting into some private financing between Ben Frank and the developer.

Mayor Cox: It's the fourth phase of Sandee Palisades..

Councilor Fowler: Right...Ben Frank was dumping it.

Wilder: There's also a history of this in the past on Sandee Palisades I and II storm sewer system that was approved and processed in a similar manner, and a reverse fashion on Oakmont, we have the bank paying us back money as lots are sold. So, these kinds of agreements have been reached and approved by the Council in the past.

Councilor Fowler: We had some other project then where you paid back money that had been paid in? Paid it to individuals (inaudible) developer?

Wilder: Yes, but only with Council authorization. In fact, the Ordinance specifically allows that with Council authorization. It doesn't allow it without that authorization, however.

Councilor Fowler: I guess I'll leave my motion the way it is.

Mayor Cox called for a second on Fowler's motion. There was none.

MOTION: Councilor Burgin moved to adopt the resolution authorizing the transfer of pre-paid sewer system development charges as presented. Councilor Thalsofer seconded the motion.

YEAS: 5  
(FOWLER) NAYS: 1  
ABSTAINED: 0

Bui - Yea; Burgin - Yea; Fowler - Nay; Jacobs - Yea; Schmunk - Yea; Thalsofer - Yea

ITEM #6 - INTRODUCTIONS OF COUNTY COMMISSIONERS:

Mayor Cox introduced County Commissioner Sharon Kelly and County Chair, Gladys McCoy.

ITEM #7 - DISCUSSION ITEMS:

Gladys McCoy stated that the whole point of conducting these joint meetings is because any differences can be ironed out, ideas shared, problems solved, and concerns addressed in the appropriate forum. Ms. McCoy stated that a number of County staff people were in attendance to address the topics of discussion.

Edgefield Property: Ms. McCoy opened discussion on this item and asked Jim Emmerson, County's Facilities & Property Management Department, to begin.

Mr. Emmerson stated that basically, the County's instructions from the Board are to find a buyer for the County Farm property. Many people have been out to look at the property, about one group a week. Some are interested in the entire piece, others are more interested in the residential property. A few have been interested only in the manor. No one has submitted an offer at this point. The auction in September turned into a "non-event" in that no bidders showed up. Another auction is scheduled for September, 1990 through Kennedy-Wilson, an international auctioneer of historic properties. At present, the application for placement of the Manor on the National Historic Register is pending. The major issue at this point is the road. Virtually all the people interested in the property, are put off by the proposed placement of the road, as the road would cut a lot of acreage out of the property.

Councilor Schmunk asked Mr. Emmerson if he was beginning to get the feeling that there will be no bidders in September because of the I-84/US 26 connector?

Mr. Emmerson stated that as long as the minimum bid is set at the same level as it was in the first instance, that that is probably true. The County will probably have to set a lower minimum bid.

Councilor Schmunk stated that the State seems firm about where the connector will start, but their problem is when they get on up into Gresham. Is there any way the State can be encouraged to go ahead with

the EIS for the beginning of the connector?

Wilder stated that Council may be able to make a request for an accelerated process on the Edgefield property portion of the route.

Councilor Schmunk stated that that might alleviate the concerns of prospective buyers as to where the location of the connector will be.

Mr. Emmerson stated that the County would like to see the Manor put back into use. It would be good for Troutdale, the County, stop the maintenance problems, and help to create a business focus there that would help the rest of the property. The problem with the building is that in it's current condition, the building is kind of a "white elephant" and no one is willing to spend very much money for it because they'll have to put so much into it before it's useful.

Councilor Thalhofer asked what would happen if the Manor makes it into the National Historic Register? Wouldn't the Manor have to be enhanced somewhat or refurbished with tax credits?

Mr. Emmerson stated that he couldn't be too sure due to the absence of actual offers, but the County thinks that it would be enhanced, and the tax credits should be attractive to a potential developer. The only potential bidder that would not want the building to be on the National Historic Register would be someone who's intent would be to raze the building. The County, however, does not feel that razing the building would be in the best interest of the community.

Ms. McCoy asked if there were any economic incentives for (inaudible) fact that it's historic?

Mr. Emmerson stated that he was not familiar with all the regulations on that. The developers can get a tax credit against monies that they spend in developing it.

Christian stated that tax credits have been considerably reduced since the last federal tax reform.

Councilor Thalhofer asked what impact the correctional facility has had on the sale of the County Farm property?

Mr. Emmerson stated that the correctional facility has imposed a number of restrictions on the property compared to a property that has nothing on it. The road is one restriction, the correctional facility is another. It is the Sheriff's intention to keep the facility operating for a number of years. There are several groups that might have been interested had the facility not been there. The main issue is that the property needs other access

Mayor Cox stated that he would like to have the Edgefield portion of the I-84/US 26 connector process accelerated. Council concurred.

Mr. Emmerson stated that the County Farm property will probably not be sold as one parcel. The residentially zoned property will most likely be



sold in very short order. The manor could probably be sold if the County reduces the minimum bid price.

Mt. Hood Parkway: Ms. McCoy opened discussion on this item and asked County Engineer, Larry Nicholas to begin.

Mr. Nicholas stated that in regards to the status of the Mt. Hood Parkway issue, Wilder would be better prepared to bring everyone up-to-date since he's been actively participating in the TAC.

Wilder stated that both Schmunk and himself serve on various committees of the Mt. Hood Parkway project. The process, both planning and design, is moving along rapidly for a project of its scope. The issues in Troutdale are reasonably well resolved as a result of direction and input from the Council and citizens in the early stages of the project...by setting a stage for the location of the parkway. The most time consuming issue to date is dealing with two or three potential routes within one primary corridor which is the Hogan/242nd route. The ultimate goal of all the committees is to come up with a route that's agreeable to the County, affected Cities, Federal government, and the State. It is expected that the route designation will be accomplished within the next twelve to eighteen months.

Councilor Schmunk stated that one of the things talked about by the CAC was the progress of the Troutdale section of the connector. There were several concerns regarding some of the traffic patterns, especially around Cherry Park Road and traffic traveling north on the parkway on into Hood River. There was no CAC consensus as to any specific route.

Wilder stated that the TAC has, likewise, not reached complete consensus on any of the various routing options.

Councilor Burgin stated that he was concerned with the eastbound ramp that would take north bound traffic from the new shopping center facility...that would exit going east toward Hood River...traffic would exit onto Halsey, follow Halsey, go to Graham Road...who would pay for the new bridge and the Halsey improvements?

Wilder stated that the roads are County and State facilities, so they would be responsible for the funding.

Mr. Nicholas stated that the Graham Road structure is presently in the ODOT Six-Year Program for reconstruction, but could not recall which year it was scheduled for funding.

Wilder stated that the State has gone as far as to say that the overpass structure itself has an approach associated with it, so they're looking at the design of Graham Road from the east section of the split diamond interchange to the bridge structure as part of the structure approach, so some improvements will be provided by the State. The State is also considering some potential short-range improvements to the Frontage Roads, probably by widening of the Frontage Road in front of Burns Bros., McDonald's and Motel 6 to a three lane cross-section with a left-hand turn lane as the center.

CITY COUNCIL MINUTES

DECEMBER 12, 1989

Page 8

Councilor Burgin asked Council if the State were to rebuild the bridge and extended 257th how they would feel about the north bound traffic going east to take that exit and go out Halsey?

Council concurred that that seems to be a viable option.

Councilor Fowler asked if 238th would remain as an interchange?

Wilder stated yes it would but it would be substantially different in that very restricted access, if any, to the service stations located at the interchange. However, 238th would still connect with the freeway and have full directional access to the freeway both east and west.

Councilor Bui stated that he understood that the State was going to put in a left-hand turn lane at the Frontage Road interchange, and asked if he was correct?

Wilder stated that the State was discussing several options such as signalization of the interchange. The City has asked the police department to provide accident information to forward to the State for their review.

Councilor Bui stated that with all the new development going on in that area, something will have to be done about the situation.

Councilor Fowler: I'd like to make one more comment here..(inaudible) were being slightly mislead. The State Highway is the one that owns, or has, Graham Road. That access totally has to come from the State. The procedure is we handle....we've had our...the traffic engineer, who presents a plan to the State, the State then says we like the plan, they don't like plan, they don't like this.....

Councilor Burgin: You mean "we" Columbia Crossing, whom you represent?

Councilor Fowler: Yes.

Councilor Burgin: Would you please so state for the record?

Councilor Fowler: I work for Columbia Crossing, that's the reason I happen to have this information. The City will not issue a permit...Greg can verify this one...without an access, isn't that correct?

Wilder: That's correct.

Councilor Fowler: Alright...so then the City cannot issue permits until the State or the County gives the access. So, all the negotiations for the access are done with the State by the developer, whoever it happens to be, to get that access. That's step one..before it ever comes to the City...that's just the way the State runs it.

Councilor Schmunk: Yes, but the City has input as to how they feel this project, or whatever project it may be, how this impacts the City. For instance, when we gave approval to that gentleman to place the storage

there, one of the conditions of approval was that the County would permit him egress or ingress onto a County street. The County would still come to us and discuss it with us where the ingress and egress were...if it were something that we just flat out couldn't....because of some other street or something....I can't think of a situation...if it were some other thing that didn't work with our overall plan, we would have input. You can't say that we don't have any input, because we do. Even if it is a State project or a County project. The State asked us for input when they come to improvements for the State highways.

Councilor Thalsofer: Mr. Mayor, I think we're getting far afield from the Mt. Hood Parkway, and I think that we've already instructed staff to write a letter asking to be part of the discussions, so I think we can move on.

East County Roads: Ms. McCoy opened discussion regarding this item and asked Larry Nicholas to begin.

Mr. Nicholas stated that discussions have taken place with representatives from Gresham, Fairview, Troutdale, Wood Village and Multnomah County regarding roads. Concerns were expressed about some of the more difficult issues about definitions of the functional class of roads, and how the allocation of responsibility would be made, and what the County's role would be versus what each of the other jurisdictions' roles would be. General agreement, at least in terms of intent, was reached on how the issues would be resolved by definition. Timing of how to move forward ultimately is where we ran a ground. There was a rather ambitious schedule proposed in the consultant's outline where there was a memorandum of understanding by each of the jurisdictions and the County by the end of this calendar year. The County was informed yesterday that the City of Gresham couldn't even review the proposal until February, 1990. That basically puts it out of reach in coming to any kind of substantive agreements where discussions relative to financing mechanisms and transfer of resources that are associated with any kind of agreements that would be reflected in the upcoming budgets. The whole question is off for a year, until June, 1991 when it is expected to actually be implemented. The County has a long time now to work out the more difficult details.

Nicholas asked for questions.

Councilor Bui asked if there was a spirit of cooperation with all the actors in this process?

Nicholas stated yes, very much so. He didn't see anyone trying to sabotage or particularly lobby for a particular decision. He stated he was encouraged that they could go forward in a cooperative fashion and ultimately come to a satisfactory arrangement for everyone. A trust and understanding of what was trying to be accomplished was demonstrated by all the players.

Chair McCoy agreed. She stated that was the most critical thing that came out of it. There has been, over a long period of time, a great deal of mis-trust and a we-they feeling. She felt that the consultant had done a

good job of touching base with everybody.

Nicholas stated that some of the intricate details are almost mind numbing and we have all agreed that those kind of things will be negotiated in separate sessions by persons that are experts in those specific areas and the results will be brought forward for the principals to approve and then move to the next issue.

Councilor Thalsofer stated that he was at the meeting and agreed with Nicholas and McCoy. However, one thing struck him not making sense. Gresham wants to build its own road department from scratch and create another road department taking people from Multnomah County road department and make them Gresham road department employees -- similar to what happened with the Multnomah County Sheriff's Department, Resolution A. He stated he wasn't sure that was a great idea. Even if Gresham has the decision making of the roads in their jurisdiction - they should over their roads. He didn't feel it made sense to build another complete road department and buy more equipment, additional equipment, etc. Why not just keep the Multnomah County Transportation Department in tact and let the City of Gresham contract with them to do the road service under their jurisdiction. Just as Troutdale now does. He stated he was against dismantling anything in any way shape or form the Multnomah County Transportation Department. They are good, the best there is at what they do. Instead of trying to re-invent the wheel as the City of Gresham is trying to do.

Mayor Cox called for further questions, comments?

Commissioner Kelley stated that her understanding of the agreement was that there was an understanding that that wouldn't happen. The County Transportation Department had to be functional and able to serve all the roads that were ultimately agreed upon. She shared the concern, however, felt that there was an agreement reached.

Councilor Thalsofer stated that he felt there was some 'chipping' away that would occur of the Transportation Department as we know it. Why couldn't Gresham contract as we are? Gresham isn't the City of Portland it is a City of 60,000 and the City of Portland is 300,000? We are talking about two different types of animals and reiterated that the Transportation Department should be left in tact and Gresham should have authority to comment over their roads and then when they want something done, contract with the Transportation Department. It works well for us and he didn't know why it wouldn't for the City of Gresham.

Councilor Schmunk stated that what got Gresham's goat was 257th when the County was working on it during the Jazz Festival and they just knew it would be a fiasco and the County hurried, signed it and everything went smooth, even if it didn't look real good, it went smooth. We all have projects that are done and a glitch happens, things don't run smooth but that happens. It is a part of life.

Councilor Thalsofer stated that they do happen but could be eliminated with scheduling efforts that were discussed yesterday. TAC players including utilities get together on a minimum quarterly basis, do the

planning and things like what happened with the Jazz Festival wouldn't happen. They don't have to, they could be coordinated better.

Nicholas stated that he was meeting with the Regional Transportation Director of ODOT on Wednesday. Discussion would involve transfer of the Columbia River Highway and Sandy to the County jurisdiction, as well as Powell Blvd. from Hwy. 26 to Portland City limits and ultimately the City of Portland would have it on down through the City. Also, Graham Road. 257th is a County road and then stops. Discussion will involve making that portion of the State highway system, that is essentially urban routes - they aren't really part of the State highway system, they are left over from the old farmer market road concept. They are now urban roads and not necessarily a logical part of the state transportation system. That's the argument they are making. There will be serious discussion about not just leaving the County with the problem - we will want some help. If that occurs, it would help make some sense out of how all of this will occur. In other words, they do state highways, we do arterials, cities do neighborhood streets - same ideas as were discussed yesterday.

Mayor Cox asked about the Sandy Bridge. Nicholas stated that he didn't know, the State may be particularly fond of that segment through the City of Troutdale.

Nicholas stated that this would certainly be negotiated, not just signed off. He expected a resolution within the next few months to a year.

Councilor Bui asked if there would be additional equipment and manpower from the State to the County?

Nicholas stated no, it doesn't work that way.

Councilor Thalsofer clarified for the audience that the Historic Columbia River Highway was a State road. The City takes a lot of heat from the citizens about the condition of the road which is very poor. The City has tried several means to get the State to do something about it but without any success. He stated that there had been discussions about placing a sign "This highway is built and maintained by the State of Oregon", maybe they would quit putting the heat on us.

Lorna Stickle, County Land Use Planning Director, discussed efforts with the Columbia Gorge National Scenic Area and the County. There were two things that had occurred for local input 1) setting of land use designations and; 2) development of policies to apply once the Draft Management Plan is drawn up - which will include the final setting of the land use designations and a combination of the policies with the designations. Developed already are Policies for Governing Commercial Development and Recreation Policies. There is a draft and they are currently reviewing Scenic Resource Objectives regarding how development and structures should blend in with the landscape. She felt that Troutdale should be very concerned with these since they will establish precedents that will apply throughout the Gorge and visual subordinates, natural settings over structures. The fact that Troutdale is an a monopoly in the National Scenic Area by being an incorporated City that

does not have an urban designation, thereby excluding it from all of the policies that are being developed in the Management Plan. It is incumbent on Troutdale to make sure that coordination for Troutdale's unique situation gets reflected.

Corbett has the same situation which is only one of two rural centers that has been designated in the entire Gorge Scenic Area. Same issue applies. To assume that the natural landscape will be the dominant factor when the area is already built may cause difficulties unless it is ensured that those unique circumstances are reflected in the National policies.

Stickle stated that the County has been assuming that the City is represented for their concerns, not the County.

Christian stated as the Gorge legislation has established a process and recognized the players in terms of determining policy within the Scenic Area, they recognize the Counties as the main representatives in terms of planning processes. In fact, the City has really no standing with them in terms of input other than usual public hearing once it is already conceived. She stated that Troutdale would like to more officially work with Lorna and her people representing Multnomah County. There are planning people from the entire Gorge area, the Commission, and the Forest Service, determining these policies. Lorna's people have a great deal of input regarding Multnomah County's land use designations. The problem is that we are a City and inside an urban growth boundary, established under the law; have an acknowledged Plan; have acknowledged Zoning maps; considerable development on that side of the river but, at this point we have very little control over what happens within our own City limits.

Christian stated that she had testified in White Salmon two weeks ago. Stafford Hansel stated that they recognize there is a glitch. There are glitches. However, they aren't glitches, they met with every congressional delegate staff representative, forest service, including Lorna, Senator Otto - everyone... before the Act was ever adopted and tried to state that they were including part of an urbanized area in the area. They wanted to save the Sandy River and retain that area and preserve it. That's fair. The problem is there are 150 residents on that side of the river and 2 commercial areas one of which isn't recognized at this point. There is also a business under an order from DEQ to solve a sewage problem. They have been told they have to correct the problem by the swimming season of 1990 - generally May -- We are ready to extend service to that business and we can't get a response for approval/disapprove because it is on the Scenic Highway, Scenic Area.

Christian stated if she didn't ask to be on the mailing list and get normal public hearings, staff wouldn't have any prior review or notice for Land Use designations, etc. We are not in the process. County at least has a legal standpoint.

Councilor Thalsofer asked if the City could sue the Gorge Commission?

Jennings stated that it had been discussed.

Councilor Thalsofer stated that we had discussed it but still were being treated as a dis-interested group.

Christian stated the Commission wasn't treating us like that but it was tied up in the planning charisma that goes on and on - the planning process is 4 years long.

Stickle stated that the bulk of Multnomah County is not in the Scenic Area, therefore the representation that the County has is broader than just representation of the physical geographic area that it is in -- the east side of Troutdale. She felt that the key contact meetings that have been held in the Corbett community have been very good and the most well attended. The community is active in fronting their desires and concerns. She felt there had been a fairly good shake out of the land use designations for the areas outside of the City of Troutdale. She stated that the County wouldn't be adopting the ordinances, Troutdale would be. The County hasn't taken as strong of an evaluative role since Troutdale has its own staff and it is properly Troutdale's jurisdiction to do that, as well as testify before the Commission, write letters and make sure that Troutdale was represented.

Stickle stated that she felt Troutdale was expressing a concern regarding the County rolling in Troutdale's concerns along with the County's presentations to the Commission.

Councilor Burgin stated he didn't like the feeling of neutrality that Stickle seemed to be expressing on behalf of the County. He asked how the Commission felt?

Commissioner Kelley stated that Stickle had made an excellent point in trying to offer in terms of a coordinator with the County and the City with the Gorge Commission -- she would like to see that pursued. She stated that she and Stickle talked about a more coordinated approach when they go to the Commission. In terms of responsibility the County would see what they could do to be more effective. She felt the coordinated rule would serve the County and City well in order to know what was being done. Commissioner Kelley saw her role with Springdale and Corbett because they were both unincorporated and would be useful for everyone to sit down and discuss how it is being done.

Commissioner Kelley stated that the past few months they had been working with Jesse Smith from the State of Oregon Economic Dept. She felt that Smith would have a real value to bring regarding recreational tourism in the Gorge area. She felt there was some good things coming up.

Mayor Cox stated that Corbett has had a number of things settled for them. However, Troutdale was in a different situation, as Christian stated. Cox stated that Congressman Wyden had brought up Troutdale's situation [as stated in the Congressional Record]. There had been several discussions as to the location of the Area and Troutdale's portion involved. The Comprehensive Plan was made available to the representatives for the State of Oregon and was stated they went along with Troutdale's Plan and would deal with it whenever a new Plan came up.

They could make recommendations at that time and otherwise Troutdale would deal with it. Cox stated that was the most plausible answer for the City because no one liked another layer of government. He felt there was a better method in how it could be worked out better for the citizens of Troutdale.

Chair McCoy stated that she felt an additional staff person would help. She didn't feel there was a stronger advocate than Commissioner Kelley. She felt there would be a difference in the attitude with additional, constant support. Smith had been hired specifically for the Gorge and felt it would make a difference.

Councilor Bui stated that Corbett had gotten attention because they had threatened to sue and on a couple of occasions had suits pending. When the question was asked "do we have to sue to get attention"? If you follow Corbett's direction, the answer is, 'yes'. He didn't feel that the City of Troutdale had been getting a fair shake. We had been told one thing then when the rules and regulations come they are all together different than what we were told.

Councilor Thalsofer reiterated the uniqueness of the concerns that Troutdale has. He stated that we couldn't wait for 3 or 4 years for action, we needed a resolution to these concerns now.

Councilor Thalsofer then stated his concerns regarding the library. He felt in the past that the Multnomah County library should be run by the Board of Commissioners and should be directly under their jurisdiction, with an administrator and the employees of the library should be paid the same as any other employee of Multnomah County with the same benefits. The fact that they are under the Library Association of Portland and they are different doesn't hit me right. He stated that he felt the fact that the County library had been under the Library Association of Portland for all these years shows how we can sit around and do nothing when there is a real problem in our midst. The County library should be run by the public by the Multnomah County Commissioners with a library department with a department head just like other departments.

Chair McCoy stated that Councilor Thalsofer's point of view was shared by several other people stating and feeling the same ideas. She stated that it had come to the Board and the general consensus of what it would take to have the County operate the library. Some Commissioners felt the same way and a decision will be made soon. The library employees deserve to have stability in their lives also. She stated they were waiting for additional information when they stopped the negotiations from moving to the new trusts. When the Board has the information and opportunity to review it -- hopefully in January -- some decision will be made regarding the direction to be taken.

Councilor Thalsofer thanked Commissioner Kelley for the job that she had been doing and felt that she represented East County well.

Mayor Cox thanked Chair McCoy and Commissioner Kelley for their time.

Mayor Cox called for a 5 minute break.



ITEM #8 - DEPARTMENT REPORTS:

Public Safety: Chief Collier stated that he had nothing additional to report. No questions/comment from Council.

Finance: Gazewood stated that he had nothing additional to report. No questions/comment from Council.

Community Development: Barker stated that she had nothing additional to report. No questions/comment from Council.

Public Works: Wilder stated that he had nothing additional to report. No questions/comment from Council.

City Attorney: Jennings stated that he had nothing to report. No questions/comment from Council.

Executive: Christian stated that she had nothing additional to report. No questions/comment from Council.

ITEM #9 - COUNCIL CONCERNS AND INITIATIVES:

Mayor Cox asked Council if they had any comments or concerns.

Christian stated that a meeting regarding mobile home requirements will be held on 12/20/89 at Troutdale City Hall.

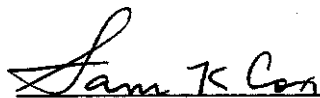
ITEM #10 - ADJOURNMENT:

MOTION: Councilor Bui moved to adjourn the December 12, 1989 regular City Council meeting. Councilor Burgin seconded the motion.

YEAS: 6  
NAYS: 0  
ABSTAINED: 0

Bui - Yea; Burgin - Yea; Fowler - Yea; Jacobs - Yea; Schmunk - Yea; Thalhofer - Yea

Mayor Cox adjourned the meeting at 8:56 p.m.

  
\_\_\_\_\_  
Sam K. Cox, Mayor  
Dated: 1/10/90

ATTEST:

*Christina M. Thomas*  
Christina M. Thomas  
Deputy City Recorder

CC6[4.5]