

AGENDA
CITY OF TROUTDALE
104 SE KIBLING STREET
TROUTDALE CITY HALL
7:00 P.M. -- CITY COUNCIL CHAMBERS

SEPTEMBER 30, 1986

- (A) 1. PLEDGE OF ALLEGIANCE, ROLL CALL, AGENDA UPDATE
- (A) 2. PUBLIC COMMENT
- (A) 3. *** OPEN PUBLIC HEARING***

Comprehensive Land Use Plan

- a. Staff Report
- b. Questions of Staff by Council
- c. Public Comments:
 - o Proponents
 - o Opponents
 - o Rebuttal
 - o Recommendation by staff
 - o Council Questions or Comments
 - o Close discussion or comments by public
 - o Close Public Hearing
- d. Consideration by Council

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- (A) 4. ***OPEN PUBLIC HEARING***

Comprehensive Land Use Plan Map

- a. Staff Report
- b. Questions of Staff by Council
- c. Public Comments:
 - o Proponents
 - o Opponents
 - o Rebuttal
 - o Recommendation by staff
 - o Council Questions or Comments
 - o Close discussion or comments by public
 - o Close Public Hearing
- d. Consideration by Council

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- (A) 5. COUNCIL CONCERNS AND INITIATIVES
 - (A) 6. ADJOURNMENT.



SAM K. COX, MAYOR

MINUTES
CITY COUNCIL MEETING
TROUTDALE CITY HALL - COUNCIL CHAMBERS
104 SE KIBLING STREET
TROUTDALE, OR 97060

SEPTEMBER 30, 1986

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

Mayor Cox asked Gene Bui to lead the Pledge of Allegiance.

City Recorder, Valerie J. Raglione, called the roll.

PRESENT: Gene Bui, Marty Gault, Sam K. Cox

ABSENT: Burgin - Excused
Jacobs - Excused
Schmunk - Excused
Thalhofer

STAFF: Barker, Christian, Raglione, Samaan, Wilder
City Attorney: Jim Jennings

PRESS:

GUESTS: Mike Sullivan, Don Marlhaller, Jr.

AGENDA ITEM 2: PUBLIC COMMENT:

Mayor Cox called for public comment. There was none.

AGENDA ITEM 3: OPEN PUBLIC HEARING - 7:02 P.M.

Mayor Cox opened the public hearing on the Comprehensive Land Use Plan.

Christian explained the process for the Comprehensive Land Use Plan and the Land Use Plan Map. Part of the legislation for land use plans requires a plan update every three to five years. Samaan explained that the City's plan requires a review of the plan every year. Christian stated that since it was time for our review, we had to bring our plan into compliance with past proceedings. It is an update of a projection as to what is expected to happen in the future. A major revision of the Comp Plan and Map has been done so that it is realistic, clear and concise for readability. In the past, nearly every issue had to go before the Planning Commission, or Council, because there were inconsistencies in what was written.

Christian stated that Samaan and Barker had been responsible for

1) developing the staff proposal for the update of the Plan;
2) responsible for ensuring that there is citizen involvement (required by State law) and, the citizen input to the process (City's policy) and to see that the meetings have been open and all available opportunity for public comment(s) have been offered. Barker and Samaan will be leading through the abbreviated process of what actions have been taken to date.

Christian pointed out that the Plan has already been reviewed by the State Department of Land Conservation and Development; and the citizens involvement process has been reviewed by the State Citizen Involvement Action Committee (an overseer of all the public input programs). We have been one of the few cities that have received a written 'pat on the back' which states we have done an exceptional job of including the community and public input into the process.

Samaan briefed Council on the changes made and the current process. He stated that the Plan has been restructured and reformatted. The policies of the acknowledged plan have been retained. Some parts have had minor restructuring. The major restructuring has been done with the Land Use Designations. The previous (existing) acknowledged Plan Map has policy areas 1-7. Policy Area 7 consisted primarily of the County Farm. The Work Session covered the reconstruction of the areas. Instead of Policy Area 1,2,3,4,5,6,7 -- is three main areas now - Residential, Commercial and Industrial. Residential is divided into three designations: (1) low density (including three zoning districts 20,000, 10,000, and 7,000 sq. ft. lots); medium density (including two zoning districts 5,000 and 4,000 sq. ft. lots); high density (including apartments, multi-family (avg. 19-20 units). The Commercial designation includes neighborhood commercial, community commercial, general commercial and the central business district. The Industrial designation includes industrial park; light industrial and general industrial. The rest is Open Space and Water.

Samaan stated that it has been reviewed extensively beginning April, 1986. The Citizen Advisory Committee completed its review in June/July. The Planning Commission has also reviewed the Plan and the Plan Map, held meetings, and made their recommendations to the City Council. The City Council held a work session on 9/23/86 and, most of the concerns were addressed at that time. He asked if there were any questions or concerns, please direct them at this time.

Mayor Cox asked for public comments from: **Proponents:** None
Opponents: None. Council comments: **Proponents:** None **Opponents:** None. Staff: Samaan stated that staff recommends that Council adopt the Comprehensive Plan as recommended by the Planning Commission and the Citizen Advisory Committee. Samaan added to the staff report one minor change as a result of the work session on mobile homes - p. 31 subsection (i) mobile rather

than manufactured and; (j) p. 31 rewrite the paragraph. Using the wording as follows. "The City shall provide for mobile home development under clear and objective standards". He stated that if changes were needed: if the various zones were named (i.e., R-7, R-10) anytime in the future a zone is included or excluded - staff has to go back and amend the Plan. To avoid that staff recommends a more general language not necessitating amending the Plan.

Christian clarified that at the time the Council adopts the mobile home ordinance that would become part of the zoning ordinance and those standards and criteria then will be reflected in the zoning ordinance itself. It would eliminate the reference in the Comp Plan text to a specific district or zoning area. The comp plan map states it in generalities whether it is in residential (high, medium or low) and, the zoning ordinance will set the criteria out within those residential districts.

Mayor Cox called for further comments, discussion. There was none.

Comments from the public were closed.

Public Hearing on the Comprehensive Land Use Plan was closed at 7:15 p.m.

Consideration by Council. Christian stated that since there wasn't a quorum it would be appropriate to hold this item over until October 14, 1986 meeting. At that time, Council could pass the Ordinance(s). The Public Hearing process would be completed, however, it would give more time for information to come forward for Council consideration prior to passing the ordinance(s). (Comprehensive Plan text).

AGENDA ITEM 4 - OPEN PUBLIC HEARING - 7:16 P.M.

Mayor Cox opened the Comprehensive Land Use Plan Map hearing.

Christian stated that the Land Use Map is a general definition on the map as to what the conceptual ideas are of the Comprehensive Plan regarding land use. They are general land use designations. There were some changes to the original proposed Map.

Barker and Samaan reviewed the changes on the map. The changes had been discussed at a prior work session. Samaan stated that one area was the County Farm was designated SR (suburban residential) -- as a result of the restructuring, County Farm will melt into the various designations and zoning later on and will not have a separate policy area. (It has been Policy Area 7.) The overlay shows the suggestions made by the Planning Commission after the public hearing was held on the zoning map. The suggestions were discussed during a joint work session with the Citizen Advisory Committee. Both groups agreed to the changes (Planning Commission, Citizen Advisory Committee). The changes are reflected on the Map. The results culminate from several months of work by the CAC, and finally

by the Planning Commission.

Wilder stated that one of the large areas of agreement was recognition of the Downtown Concept Plan (Commercial). That brings it into compliance with the Downtown Concept Plan.

Cox called for questions from Council.

Gault asked about a parcel around the County Farm stating that he didn't see any designation. Samaan stated that it was Open Space.

Cox called for questions from the public.

Michael Sullivan, 2305 SW 23rd, Troutdale, OR. Member of the Citizen Advisory Committee. He stated that he had voiced concerns at prior meetings regarding a piece of property owned by Burlingame, Donna (Assitant Chair - CAC). He had concerns regarding her position on her property (Tax Lot 45). He noted her interest in the property and his interest in a natural buffer, the area was designated medium density. He felt D. Burlingame had been amiable to consider Sullivan's concerns of the natural buffer and not having it all R-5. He felt there should be an added note on the CAC recommendation that D. Burlingame had a certain 'interest' in the recommendation that the CAC forwarded. He didn't want to use the word 'conflict', because supposedly she didn't have a conflict. M. Sullivan felt that she does. If there are R-10 lots east and northern of the property. If it was left R-5, someone would put an R-5 lot right behind an R-10 lot and there is a natural tax lot division in the east end of the property that could very well create an R-7 buffer all around the R-10 area. M. Sullivan recommended that it be a natural buffer to an R-7 area he stated that even the road which is contiguous to the area would look more natural as an R-7 than an R-5.

Sullivan stated that D. Burlingame had done a fantastic job, as well as staff. He had voiced concern on it before and he was voicing it again..its just a natural, it seems to fall in place. Christian asked 'we can consider this a minority report'? Sullivan stated, exactly, just as an interested citizen.

Bui was concerned about Mr. Postlewait's position of what was and what was not 'conflict'. He wasn't sure if other members owned as much property as D. Burlingame and if they had quite the high interest level in property management and property retention of zones, et cetera. He was concerned if there was a conflict.

Christian stated that Marge Schmunk was the Chairman of the Citizen Involvement Committee (overseer of the citizen input process we have within the City). She felt that it was fair

to hold it for Schmunk's action, as Chairman of the CIC. It could be addressed at the same time as Council reviewed it to adopt the plan (10/14/86 meeting).

Wilder stated that M. Sullivan had made his point before the Citizen Involvement Committee and the joint meeting of the Planning Commission and Citizen Involvement Committee and, it is a minority report.

Christian stated this had been discussed at length at another Council work session regarding the process that was used to facilitate the Citizen Advisory Committee(s). Council had charged Schmunk as Chairman of the Citizen Involvement Committee with working with Mr. Postlewait to change some of the procedures that were used. Christian stated that the procedures were changed to allow citizens and alternates to contribute to the process, and M. Sullivan had the opportunity, and used the opportunity, to make the same statements at the joint session on Saturday past. The Committee chose not to take action on it. M. Sullivan is appropriately stating his opinion that he feels is a minority report. There isn't any consensus of opinion by the Committee that they supported the opinion. It should be taken into consideration when this comes up for adoption. Does this have merit? If it does, was there support shown by the CAC, or the Planning Commission?

Bui stated that the minority report should be considered at the next Council meeting prior to final approval of the Plan. He felt that it did have some merit.

Cox called for further public comment.

Proponent:

Opponent:

Recommendation by staff: Christian stated recommendation for Council to adopt at the 10/14/86 Council meeting, with the provision that a report be made to Council through Marge Schmunk, regarding the concerns M. Sullivan voiced.

Council questions or comments: Nothing further.

Discussion/comments by public closed.

Public hearing closed 7:34 p.m.

Council consideration: To be held over until 10/14/86 Council meeting.

City Council meeting reconvened at 7:35 p.m.

AGENDA ITEM 5 - COUNCIL CONCERNS AND INITIATIVES

Bui: He hoped that there would be a more positive acceptance of Troutdale in the Fire Task Force. He felt a break in communication was possible, things were in place for the break to occur. He was not appreciative of the press coverage of the Fire Task Force. He didn't need their support if he

ran for office again. He felt that what had been done was not proper, nor right.

Gault:


Information being circulated regarding Washaugal, WA that could concern citizens of Troutdale. He requested that Council be kept appraised of information coming to light through the investigation. Is it proceeding through their process in an orderly fashion? Is it held up? Particularly what effect on citizens here should something go wrong after the Plant would be functioning. A detailed staff report is not necessary, just information relative to the issue, that may affect citizens.

Christian stated that she had called and requested the initial staff report on the siting - the Environmental Impact Statement. She also requested that we be notified by Washaugal of any pending actions coming up. We don't fall within the required notification area - but we can formally request the information and be put on their mailing list.

Cox stated that a resolution may be a possibility. Christian felt that all of the facts should be in hand prior to adoption of a resolution.

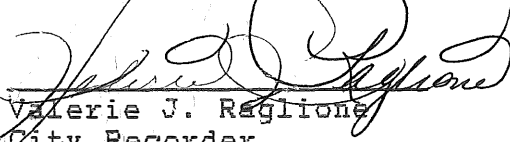
AGENDA ITEM 6 - ADJOURNMENT.

The meeting ended at 7:40 p.m.



Sam K. Cox, Mayor
Dated: October 29, 1986

ATTEST:



Valerie J. Raglione
City Recorder

24:7
10/14/86 Tue 9:27:47