

CITY COUNCIL
SPECIAL HEARING
7-26-77

• OLD BUSINESS...

- Arndt ----- File suit if payment not received for \$1,000 adn \$750 within 5 days.

- State RS ----- Accept---

• COMPREHENSIVE PLAN

- Comprehensive Plan Hearing

- Review of publicity effort
- Policy Plan Concept:
 - 1) SF
Transition - Mixed Use
 - 2) Commercial/Multi-family
 - 3) Commerical/Lomited Industrial
 - 4) Industrail/Limited Commercial
 - 5) Neighborhood Commercial
 - 6) Agricultural/Community Service
- Separation of Map & Text
- Editorial comments:

- Brian to address grandfather & pre-existing non-conforming uses...clarify intent and language...

- Indicate study area south of Sweetbriar and indicate CRAG & County & other city areas.

- 257th - Alts - actively pursue thru LCDC grant & E. Company Transportation Committee.

CAC Comments:

- Frank Card - Letter
- Donna Burlingame - Letter
- Verden - OK
- Veda - Jackson Park out of Greenway...
- Norma Greenlee - Very Good...
de-emphasize Troutdale Rd. uses for heavy truck traffic,
resolve 257th... strong against commercial around HS...
Stark transitional into commercial O.K...
MHCC as Park-N-Ride good....

OPEN DISCUSSION:

- 257th & HS area - Jim Lock for Ed Finegan...
Professional offices (CP & 257th)
Apts & Multi-family (along 257th)
Limited Commercial (Hensley & 257th)
- * ◦ #6 - Add area from Broughton Bluff top to Sandy River as area of City study and concern... & include up to Viking

- #5 - Special Commercial:
 - Along Stark should be 500 ft. deep... (Transition area too...)
- #4 - Industrial:
 - Change flight pattern over river and tie Airport Plan into CAC...
- #3 - Industrial/Right Commercial --
 - 80N impression of Troutdale is important... clarify in plan or in DRB ordinance...
 - Port Annexation OK
- #2 - A/B Zone OK (Apt. Commercial Mix)
 - Height Restriction?
 - Halsey 4th
- #1

- * Question: Do applications made before the adoption of the new plan get to proceed under the old plan? Approvals yes, but applications? The prior plan is not a right unless land use changes are approved? Land speculators should make their speculations conditional...
- * Transition area North and East of HS...as policy area...
- * Greenway - check definition...

R.W. Jean

Troutdale City Council

Public Hearing

July 26, 1977

- Call to Order and Roll Call - Mayor and Secretary
- Code Violations, Les Arndt - Mayor
 - Staff Report
- State Revenue Sharing, Administrator - Ordinance No. 248
 - Budget Committee Memo
- Comprehensive Plan, Public Hearing - Mayor
 - Introduction and Background, Planner
 - Editorial Notes, Planner
 - Planner Comments
 - Attorney's Comments
 - Gordon Davis Comments
 - Dick Close's Comments
 - Discussion Areas, Planner
 - Public Hearing July 14 Summary
 - Frank Card's Comment
 - Donna Burlingame's Comment
 - Planning Commission Comment
 - Open Discussion, Pros and Cons

TROUTDALE'S CITY COUNCIL MEETING
Public Hearing
July 26, 1977

The Public Hearing was called to order by Robert M. Sturges, Mayor,
at 7:35 P.M.

ROLL CALL

Mayor, R. Sturges.

Commissioners: E. Finegan, S. Cox, F. Weissenfluh, F. Kaiser.

Staff: E. Murphy, Planner; R. Jean, City Administrator; Mary Eaton,
Secretary.

Press: Sharon Nesbit, Outlook

Planning Consultant: Nick Steffanoff

Guests:

CODE VIOLATION, LES ARNDT

Mayor Sturges read a letter addressed to Les Arndt, dated April 11, 1977,
regarding administrative hearing on Arndt's Addition (copy on file).
The Mayor asked Council if they felt they were ready to make the motion
to notify Mr. Arndt to pay his fees within five days or the City will
file suit.

Moved by Commissioner Weissenfluh to proceed with the litigation.
Seconded by Commissioner Kaiser. Commissioner Finegan felt he would have
to oppose the motion as he felt there should be some sort of compromise.
Following more discussion, the Council voted.

YEAS: 4
NAYS: 0 Motion Carried

The amount of the bill is \$1,000 for sewer and \$850 for water.

STATE REVENUE SHARING

The Mayor read Ordinance No. 248 once in full and twice by title.
Said Ordinance declares the City's election to receive state
revenues.

Commissioner Althaus arrived at 7:50 P.M.

The Mayor reported the City Council and Budget Committee had voted to
suggest the following ways to spend the \$13,500 City's share of
the funds: (1) City Hall; (2) Street Sewer; (3) Street Maintenance;
(4) Replacement of Municipal Equipment; (5) Park & Ride; (6)
Park Improvements.

Representative Glenn Otto was asked for an explanation as to how the
monies can be spent. Representative Otto said the intention of the
legislature was to let the cities spend the money any way they chose,
with no strings attached. They felt, at the State level, the cities
know their needs much better than members of the Oregon Legislature.
It was intended that no strings be attached; all that would have to
be done is passing the ordinance and levying a tax. It was
recommended by Mr. Jean that the City Council hold off on making a
decision as to where the monies be spent until a comparison is made of
the revenue estimates compared to the budget estimates. At that time,
there can be direction from the Budget Committee as to where their
priorities lie.

Motion moved by Commissioner Cox that the City Council approve
Ordinance #248, the City's election to receive state revenues.
Seconded by Commissioner Finegan.

YEAS: 5
NAYS: 0 Motion Carried.

The Mayor called the Public Hearing on New Comprehensive Plan at
8:00 P.M.

TROUTDALE'S CITY COUNCIL MEETING
Public Hearing
July 26, 1977

INTRODUCTION AND BACKGROUND

Mr. Murphy said that this is the third public hearing on the final draft of the Comprehensive Plan. The Plan has been actively worked on for the last year, and it is now at the stage of public review. A Citizen's Advisory Committee has been very active and has been meeting for the last several months. The first meeting on the Plan was June 28, 1977; the second meeting on July 14, 1977; this meeting being the third meeting. There will be one more meeting on August 9, 1977, at which time we hope the final Plan will be adopted. Mr. Murphy read a calendar of publicity and review of the Comprehensive Plan. (Copy on file). There was a summary of the new Comprehensive Plan that had been sent to citizens. (Copy on file)

Mr. Murphy reviewed some of the editorial changes in Article VII and IX.

There are six policy plan concepts: (1) Single Family, (2) Commercial/Multi-family, (3) Commercial/limited industrial, (4) Industrial/Limited commercial, (5) neighborhood commercial, (6) Agricultural/Community Service. Each of these concepts were defined by Mr. Murphy.

Mr. Jean stated that the editorial comments presented were from discussions at previous public hearings.

There were questions as to grandfather rights under the non-conforming, pre-existing use permits, which were defined by Brian Freeman, City Attorney, at the request of the City Council. (Copy on file) More discussion followed. It was felt that the Policy Area No. 6 should be a City Study Policy.

The 257th alignment was discussed. The public generally felt it should connect on Halsey. The Council's feeling is that 257th should be connected at the freeway overpass. Alternatives should be actively pursued through LCDC grants and East County Transportation Committee, of which Commissioner Edwards is a member. Mr. Fujii asked if the land, which would be required to be purchased, was going to be purchased. Mr. Fujii does not feel like donating land for the proposed 257th. The City Council will have to approach a way to acquire the land for the extension.

After the last meeting, letters were sent to the members of the Citizen's Advisory Committee asking for comments, and some of the replies to this request are on file. Letter from Dr. Frank Card was read (copy on file). Letter from Donna Burlingame was read (copy on file).

Mr. Robert Johnson, Vice-Chairman and Acting Chairman of the Citizen's Advisory Committee, stated that the Plan needs to be flexible for the City's growth and he favors single family residential areas.

Mrs. Veda Parsley said those on Jackson Park Road would like to be out of the greenway area.

Mrs. Norma Greenlee would like to see a parking area on Troutdale Road near the college and also less traffic on Troutdale Road. She feels the 257th alignment should be resolved. Mrs. Greenlee stated she has talked to several people and they are all strongly against commercial area around the new high school. She also stated she feels the Stark Street transitional area into commercial is OK.

Mr. Jim Lock spoke on behalf of Mr. Ed Finegan, who feels, because of his position on the City Council, it would be inappropriate to speak as a property owner. Mr. Finegan's property is on S.W. Hensley Road. Mr. Finegan is not opposed to the Comprehensive Plan. Mr. Finegan would like to go on record as indorsing transitional use of his property. He would like to have a light commercial area with professional offices, such as a doctor's office. He would also like to have duplexes and apartments. Mr. Finegan does not think it advisable to have single family units next to an arterial.

The meeting took a break at 9:00 P.M.

The meeting reconvened at 9:05 P.M.

TROUTDALE'S CITY COUNCIL MEETING
PUBLIC HEARING
July 26, 1977

OPEN DISCUSSION

Policy Area No. 6 - It was felt that the area between Sweetbriar Road and Strebin Road should be listed as a site of Troutdale's study area. Also, the study area should go to the Stark Street Bridge and to Broughton Bluff on the east side of the Sandy River. Mr. Gibson, of the Oregon Columbia River Gorge Commission, stated he would like the areas along the Columbia and Sandy Rivers to be considered a greenway area.

Policy Area No. 5 - Mr. Jean stated that it is the feeling of Mr. Harrison McKnight, on Stark Street near the City water tower, that the transitional area should be 500' deep to provide room for property setbacks, thus enabling landscaping and design review along the road room to work. Mr. McKnight would like to see commercial all along Stark Street with a transitional area behind that.

Policy Area No. 4 - There was some discussion on asking the Port of Portland to change the flight pattern over the Sandy River and also working with the Port on other areas of construction at the airport.

Policy Area No. 3 - There should be beautification of 80N freeway, which would impress the Troutdale area. The idea of Port annexation would be OK.

Policy Area No. 2 - There will be a new zoning which is A-1B, an office, apartment zone. It was asked if height restrictions would be changed in this area. Mr. Otto said that when he was mayor, there had been some talk of making Columbia a one-way from Halsey and making S.W. 3rd one-way.


Policy Area No. 1 - Representative Otto asked if someone came in before the new Comprehensive Plan goes into effect, would the application be handled under the new or old Plan. Mr. Jean said if the application was cot considered at the last Planning Commission meeting then it would be under the new Plan, if passage of the new Plan is adopted at the August 9, 1977 meeting. Mr. Handy asked if the property owned by Sidney Tucker was under the transitional area, as it is near the new high school. The prior Plan is not a right unless the land use change had been granted by the Planning Commission at meetings before passage of the new Plan. Mr. Jean had Ed fix an overlay to show a transitional area around the high school.

Mr. Jean stated he would try to get the amended copy of the Comprehensive Plan to members of City Council by August 1, 1977, a week before the final hearing. He would like to get a copy to Brian's office for his review.

The meeting was adjourned unanimously at 10:45 P.M.



Robert M. Sturges, Mayor



B. Bergstrom, Recorder



Mary L. Eaton, Secretary