

BILLS: Edwards, Cox, Kaiser

CITY COUNCIL AGENDA

May 10, 1977

- 1 - Call to Order and Roll Call, Mayor and Recorder
- 2 - Approval of Minutes
- 3 - Approval of Bills
- 4 - Business Licenses, Recorder -- Discussion
  - o Don's Paving
  - o Phil's 4-Wheel Drive
  - o Mack Trucking
- 5 - Acceptance of Auditor's Contract, Recorder -- Motion
- 6 - Planning Reports
  - o Planning Commission, Planner
  - o Comprehensive Plan & CAC, Planner
  - o Transportation, County Staff
- 7 - Fujiiama Zone Change, Continuation, Planner -- Motion
- 8 - Sewer Pre-Payments, Planner -- Discussion
- 9 - Engineer's Report, Engineer
- 10 - Interim Land Use Controls, Administrator
- 11 - Budget Election, Administrator -- Motion
- 12 - Administrative Hearings, Administrator -- Report
- 13 - City Attorney's Report
- 14 - Department and Commissioner Reports
- 15 - Oral Communications
- 16 - Adjournment

Meeting called to order by Mayor Sturges at 7:33 P.M.

AGENDA ITEM #1 - ROLL CALL

Commissioners Present: B. Edwards, F. Kaiser, S. Cox, C. E. Finegan,  
Mayor Sturges,  
(absent - H. Althaus, F. Weissenfluh)

Staff Present: Ed Murphy, B. Jean, B. Bergstrom, L. Sharpe, M. Clay,  
B. Freeman, D. Lee

Press: Sharon Nesbit of Outlook

Guests: 8

AGENDA ITEM #2 - APPROVAL OF MINUTES

Commissioner Kaiser moved to approve minutes of April meeting.

YEAS: 4  
NAYS: 0 Motion Carried.

Seconded by Commissioner Edwards

AGENDA ITEM #3 - APPROVAL OF BILLS

Commissioner Kaiser moved to table bills for further review.

YEAS: 4  
NAYS: 0 Motion Carried.

Seconded by Commissioner Edwards

AGENDA ITEM #4 - LICENSES

Mr. Jean reviewed several licenses. Concerning Don's Paving, the owner was directed to find a more permanent location and remove his trucks from the area. Mr. McGregor promised to limit trucks and screen from view, which he has not done. Suggestions by staff that Planner contact owner encouraging relocation and/or screening of vehicles.

Commissioner Cox moved that Planner develop plan with owner to screen trucks and/or relocate business.

YEAS: 4  
NAYS: 0 Motion Carried.

Seconded by Commissioner Kaiser

Mr. Jean discussed Phil's 4-Wheel Drive complex, noting neighborhood complaints on unsightly appearance and noisy operations. Commissioner Kaiser objected strongly to appearance of property and unfulfilled owner's promises. Discussion of alternatives for direction to staff.

Commissioner Kaiser moved Council instruct Planner to discuss with owner corrective measures such as screening, number of vehicles, and exterior building improvements.

YEAS: 4  
NAYS: 0 Motion Carried.

Seconded by Commissioner Edwards

Mr. Jean discussed Mack Trucking - owner Cerruti, where building not conforming with State Codes as reported by building inspector, Larry Sharpe. List of corrections yet to be complied with under building does. Mr. Jean noted delay in compliance of owner has extended into nearly a year. Mr. Dreiling and other neighbors object to truck noise at all hours. Mr. Cerruti claims trucks are lost and use his property to turn around or park. Council questioned screening, filling, and building code violations. Mr. Jean noted Mr. Cerruti has suffered a heart attack recently.

Miss Althaus (Commissioner) entered at 8:46 p.m.

Mr. Jean reported complaints, owner's replies, code regulations and unsightly property premises noting Mr. Cerruti has no business license to operate in City and is in violation of City Ordinances. Mayor Sturges noted Council concern and recommended a 30 day deadline for significant compliance to discussed issues.

Commissioner Kaiser moved to establish a 30 day deadline to comply with building regulations, city license ordinance, and staff recommendations regulating hours of operation.

YEAS: 5  
NAYS: 0 Motion Carried.

Seconded by Commissioner Finegan

AGENDA ITEM #5 - AUDIT CONTRACT

Mr. Jean reported on contract discussion with audit firm on new areas of concern and work procedures resulting in the bid price before you of under \$5,000 for annual audit.

Commissioner Finegan moved to accept audit contract bid for signature.

Commissioner Edwards seconded.

YEAS: 5

NAYS: 0 Motion Carried.

AGENDA ITEM #6 - PLANNING REPORT

Mr. Murphy reported Planning Commission meeting consisted of Sandee Palisades Phase I plat approval; Valerie Terrace final approval, and watershe proposal postponed; Fujii approval contingent on Glisan St. decision, which we will hear tonight; Spikes proposal approved; Rossman variance approved with conditions noted. Mr. Murphy noted work session on May 4, 1977, concerning soils study and discussion of design review procedures. Mr. Murphy noted several important issues at next meeting, such as Windust downtown proposal, Bennett proposal, Guisto Development, 257th & Hensley Street agenda items.

## Comprehensive Plan -

Mr. Murphy reported staff has reviewed tentative Comprehensive Plan draft with consultant firm and on May 21, 1977, CAC meeting will review draft. Then comes planning commission hearing and publication of reduced form of draft and comments. Mr. Jean interjected that at the Salem LCDC hearing for additional grant funds, we were quite successful. We applied for \$28,000 and they recommended \$6,800 at first, but after discussion with City staff, they increased grant award to \$15,000. Mr. Murphy introduced Bebe Rucker from Multnomah County staff to discuss transportation and planning concerns of County for the future.

She noted they have examined four transportation corridors in East county, which were tracks in South of County, UPRR tracks parallel to Banfield, mid-county sites of Division & Burnside Street. Public Utilities Commission examined several issues. Population studied along existing rail lines and possible new lines, both present and future figures, up to 1990. Other questions of Union Pacific lines north of freeway and south of freeway creating barrier to traffic flows. Urban services were reviewed and examined. Questions were requested by speaker from Council. Commissioner Althaus questioned that she heard on TV that Banfield connection with Transit line in freeway. Speaker Rucker replied rail line north proposed to go there and then on to 205, but several options open. Commissioner Althaus asked about the old rail lines being used. Speaker B. Rucker said they were removed in 1928. She also discussed road issues - County Plan describes function of East Multnomah County Roads. Main issues in Troutdale that were discussed (map displayed). She noted 238, 242, and 257th North and South, 2 lane roads, and whether they should be extended and enlarged. Growth and commercial growth that seems probable, indicate that 257th should be some form of an arterial between Gresham & Troutdale which connects to Banfield but mainly used by East County residents and not connecting to Highway 26 to the far south of county. In Gresham, they are looking to 257th creating a clean road plan. Buxton in Troutdale serves as collector street and probab should remain as such with some 2 lane and 3 lane sections. Glisan, in our opinion, is not as difficult to extend but need not yet evident. Now that high school is on Cherry Park, improvements there may make it a better collector if pulled to South. The County would widen Stark to 4 lane road from 221st eastward past 257th. Halsey not scheduled for widening for some time in our opinion.

Commissioner Althaus asked if road right of way on Stark already obtained. Speaker replied some sections already dedicated.

Commissioner Kaiser asked about truck traffic routes? She replied there are no funds for truck route but we would use existing roads such as 181st from highway 26 to Banfield as truck route. We would strive for a better interchange at 181st as it is shortest, least expensive route. Commissioner Cox asked about size of right of way needed for light rail plan. She replied 26 to 37 feet required for standard guage track girder rail.

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Commissioner Althaus asked how many light rail stops planned. B. Rucker replied several but spaced at intervals for speed reasons at fairgrounds, 199th, 181st, 172nd, 162nd, 148th, 139th, 122nd, 102nd, then onto Banfield into town.

Mr. Jean asked if this route choice was one of several alternatives. She replied yes, 6 plans under study but this is the one narrowed down for East County area.

Mr. Freeman asked if forecast as to passenger cost for light rail use has been calculated? She replied we are still reviewing costs with no definite conclusive cost per passenger yet as fare to be charged.

Mr. Murphy noted light rail is least costly compared to electric bus, heavy rail investments, and other alternatives which are more expensive in operational costs.

Commissioner Althaus asked "How is this to be financed?" She replied the unused Mt. Hood freeway funds released of 153 million are set aside and a local match of 20% for light rail to build a system plus payroll tax, and/or revenue bonds and state support may be used.

AGENDA ITEM #7 - FUJIIAMA PLAT - REZONE (Continuation April 19th)

Mayor reviewed previous Council action and presentation. Mr. Close, representing the Fujii's, presented revised plat proposal decreasing duplex lots to 5 lots instead of original 19 or so lots. Suggested alternatives after discussion with high school and city staff, since portion of property directly across from activity field area. (Maps displayed) Shows lots in relation to school property to be zoned for duplex use numbering now 5, with remaining lots eastward designated as S.F. lots. We feel this is the logical use of property in that duplex lots would not be as disturbed by activity field noises during day hours as S.F. lots might be and a buffer to development collector streets.

Opponents views:

Bob Johnson objected on basis of recent CAC questionnaire (high school area) responses in negative proportion on rezones to multiple dwellings use -vs- single family use. Crowding more people on small lots would be additional burden to existing or planned sewer capacities.

Mike McCarthy stated he has resided here since 1959. He objects to all proposals, as well as this one, on question of rezone and denser uses. What is per capita calculated multiple use figures set forth for Troutdale? Mr. Jean replied there is no way we can restrict duplex use on ratio per capita except by already set forth density use limits for certain zoning as a whole, as allowed by present comprehensive plan. Council tends to treat duplexes as denser use where, in fact, State Code describes duplex a joined single family dwelling.

Mr. McCarthy asked has contrast between Troutdale and Gresham service costs of duplex dwellers -vs- single family taxpayers been studied, such as schools, tax costs, free lunches, and services other than those?

Mr. Jean explained new Comprehensive Plan not yet adopted but on the old plan it is predominately single family with 10,000 sq. ft. lots. He recommended attendance at the CAC meeting on May 21, 1977, on draft discussion.

No others opposing.

Commissioner Althaus moved to approve rezone of SR Fujiiama property to R-4 for five lots, only as shown on plat as lots 15, 16, 17, 18 and 19 of proposal.

YEAS: 4

Seconded by Commissioner Cox  
NAYS: 1 (Edwards) Motion Carried

AGENDA ITEM #11 - BUDGET

PART A -

Mr. Jean explained history on Street lighting issues as requested by citizens in attendance from Scenic 30 neighborhoods, who missed last 5 council meetings discussions of serial levies, budget and issues.

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Commissioner Althaus asked how reduction in gas receipts from State occur. Mr. Jean explained shortgages of gas, higher gas, lower volume purchased, and legislative actions chipping away at percentages.

Mr. Jean explained obligated capital costs charged city by PGE that must be paid forever totals \$8,500 for present installations that exist whether lighted or not. Arterials only add another \$5,000, totalling \$13,500 for arterials lighted only and yearly capital costs.

Discussion of which energy costs to reduce by turning off lights and which costs to cover by proposing serial levies -vs- cost to light all existing units rounded at \$30,000 total.

Audience questions:

Mr. Johnson asked wattage of lights. Mr. Jean explained Troutdale has several sizes, 150 to 400 watt, as you tell from just looking at poles in your areas, but to convert to most economical requires funds for conversion (labor/some materials).

Mr. Worthington questioned which arterials would be turned off without levy?

Mr. Jean posted lighting map of arterials and audience gathered round to study.

Discussion of Council with staff as to what levy totals would be required to light streets only and not neighborhoods. Staff in disagreement as to whether levy could be proposed at this time since budget from budget committee already under review by Multnomah Tax Commission. Attorney Freeman and Administrator Jean said they could insert into this year's budget proposals.

Council took a break at 9:00 PM. Meeting reconvened at 9:20 P.M.

Commissioner Kaiser moved to propose Street Lighting Serial Levy for 2 years for arterial street lighting and conversion to most economical wattage of \$9,000 per year totalling \$18,000 be submitted to voters again.

YEAS: 5  
 SECONDED BY Commissioner Cox  
 NAYS: 0 Motion Carried.

(See resolution hastily prepared for adoption by Council later in meeting)

PART B-

Police Levy proposal - Resolution No. 147.

Mr. Jean reviewed decision by budget committee to recommend support by Council of 24-hour police levy be submitted to voters for their decision.

Resolution No. 147 read in full by Bob Jean (\$26,000 Police General Fund Levy) and twice by title.

Commissioner Cox moved to adopt Resol. 147.

YEAS: 5  
 SECONDED BY Commissioner Edwards  
 NAYS: 0 Motion Carried.

AGENDA ITEM #8 - SEWER PREPAYMENT REPORT

Mr. Murphy posted maps to illustrate those properties obligated by cash preliminary payment. We expected 1200 - 1400 lots and we received 2,056 in residential and commercial requests. Unresolved issues are if one or two connection requests for householder built homes not provided for yet. Commercial requests, school requests, and emergency hookups might well use up any overspeculation by the 2,056 lot participants. However, it is quite evident, an interim plant plan will have to be revised to a permanent installation plan. Discussion of maps and indicated impact results by council and staff.

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AGENDA ITEM #9 - ENGINEERS REPORT

Well #2 purchase orders have been issued and are in shipment status, and we expect to be operational on manual (not automatic) status by May 23, 1977.

Mr. Carl Anderson questioned said disturbance (falling cities) due to overdraw of ground waters as recently published in national magazines. Mr. Lee stated studies in East County indicate ground water more than adequate for heavy population concentration due to replenishment rate of area excellent on all preliminary studies thus far conducted. A cooperative in-depth study will have to be conducted by Gresham, Troutdale, Wood Village, Rockwood, Fairview, and others in near future.

Mr. Lee stated Drinker well telemeter system to be repaired this week as indicated by distributor of system.

He said L.I.D. progresses with publication of bid request notices in two papers, and we have received 11 requests so far. May 24, 1977, is closing date for bids.

Mr. Lee said Major subdivision discussed in letter before you.

Council and staff discussed burden of subdivision approval now required by Council be delegated to Mayor acting in their behalf.

Commissioner Kaiser moved to delegate acceptance of subdivision by Council procedure to Mayor acting in their behalf as a representative agent.

YEAS: 5  
Seconded by Commissioner Cox  
NAYS: 0 Motion Carried.

Mr. Lee continued saying sewer plant prepayment proposal successful. Some 800-1200 estimates have swollen to over 2,000 lots, indicating we must plan for Phase I of new plant rather than an interim plant as first calculated by Mr. Lee and staff. Several more wells will also be necessary at least 2 or 3.

AGENDA ITEM #10 - INTERIM LAND USE

Interim land uses around town discussed by Bob Jean, and he suggested we may delay action on some Ordinances but act on Ordinance 245 regulations this evening to define pressing issue, others to be studied by Council.

Ordinance 245 read in full by Bob Jean and by title twice, noting corrections and deletion of Park Requirements and renumbering remaining sections.

"Blazers Won Third Successive Game of NBA Series!"

Commissioner Kaiser moved to pass Ordinance 245 unanimously with corrections as noted.

YEAS: 5 Unanimous  
Seconded by Commissioner Althaus  
NAYS: 0 Motion Carried.

Discussion of provisions of Ordinance 246, Design Review Regulation, by staff and council, as read in full by B. Jean, Administrator.  
Correction to exclude duplexes in ordinance.

Commissioner Kaiser moved to pass Ordinance 246.

YEAS: 5  
Seconded by Commissioner Finegan  
NAYS: 0 Motion Carried.

AGENDA ITEM #11 - RESOLUTION No. 148 "ST. LIGHTING LEVY"

Attorney Brian Freeman read Resolution 148 in full and twice by title for Council Review.

Commissioner Kaiser moved to adopt Resolution 148.

YEAS: 5  
Seconded by Commissioner Finegan  
NAYS: 0 Motion Carried.

