

AGENDA

City of Troutdale

COUNCIL MEETING February 10, 1976

1. Roll Call.
2. Minutes of Jan. 15, Jan. 22, Jan. 27, 1976.
3. Approval of February Bills.
4. Planning Commission report - Dr. Packard
5. Business License Applications and Review
Harry Fowler-Country Realty, Vintage Village *OK*
Les Arndt-Empire Parts Co. *wait*
Don's Paving-(Council review approval Jan. 1976) *90 days*
Phil's 4-Wheel Drive, Ken's Small Engines, B. C. Restorations *denied*
(reviewed in Aug. 1975-due for council review)
6. Golliglee - appeal fence removal. *approved*
7. Sanitary Service Franchise Rate Increase request. *wait*
8. Reynolds High School Plat presentation. *approved*
9. Ordinance #220-Second reading and final adoption. *3-16-76 final*
10. Off Street & On Street Parking Study-set over to March meeting. ---
11. Survey new ordinance fees (#223) Streets, Signs, Lights-set over to March. ---
12. Salary Review Board recommendations. *OK*
13. Final alignment of 257th Street-Designate as arterial or City street. *New arterial*
14. Rev. Crosby application to establish assistance organization. *OK*
15. Review City Newsletter. *received 2-11-76*
16. Commissioner Reports
17. Oral Communications
18. Dept. Reports
19. Adjourn.

STAFF REVIEW AND RECOMMENDATIONS

- ITEM 5. Country Realty-Harry Fowler application in accordance with zoning, and council discussion of last meeting. Recommend approval of realty section of planned complex, and antique store section only at this time.
- Empire Parts Co.-Les Arndt, formerly Arndt-Colt Const. location. New business by Les Arndt forming. Detailed questions by council recommended before decision.
- Don's Paving-Improper zoning of property does not allow this business at that location. (zoned A-2 never changed) Mayor has recommendations enclosed.
- Phil's 4-Wheel Drive, Ken's Small Engines, B. C. Restorations all housed in business complex located at Halsey & Columbia y. Numerous complaints from residences, and apartments as to noise beyond 6 p.m. and weekends as well as general appearance of building and parking pad makes recommendation by the staff of continuance of the license dubious. Complaints, conditions are just the same as when reviewed in Aug. 1975.
- ITEM 6. Golliglee appeal Council decision to not allow fence on City right-of-way erected without a city building permit until completed and not filing a set of plans with the city. Recommend removal within definite time limit.
- ITEM 7. Sanitary rate increase sought by franchise applicant to cover increase in his expenditures for dumping fees. Recommend approval in that dumping fees have increased several months ago and rate increase warranted.
- ITEM 8. Staff report by Mr. Phoenix and consulting engineers
- ITEM 9. Final adoption of City Council as Purchasing Board for City. Second Reading.
- ITEM 10. Material not prepared for presentation.
- ITEM 11. Material not prepared for presentation.
- ITEM 12. Board Recommendations by Comm. Mahoney and Comm. Kaiser.
- ITEM 13. Planning Commission asks for final alignment of 257th. Staff recommendations by Mr. Phoenix and assisting city engineers, Mr. Cowley and Mr. Lee.
- ITEM 14. Permission to establish wayfarers assistance fund funded by Church donations and regulated by them. See enclosed letter request.
- ITEM 15. City newsletter editor Mr. Carl Andersen has resigned. Comments by Mayor Sturges and Lions Members on background of this action. Discussion of appointment of new editor.

Minutes of Council Meeting February 10, 1976

The meeting of the Troutdale City Council was called to order by Mayor Sturges at 7:35 p.m.

Mayor Sturges advised the Council, Staff and guests present of the manner of addressing the Council, and rules of conduct at meetings.

AGENDA ITEM #1

Roll Call: Present Mayor Sturges Commissioners: Mahoney, Kaiser, Cox
Absent: Althaus, Finegan, Dix

Staff: Betty Bergstrom, Maxine Bischoff, Larry Sharpe, George Phoenix

Acting City Engineer: Duane Lee

Planning Commission: Dr. F.B. Packard, Chairman

News Media; Sharon Nesbit, Outlook, Linda Frazier, Journal

Guests: 14

AGENDA ITEM #2

Motion moved by Commissioner Mahoney to approve the minutes of meetings January 15 and 27, 1976.

Ayes: 3
SeconDED by Commissioner Kaiser
Nays: 0 Motion carried.

AGENDA ITEM #3

Motion moved by Commissioner Mahoney to approve payment of bills for February 1976.

Ayes: 3
SeconDED by Commissioner Cox
Nays: 0 Motion carried.

AGENDA ITEM #4

Dr. Packard reported on Planning Commission meetings held. Presented form prepared by Mrs. Ardis Stevenson and Dr. Packard, which needs approval from the Council for accreditation of Citizens Advisory Committee. Two actions were taken, (1) Sandee Palisades Phase I was approved, after long debates and with conditions and reservations. They had 3 alternatives: (a) limited conditions, (b) table, (c) deny completely. Viewed with considerable concern are the lot sizes, streets and radius of the Cul-de-sacs; dees and restrictions and plans for a home owners association were discussed. Feel should be surveyed with markers for future development. (2) Kazuo Fujii sub-division had a split vote on presentation. Accepted duplexes on south side of Cherry Park Road and deferred decision on north side of road due to sewer and street problems.

Again Dr. Packard advised the Council that their action is required to activate the Citizens Advisory Committee before 3-1-76 to comply with LCDC rules. Citizen participation has much improved, they now have 8 groups working.

Larry Martin moved to Beaverton and this leaves a vacancy on the Planning Commission as his term does not expire until 5-26-78.

Motion moved by Commissioner Mahoney to adopt plan presented to Council and approve the Citizen Involvement Program.

Ayes:3
SeconDED by Commissioner Cox
Nays: 0 Motion carried.

AGENDA ITEM #5 - BUSINESS LICENSE APPLICATIONS

(a) Harry Fowler, Realty and Antique Shop (Furniture, dishes and collectibles).

Motion moved by Commissioner Cox to approve city business license.

Ayes: 3
SeconDED by Commissioner Kaiser
Nays: 0 Motion Carried.

(b) Les Arndt was not present.

Motion moved by Commissioner Kaiser to table until March meeting.

Ayes: 3

Seconded by Commissioner Mahoney
Nays: 0 Motion carried.

(c) Don's Paving, which was approved by Council in January, was informed that due to zoning, license must be rescinded. The City has offered to let him store his equipment in City parking area, but he prefers storing on his own property to guard it. Asked if he could install a 6 foot fence and store 1 truck in shed.

Commissioner Althaus arrived at 8 p.m.

The Mayor suggested issuance of a revocable permit. Brian Freeman suggested submitting a conditional use permit until the Planning Commission can rule on the fence and shed.

Motion moved by Commissioner Mahoney to give a 90 day extension to Don's Paving.

Ayes: 4

Seconded by Commissioner Kaiser
Nays: 0 Motion carried.

(d) Phil's 4 Wheel Drive is a city nuisance and his application is under review. George Phoenix presented pictures showing lack of grooming around business area. He advised Council that he had contacted the State of Oregon regarding their regulations, but had received no response from his query to date. The general consensus is that the citizens of Troutdale are not happy with the situation and the Mayor feels the Council should take steps to correct the condition.

Motion moved by Commissioner Kaiser to revoke Phil's 4 Wheel Drive's city license.

Ayes: 4

Seconded by Commissioner Mahoney
Nays: 0 Motion carried.

George Phoenix suggested notification be made to all 3 business by certified mail. Brian Freeman explained that all City licenses are revocable by Council if they can show cause.

Commissioner Finegan arrived at 8:20 p.m.

AGENDA ITEM #6

Mrs. Golliglee was present to appeal fence removal. Columbia Fence got the permit to install fence in September and erected fence when owners were away from home. The 3 1/2 foot fence around property was installed on city property. They had applied at October Council meeting for permission to install fence and Council had denied permit. Marge Schmunk inquired if a variance could be issued. If this were done and a utility company had to move the fence to get access to property, the fence would have to go back to Golliglee's property line when replaced.

Motion moved by Commissioner Althaus to issue a revocable variance, permitting fence to remain.

Ayes: 4

Seconded by Commissioner Cox
Nays: 0 Motion carried.

Mr. Golliglee requested a letter be sent to them specifying the terms of variance, with a carbon copy to the Homeowners Association.

AGENDA ITEM #7

Motion moved by Commissioner Kaiser to table Sanitary Service rate increase to March meeting.

Seconded by Commissioner Finegan

Mr. Ege asked for an explanation of table and was advised that there must be a public notice of garbage rate increase prior to hearing.

Ayes: 4

Nays: 0 Motion carried.

The rates and increase are to be published at least 10 days prior to March meeting.

AGENDA ITEM #12

Commissioner Mahoney requested item #12 be considered at this time and read a letter to Council regarding salary recommendations for City Staff. The Mayor asked if there were any questions.

Motion moved to approve the Salary Review Board's recommendations was made by Commissioner Cox.

Seconded by Commissioner Finegan
Yeas: 5 Nays: 0 Motion carried.

There was a 15 minutes recess at 8:45 p.m., the meeting reconvened at 9:00 p.m.

AGENDA ITEM # 8

Reynolds High School Plat presentation. Mr. Selig of Selig and Henslee, outlined the 3 proposed buildings and grounds which will eventually be developed to handle 2000 students. At the first stage, facilities will be for 1000 students. To handle increase will require doubling academic building and P.E. Buildings. Plans for a swimming pool and tennis courts are in the future. Depending on the bids received, all street side buildings will have brick fronts, if within the budget. No lights or stadium for athletic fields. If they can negotiate a swap of 8 acres with Multnomah County, the swim pool will be built adjacent, rather than behind the school. Commissioner Mahoney asked the total acreage involved in the plat. Mr. Selig said 38 acres were involved. Someone inquired what the dotted line on the plat indicated and Mr. Selig responded that this is called the Berry Barrier, and was placed there so the contractors would try to save this years berry crop for Kazuo Fujii. Mr. Selig also noted that this will be a 4 year high school, built in 2 phases.

Bob Johnson asked if the sewer is going in, and if 257th is going through. Mr. Lee told him these questions would be covered later in the meeting.

Carl Anderson spoke remonstrating against the school.
Marge Schmunk spoke for the school.

Oliver Domreis, Multnomah County Engineer, spoke on the road situation in front of and near the proposed school. Cherry Park Road is not a safe urban street and would not serve as it stands now. The road would have to be redone, with a cost of approximately \$290,000.00 to improve it. In addition, 242nd and Cherry Park Rd. is a double T and would require a signal and modification of the intersection. The County is not prepared to do this work. It would cost approximately 1/2 million dollars to extend Glisan from 242nd to 257th. Commissioner Kaiser asked if federal funding was available, and Mr. Domreis replied he was not sure. Troutdale would have to compete with the rest of the County on Federal funding. Mayor Sturges confirmed that the City of Troutdale is in the same position as Multnomah County financially, as far as road building is concerned. Mr. Selig said the letter that Multnomah County sent to him in December of 1974, informed him that no road improvement was scheduled at that time for the future. Mr. Selig also said that time was of the essence, they must have their bids by March 25, 1976, in order to be completed by September 1977.

AGENDA ITEM #13

George Phoenix advised the Council that he had attended a meeting in Gresham on Feb. 5, 1976, regarding proposed route of traffic from Mt. Hood Hwy. to I 80N, to take the pressure off of 181st. Mr. Selig said several routes are being considered. Also, what kind of street you want and how you want to use it. Commissioner Kaiser inquired if County would take over roads that had been built by the developer. 257th had been one route considered. Commissioner Mahoney presented the problems wanting to know if there is to be a buffer area around the High School, if 257th N. of Stark would be 4 lanes and how many driveways will be dumping into 257th.

Mr. Lee pointed out that by changing alignment to 300' East of 257th on Cherry Park Rd. will alleviate drainage problems as well as traffic.

Commissioner Mahoney noted he was prepared to vote for the school. Dr. Packard said it had been decided 4 years ago, why haggle now? Commissioner Althaus feels we need to consider the whole area.

Motion moved by Commissioner Kaiser to approve new Reynolds High School.

Seconded by Commissioner Mahoney
Ayes: 5 Nays: 0 Motion carried.

Mr. Lee wants to know if it will be agreeable with the Council to non-align 257th St. and proceed along those lines toward the Fujii development.

Motion moved by Commissioner Kaiser to table 257th and direct to move to the east, a street to a possible route.

Seconded by Commissioner Althaus
Ayes: 5 Nays: 0 Motion carried.

AGENDA ITEM #14

Motion moved by Commissioner Cox to let Chief Nauerth and Reverend Crosby proceed with the Aid Fund for needy people.

Ayes: 5

Seconded by Commissioner Kaiser
Nays: 0 Motion carried.

AGENDA ITEM #9 - Ordinance #220

Mayor Sturges read Ordinance once in full and once by Title.

AGENDA ITEM #15

The Mayor thanked Carl Anderson for his work tendered thus far on the Troutdale City News, accepting his resignation. The Mayor discussed who would be taking his place, or if we should have Mr. Irwin at the Outlook edit the paper and print it. Carl Anderson suggests a third party who would edit and not be swayed politically, and would be objective. Mr. Finegan said his son was a journalist major in college and would be interested in taking over. Dave Jansen discussed how to improve the situation, making several suggestions. Carl Anderson will continue as editor until the Council arrives at a decision. Mayor Sturges named Carl Anderson, LeRoy Scott, Dave Jansen, Sam Cox, Mike Mahoney and himself to meet regarding the paper and editor.

AGENDA ITEM #16 - Administrator/Engineer applications.

Commissioner Mahoney and Kaiser co-chaired the screening of applicants. The City received 25 applications and these were screened down to 5. The balance of the applicants to be notified by letter, thanking them for submitting their resumes. The Council will go over the five selected and send them letters giving salary data and if acceptable to the applicants, will set up interviews with them.

Commissioner Althaus asked Brian Freeman about our suit with the State of Oregon, he told her that it is 4 days into the appeal. He also noted that the City Attorney for Beaverton is on our side.

AGENDA ITEM #17

Duane Lee distributed and read a letter to the Council giving his opinion on air bubbles in City water and giving credit for such on user's bills. Dave Jansen gave comments on feeling that reimbursement should be made. The Council is going to take the letter from Mr. Lee under advisement.

The Plan of Sewer Study needs to be accepted by the Council and forwarded to EPA for Grant Application.

Motion moved by Commissioner Kaiser to proceed with Storm Sewer Study.

Ayes: 5

Seconded by Commissioner Mahoney
Nays: 0 Motion carried.

George Phoenix advised the Council that the City of Woodvillage will continue to furnish certain Troutdale residents with water and bill the City of Troutdale, rather than the actual users as has been done in the past.

Mr. Phoenix also informed the Council that the railroad depot building can be moved 3-1-76, but the State has not replied to his inquiry about the land that the depot is to be placed on.

Multnomah County will rezone the leased area east of Lewis and Clark State Park, so it can be used for motorcycle riding.

AGENDA ITEM #18

Larry Sharpe, City Building Inspector, presented to the Council a schedule of variances of expenses versus revenue on building permit fees; old rates versus new rates. He feels our rates should be upgraded on building permit fees to be in accord with State recommended rates. Also have a charge for gas inspections and furnace inspections. It was agreed that the Mayor, Commissioner Finegan and Larry Sharpe would meet to set up a schedule fee for various permits and inspections.

Dr. Packard interjected that the Planning Commission will also need to set up a budget.

Brian Freeman, George Phoenix, Peter Blyth and Don Obrist met regarding Drinker Well Water Assessment on Tax Lots 16 and 52, Section 36. The 12 acres involved would bring revenues of approx. \$700. in the next 4 years, leaving the City with the balance of the assessment to pay, \$5000., by the end of the 10 year period, Feb. 1980.

Brian Freeman recommended dropping the amendment to the agreement, which would relieve Mr. Obrist of the assessment and the City would assume the entire assessment, thereby constituting payment of said property.

Motion moved by Commissioner Althaus to accept Brian Freeman's recommendation to drop the amendment to the agreement and stay all assessments.

Ayes: 5

Seconded by Commissioner Althaus
Nays: 0 Motion carried.

AGENDA ITEM # 19

Motion moved to adjourn meeting made by Commissioner Cox.

Unanimous.

Meeting adjourned at 11:45 p.m.



R.M. Sturges MAYOR



Betty J. Bergstrom City Recorder