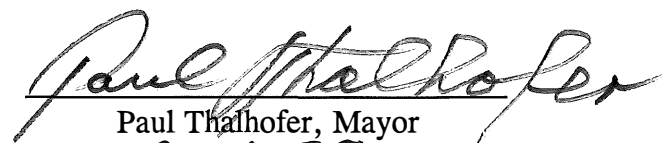


CITY OF
Troutdale
AGENDA

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

7:00 P.M. -- February 10, 1998

- (A) 1. PLEDGE OF ALLEGIANCE, ROLL CALL, AGENDA UPDATE
- (A) 2. CONSENT AGENDA:
2.1 Accept Minutes: Regular Session - January 27, 1998
2.2 Business Licenses: Month of January, 1998
- (A) 3. PROCLAMATION: February 1998 as Scout Month.
- (I) 4. PUBLIC COMMENT: Please restrict comments to non-agenda items at this time.
- (A) 5. PUBLIC HEARING/ORDINANCE (INTRODUCED 1-27-98): An Ordinance adopting the Troutdale Town Center Plan and associated Development Code Amendments and Zoning Map Amendments. Faith
- (A) 6. REQUEST: A request from Max Maydew for a System Development Charge credit or refund for 303 East Columbia River Highway. Galloway
- (I) 7. DEPARTMENT REPORTS:
- | | | |
|-----|-----------------------|----------|
| 7.1 | Finance | Gazewood |
| 7.2 | Public Safety | Berrest |
| 7.3 | Community Development | Faith |
| 7.4 | Public Works | Galloway |
| 7.5 | City Attorney | Sercombe |
| 7.6 | Executive | Kvarsten |
- (I) 8. COUNCIL CONCERNS AND INITIATIVES
- (A) 9. ADJOURNMENT.


Paul Thalhofer, Mayor
Dated: 2-4-98

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

February 10, 1998 - 7:00 P.M.

1. PLEDGE OF ALLEGIANCE, ROLL CALL, AGENDA UPDATE

Mayor Thalhofer called the meeting to order at 7:00 p.m. and called on Councilor Ripma to lead the Pledge of Allegiance.

City Recorder Martinez called the roll.

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

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

GUESTS: Tobias Anderson, Leslie Daoust, Dalton Williams, W. David Munson, David Bennett, Alex Mauck, Loraine M. Domine, Shannon Turk, Shannon White, Tyler Hayword, Wally Patterson, Fred Rathbone

PRESS: Brian Martin-Gresham Outlook, Eric Gorski-Oregonian

2. CONSENT AGENDA:

2.1 Accept Minutes: Regular Session - January 27, 1998

2.2 Business Licenses: Month of January, 1998

Mayor Thalhofer called this item and read the Consent Agenda.

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

YEAS: 6
NAYS: 0
ABSTAINED: 0

3. PROCLAMATION: February 1998 as Scout Month

Mayor Thalhofer proclaimed February 1998 as Scout Month and had the Scouts of Troop #174 introduce themselves.

4. PUBLIC COMMENT:

Mayor Thalhofer called this item.

Leslie Daoust, and Tobias Anderson of the Mt Hood Repertory Theater, spoke regarding the need for a Performing Arts Center in the Troutdale area. All other facilities are full or are to expensive for people in this area.

Mayor Thalhofer stated that this matter has been scheduled for a Joint Work Session with the Parks Advisory Committee on February 17, 1998.

5. PUBLIC HEARING/ORDINANCE (Introduced 1-27-98): An Ordinance adopting the Troutdale Town Center Plan and associated Development Code Amendments and Zoning Map Amendments.

Mayor Thalhofer called this item, recessed the Council Meeting and opened the Public Hearing at 7:21 p.m.

Faith reviewed the staff report as contained in the packet.

Sanderson made a slide presentation illustrating design standards for apartments.

Councilor Kight voiced concerns with the minimal landscaping at apartment complexes.

Faith stated that landscaping requirements were not covered in the Code Amendments proposed tonight, they are in another section of the Code. They require 25% of the development be used for landscaping, this does include undevelopable land, such as steep slopes or irregular sections of the lot.

Councilor Daoust asked how the Planning Commission addressed the concerns raised by David Bennett's letter at the last meeting?

Faith stated that Bennett did not raise his concerns at the Planning Commission level. The Planning Commission accepted the recommendation of the Task Force and approved the plan as presented.

Councilor Ripma voiced concerns regarding Section 4.730 "B" & Section 3.134 "C" 3. which relates to minimum density, felt that this was an effort to meet requirements of Metro and not

even sure Metro will be around that much longer, should delete these sections.

Faith indicated that it would be acceptable to remove those sections from the proposed amendments and address them at another time.

Councilor Ripma voiced similar concerns regarding the Implementation Strategies of Section "D" on page 20 Town Center Plan.

Mayor Thalhofer asked what the effect of striking the 15,000 sq. ft. restriction from the MO/H Zone would be?

Faith explained that it would then allow any size structure, but would be conditional use, very similar to Commercial.

Councilor Kight asked if that would include big box development like Wal-Mart?

Faith stated it would, and explained that the size limit was imposed by the Task Force to encourage the downtown character.

David Bennett, of D&D Mfg., thanked Faith for meeting with him and explaining to him the 15,000 sq. ft. restrictions, and informed the Council that if this plan is adopted then it would limit the options for his building which is over 50,000 sq. ft.

Fred Rathbone encouraged the Council to remove the 15,000 sq. ft. restriction to allow for a higher quality development on the Bennett Property.

Ted Copher, of Columbia Gorge R.V. Holdings, stated that it would be a mistake to limit his property to Mixed Office/Housing Zoning. The R.V. Park will be taken out of there in a few years and would like to be able to develop it into a large river front commercial area, with walkways and access to the river, possibly a library and City offices, people should be allowed access.

Councilor Kight asked if people are allowed access now?

Copher stated it is private property but he allows fishermen down there now.

Councilor Kight suggested that there be easements on the private property to allow access to the river.

Copher stated that would not work, there would be problems with parking and people would not like having someone walking through their yard.

Dalton Williams stated that he would prefer to have the property along East Columbia River

Highway zoned MO/H, including his own. Would now like to put in 3-4 fine arts studios in the upper portion of a building on his property, with the lower floor used for a gallery and shop to sell art supplies, this proposal would not be allowed under the A-2 Zoning that is proposed.

Council discussed this issue and concerns raised by Williams at the previous meeting that were addressed by Faith in the Staff report.

Mayor Thalhoffer called for a break at 8:52 p.m. and reconvened the Meeting at 9:06 p.m.

Diane White agreed with the comments made by Copher and stated that she had spoken to a planner who said that Commercial would be the best use of her and Copher's land. Hers is proposed to be zoned C/NC but would like to see Copher's land changed to allow commercial development so that there could be adjoining development on the properties.

Copher stated that the R.V. Park infrastructure was designed for commercial development.

Mayor Thalhoffer closed the Public Hearing and reconvened the Council Meeting at 9:17 p.m.

MOTION: Councilor Ripma moved to adopt the ordinance with following the amendments: Include language regarding decorative lights on page 5 of the staff report; Include language regarding eliminating manufactured homes on page 6 of the staff report; delete section 4.730 (B) on page 4 of the development code amendments; delete section 3.134 (C) 3 on page 14 of the development code amendments; delete the last two bullets on page 20 of the town center plan. Councilor Thompson seconded the motion.

Councilor Ripma stated that in regards to the Bennett and Copher property he agreed that it is very beautiful river front property and doesn't feel that it should be zoned commercial, which would allow a K-Mart to go in there out right. When either come forward with a plan we will be willing to look at a zone change then. As far as the Williams property, it has been commercial for 20 years and nothing has happened, it is better suited as A-2.

Councilor Thompson agreed with Councilor Ripma.

Mayor Thalhoffer stated that he would like to see some changes in the plan, not like to see Bennett hung out to dry with his building but doesn't want a big box commercial on that property. Need tasteful development along the river. The Williams property raises concerns with traffic if a lot of apartments go in there, MO/H makes more.

Councilor Kight agreed with Councilor Thompson and Councilor Ripma.

Councilor Regelein agreed with the other Councilors.

Councilor Daoust stated that he is now comfortable with the design standards that are going to be implemented for apartments in the downtown area. Have faith in the Planning Commission's work and the recommendations of the Staff.

6. REQUEST: A request from Max Maydew for a System Development Charge credit or refund for 303 East Columbia River Highway.

Mayor Thalhofer called this item.

Galloway reviewed the staff report contained in the packet.

Council discussed this issue.

Maydew stated that he originally intended to have two apartments above the office but once he began he found that it would not be cost effective. Did not want to make a big issues of this, would take a credit on another property if that was an option.

MOTION: Councilor Ripma moved to direct staff to investigate and report back as to what other jurisdictions do in regards to this issue.

Mayor Thalhofer voiced concerns that this would make it a two step process, should have staff bring a recommendation or draft policy to the next meeting.

YEAS: 5
NAYS: 1 (Thalhofer)
ABSTAINED: 0

7. DEPARTMENT REPORTS:

Mayor Thalhofer called this item.

Gazewood drew attention to pages 3 & 4 of his staff report.

Councilor Kight voiced concern that there is a drop in revenue from permits and that it appears to be a trend.

Faith stated that Fairview and Wood Village have some major developments coming, this is not an indicator for a downsize.

Kvarsten stated that staff is looking into the issue and will have information for the Budget Meetings.

Berrest drew attention to the first graduation of the in-house DARE program and informed the Council that the City received a van that was seized which will be used for the DARE vehicle and the department is beginning to solicit funds to improve it.

Councilor Daoust stated that he noticed activity at the Burlingame Site, the old Cannery, and asked what is going on?

Faith stated that it is being demolished because it has become a hazard.

Council directed staff to as soon as possible develop design standards for the rest of the City in regards to apartments, also look into more requirements for landscaping and the possibility of requiring covered parking.

8. COUNCIL CONCERNS AND INITIATIVES

Mayor Thalhoffer called this item.

Councilor Daoust suggested that the Police start looking into their weapons needs for the budget, criminals seem to be better armed.

Berrest stated they have already begun the research.

Mayor Thalhoffer voiced concern that he is hearing reassurances that if people come to the Council with favorable plans there will be zone changes, it is not a guarantee. Also concerned that they seem to be having more two step processes then needed, must act on the citizens needs as soon as possible.


9. ADJOURNMENT

Mayor Thalhoffer called this item.

MOTION: Councilor Thompson moved to adjourn. Councilor Kight seconded the motion.

YEAS: 6
NAYS: 0
ABSTAINED: 0

Mayor Thalhoffer adjourned the meeting at 10:29 P.M.


Paul Thalhoffer, Mayor
Dated: 3-2-98

ATTEST:


George Martinez, City Recorder

CITY OF TROUTDALE PUBLIC ATTENDANCE RECORD

February 10, 1998
CITY COUNCIL - REGULAR MEETING

PLEASE COMPLETE THE FOLLOWING

NAME <small>(please print)</small>	ADDRESS	PHONE #
Jim Galloway	City Hall	665-5175
Rich Faust	" "	" "
Sheryl Sanderson	" "	65 "
Mark Berrest	Police Dept	" "
Tobias Andersen	159 SW Florence #40 ^{Gresham} OR 97080	492-5323
Leslie Daoust	2725 SW Hope in Troutdale	665-6375
DALTON WILLIAMS	PO BOX 191 TROUTDALE	667-6394
W. DAVID MUNSON	1150 SE 34 CIRCLE	669-1044
David Bennett	302 NW 257th WY.	667-3680
Alex Mauck	931 NE HARLOW	492-2500
Eric Gowki	The Oregonian	204-5071
KORANIE M. DOMINE	3480 SE ELIZ. PL.	667-3238
Shannon Turk	705 SE 10th St	669-2091
Shannon White	1225 E historic COL river	669-9759
Maureen White	1225 E Historic Columbia	669-9759
Tyler Hayward	801 NE 175 th	255-0717

Wally Patterson
Fred Rathbone

11540 S.E. IDLEMAN RD 725-8118
1470 SW willow brook 667-4897