

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

7:00 P.M. -- SEPTEMBER 22, 1992

ITEM 1. PLEDGE OF ALLEGIANCE, ROLL CALL, AGENDA UPDATE

Mayor Cox called the meeting to order and asked Councilor Wakeman to lead the pledge of allegiance.

Deputy City Recorder Martinez called the roll.

PRESENT: Bui, Cox, Fowler, Schmunk, Wakeman

ABSENT: Thalsofer, Thompson

STAFF: Christian, Cline, Collier, Galloway, Gazewood, Martinez O'Grady, City Attorney Jennings

PRESS: Web Ruble, The Oregonian

GUESTS: Mary Eaton, Bob Tanner, Chuck Wolsborn, Jim Kight, David Ripma, Karen Burger-Kimber, Pat Smith, Ryan Orme, Randall Johnson, Mike Lacey, Pete Gyerco

ITEM 2. CONSENT AGENDA:

Mayor Cox called this agenda item.

Councilor Schmunk suggested to hold approval of Item 2.1 minutes of the September 8, 1992 meeting due to the fact that they were just received by the council.

MOTION: Councilor Schmunk moved to accept items; 2.2, Proclamation October as Disability Employment Awareness Month; 2.3, Ratification of a Resolution Authorizing \$5,000 for a Market Feasibility Study/Troutdale Chamber of Commerce; 2.4, Resolution accepting results of September 15, 1992 General Obligation Park Bond Authorization Measure 26-2.

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YEAS: 3
NAYS: 1
ABSTAINED: 0

Bui - Yea; Fowler - Nay; Schmunk - Yea; Wakeman - Yea

Item 3. PUBLIC COMMENT:

Mayor Cox called this agenda item.

Karen Burger-Kimber 1675 sw Cherry Park rd. requested information as to when the council would be addressing the issue of the Citizens Advisory Committee meeting on a monthly basis.

Mayor Cox stated that the issue would be addressed by City Attorney Jennings at the next council meeting.

ITEM 4. PRESENTATION: Years of Service/City Employees.

Mayor Cox presented the certificates to the employees that were present.

Christian suggested polling the audience to consider moving ahead to agenda item 8. It was decided to address item 8.

ITEM 8. Resolution: Accepting the Engineer's Report and Declaring the City of Troutdale's intention to provide water and sewer service to Jackson Park road.

Mayor Cox called this item.

Galloway stated that the engineers report regarding the extension of water and sewer services to Jackson Park Rd. in summary shows that it would be feasible to provide those services. The estimated cost would be in excess of \$200,000.00 and that would not include the system development charges or the individual cost to connect from the line to the house. At this point the procedure would be to consider the report and if the council wishes us to due so, go forward with the public hearing. It is our recommendation that we take that action. The report includes a listing of affected property owners the method of assessing each property owner and the estimated cost to each.

City employees who were not present when item 4 was addressed were now given their certificates.

Mayor cox asked to hear from the Jackson Park Rd. home owners present that would like to speak.

Jim Kight 950 Jackson Park Rd. stated that at a neighborhood meeting the general consciences was that approximately 90% of the

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home owners were opposed to the addition of sewer and water and have signed a petition stating so. This would create a financial hardship to most of the residents.

Councilor Fowler asked who brought the subject up?

Kight stated that apparently one property owner wanted to subdivide his property and build rental homes next to his current residence for a retirement income.

Fowler stated it is essentially one person.

Kight stated there is actually two people that have indicated they would like to subdivide their property, but the majority of property owners are opposed to that.

Fowler asked Galloway if it takes the majority of the people to start this program?

Galloway stated that it is a council decision but the ordinance states that if owners of more than 66% percent of the property object than the action can not go forward.

Fowler asked if that was land ownership or units?

Christian stated that it is area to be assessed.

Galloway stated that there was more than one property owner that raised the issue of water supply or subdividing their property and by them raising the issue we went forward and got the engineers report to present the facts to you and the decision will be yours as to which way to go.

Fowler suggested finding out if the percentage of property owners opposed was greater than 66% before going to any further expense.

Galloway stated that it is a possibility that we may hear tonight from the property owners present that that is the case.

Kight stated that the petition that he had before him clearly showed that close to 90% of the property owners were opposed.

Christian suggested that Kight give the petition to Galloway so that he could calculate the percentage of property owners opposed.

There were no other questions for Mr. Kight

Pete Gyerco 1222 Jackson Park Rd. stated that he is concerned with the zoning of the area. He felt that this issue would create a financial burden on some of the residents in the area and may even force some to leave the area. He stated that there is no problem

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with the septic system and that the person with water problems is now drilling a well. He felt that there is no need to bring water and sewer into Jackson Park Rd.

There were no questions for Mr. Gyerco.

Randy Johnson 1032 Jackson Park Rd. stated that he was concerned with the impacts on the citizens along with the enormous environmental impacts of bringing in water and sewer to Jackson Park Rd. He felt that there was no need for this to happen.

There were no questions of Mr. Johnson.

Galloway stated that the signatures on the petition represent more than 66% of the property to be assessed.

MOTION: Councillor Bui moved to remove this matter from the agenda. Councillor Fowler seconded the motion.

YEAS: 4
NAYS: 0
ABSTAINED: 0

Bui - Yea; Fowler - Yea; Schmunk - Yea; Wakeman - Yea

Christian stated that staff would like to bring something before the council within the next couple of months regarding future development on Jackson Park Rd. for reasons such as we have no control over well drilling permits or septic permits. The problem arises from development in such close proximity to the sandy river. Now that this has been brought to our attention it is our responsibility to the public in terms of health and welfare that we respond.

ITEM. 5 ORDINANCE: Amending the City of Troutdale's Comprehensive Land Use Plan Text by Modifying Language Pertaining to the MPMU [Master Planned Mixed Use] Land Use Plan Designation Applicable to the Multnomah County Farm Study Area [Adopted by Ordinance #583-0]
PUBLIC HEARING CONTINUED

Mayor Cox called this agenda item.

The Council was recessed and the public hearing re-convened.

Cline gave a brief summary of the item.

Councillor Bui asked if Cline was recommending any of the three?

Cline stated that any of the three would work.

Cline stated that he didn't update any of the dates.

Cline gave a brief summary of a meeting with Mr. Nelson of GSL Homes.

Mayor Cox asked for questions from the Council.

Mayor Cox asked for recommendations by staff.

Cline stated again that any of the three options would work. Specifically not option B, leaving option A & C, A would get it done quicker, C is going to make it clearer in terms of when we can deny an application on the basis of density.

Councilor Fowler asked how the Planning Commission felt?

David Ripma stated that he is the president of the planning commission but was there to testify as a individual.

After some discussion Ripma suggested Option C.

Walt Postlewait 1624 se 20th stated that primary issue is density. It seems to me that the council has only two options; 1, accept what was presented by the planning commission in altering the definition of density and tying that density change to the criteria as outlined in the PD ordinance; 2, send it back to a special planning commission meeting at the earliest possible time at that this be the only item discussed. The options before you have not been officially by the planning commission or the CAC.

Councilor Wakeman asked if the council could proceed without the options being reviewed by the planning commission or the CAC?

Christian stated that the planning commission and the CAC are strictly advisory positions to the City Council.

Councilor Fowler stated that he would like to get this issue over with.

Postlwait stated that he felt that there should be a better attendance by the council members.

Chuck Wolsborne 1351 sw Halsey stated that he was in favor of option A, he did not like the idea of a MPMU overlay which creates a type 4 hearing process.

Mayor Cox closed the public hearing and re-opened the Council meeting.

MOTION: Councilor Fowler moved to adopt all three ordinances with option C. Councilor Bui seconded the motion.

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Discussion followed on how to adopt all three ordinances with the different options.

Mayor Cox asked Christian to read the ordinances by title.

Christian read the ordinances by title

ORDINANCE: Amending the Troutdale Development Code and the Zoning District Map [Adopted by Ordinance No. 549-O and 550-O] for Portions of Land in the Multnomah County Farm Study Area.

YEAS: 4
NAYS: 0
ABSTAINED: 0

Bui - Yea; Fowler - Yea; Schmunk - Yea; Wakeman - Yea

Cline read the next Ordinance by title.

ORDINANCE: Amending the City of Troutdale's Comprehensive Plan Text by Modifying Language Pertaining to the MPMU [Master Planned Mixed Use] Land Use Plan Designation Applicable to the Multnomah County Farm Study Area [Adopted by Ordinance 583-O].

MOTION: Councilor Bui Moved to Approve Option C of the Ordinance. Councilor Fowler Seconded the motion.

YEAS: 4
NAYS: 0
ABSTAINED: 0

Bui - Yea; Fowler - Yea; Schmunk - Yea; Wakeman - Yea

Cline read the last Ordinance by title.

ORDINANCE: Amending the Comprehensive Land Use Plan Inventory [Adopted by Ordinance #558-O] Updating Information Pertaining to Current Development on Portions of the Multnomah County Farm Study Area.

MOTION: Councilor Schmunk Moved to approve Option C of the Ordinance. Councilor Fowler seconded the motion.

YEAS: 4
NAYS: 0
ABSTAINED: 0

Bui - Yea; Fowler - Yea; Schmunk - Yea; Wakeman - Yea

ITEM 9. RESOLUTION: Establishing and Imposing Water User Fees.

Mayor Cox Called this agenda item.

Galloway stated that after review of the Water User Fees we recommend to move to a flat or straight fee instead of a declining rate structure that we now have in effect. We feel that this would encourage water conservation. We recommend to move to a straight fee over a three year period to make the transition easier on the larger water users. The change of rates would not affect approximately 70% of the water users.

Councilor Bui was concerned about the money that was borrowed enterprise fund and given to the general fund several years ago. He thought that was the reason we were using the declining rate fee.

Christian stated that the money was not actually borrowed.

Councilor Fowler stated that this would encourage conservation of by the bigger water users.

MOTION: Councilor Fowler moved to adopt this resolution. Councilor Bui seconded the motion.

Mayor Cox read the resolution by title.

A Resolution Establishing And Imposing Water User Fees.

YEAS: 4
NAYS: 0
ABSTAINED: 0

Bui - Yea; Fowler - Yea; Schmunk - Yea; Wakeman - Yea

ITEM 10. RESOLUTION: Recognizing the Substantial Completion of Stuart Ridge Subdivision, Phase II, and Accepting the Public Facilities into the City's System as a Fixed Asset.

Mayor Cox called this agenda item.

Galloway stated the facilities have been inspected and we recommend that the city accept the public facilities into the city's system as a Fixed asset.

MOTION: Councilor Fowler made a motion to accept the public facilities. Councilor Bui seconded the motion.

Mayor Cox read the resolution by title.

Resolution Recognizing the Substantial Completion of Stuart Ridge Subdivision, Phase II, and Accepting the Public Facilities into the City's System as a Fixed Asset.

YEAS: 4
NAYS: 0
ABSTAINED: 0

Bui - Yea; Fowler - Yea; Schmunk - Yea; Wakeman - Yea.

ITEM 11. RESOLUTION: Recognizing the Substantial Completion of Fleur-de-Lis, Phase II, and Accepting The Public Facilities into the City's System as a Fixed Asset.

Mayor Cox called this item.

Galloway stated the facilities have been inspected and we recommend that the city accept the public facilities into the city's system as a Fixed asset.

MOTION: Councilor Fowler made a motion to accept the public facilities. Councilor Wakeman seconded the motion.

Mayor Cox read the resolution by title.

Resolution Recognizing the Substantial Completion of Fleur-de-liz Phase II, and Accepting the Public Facilities into the City's System as a Fixed Asset.

YEAS: 4
NAYS: 0
ABSTAINED: 0

Bui - Yea; Fowler - Yea; Schmunk - Yea; Wakeman - Yea

ITEM 12. REQUEST: Authorization from Council to Approve Expenditure of \$1,000 from the Helping Hand Fund to be Used for Chaplain Assistance to Victims of Hurricane Andrew.

Mayor Cox called this item.

Collier introduced the police chaplain Brian O'Grady to the council and stated that the request is for \$1000.00 to send the chaplin to Homestead Florida to asset in recovery from the devastation of Hurricane Andrew.

Councilor Bui stated that the Helping Hands Fund is opererated by the Police department for this type of situation.

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MOTION: Councillor Bui moved to approve the expenditure of \$1000.00 from the Helping Hands Fund to send or Chaplin to assist in the recovery from Hurricane Andrew. Councillor Fowler seconded the motion.

YEAS: 4
NAYS: 0
ABSTAINED: 0

Bui - Yea; Fowler - Yea; Schmunk - Yea; Wakeman - Yea

ITEM 13. COUNCIL CONCERNS AND INITIATIVES.

Mayor Cox called this item.

Councillor Schmunk discussed the East County Transportation issues involving the parkway and the fact that the funding for improvements for I-84 have been dropped from the development portion of the States plan so that it basically does not exist at this time.

The Council fully agrees that the I-84 issue should be pursued.

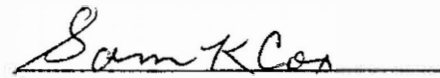
Councillor Bui stated that there have been complaints about a couple of properties that need to be cleaned up.

Mayor Cox reminded and asked everyone to attend the Harvest Fair.

MOTION: Councillor Schmunk Moved to Adjourn. Councillor Fowler seconded the motion.

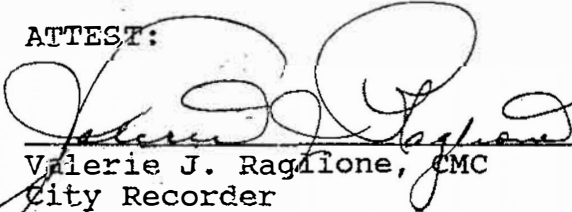
YEAS: 4
NAYS: 0
ABSTAINED: 0

Bui - Yea; Fowler - Yea; Schmunk - Yea; Wakeman - Yea


Sam K. Cox, Mayor

Date _____

ATTEST:


Valerie J. Ragione, CMC
City Recorder

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MEETING DATE: 9/7/97

THIS IS A PUBLIC ATTENDANCE RECORD. PLEASE COMPLETE THE FOLLOWING:

PRINT NAME	ADDRESS	PHONE #
Drew Conner	Troutdale Police	665-5175
Mary Eaton	city of Troutdale	665-5175
Bob Gazeewood	city of Troutdale	665-5175
C Scott Cline	104 SE Kibling	665-5175
Jim Galloway	104 SE Kibling	665-5175
BRIAN O'GRADY	27324 SE Stark	661-1077
Bob Tanne	23500 NE Holladay Rd Troutdale	666-0124
Jim Lemmig	101 NE Roberts Gresham 97030	669-3406
Bruce Wolzborn	1351 SW HALSEY TROUTDALE	666-8050
Jim Knight	450 Jackson Plk Wd. / Troutdale	661-5736
DAVID RIPPMA	4220 S. Troutdale Rd.	666-8452
Sharon Burger-Kemlin	1675 S.W. Clenny Plz Fd	661-6486

