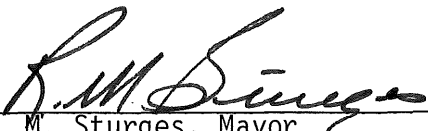


REVISED: 1/28/81

TROUTDALE CITY COUNCIL
REGULAR MEETING
FEBRUARY 10, 1981 7:00 P.M.

1. Call-to-Order, Roll Call and Agenda Update: Mayor
2. Consent Agenda:
 - 2.1 Accept City Council Minutes
 - 2.2 Accept Business License Report
 - 2.3 Accept Bills for the Month of December
 - 2.4 Sandee Palisades I and II acceptance-Resolution
 - 2.5 Accept Tax Lot "53" (Obrist property)-Resolution
 - 2.6 Accept Graham Road Improvements-Resolution
 - 2.7 Appointments to Design Review Board
3. Departmental Reports
 - 3.1 Finance and Records
 - 3.2 Community Development
 - 3.3 Police
 - 3.4 Engineer's Report
 - 3.5 Public Works
 - 3.6 Attorney's Report
 - 3.7 Executive
4. Resolution for Operating Tax Levy for F.Y. 81-82
5. Zone Change request, Parkrose Baptist Church, from F-2 to R-7 PD for 24 lots: a church and a City park-Resolution
6. Streets SDC Ordinance Amendments-Ordinance
7. Second Reading and Adoption of Mobile Home Ordinance
8. Council Concerns and Initiatives
9. Oral Communications and Adjourn



R. M. Sturges, Mayor

MINUTES
CITY COUNCIL MEETING
FEBRUARY 10, 1981

The meeting was called to order by Mayor Sturges at 7:00 P.M.

ROLL CALL :

COUNCIL : Dalton Williams, Helen Althaus, Sam Cox, Frank Kaiser, Chuck Blanchard and Mayor Sturges
STAFF : Ed Murphy, Scott Pemble, Jerri Widner, Allen Perkins, Duane Lee, Brian Freeman, George Haddock and Lois Howell
PRESS : Carey Virtue of the Oregon Journal, Tom Fluhardy of the Gresham Outlook and Joyce Wydryzinski of the Oregonian
GUESTS : Tony and Sue Buzzard, Mr. and Mrs. Burlingame, Bob Spikes, Marge Schmunk, Randy Ogan, Allen Anderson, Lynda Schambayer, George Howland, Lee Ascher and Frank Windust Jr.

The Mayor indicated that Dan Lowe had asked to be excused tonight due to illness.

Agenda Update : Mayor Sturges informed Council that the Metro letter, that had just been handed out, would be covered under oral communications.

AGENDA ITEM #2 - CONSENT AGENDA

- 2.1 : Acceptance of City Council minutes
- 2.2 : Acceptance of Business License Report
- 2.3 : Acceptance of Bills for Month of December
- 2.4 : Acceptance of Sandee Palisades I and II Resolution (406-R)
Ed Murphy reported to council that it was ready to be accepted. Lee Ascher talked to council and told them the final things had been taken care of. The only hold up was for the well. Sue Buzzard reported to council that the Sandee Palisades community was happy with the improvements that had been made.
- 2.5 : Acceptance of Tax Lot "53" (Obrist Property) Resolution (407-R)
- 2.6 : Acceptance of Graham Road Improvements Resolution
Ed Murphy indicated everything had been taken care of on this particular matter. The only hold up was the LID payment from the Port of Portland. Brian Freeman was to contact Port and try and get from them a letter indicating how they wanted to handle the payment. Mayor Sturges said that since Brian Freeman wasn't here to report on this matter that they would move on to the next agenda item.
- 2.7 : Appointments to Design Review Board. Some concern was voiced by the council in regards to appointing people they had not met and did not know. The council was polled as to their thoughts on this matter. Frank Kaiser felt that he would like to meet the people first. Sam Cox thought the Mayor should interview the individuals. Helen Althaus

felt that it wasn't too late to interview. Dalton Williams felt comfortable with the staff interviewing the people that they would be working with. It was requested by council that the individuals to be appointed to the board, Mr. Mike Russell and Ms. Joan Davis, be at the next council meeting so that the council might have a chance to meet them before approving their appointments. Chuck Blanchard made a motion to approve the consent agenda eliminating 2.6 and 2.7. Sam Cox seconded the motion. Yeas 5 Nays 0.

AGENDA ITEM #3 - DEPARTMENTAL REPORTS

- 3.1 : Jerri Widner asked for any questions in regards to her report. There were none.
- 3.2 : Ed Murphy relayed to the council that the Planning Commission had met on January 21, 1981. They approved the Preliminary Plan and Program for an R-7 Planned Development to the northeast of Sweetbriar Elementary School. They also approved the final plat for "Troutdale Heights" which is similar to the plat already approved. He also stated that The Design Review Board met on January 22, 1981 and that they had approved the Halsey Station development plan and also the plan for the River Trails canoe storage site across from City Hall. He indicated that he had been recently informed that the region will receive \$21 million of the interstate transfer funds, out of an expected \$55 million, for fiscal year 1981. The reduction will effect such projects as 257th, Cherry Park Road, 242nd, 223rd, 181st and others. Ed also stated that Mario Cerruti should be finishing up his landscaping. The council mentioned that they thought he had completed the landscaping as no work had been done for awhile. Ed indicated he would follow up on that.
- 3.3 : No oral report was given by George Haddock.
- 3.4 : Duane Lee indicated that Columbia Park Reservoir tank is now being filled. The 7th Street Reservoir will be closed for bids on February 19, 1981. Duane said that Well no. 6 and Well no. 7 bids would be combined. He went on to talk about the Troutdale Landfill problem. He had met with Bill Bartholomew of the Water Resource Department only last week and he had indicated he had no serious concerns about the deep water zones in the Troutdale region. His primary concern is the protection of the shallow groundwater zones and the fact that if putrescible matter is not placed within the landfill, there should be little concern about the surface water supplies. It is believed that now the Water Resource Department and DEQ will write letters which will rescind the previous memos handed down by each and that we can go ahead with our project. Duane went on with his report and related to council about the East Multnomah County Sewer Consortium. He said there is a letter being prepared by the DEQ staff for the Governor's signature in regards to the approval to expand treatment plants in the East County area on an individual basis. He also stated a grant application would be submitted sometime this spring in regards to the Sewer Consortium project.
- 3.5 : Ed reported to council that Metro has hired a new person and he has an idea on banning backyard burning. The alternative would be to use a chipper. This also would be a free of charge fee when bringing any materials to the chipper. The consensus from the council was that they would go along with such a plan if it were to be implemented.
- 3.6 : Brian Freeman was absent and the council proceeded to the next item.

3.7 : Allen Perkins had no comments for the council.

Dalton Williams moved to accept the departmental reports. Chuck Blanchard seconded the motion. Yeas 5 Nays 0.

AGENDA ITEM #4 - RESOLUTION FOR OPERATING TAX LEVY FOR F.Y. 1981/82

Brian Freeman was going to bring the resolution. Council decided to move on to the next agenda item until Brian arrived.

AGENDA ITEM #5 - ZONE CHANGE REQUEST, PARKROSE BAPTIST CHURCH, FROM F-2 TO R-7 PD FOR 24 LOTS (408-R)

Ed Murphy presented to council a slide presentation showing the area that is being asked to be rezoned. Ed reported that the preliminary plan and program was in substantial compliance with the Troutdale Comprehensive Plan. Also, the preliminary plan and program is in substantial conformance with Troutdale's Zoning Ordinance. The net development area is 4.98 acres. The maximum allowable number of units are 31 lots at an R-7 density. The proposed 24 lots are within the allowable density. He indicated that the Planning Commission recommended approval of the preliminary plan and program and zone change for this project with the following conditions:

1. All public improvements shall be designed to City standards and reviewed and approved by the City Engineer.
2. Stark Street should be improved to County standards.
3. That a temporary construction road be established until 80% of the houses have been built.
4. That the final plat not be signed by the chairperson of the Planning Commission until the applicant can demonstrate that a developer will make all the required improvements.

Randy Ogan representing Marx and Chase Incorporated, discussed the proposed site to the council. He thought that the staff had covered the new plan very well. He did note that one problem needed to be solved, or at least brought to the engineer's attention. That was the drainage problem on 33rd. All of the water when it rains goes onto that property. Allen Anderson, president of the Sweetbriar Homeowners Association, talked to council and indicated he would like to be more involved in this project. 1.6 acres are for park dedication. Chuck Blanchard at this point had a question for Ed Murphy. He wanted to know about the park. The answer is that the park is being donated which means the city will have to pay for all of the development. Mayor Sturges asked council if they were ready to act on the matter. Helen Althaus moved to adopt the resolution. Dalton Williams seconded the motion including requirements A through D. Dalton further added that we include one more condition. That being: that the zone change doesn't take effect until approved by the General Development Program. Yeas 5 Nays 0.

AGENDA ITEM 3.6 - ATTORNEY'S REPORT

Brian reported he had researched the question that was brought forward at the last council meeting regarding the open meeting law. He still advised council that a meeting outside of our jurisdiction would be contrary to the open meeting law. He read the law to the council and indicated that deliberating on any matter outside of our jurisdiction would be contrary to

the law. Brian Freeman cautioned council but did say that he could draw up a bill for the legislature in an attempt to change the law. Brian said he would follow through on the matter. Brian spoke next about the Graham Road matter in regards to receiving payment from either the Corps of Engineers or the Port of Portland. He indicated he had received a letter from the Corps of Engineers which informed us that they were not going to pay. This now means that it falls back on the Port of Portland for payment. Ed Murphy wanted to know if the Port of Portland gave some sort of written assurance if the council would be satisfied to accept Graham Road. The consensus was that they would. A discussion followed wherein Dalton Williams indicated that in the event that we move to accept the resolution that a condition be included that the Port be held responsible for cost and repair of the road to eliminate any standing water due to the slope of the road. He went on to say that as a point of record he was concerned about the ponding and whether or not it was covered under the performance bond. Ed Murphy thought that perhaps another letter from the Port would be advised wherein they specifically stated that if any problems occurred that the Port would cover the costs. Dalton Williams then made a motion to postpone the matter until a letter had arrived from the Port stating the same. Chuck Blanchard seconded the motion. Yeas 5 Nays 0.

AGENDA ITEM #4 - RESOLUTION FOR OPERATING TAX LEVY FOR F.Y. 1981/82

The council had two options:

1. To present the tax levy to the voters, or
2. To return it to the Budget Committee

A discussion followed. Chuck Blanchard made a motion to send the budget back to the Budget Committee and give Allen Perkins time to look it over and to hold a Budget Committee meeting on February 19, 1981 for the same. Frank Kaiser seconded the motion. Yeas 5 Nays 0.

At this point, Allen Perkins asked the council for some guidance as to their thoughts on the matter.

Chuck Blanchard - felt concern about the parks amount of money and items that were proposed. Also was concerned about the police.

Helen Althaus - felt that we had a duty to recommend this to the voters for their approval

Dalton Williams - Concerned about proposed cut in the budget. He felt that a reduction should not be considered unless specific line items are identified as to their need, impact and effect. He felt adjustments should be made dollar for dollar.

Frank Kaiser - his personal feeling was that we should cut back to 6% and not go for anything.

Allen Perkins stated for the record that it would keep our level of services fairly consistent.

A short break was taken by council at 8:52 P.M.

The meeting was reconvened at 9:06 P.M.

AGENDA ITEM #7 - SECOND READING AND ADOPTION OF MOBILE HOME ORDINANCE

Ed Murphy reported to council that this would include only vacant, undeveloped lands. Scott Pemble told council that there were two choices before council

tonight.

1. Council could adopt an ordinance which would allow for mobile homes in the community.
2. Council could make a comment that they don't want to encourage any mobile home development. If you make that decision, you will have to allow for a 60/40 split. This would mean that some adjustments would have to be made on the comprehensive map for an additional 20 acres.

Scott Pemble pointed out to council that a bill was before the legislature that would mandate communities to allow mobile homes. A discussion followed.

Frank Kaiser made a motion to go with the 60/40 split and not allow mobile homes into the community. Chuck Blanchard seconded the motion. Yeas 5 Nays 0.

AGENDA ITEM #6 - STREETS SDC ORDINANCE AMENDMENTS

Mayor read by title (first reading). Ed Murphy reported to council that this ordinance basically amends the ordinance that was adopted a year ago. He discussed the amendments which were as follows:

1. The "average number of trip ends per day" shall be defined as the total of all trips entering plus all trips leaving a designated land use of building type over a given period of time. The given period of time shall normally refer to an average weekday (Monday - Friday) for a 24 hour period.
2. An arterial street system development charge (SDC) for street improvements is hereby imposed on all new developments within the City of Troutdale based on the trips generated by the development.
3. The base for calculating the SDC shall be the ERU (Equivalent Residential Unit or Dwelling Unit Equivalent). All SDC charges shall be based on the equivalent average weekday vehicle trip ends to a single family detached house, which is assumed to generate 10 vehicle trip ends per average weekday.
4. The total SDC per development shall be the rate per ERU multiplied by the number of ERU's calculated in accordance with Exhibit "B".
5. In those cases where the ERU can be calculated in two or more way, the SDC charged will be based on the lower ERU calculation.
6. The SDC rates shall be revised annually to reflect changes in the Oregon Highway Composite Construction cost index.
7. The change in Oregon Highway Composite Construction cost index for 1980 was 7.6%. Therefore, the SDC per ERU shall be \$108 and will remain at that rate until otherwise amended by separate ordinance.
8. The Community Development Director shall have authority to decide the applicability and amount of the SDC for any given property, except as provided in Section 7 of this Ordinance. The Community Development Director shall use attachment "B" of this ordinance and the document entitled "Trip Generation" Section Edition, 1979, by the Institute of Transportation Engineers to determine the amount of the SDC to be imposed.
9. In the case of a dispute over the ERU, the applicant will be permitted to submit information which demonstrates that the ERU being used by the Director to calculate the SDC is in error, and that a more appropriate ERU should be used. If the Director is convinced, based on the evidence submitted, that the ERU proposed by the applicant is more appropriate, the Director shall have the authority to use the proposed ERU to calculate

the SDC instead of the ERU calculated using Exhibit B.

A discussion followed after the amendments were presented to council. Dalton Williams moved to adopt the ordinance and repeal the old ordinance. Frank Kaiser seconded the motion. Yeas 5 Nays 0. The ordinance was passed unanimously (346-0)

AGENDA ITEM #8 - COUNCIL CONCERNS AND INITIATIVES

Frank Kaiser voiced that 257th Street would probably take 10 years to complete. He was wondering if there was some way that the City of Troutdale could raise enough money to complete the street. He felt that the road would help with the growth of the city.

Chuck Blanchard wanted to know about the Public Works Director's position. He was informed that February 17th was the deadline for the applications.

AGENDA ITEM #9 - ORAL COMMUNICATIONS AND ADJOURN

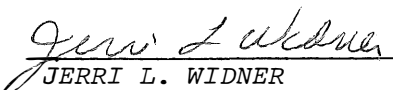
Mayor read through a letter from Metro. Frank Kaiser moved to table the matter until the March City Council meeting so that council would have a chance to review the letter. Dalton Williams seconded the motion. Yeas 5 Nays 0.

Frank Kaiser moved to adjourn. Sam Cox seconded the motion. The meeting was adjourned at 10:20 P.M.



R.M. STURGES, Mayor

ATTEST:



JERRI L. WIDNER
FINANCE DIRECTOR/CITY RECORDER