

CITY OF TROUTDALE



AGENDA
TROUTDALE CITY COUNCIL MEETING
COUNCIL CHAMBERS
TROUTDALE CITY HALL
104 SE KIBLING AVENUE
TROUTDALE, OR 97060-2099

7:00 P.M. -- FEBRUARY 13, 1990

- (A) 1. PLEDGE OF ALLEGIANCE, ROLL CALL, AGENDA UPDATE
- (A) 2. CONSENT AGENDA:
 - 2.1 Accept: Minutes of January 9, and January 23, 1990
 - 2.2 Accept: Bills Month of January
 - 2.3 Accept: Business Licenses Month of January
- (A) 3. PUBLIC COMMENT:
 - Please restrict comments to non-agenda items at this time.
- (A) PUBLIC HEARING: Consider an Ordinance Amending Ordinance No. 491-0, Troutdale Development Ordinance, relating to Manufactured Home Park Regulations Cox

Open Public Hearing
Call for Declarations, Challenges, Ex Parte Contact
Staff Summation
Public Testimony: Proponents
Public Testimony: Opponents
Recommendation by Staff
Council Questions or Comments
Public Hearing Closed
- (A) 4. ORDINANCE: Amending Ordinance No. 491-0, Troutdale Development Ordinance, relating to Manufactured Home Park Regulations Cline
First Reading
- (A) PUBLIC HEARING: Consider Ordinance Amending Ordinance No. 498-0, Troutdale Development Standards, Chapters 3 and 4, relating to Site Improvements and Off-Street Parking for Manufactured Home Parks Cox

Open Public Hearing
Call for Declarations, Challenges, Ex Parte Contact
Staff Summation
Public Testimony: Proponents
Public Testimony: Opponents
Recommendation by Staff
Council Questions or Comments
Public Hearing Closed

- (A) 5. ORDINANCE: Amending Ordinance No. 498-0, Troutdale Development Standards, Chapters 3 and 4, relating to Site Improvements and Off-Street Parking for Manufactured Home Parks
Cline
First Reading
- (A) PUBLIC HEARING - Sale of Real Property - Tax Lots 1, 8, 9, 14, 15, 16, 17 Sunridge Subdivision, Section 35, T1N, R3E, W.M. - Council Review of Appraisal, Set minimum price and determine terms of sale.

Open Public Hearing
Call for Declarations, Challenges, Ex Parte Contact
Staff Summation
Public Testimony: Proponents
Public Testimony: Opponents
Recommendation by Staff
Council Questions or Comments
Public Hearing Closed
- (A) 6. RESOLUTION: Declaring the City of Troutdale's Intent to Sell City Property (Tax Lots 1, 8, 9, 14, 15, 16, 17, Section 35, T1N, R3E, W.M.) Setting Date and Time of Sale, and Establishing Conditions of Sale. Cline
Call for Declarations, Challenges, Ex Parte Contact
- (A) 7. RESOLUTION: Approving the Lease of Property for Cellular Antenna[s] and Authorizing the Mayor to Execute an Agreement
Wilder
Call for Declarations, Challenges, Ex Parte Contact
- (A) 8. RESOLUTION: Adopting a Multi-Jurisdictional Memoranda of Understanding (MOU) for the Transfer of Certain Road/Transportation/Development Functions
Wilder
Call for Declarations, Challenges, Ex Parte Contact
- (A) 9. MOTION: Authorizing Construction Bid/Sandee Palisades IV [LID 90-003] Roads, Water, Sewer, Storm Water
Wilder
Call for Declarations, Challenges, Ex Parte Contact
- (A) 10. RESOLUTION: Authorizing the Application for CDBG Funds. Old Town Roads, Sidewalks, Etc. and E. Columbia Waterline
Wilder
Call for Declarations, Challenges, Ex Parte Contact
- (A) 11. RESOLUTION: Accepting a Waterline Easement from the Port of Portland.
Wilder
Call for Declarations, Challenges, Ex Parte Contact
- (A) 12. DEPARTMENT REPORTS:
o Public Safety
o Finance

- o Community Development
- o Public Works
- o City Attorney
- o Executive

(A) 13. COUNCIL CONCERNS AND INITIATIVES

(A) 14. ADJOURNMENT.



SAM K. COX, MAYOR

LEGAL2[27]

2/2/90 Fri 14:55:23

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

7:00 P.M. --- FEBRUARY 13, 1990

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

Mayor Cox called the meeting to order at 7:00 p.m. Mayor Cox called on Councilor Bargain to lead the Pledge of Allegiance.

Mayor Cox called on City Recorder, Valerie Raglione to call the roll.

PRESENT: Bui, Burgin, Cox, Jacobs, Thalsofer (7:20 p.m.)
Fowler - Absent; Schmunk - Excused

STAFF: Christian, Jennings, Raglione, Chief Collier, Gazewood,
Wilder, Cline

PRESS: Dave Pinson, Gresham Outlook

GUESTS: Howard Hanson, Robert Johnson, Charlie Swan

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

ITEM #2 - CONSENT AGENDA:

Mayor Cox read the Consent Agenda items.

MOTION: Councilor Bui moved to approve the Consent Agenda as presented. (2.1 - Minutes of 1/9/90 and 1/23/90; 2.2 - Bills for the month of January, 1990; 2.3 - Business Licenses for the month of January, 1990). Councilor Jacobs seconded the motion.

YEAS: 3
NAYS: 0
ABSTAINED: 0

Bui - Yea; Burgin - Yea; Jacobs - Yea

ITEM #3 - PUBLIC COMMENT:

Mayor Cox called for public comment on non-agenda items.

Mr. Robert Johnson, 1933 SE Laura Court, Troutdale, asked if the Comp Plan changes were completed and if there was a copy available for review?

Christian stated that the changes have not been completed. A review of the zoning map for existing industrial commercial property that may be changed to another designation and residential property that may be changed to industrial commercial. The hearings on these proposed changes will be held on 2/27/90.

Mr. Johnson stated that he understood that the CAC was finished with their meetings.

Christian stated that that was correct. They have made their recommendations to the Planning Commission and the Planning Commission has completed their review of the zoning changes.

Mr. Johnson asked if there was a way he could review those?

Christian stated yes, Scott Cline, Director of Community Development could provide him with that information.

Mayor Cox called for further public comment. There was none.

PUBLIC HEARING - Consider an Ordinance Amending Ordinance 491-O, Troutdale Development Ordinance, relating to Manufactured Home Park Regulations:

Open Public Hearing: Mayor Cox opened the public hearing at 7:05 p.m.

Call for Declarations, Challenges, Ex Parte Contact: Mayor Cox called for called for any declarations, challenges or ex parte contacts. There were none.

Staff Summation: Mayor Cox called on Director of Community Development, Cline for summation.

Cline stated that the 1989 Legislative Assembly declared that the policy of the State would be to provide for mobile home or manufactured dwelling parks within all Urban Growth Boundaries to allow persons and families a choice of residential settings. Pursuant to that policy, the legislature had adopted requirements that each City and County provide mobile home or manufactured dwelling parks as an allowed use by zoning ordinance and comprehensive plan in areas planned and zoned for medium density residential densities of 6 to 12 units per acre.

To comply with State law, these ordinance were recommended to approval by the Planning Commission. The ordinance allows manufactured dwelling parks as an allowed use in both R4 and R5 zoning district classifications. It sets criteria regulating locations, density, site size, setbacks, parking, landscaping, etc. Although the State requires that manufactured dwelling parks be provided, flexibility is retained by local governments on the regulation of these developments.

Cline stated that there had been several concerns expressed regarding

the areas in which this would be permitted. Cline indicated on the maps the existing R4 and R5 - medium density zones. Currently there were 97.14 acres of R5 and 26.16 acres of R4. A number of these had been developed and primarily the undeveloped areas would accommodate the manufactured dwelling parks as proposed.

Cline stated that in the process of Periodic Review there were recommendations from the Planning Commission which would be brought to Council concerning residential property on March 27th. The changes would not increase any of the R4 or R5 zones. If Council approves the Planning Commission recommendations there would be two changes [one proposed to be a Community Commercial - reduced by a total of 16 acres] and two tracts totally 7 acres from an R5 down to an A2 designation. It would actually decrease the amount proposed by the Planning Commission.

To maintain compatibility between land uses, the standards and criteria of the ordinance were established and are consistent with standards imposed upon other forms of housing permitted within Troutdale and helps to ensure continuity between all of Troutdale's residential area.

Cline pointed out that in the two ordinances before Council on these issues, the ordinance defines what a manufactured dwelling park - carried from the State. Legislation didn't give standards. The standards are from the Building Codes Agency by an Administrative Rule.

Cline stated that the difference between a Park and a Subdivision was that a mobile home or manufactured dwelling subdivision develops actual individual lots for sale to people purchasing lots and placing their manufactured dwelling upon it, they would have ownership of the individual lots. A Park would actually be one large tract where there are spaces that are leased to persons living in that area. Cline gave specifics of the requirements listed in the ordinance.

Cline stated that a work session and two public hearings had been conducted before the Planning Commission. They have recommended Council approve the ordinances adopting standards and regulations governing manufactured dwelling parks.

Cline stated that Troutdale currently had one manufactured housing park on East Crown Point Hwy with nine units. 93% of all existing dwellings in Troutdale are single-family detached site-built homes.

Councilor Bui asked why there was a change in what the Planning Commission requested regarding the zoning?

Christian stated that there had been a concern from the Planning Commission regarding what areas would be impacted by these ordinances. At Councilor Burgin's request, the maps were revised to clarify what is actually by ordinance currently and what is recommended by the Planning Commission as part of the Periodic Review. This gives an idea as to the impact on the community now, as

written and adopted, as well as what the potential would be should Council accept the Planning Commission's recommendations.

Councilor Bui stated that the change was for small neighborhood commercial? Cline stated the recommended changes in the two areas was from Planning Commission was off of 257th one in the area recommended changes to Community Commercial and the other was recommended on two parcels which would be to an A2 [indicated on map].

Christian stated that the overall direction staff received from the Planning Commission was that they were concerned about the existing neighborhood and how the mobile home parks would fit into the neighborhoods. Most of the requirements addressed in this ordinance is how the park appears to the outside and surrounding neighborhood and that the City would require no more and no less than any other subdivision that would be placed in that zoning. Basically, the City recognized what the State required in manufactured home parks with the exception of sidewalks [which was at a higher requirement than the State] but same as any neighborhood.

Councilor Burgin asked about access to adjoining streets. He stated that there was a distinction made between them, where is that?

Cline stated it was in 'location criteria', pg. 2. He stated that this provided that access would be provided from an interior street off of a public street. Each individual home or manufactured dwelling would not have direct access off of the street with a driveway - it would have to be off of an interior.

Councilor Burgin asked what prevented lease of single lots in a subdivision?

Cline stated that at this time the City wouldn't allow manufactured dwellings to be located within any single family zone on an individual lot in the subdivision.

Councilor Burgin asked about a mobile home subdivision what prevents someone from buying a lot and leasing it to a subsequent owner of a mobile home?

Cline stated nothing would prevent them from doing that. Just as in a typical single detached neighborhood there are leased homes that are available for rent.

Councilor Burgin asked if there was any way the City could draw up an ordinance to require common ownership between the structure and the lot so that one single owner couldn't accomplish the equivalent of a mobile home park by buying 5 lots in a mobile home subdivision.

Christian stated Burgin was talking about using a mobile home subdivision in terms of assuring that they build on a 5,000 sq. ft. lot and place a manufactured home on that lot -- then we require that they live in that house?

Councilor Burgin, just that the same person own both the lot and the dwelling so that if they wanted to rent out the whole thing as a package, that's fine but, not own the lot for lease.

Jennings clarified that Burgin was talking about literally creating a mobile home park out of a subdivision.

Christian stated that the only thing preventing that from occurring based on the testimony that had been heard was the feasibility of it. That being that it is too expensive to acquire a 4,000-5,000 sq. ft. lot for a manufactured home.

Cline stated that with the requirements, it would not be cost effective to be able to move the structure in and out of the site, in order to operate it as a park.

Councilor Burgin stated that the standards for installation wouldn't be any different than they would be for a mobile park would it?

Cline stated in a subdivision the requirement standards are a little different.

Councilor Burgin stated that someone could still speculate on the land and then lease out property on a 10 year lease and at the end of that time speculate on the property and have 5 lots on an R4 zone to do something with.

Jennings, is there some way of prohibiting someone from doing that? He didn't know the answer.

Councilor Burgin wanted to aim for common ownership for land and dwelling, even if it is not dwelt in by the owner - they have to have the investment in the dwelling as well as the lot for the subdivision, not the park.

Public Testimony - Proponents:

Charlie Swan, 11822 SE 36th, Milwaukie. Owner of land in Troutdale. He stated that at the last public hearing on this issue, it was gaveled for continuance by one of the members. It was continued to a specific date. He perceived a lot of animosity on the part of the Planning Commission members regarding mobile home parks. He stated that Troutdale was Pricing them out of existence.

It was suggested that standards were the same for a subdivision or a mobile home park. He suggested that they were not. He expressed opposition to the 20' setback; the pathways throughout the park stating that the police and neighbors couldn't see if there was someone breaking in; he expressed opposition to the calculations used for sq. ft and that something smaller than 5,000 should be considered.

Howard Hanson, Box 844, Gresham. Mobile home owner for the past twenty years. District Director for the Mobile Homeowners Association, Chapter President for Mobile Homeowners Neighborhood

Association. Had been before the legislature to establish reasonableness to statutes regarding mobile homes/parks/etc. He stated in 1991 the City would be required to allow manufactured housing on individual lots. [Tape 1, Side 1 -11:01]

Hanson stated that when land is zoned for manufactured housing, it shouldn't be done just because the State mandates it. He stated that the ordinances before Council won't work. He didn't understand why people that live in a manufactured house would require a shed. It appears that they are a 3rd or 4th class citizen. Gresham just finished a mobile home park which doesn't conform to the regulations they just put in [183rd/Glisan]. The engineer, or the one that designs them, is trying to figure out how to keep the setbacks at all of the areas and not cover more than 75% of the ground or the lot.

Hanson stated that the ordinances are a hodgepodge of what has happened in the past and what used to be a trailer park. The recent statutes [40 page] just to give a definition of a mobile home. The in fill bill in 1991 - that will put a manufactured home on an individual lot. There is a discriminatory zoning ordinance which was struck down by a Federal Court back East. 'The arbitrary exclusion of a manufactured home from a suburban residential zone was declared unconstitutional in a recent United States District Court [Eastern District]. 'Was infringing on the Constitutional rights of the homeowners' and resulted in a reward of \$10,000 in damages and attorney fees to the homeowner.

Hanson stated that Albany, Hermiston, Pendleton had all gone through the ordinance process. #3516 took care of the concern of moving a structure, they must meet new specifications in order to move them.

Hanson thought the ordinances were pretty good, didn't think they would fly, and didn't think anybody would come in the area and try to develop a nice manufactured home park when the restrictions listed are put in [i.e., screening, berms, etc.]. He agreed with streets, sidewalks due to the need for them. He suggested sitting down with people that are reasonable about putting these facilities in. A person can't develop under 10 units per acre the costs make it prohibitive - usually it is 10 depending on the topography of the land. The land needs to be developed in order to get a fire truck through and turn it around. A cul-de-sac needs to be 40' to get a fire truck in and turn it around. The setbacks are all violated. He stated it was a drill in futility if the City wasn't serious about going in and making these things right and doing what the purpose is. Allow people to have a home at a reasonable cost. Anyone can go out and get a stick built home for \$60,000 - the majority enjoys the lifestyle where there isn't much yard/landscaping to try to keep up.

Hanson stated he would be willing to volunteer and would gather others interested to give some input into this to make it a good, reasonable facility. He would like to live in Troutdale but, there wasn't any facility where he could. He stated that there was a lower crime rate and not much need for police, very few fires, a close knit facility.

Councilor Thalsofer stated that he was familiar with Quail Hollow and thought it was an attractive park. He asked Hanson if he knew of it? Hanson stated they had some problems with sidewalks as well as other things. The homeowners association there got together with the management and tried to get things worked out. That is usually what they would like to see done, if at all possible.

Hanson felt that it was okay. There were some other nicer parks - in the Salem area. [Tape 1, Side 2] He stated that there is money available and can be done if cooperation with the cities can be brought together with the people so that nicer facilities can be accomplished.

Councilor Thalsofer stated that a mix of affordable housing was of interest. One thing that bothered him was the rent of the land going up and ultimately pricing people out then it no longer was affordable for a lot of people. He asked how that could be controlled so that it truly is affordable?

Hanson stated that a referendum bill was out not which would establish a board in Oregon. It nearly passed last session. When there is anything to do with 'rent control', people shudder. As an officer of the Mobile Homeowners Association, we would like to get what we pay for. Landowners that continue to raise rent and pay or move, cause considerable problems. Once the home is set they are there. If parks, subdivision, and eventually in fill are going to be considered here, these concerns should be looked into.

Charlie Swan [19:00 Tape 1 Side 1] The new manufactured structures, according to the new City Fire Chief, is far superior to the average built stick house. Responding to Councilor Burgin's concern of density, 6.8 per acre is reasonable. The architectural barriers [curbs and sidewalks] convex curbing requiring -0- architectural barriers he was 100% in favor of. He thought small pieces of land for small parks was more what Troutdale had to offer.

Public Testimony - Opponents:

Robert Johnson, 1933 SW Laura Ct., Troutdale. asked if City staff had checked out possibilities of lesser wind areas in Troutdale that might be more suited for mobile homes. As a resident for approximately 17 years, the wind in certain spots can be a factor. He wanted an answer back from staff on the location concern. He asked if the insulation is better than a stick home or worse. He stated there were homes in Troutdale that were constructed cheaply and found that monthly heating bills priced them out of it. Additional insulation had to be added. He asked if Hanson was recommending a drive through was a suggestion so that fire trucks could get through?

Hanson stated consideration for access of traffic and emergency vehicles should be a factor. With the small pieces of land that are available in Troutdale there isn't the opportunity to make the swing through the park - at the end of the dead end area there needs to be

a circle turnaround - for emergency vehicles to make a turn.

Johnson stated that the need for the turn around should be considered as well as the ability to drive around - a one way street and wind berms should be considered - as well as the best locations for wind concerns.

Councilor Bui stated maybe staff could respond. Christian deferred to Swan. She stated that the State recognizes the hazards and addresses tiedowns, anchors - which is covered under the building code not the zoning ordinance.

Hanson stated that when mobile homes are set on a lot they must be placed on a cement foundation just as a stick built home would require - cement footing are under them then a frame. They are very permanent. Wind wouldn't be a concern from Hanson's standpoint.

Christian stated there were two issues getting mixed. The concerns of wind are under the building code. Swan, at the hearing before the Planning Commission, all requirements from the State of Oregon. The problem of requirements of minimum/maximum double wall construction issue. These issues do not have anything to do with the discussion this evening. Manufactured housing, in terms of wind areas, the City could be subject to some challenge in terms of discriminating against a recognized form of housing. These houses should be treated the same as any other form of housing that is acceptable in a community. That is the issue. [1] the standards that are being set the criteria for every zone in the city and what the City recommends for manufactured housing parks and; [2] the opportunity to locate/develop manufactured home parks in the City in two zones. We are not zoning specifically for manufactured dwellings. These are existing zones. The law states we have to identify one zone. We are looking at density as well as zoning, and the area available in terms of could we be challenged because we identify a zone. [Example: already nearly built out, we are then precluding the opportunity if we know it is almost built out.] That is why the Planning Commission accepted the R4 and R5 to make sure that we provide that opportunity and couldn't be challenged.

[Tape 2, Side 1]

Swan stated that the regulations are currently being printed. The wind load wasn't a factor for concern. All the regulations line up with what HUD requires. HUD will ensure financing for 30 years providing they are set up to the standards. Swan stated that he didn't really feel they would 'blow away'.

Recommendation by Staff:

Councilor Burgin stated if there was nothing in the draft ordinance and there is a state requirement - the State would supersede City ordinance - shouldn't it be duplicated like the deck or slab.

Cline stated that the State wasn't imposing these from the zoning ordinance it is coming from the Building Codes Agency and would better to equate that to UBC. A fair comparison would be to look at a single family detached structured. By the UBC you can have those structures only 5 feet apart, in Troutdale 10 feet is required.

Councilor Burgin stated that the opposite case the standards building code, they require something that our ordinance is not mentioning.

Christian stated, under the zoning code not under the UBC but the new rules are, the State Specialty Code.

Councilor Thalsofer stated he had a problem when people in the industry are coming before Council and saying that this was an ordinance that wouldn't work. He wanted to see a draft ordinance, with input from the industry. Hanson and Swan had stated that this wasn't a reasonable ordinance and would like to input to have one that would work. He wanted staff to get together with Swan, Hanson and others to work up an ordinance that would pass the muster. He wanted to see a workshop.

Christian stated that notices of Planning Commission hearings were sent to the State Chapter. Swan was in attendance as well as others from organizations representing the industry and participated in the discussions. A special newsletter was done to all residents for the Planning Commission hearings was also sent. Christian understood the comments from the industry but there was also the need for comments from citizens that could be impacted by the parks. The Planning Commission was concerned that at least from the outside the parks appear similar to what their adjacent neighborhood is. They were willing to accept generally the minimum State requirements within the park but the perimeter appeared similar to the neighborhood.

Cline stated that a number of ordinances were available to the Planning Commission at the time of public hearings so comparisons could be made on what is going on around the country.

Cline stated that as far as sidewalks were concerned, in a manufactured home park, there is no more and no less than what is required in any residential area in Troutdale. As far as density, the ordinance doesn't specifically state that more than 5,000 sq. ft. lots it limits the density which ranges up to 10.9 units per acre. The State says all that is required is one zoning classification allowing 6.9 units per acre. That means we are allowing a considerable higher density. The lot width requirements - we require only side yard setbacks of 7 1/2 feet each.

Cline stated that a single wide manufactured dwelling that is 14' wide with 7 1/2' on each side equals a total width of 29' for the one structure. The State recommends 2 parking spaces per unit, by the time that is included that is a 20' width for each unit. The smaller lots are allowed for but the density has to match that of the underlying zoning classification in order for the character and quality of those types of medium density classifications are met.

Cline responded to the cul-de-sac issue. One of the concerns is for emergency vehicle access. The length of the cul-de-sac is limited to no more than 12 to be served off of that cul-de-sac. In the single family detached subdivisions, i.e., R7 will only allow 12 so that is in excess even on that instance. The decision before Council is not changing zoning on property but the regulation within a zoning district classification.

Cline stated that only thing over and above that the ordinance requires is the perimeter that is required, which is only along a public right-of-way or adjacent to a developed residential property. That is to protect the adjacent property owners and to ensure that there is a continuity between the areas. The City wouldn't allow a single detached structure to be built within 5' of the public right-of-way - all the ordinance is recommending is set back the 20' distance.

Council Questions/Comments:

Councilor Thalhoffer stated that they have heard this evening that it isn't workable or enforceable. He wanted something that would be enforceable and work for the people.

Cline stated that Troutdale has some standards that might be a little above what the State has set as a minimum, or the UBC but that is what helps to make Troutdale unique. The ordinance is not prohibitive but makes it compatible with the other residential areas in town.

Mayor Cox stated that compatibility has always been an issue with the residents of Troutdale.

Swan stated that a disagreement remains with the setbacks but, if the City requires perimeter fencing [site obscuring] which isn't bad but the setback behind that is a different story. He didn't totally agree with Mr. Hanson with the quality of the work before Council - he felt it was 80% of the way there. However, someone from the industry [Mr. Hanson and himself] could produce a document that lists what the ordinance requires and what they would like to see. He stated it may get down to two or three issues - whether 20', 5', 10'. He didn't think there was that much wrong with it.

Public Hearing Closed:

ITEM #4: ORDINANCE Amending Ordinance No. 491-0, Troutdale
Development Ordinance, relating to Manufactured Home Park
Regulations First Reading:

Councilor Bui stated that he was going to go along with the audience and it is 80% complete and thanks to the staff for all the work done. he would like to see the other 20% in there.

MOTION: Councilor Bui moved to hold this over for a work session, as has been recommended. Councilor Thalhoffer seconded the

motion.

Councilor Burgin stated that the citizens were notified several times. The Planning Commission, representatives and citizens worked through the whole thing. At this point, he assumed that the people liked the restrictions that have been written. The suggestions made this evening relax the restrictions placed by the ordinance. He didn't feel it was fair to the citizens, at this stage of the process to consider relaxing the ordinance after they had their input. He didn't like to loosen the restrictions and felt that was what was being asked.

Councilor Thalsofer stated he was very mindful of the citizens and what was good for citizens. He stated he had a house himself with a lot of land empty across from him and would probably be one of the areas. If Mr. Swan says it is 80% okay and Mr. Hanson states not quite 80%. He was mindful of the hearing but would like to have their input on the other 20%. If Council wanted another hearing that was okay too for the citizens involved just to see if in fact he would want to go along with what would be acceptable to them. He would like to have the chance to consider any amendments they might have.

Jim Jennings, Point of Order. He stated he was uncomfortable with a piece of legislation brought before Council by the staff at the direction of Planning Commission now be altered without a balanced view of people. He thought that was what Councilor Burgin was trying to address. Procedurally, he didn't feel comfortable with two people [from what appeared to be special interest group] being involved with drafting legislation at this level. He stated they could ask them to submit, in writing, changes which they believed to be made. To ask them to participate with staff in drafting a new ordinance might be impermissible at this level without going back through the public hearing process. He stated that they should remember that this was first reading, Council could hold the matter over, ask Mr. Swan and Mr. Hanson to submit changes in writing which they believe to be appropriate which Council could consider and then possibly amend the ordinance when it is before Council for second reading.

Councilor Thalsofer and Councilor Burgin agreed. Councilor Burgin stated that perhaps the press could communicate that the maps are available with the present R4 and R5 zoning colored in and the proposed R4 and R5 for viewing.

Councilor Thalsofer had no objections to that process.

Mr. Hanson stated he could take a couple of minutes and give them his comments. Jim Jennings stated that from a Point of Order that would not be appropriate.

MOTION: Councilor Bui moved to hold this over for second reading and give an opportunity for individuals to submit specific written comments on issues which they find objectionable to be scheduled to the next meeting. Councilor Thalsofer seconded the motion. YEAS: 4

NAYS: 0
ABSTAINED: 0

Mayor Cox read the ordinance by title.

Jennings: Call for the Question. There was a motion and a second.

Councilor Burgin stated that it was his understanding that what was just done would have accomplished all that was needed for a second reading.

Mayor Cox, yes, the second reading would be at the next meeting.

Councilor Burgin stated that his point was that he didn't intend to vote for the motion because he didn't intend to invite testimony but, what Mayor Cox did with or without the motion was to hold it over for the next meeting.

Christian, that's correct.

Councilor Thalsofer stated he would be willing to withdraw his second if Councilor Bui wanted to withdraw the motion.

Jennings stated that by the reading the Mayor has held the item over for a second reading.

Councilor Thalsofer asked if there was need for a motion.

Jennings stated the direction to the audience should still stand. If there is specific written comment dealing with issues inside the ordinance which they find objectionable, it would be a great help for them to submit that. A comment in testimony that the ordinance is unworkable doesn't give Council much to go on to build a workable ordinance.

Councilor Bui stated he didn't want to be stuck like other cities with ordinances that don't work. They don't have this kind of input and we have the opportunity to have the input. That is the only thing he wanted to suggest. He wasn't suggesting that all people have the right to speak and because they did or didn't speak we are all done with it and that is that. He felt as long as it was an open subject, they had the right to comment. If they wished to submit written comments, it would be appreciated and then he could find out what the other 20% is all about.

Jennings stated that it might also help to have Cline share some of the ordinances from other states/cities already developed available to include with comments from Hanson and Swan to see what mechanically works in other areas.

Councilor Thalsofer asked if a motion was needed now or not.

Jennings stated that the matter has been held for second reading and a motion was not required.

Christian clarified that it wouldn't be the next meeting, but March 13, 1990 meeting.

PUBLIC HEARING - CONSIDER ORDINANCE AMENDING ORDINANCE 498-0,
TROUTDALE DEVELOPMENT STANDARDS, CHAPTERS 3 AND 4, RELATING
TO SITE IMPROVEMENTS AND OFF-STREET PARKING FOR
MANUFACTURED HOME PARKS:

Open Public Hearing: 8:27 P.M.

Call for Declarations, Challenges, Ex Parte Contact: None.

Staff Summation: Christian stated this was hearing amendments to the ordinance.

Cline stated this was a companion ordinance to the prior agenda item. It does three things: [1] it amends the development standards by requiring off street ratio two off street parking spaces for every unit or manufactured dwelling unit that would be within any park plus one guest space for every three units there in the park; [2] 20% of the total area be landscaped and, [3] 10% of the gross site to be reserved for common recreation or open space.

Councilor Burgin asked if landscaping included small areas assigned to each space for lawn, garden?

Cline stated that would be a common open space areas. It could, depending on the configuration. It is requiring some type of recreational area be provided within a park.

Mayor Cox asked if on the front setback could that be into the shrubbery and landscaping area that would be screening?

Cline, yes.

Public Testimony - Proponents:

Charlie Swan stated the parking requirements of 2 plus 1 - still trying to build it so that someone can afford to rent it; 20% open space in many cases - where are you going to put it? If you have a 1 acre and you want to put 4 units in it what are you going to do with 300 sq. ft. of open space? He thought it was unreal - not part of the administrative standards. The recreation requirement for small parks is too restrictive.

Swan commented on the Council action for the prior agenda item, he felt it was great and appreciated the opportunity to submit written testimony to it. He stated that there never was a citizen in the audience that was opposed to manufactured home parks [Tape 2, Side 2] even after the mailing to the entire City. so, the objections came from within the Planning Commission itself. He stated that maybe they too would like to submit concerns in writing.

Councilor Burgin asked about the open space recreation - did Swan feel that even a small park, barbecue, patio area would be a decent type thing in a small park.

Swan stated most people pretty much like to live in their own space. Covered parking for the car, etc. His experience had been that in order for a park to have a successful type of thing it normally was 250 spaces. Bear Creek Park between Ashland and Medford was a gorgeous park and was 400 spaces. They average 3800 sq. ft. The resale on the homes on leased land was running close to \$50,000. The open space requirement if it isn't big enough -- .

Christian asked if he said 10% or 20% for open space because the ordinance calls for 10% open space for recreation.

Councilor Burgin asked for clarification. His question on the 20% landscaping didn't appear to be directed to common areas, do you mean common area landscaping or do you include little yards and can 10% be part of the landscaping?

Cline: Can you include common open space be part of the landscaping? Yes it can. The requirement is that 20% be landscaped - grassy area, some plantings that could be included in the perimeter buffered area. 20% of the total site has to be in some form of landscaping.

Councilor Burgin asked if 20% was in the center, you could call that..Cline, that could be part of the gross site area the 10% that has to be recreational or open space.

Councilor Burgin said okay, so you could easily get it down to 20% overall to include both those requirements? Cline, very easily. Burgin, on the landscaping - it looks like that can be individual rented space, landscaped. Cline, yes, most definitely. Burgin, so then you can get it down to well below 20% of common area for both those requirements? Cline, yes - that is correct.

Councilor Burgin stated that he didn't think that was at all clear.

Cline stated that in fact these standards are derived from multi-family which a certain percentage of the site is required to be reserved for a common open space and a certain percentage be required for landscaping.

Councilor Burgin, I know but what's not clear is that it can overlap so much and in this case the landscaping can include the 100 sq. ft. lot for the mobile home.

Cline stated in this particular case there is a situation where it is all under a common ownership because it isn't individual lots it would be on a parcels.

Councilor Burgin, if I rent a space the 100 sq. ft. in front that I want to put in petunias, you're saying that it can be included in this 20% landscaping because it is to be landscaped area. Cline,

correct.

Christian asked if Council wanted a different kind of language for clarity? Councilor Burgin stated yes, if that is what is wanted. It looked as though you would end up with basically no open space, you count the 100 sq. ft. in front of each space that is landscaping and you would have a very minimal amount for open space. Because everything can overlap. If that is what we want, then it should say so.

Swan stated that the applicability of the regulations to this application. There isn't anything to prohibit it but, he didn't see them as stacking high, only as one that makes a lot of different in the land usage. Mr. Hanson's correct, you can't pay \$30,000 an acre for the land and come out ahead. Most of them he had seen were under \$20,000 and that was for just a flat piece of land with all the utilities right there. If you develop with all of these wonderful things in there, you would have to charge about \$450/month per space and you no longer have lower cost housing. That defeats the purpose of the whole thing.

Mr. Hanson stated that all items that have been discussed have been in the Oregon Administrative Rules Department of Commerce. Setbacks and common areas were discussed. Regarding the common area, once the park is full, the owner can remove those items that made up that space - i.e., barbecue pit, putting greens or whatever. Each space pays taxes on the area that is completely unuseable.

Hanson stated that the Dept. of Commerce has now been disbanded [ORS 446.062 - the authority to regulate and pass the authority is by the State] the City doesn't have the authority to regulate mobile home parks unless you ask for it from the State and they allow you to do it. Hanson stated that the rules cover streets, parking on the streets, etc. there is no need to address these separate from the State. Setbacks, sheds [which he didn't agree with] - he didn't think they would fly for the simple reason they haven't flown for the State, there is no one to enforce them. Every mobile home park now existing does not comply with the Dept. of Commerce rules and regulations.

Hanson stated that areas in Oregon, Albany was one, that had ordinances that could be looked into. He was opposed to using regulations and rules from another State. Oregon had a unique problem with weather, less than level land and Troutdale had a real problem with that. When you look at sites to put a park into you need to consider how level it was. He had no objections to the City having rules and regulations but, when the City adopted them they have to pencil out somewhere. If they don't pencil out going in, it is a futile attempt. [Tape 2, Side 2]

Jennings stated that with all due respect the Council was drawn to the enforcement of the zoning code which is mandated by the State. The City must have uniform zoning in all R4 and R5 zoning. A lot of information given to Council has been predicated by R4 and R5 zoning,

secondly the City is delegated as the enforcement authority by the Uniform Building Code...specialty structures, fire code. All of which are enforced by Troutdale at this level.

Christian stated that is why the City had inspectors that are qualified to inspect mobile homes.

Councilor Thalsofer asked if the City of Albany had an ordinance that worked? Hanson stated yes.

Public Testimony - Opponents:

Robert Johnson, 1933 SW Laura Ct., Troutdale. Stated he didn't really want to be an opponent. He stated that it might be advantageous for the City to get a copy of Albany's ordinance and review it.

Councilor Thalsofer stated that was why he asked the question.

Robert Johnson stated he didn't hear any direction from staff, that's why he ...

Councilor Bui stated that Council doesn't take direction from staff, they give direction.

Johnson stated that's what he's saying, he didn't hear any to staff then.

Councilor Burgin stated not during the public hearing. This was still a public hearing.

Johnson, okay - the items he wanted to comment on was the parking 2 spaces per home for every three appeared to be too small. Most people have a boat and two cars. They would already be over the limit. More parking should be allotted in these parks. If you have to use common area as parking, so be it.

Recommendation by Staff:

Christian stated this was the recommendation from the Planning Commission.

Council Questions/Comments:

Councilor Burgin stated that the ordinance addresses recreational vehicles by allowing for space outside - a different area. A boat, or a camper or anything like that wouldn't be parked next to..

Johnson stated so they would have to put them in front of their space?

Councilor Burgin asked Cline if they would be in the park not in the space?

Cline stated yes, there would be an area specifically reserved for that purpose.

Hanson suggested that Council drive through the parks and see where they are parked because they aren't parked in a special place.

Public Hearing Closed: 8:50 P.M.

ITEM #5 - ORDINANCE - AMENDING ORDINANCE 498-0, TROUTDALE DEVELOPMENT STANDARDS, CHAPTERS 3 AND 4, RELATING TO SITE IMPROVEMENTS AND OFF-STREET PARKING FOR MANUFACTURED HOME PARKS

First Reading

Mayor Cox read the ordinance by title.

Councilor Burgin wanted to continue this to the next meeting when Item #4 is heard. He didn't know how to clear up the 20% and 10% but wanted it clarified so that the overlap could be recognized more specifically.

Councilor Thalsofer stated that he would like to see the same procedure as with the previous ordinance regarding written comments. He would like to gather information from the City of Albany and see if the concerns could be worked out. He asked Cline if that was enough direction for him. Cline stated yes.

BREAK: Mayor Cox called for a 5 minute break before continuing.

ITEM #6 - PUBLIC HEARING/RESOLUTION: Declaring the City of Troutdale's Intent to Sell City Property (Tax Lots 1, 8, 9, 14, 15, 16, 17, Section 35, T1N, R3E, W.M.) Setting Date and Time of Sale, and Establishing Conditions of Sale. (797-R)

Mayor Cox called for declarations, challenges or ex parte contact by Council members. There were none.

Christian summarized material contained in the packets. She noted the change for the bid time as 4:00 p.m. rather than 7:00 p.m. in the first paragraph of the resolution.

Christian stated that this property was declared surplus three years ago. A copy of the most recent appraisal set a specific value of \$12,000 each lot on the market today. Staff recommended the conditions for this sale be all seven lots be sold as one unit due to the location being in the middle of an unfinished subdivision. The purchaser would be required to complete subdivision process, as well as complete the infra structure yet to be built in the proposed subdivision.

Christian stated the reason the City is selling the property is that in a settlement of lawsuit, the City and former owner/operator of the Obrist Pit. It was an out of court settlement, the City agreed to buy the 7 lots from the initial developer of the subdivision. The City has had the lots since approximately 1982.

Christian stated Council needed to establish a minimum bid price that would be acceptable, any terms that Council wanted included [i.e., cash at time of sale, down payment and how the remainder if any should be paid], interest during the interim of awarding the bid and paying off the bid amount.

Mayor Cox called for questions.

Councilor Thalhoffer asked about the recommendation for an oral bid.

Christian stated there had been a lot of interest during the last few months on the property. Most of the already platted single family lots have been sold and are now being built on or soon to be. There is a lack of single family lots in the City.

Mayor Cox stated that they had the best view in the City.

Councilor Thalhoffer asked Gazewood if they had 60 days in which to pay 10% down and 60 days to pay the balance, what would be a fair interest rate to charge on the balance?

Gazewood stated 10% would be fair.

Jennings stated that the City doesn't have a limit. Mortgage rates are currently at 10 3/4 and he stated Gazewood's statement was pretty real and a good buy for someone. He stated there shouldn't be a great deal of time between bid opening and when the balance due.

Christian suggested, for the record, February 27, 1990 at 4:00 p.m. would allow the bid opening to be the same day as the Council meeting therefore there would be no lag time. [Tape 3, Side 1]

Councilor Thalhoffer stated this was in the nature of a loan rather than an investment and should be...Gazewood stated on that basis 10% would be a current prime, on the low side.

Proponents: -0- (The City)

Opponents: Bob Johnson asked if this property was adjoining the landfill? Mayor Cox responded yes. Johnson asked if there was parking for the landfill park available somewhere else?

Christian stated this was totally separate from the landfill.

Johnson stated he knew that but this was a access way to the park and people would park in the subdivision to use the park? Is there other parking?

Christian stated there was a total park plan for the park which did not include this property.

Charlie Swan stated if he was going to bid on the property - a 30 day close - he would be miffed if you would stick me with 10% interest for that 30 days and he would reduce the price to make up

for it. 10% when bid is accepted and the balance within 30 days, he felt it would be more palatable he stated that 30 days was reasonable.

Council Questions: Councilor Bui stated that the resolution read 7:00 p.m. Christian stated that would be changed to read 4:00 p.m.

Public Hearing Closed.

Mayor Cox read the title.

MOTION: Councilor Bui moved to adopt the resolution changing the bid time to 4:00 p.m. from 7:00 p.m.. The terms of sale to be: setting the minimum bid price at \$12,000 per lot [84,000]; all lots to be sold as one unit, not individually; 10% of bid and a 10% interest fee on the balance. Councilor Burgin seconded the motion.

Councilor Burgin suggested that an extension not be built in to the motion. He wanted the balance in thirty days. He moved to amend the motion. Councilor Bui accepted the amendment.

MOTION: Councilor Bui moved to adopt the resolution changing the bid time to 4:00 p.m. from 7:00 p.m.. The terms of sale to be: setting the minimum bid price at \$12,000 per lot [84,000]; 10% of bid to be delivered to Troutdale City Hall in the form of cash or cashier's check no later than 4:00 p.m. of the following business day [February 28, 1990]; the balance to be interest free due and payable in the form of cash or cashier's check within thirty days of the acceptance of the bid by 4:00 p.m. [March 27, 1990]. That any payment beyond 30 days have a 10% interest fee on the balance. Conditions of sale: (1) Sale of all seven units as a unit, no individual sales; (2) Completion of subdivision development process before building permits are issued; (3) Completion of utility improvements before issuance of building permits. Councilor Burgin seconded the motion.

YEAS: 4
NAYS: 0
ABSTAINED: 0

Bui - Yea; Burgin - Yea; Jacobs - Yea; Thalsofer- Yea

ITEM #7 - RESOLUTION: Approving the Lease of Property for Cellular Antenna[s] and Authorizing the Mayor to Execute an Agreement (798-R) [Tape 3, Side 1 8:11]

Mayor Cox read the title.

MOTION: Councilor Bui moved to adopt the resolution with the final inclusion on Tax Lot and Section. Councilor Burgin seconded the motion.

YEAS: 4
NAYS: 0
ABSTAINED: 0

Bui - Yea; Burgin - Yea; Jacobs - Yea; Thalsofer - Yea

Councilor Thalsofer asked Wilder to give a brief background for the audience. Attachments to Stark Street reservoir for cellular telephone antenna[s]. The monies collected would be deposited in the water improvement fund for renew and rehabilitation purposes. The final lease document is not completed but draft was available in packet and for public.

ITEM #8 - RESOLUTION: Adopting a Multi-Jurisdictional Memoranda of Understanding (MOU) for the Transfer of Certain Road/Transportation/Development Functions (799-R)

Mayor Cox read the title.

Wilder stated that the City of Troutdale, as well as Fairview, Wood Village, Gresham and Multnomah County have been discussing the road transfer issue. The consultant had suggested that the City proceed through a memorandum of understanding over a 1 1/2 year period work out the details of the negotiated transfers.

Wilder stated that the resolution would require a second paragraph under the Now, Therefore section which would state:

'That this resolution authorizes the Mayor to sign this memorandum of understanding'.

Wilder stated the basic memorandum of understanding included definitions of the sub regional network, expected to be a very involved and discussed issue - it might well be conceived that those roads such as Stark St., 238th, 244, 181st, 207th, 223rd...a number of others. Those will be worked out over a period of time and discussions will be underway.

Wilder stated the City would also be involved in the Capital Improvement program in identifying methods and procedures that the County would utilize and establish in the capital improvement program. The main vehicle would be the East Multnomah County Transportation Committee. That committee would have to modify its bylaws and rules and would include the formation of a technical advisory committee to address those issues. The basic body would be expected to stay in place...one city, one vote.

Wilder stated that the development review would be negotiated individually by the cities. The cities may wish to take over the development process and accept possibly monies from Multnomah County for doing those services as well. It remains to be seen whether the City of Troutdale would want to take that or not.

Wilder addressed the transfer of road maintenance resources. He stated that there has been an excellent maintenance of roads agreement with the County and has worked well for the City over the past three years. How that would work in the future, he was unsure.

Wilder stated the basic timeline would have the Mayor execute the MOU by the end of the month. September, 1990 the Intergovernmental

Agreements would be prepared and executed. Implementation of the IGA in 1991 with a review period following that.

Wilder expected that the timelines could be met regarding Troutdale but he didn't know if other cities would be able to. He discussed the changes from Sumner Sharpe which were included in the packet materials. The words were coulds, mays, rather than cans and wills. He stated there was enough flexibility to deal with what he considered would be a single issue - 181st. Wilder stated the items that could be discussed, would be.

Councilor Thalsofer stated in relation to the County Shop equipment - he had attended a meeting which it appeared one of the cities could actually buy part of the shop or equipment. The way the MOU reads it reads 'sharing'. He wanted clarification if cities could contract with the County for maintenance and other services pertaining to roads. He thought the MOU indicated a city could lease part of a County shop and lease or buy County equipment and do their own thing.

Wilder stated that the City of Gresham would be most impacted obviously by the transfer of Multnomah County roads due to the amount of residential roads in the County. Envisioned would be the transfer of equipment. Troutdale would pick up very little - in the exchange we might pick up a blade for our grader. The City of Gresham may pick up graders, rollers, crack sealing equipment - we don't know. Until the final balance sheet is all drawn and whether it will be an issue of road maintenance or sharing of equipment or how it will come out, he couldn't answer. He could only address the intent of the MOU and that was to provide some method of sharing -- sharing may be acquisition. He didn't think the County Commissioners would allow the facilities at Vance Pit to be sold off in piece.

Mayor Cox called for declarations, challenges, ex parte contact. There were none.

Wilder stated it was staff recommendation that the changes included in the back of the material be included.

Councilor Thalsofer objected to Item 3 - if a City needed equipment then they could contract with the County to have the work done. He wasn't in favor of the sharing with item 3 [pg.7].

Wilder stated that was the basis on which future intergovernmental agreements on. All cities would have input regarding every agencies IGA. The City will make certain that all interests are preserved. Staff would be keeping Council informed as the process continues.

MOTION: Councilor Bui moved to adopt the resolution with the addendum authorizing the Mayor to sign the Memorandum of Understanding. Councilor Burgin seconded the motion. YEAS: 4
NAYS: 0
ABSTAINED: 0

Bui - Yea; Burgin - Yea; Jacobs - Yea; Thalsofer - Yea

ITEM #9 - MOTION: Authorizing Construction Bid/Sandee Palisades IV
[LID 90-003] Roads, Water, Sewer, Storm Water

Wilder stated that the project was nearing the point of calling for construction bids. By motion, staff was asking Council to call for bids. He stated this was only for authorization to go for bid, there were no expenditures at this point.

Mayor Cox called for declarations, challenges. There were none.

MOTION: Councilor Bui moved to authorize staff to call for bids for the Sandee Palisades IV local improvement district.
Councilor Burgin seconded the motion.

YEAS: 4

NAYS: 0

ABSTAINED: 0

Bui - Yea; Burgin - Yea; Jacobs - Yea; Thalsofer - Yea

ITEM #10 - RESOLUTION: Authorizing the Application for CDBG Funds.
Old Town Roads, Sidewalks, etc., and E. Columbia Waterline
(800-R)

Wilder stated that over the years the CDBG has been successful. Troutdale still leads in the benefit to low to mod people. He stated there was a reasonably good chance of getting funded as a result of an agreement Gresham entered into with County. Their projects are separate and handled separately - now with the remaining jurisdictions, he felt there was an opportunity to get at least partial funding for some of the downtown improvement projects.

Wilder stated this project would include reconstructing portions of Dora, Harlow and Second Streets in the downtown core area. It would extend the existing 12" water main from Kibling on the west to Sandy River Bridge on the east. This would complete the downtown street improvement program within the CDBG pre-qualified area. The waterline would provide additional fire protection and domestic water availability along Historic Columbia River Hwy.

Wilder stated most of the grant information has already been assembled and it is a matter of making minor changes to meet current regulations and standards and more competitive.

Mayor Cox called for declarations or challenges. There were none.

MOTION: Councilor Thalsofer moved to adopt the resolution as written. Councilor Bui seconded the motion.

YEAS: 4

NAYS: 0

ABSTAINED: 0

Bui - Yea; Burgin - Yea; Jacobs - Yea; Thalsofer - Yea

ITEM #11 - RESOLUTION: Accepting a Waterline Easement from the Port
of Portland (801-R) Tape 3, Side 1 (22:35)

Wilder stated this item was purely housekeeping. The easement would grant to the City the right to repair, maintain, inspect and operate

a waterline within the easement area between North Graham Road and vacated Graham Road.

Mayor Cox called for declarations or challenges. There were none.

MOTION: Councilor Bui moved to adopt the resolution as written.
Councilor Burgin seconded the motion.

YEAS: 4
NAYS: 0
ABSTAINED: 0

Bui - Yea; Burgin - Yea; Jacobs - Yea; Thalhofer - Yea

ITEM #12 - DEPARTMENT REPORTS

Public Safety: Nothing to add.

Finance: Nothing to add.

Community Development: Nothing to add.

Public Works: Nothing to add.

City Attorney: Nothing to add.

Executive: Nothing to add.

ITEM #13 - COUNCIL CONCERNS AND INITIATIVES

Bui - Met with Presidents of other Councils at the request of Ron Clauson, Gresham City Council. He thought the CDBG program went well and wished that the road transfer situation would have gone as well.

ITEM #14 - ADJOURNMENT

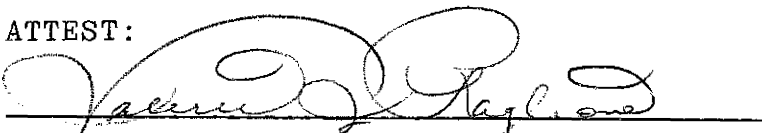
MOTION: Councilor Bui moved to adjourn the meeting at 9:32 p.m., Thalhofer seconded the motion.



Sam K. Cox, Mayor

Dated: February 14, 1990

ATTEST:



Valerie J. Raglione, CMC
City Recorder

CC7[4]

THIS IS A PUBLIC ATTENDANCE RECORD. PLEASE LIST THE FOLLOWING INFORMATION:

PLEASE PRINT NAME	ADDRESS	TELEPHONE
HOWARD HANSON	Box 844 Gresham, OR	665-1002
ROBERT JOHNSON	1933 S.W. LAURA ST	665-4449