

CITY OF  
**Troutdale**  
AGENDA

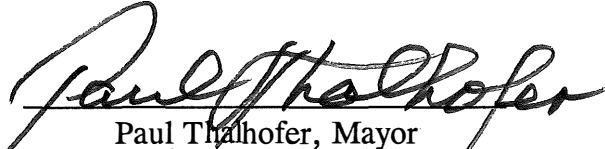
**TROUTDALE CITY COUNCIL  
REGULAR MEETING  
COUNCIL CHAMBERS  
TROUTDALE CITY HALL  
104 SE KIBLING AVENUE  
TROUTDALE, OR 97060-2099**

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**7:00 P.M. -- January 27, 1998**

- (A) 1. PLEDGE OF ALLEGIANCE, ROLL CALL, AGENDA UPDATE
- (A) 2. CONSENT AGENDA:
  - 2.1 Accept Minutes: Regular Session - December 9, 1997
  - 2.2 Business Licenses: Month of December, 1997
  - 2.3 RESOLUTION: A Resolution recognizing the Completion of the SE Dora Avenue Improvements and Accepting them into the City's Fixed Asset System.
  - 2.4 RESOLUTION: A Resolution recognizing the completion of storm water dry wells in SW Laura Court and SW 20th Circle and accepting them into the City's Fixed Asset System.
  - 2.5 RESOLUTION: A Resolution recognizing the completion of the Beaver Creek Erosion Mitigation Projects and accepting these Public Works improvements into the City's Fixed Asset System.
  - 2.6 INTERGOVERNMENTAL AGREEMENT: Clackamas County Boundary Change Study.
  - 2.7 RESOLUTION: A Resolution recognizing the completion of the public improvements in the Bellingham Park Subdivision and Accepting them into the City's Fixed Asset System.
  - 2.8 RESOLUTION: A Resolution granting a deed to Dalton and Regenia Williams to correct a boundary encroachment.
- (I) 3. ELECTION: 1998 Council President
- (I) 4. PRESENTATION: State of the City Mayor Thalhof
- (I) 5. PUBLIC COMMENT: Please restrict comments to non-agenda items at this time.

- (A) 6. PUBLIC HEARING/ORDINANCE (INTRODUCED 12/9/97): An Ordinance establishing a Reimbursement District Process and amending Chapter 12.08 of the Troutdale Municipal Code. Galloway
- (A) 7. PUBLIC HEARING/ORDINANCE (INTRODUCTION): An Ordinance adopting the Troutdale Town Center Plan and associated Development Code Amendments and Zoning Map Amendments. Faith
- (A) 8. RESOLUTION: A Resolution establishing the Troutdale Parks Advisory Committee as the City's Tree Board. Faith
- (A) 9. DISCUSSION: Waste Water Management Lease Buy-Out. Sercombe
- (I) 10. DEPARTMENT REPORTS:
- |      |                       |          |
|------|-----------------------|----------|
| 10.1 | Finance               | Gazewood |
| 10.2 | Public Safety         | Berrest  |
| 10.3 | Community Development | Faith    |
| 10.4 | Public Works          | Galloway |
| 10.5 | City Attorney         | Sercombe |
| 10.6 | Executive             | Kvarsten |
- (I) 11. COUNCIL CONCERNS AND INITIATIVES
- (A) 12. ADJOURNMENT.

  
 Paul Thalhofer, Mayor  
 Dated: 1-22-98

**Minutes  
Troutdale City Council  
Regular Meeting  
Troutdale City Hall  
Council Chambers  
104 SE Kibling Avenue  
Troutdale, Oregon 97060-2099**

**January 27, 1998 - 7:00 P.M.**

**I. PLEDGE OF ALLEGIANCE, ROLL CALL, AGENDA UPDATE**

Mayor Thalhofer called the meeting to order at 7:00 p.m.

City Recorder Martinez called the roll.

**PRESENT:** Thalhofer, Smith, Ripma, Thompson, Kight, Regelein, Daoust

**STAFF:** Allen, Berrest, Kvarsten, Faith, Galloway, Gazewood, Hultin, Martinez, Sanderson

**GUESTS:** Gail Thurber, Al Hayward, Dalton Williams, James Workman, Grant Esturm, Vera Rabbins, Delores Watson, Bob Sweeney, Diane Castillo White, Shannon White, Deb Cook, Joe Van Leuven, Robert Kris, Steve Miles, David Baumann

**PRESS:** Michele Myers, Gresham Outlook

Boy Scout Troop #174, presented the colors and lead the Pledge of Allegiance, then introduced themselves and asked if the Council could proclaim February as Scout Month.

Mayor Thalhofer directed staff to place a Scout Month Proclamation on the agenda for the February 10, 1998 meeting.

Kvarsten introduced Marne Allen, of Preston Gates & Ellis, who is filling in for Tim Sercombe.

Mayor Thalhofer expressed condolences to the families of the deceased and wounded Portland Police Officers.

2. CONSENT AGENDA:
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  - 2.8 RESOLUTION: A Resolution granting a deed to Dalton and Regenia Williams to correct a boundary encroachment.

Mayor Thalsofer called this item and read the Consent Agenda.

**MOTION: Councilor Thompson moved to accept the Consent Agenda. Councilor Kight seconded the motion.**

**YEAS: 7  
NAYS: 0  
ABSTAINED: 0**

3. ELECTION: 1998 Council President.

Mayor Thalsofer called this item.

**MOTION: Councilor Ripma moved to elect Councilor Thompson as Council President for 1998. Councilor Kight seconded the motion.**

**YEAS: 7  
NAYS: 0  
ABSTAINED: 0**

4. PRESENTATION: State of the City

Mayor Thalhofer read the State of the City address as contained in the packet.

5. PUBLIC COMMENT:

Al Hayward, 2147 SW Kendall Ct., voiced concerns that the fence that separates Sunrise Park and his property is encroaching on his property and several of his neighbors' property.

Mayor Thalhofer directed that this item be placed on the agenda of the February 24<sup>th</sup> meeting for discussion.

Dave Baumann, Past President of Troutdale Chamber and Caswell Gallery Employee, displayed a scale model of a sculpture that will be displayed at Mayor's Square. The smaller models will be used to raise funds for the full size sculpture by allowing business' to display one of them by donating money toward the cost of the full size sculpture.

Mayor Thalhofer stated that he liked the idea and would like to discuss it further and would also like Baumann to coordinate with corporations that already have plans in the works for donations.

6. PUBLIC HEARING/ORDINANCE (INTRODUCED 12/9/97): An Ordinance establishing a Reimbursement District Process and amending Chapter 12.08 of the Troutdale Municipal Code.

Mayor Thalhofer called this item, recessed the Council meeting and opened the public hearing at 7:44 p.m.

Galloway reviewed the staff report contained in the packet.

Councilor Kight asked that since there are differences from the Gresham and Lake Oswego procedures, are we sure the proposed Ordinance is Legal.

Allen stated that Sercombe has reviewed the Ordinance and believes it will withstand legal challenge.

Mayor Thalhofer closed the public hearing and reconvened the Council Meeting at 7:44 p.m.

Councilor Kight stated that he had initiated the creation of this Ordinance to insure fairness among developers, so that the first one into an area doesn't shoulder all of the financial burden.

**MOTION:** Councilor Thompson moved to adopt the Ordinance. Councilor Kight seconded the motion.

Mayor Thalhfer stated that he supports the Ordinance but is not sure it is necessary, there may be other ways to handle this among the developers without the City getting involved.

Councilor Daoust stated that he would favor the Ordinance because Council will have some control over the costs.

**YEAS: 7**  
**NAYS: 0**  
**ABSTAINED: 0**

7. PUBLIC HEARING/ORDINANCE (INTRODUCTION): An Ordinance adopting the Troutdale Town Center Plan and associated Development Code Amendments and Zoning Map Amendments.

Mayor Thalhfer called this item, recessed the Council Meeting and opened the public hearing at 7:48 p.m.

Faith reviewed the staff report contained in the packet.

Mayor Thalhfer stated that he favored historic style street lights along Halsey and voiced concerns regarding R4-5 allowing Mfg Homes and Parks.

Councilor Kight raised concerns regarding parking requirement for Mixed use residential, would favor requiring additional off street parking. Favored historic style street lights along Halsey.

Councilor Regelein voiced concerns regarding the letter from David Bennett and the possibility that changes to the zoning may preclude him from continuing business.

Faith replied that Bennett doesn't currently meet the zoning requirements of the land he occupies, he is grandfathered in. The changes would allow what he proposes to do in the future, with some restrictions.

Councilor Daoust voiced concerns regarding why there is so much High Density Residential in the town center.

Faith explained that the proposed zoning would give an additional 800 units, which is still 600 short or what Metro requires for us to be in compliance with the additional allocations. We

will be doing our own evaluation and do not believe we will be 600 short.

Councilor Ripma complimented staff on the work done on this ordinance and voiced concerns that the Accessory Dwelling Units code amendments is part of this ordinance, felt it should be a separate issue.

Faith stated that it will have to be addressed at some point and felt now was as good as any, but could be removed from this Ordinance before it is brought back to the next meeting for consideration.

Councilor Ripma stated that he would favor accessory dwelling units be addressed separately and he also favored historic lighting along Halsey.

Council discussed accessory dwelling units and design standards for apartments.

Mayor Thalhoffer asked if Edgefield Station is in the process of rezoning the parcel they are interested in?

Faith stated that has been the direction given to them.

Mayor Thalhoffer asked why it wasn't just done as part of these changes?

Faith explained that these changes are to meet the requirements and needs of the city, not everyone believes that the Edgefield project is the best use for that land, so it was felt that they should initiate the process themselves.

Councilor Kight asked if design standards of apartments have been set for the entire city?

Faith explained they have only been set for the downtown area but it is just the foundation for the next stage.

Mayor Thalhoffer called for a break at 8:51 p.m. and reconvened the meeting at 9:05 p.m.

Dalton Williams voiced concerns regarding the proposed zoning of his property, would not allow him to develop a business as he has planned for years. Requested that he be allowed commercial development.

Councilor Kight asked what type of business he would open?

Williams stated that originally he wanted to open an R.V. Service and Supply Store and when he heard that an R.V. Campground was opening across the street he thought it would be perfect, however, it has become a trailer park, not a campground, the City is missing a lot of

Hotel/Motel tax from that place. Now would look into several options, maybe a computer store. The trailer park was granted this same request, the only difference is that they made the request to the committee that developed the ordinance, I'm making the request to you.

Roman York, voiced concerns that high density brings low income which in turn brings higher crime and more traffic. Favored historic street lighting along Halsey and off street parking. Would like to see some maintenance standards for property owners. Requested A-2 zoning for his property, would like to build upscale townhouses or condos.

Mayor Thalhoffer directed him to discuss these issues with Faith.

Councilor Daoust asked if York had addressed his concerns to the Planning Commission.

York stated he had not.

Jim Workman stated that he owns property across from the Harlow House Museum. His Duplex burned down and current zoning will not allow a single family dwelling would encourage action on this ordinance as soon as possible so he can build a home which would be allowed under the new zoning.

Williams asked how he should proceed from this point?

Mayor Thalhoffer directed him to attend the next meeting.

Mayor Thalhoffer closed the hearing and reconvened the Council Meeting at 9:41 p.m.

**MOTION: Councilor Ripma moved to direct staff to pull the Accessory Housing Portions from the ordinance before consideration at the next meeting. Councilor Kight seconded the motion.**

**Councilor Ripma explained that he felt accessory housing is a very important issue and needed separate detailed consideration.**

**YEAS: 7  
NAYS: 0  
ABSTAINED: 0**

8. **RESOLUTION: A Resolution establishing the Troutdale Parks Advisory Committee as the City's Tree Board.**

Mayor Thalhoffer called this item

Faith reviewed the staff report contained in the packet.

Councilor Ripma voiced concerns that the tree board should be more specialized and deal



strictly with trees and didn't want to push this onto the Parks Advisory Committee.

Faith explained that the Parks Advisory Committee asked to take this on.

**MOTION:** Councilor Ripma moved to approve the resolution. Councilor Kight seconded the motion.

Ripma encouraged that if the issues become very specialized then the PAC should recommend a separate board.

**YEAS: 7**  
**NAYS: 0**  
**ABSTAINED: 0**

9. **DISCUSSION: Waste Water Management Lease Buy-Out.**

Mayor Thalhoffer called this item.

Kvarsten reviewed the staff report contained in the packet.

Councilor Daoust asked who would absorb cost incurred in clean-up?

Kvarsten stated that the City is protected.

Joe VanLeuven stated that they are eager to get a final agreement and could be willing to get of the property even sooner then required.

**MOTION:** Councilor Ripma moved to authorize the City Administrator to execute the agreement. Councilor Kight seconded the motion.

**YEAS: 7**  
**NAYS: 0**  
**ABSTAINED: 0**

10. **DEPARTMENT REPORTS:**

Mayor Thalhoffer called this item.

Council discussed Officer Safety and Officer per Citizen Ratio.

11. **COUNCIL CONCERNS AND INITIATIVES:**

Mayor Thalhoffer called this item.

Councilor Kight thanked the City crews for the work they did during the snow and ice.

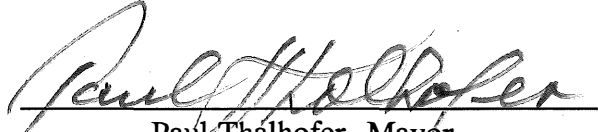
12. ADJOURNMENT

Mayor Thalhofer called this item.

**MOTION:** Councilor Thompson moved to adjourn. Councilor Ripma seconded the motion.

YEAS: 7  
NAYS: 0  
ABSTAINED: 0

Mayor Thalhofer adjourned the meeting at 10:17 P.M.

  
Paul Thalhofer, Mayor

Dated: 2-13-98

ATTEST:

  
George Martinez, City Recorder

# CITY OF TROUTDALE PUBLIC ATTENDANCE RECORD

January 27, 1998  
CITY COUNCIL REGULAR MEETING

PLEASE COMPLETE THE FOLLOWING

NAME <small>(please print)</small>	ADDRESS	PHONE #
Jim Galloway	City Hall	665-5175
GAIL THURBER	160 SE 4th / PO Box 504 <small>mailing address</small>	667-4622
Al Hayward	2147 S.W. Kendall Ct. <small>Troutdale OR 97060</small>	669-8572
Sherill Sanderson	City Hall	
Bob Creeewood	✓ ✓	665-5175
Mark Berrest	Police Dept.	665-5175
Michelle Myers - Gresham Alt Mod		492-5118
DALTON WILLIAMS	PO Box 191 Troutdale	667-6394
TRAVIS HULTIN	CITY HALL	665-5175
James R. Workman	155 Harrison Fairview	666-2293
GRANT ESTURM	8320 SE COTTRELL Rd <small>Boring Or. 97009</small>	667-3666
Vera Rakhis	543 SW 25 circle - Troutdale	666 4120
Delores Watson	956 SE 46 <sup>th</sup> Av. Troutdale	492-2026
Bob Sweeney	4108 NE 30 Ave Portland	287-7888
Diane Castillo White	1225 E Historic <small>Columbia 97060</small> Troutdale, OR	669-9759
Shannon White	B Same "	669-9759



