


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. – March 24, 1998

- (I) 1. PLEDGE OF ALLEGIANCE, ROLL CALL, AGENDA UPDATE
- (A) 2. CONSENT AGENDA:
 - 2.1 Accept Minutes: Regular Session - March 10, 1998
- (I) 3. PUBLIC COMMENT: Please restrict comments to non-agenda items at this time.
- (I) 4. PRESENTATION: Multnomah County Citizen Involvement Committee.
John Legry, CIC Director
- (I) 5. REPORT: Troutdale Area Chamber of Commerce Annual Report.
Chamber Board Member
- (A) 6. DECISION: Sewage Treatment Plant options. Galloway
- (I) 7. PUBLIC HEARING/ORDINANCE INTRODUCTION: An Ordinance providing for the refund of system development charges and amending Chapter 12.02 of the Troutdale Municipal Code. Galloway
- (I) 8. PUBLIC HEARING/ORDINANCE: An ordinance amending the Industrial Zoning Districts of the Troutdale Development Code (Text Amendment No. 24).
Sanderson
- (A) 9. PUBLIC HEARING/FINAL ORDER: Zone change from GI (General Industrial) to IP (Industrial Park) for tentative plat lots 1-6 of the I-84 Corporate Center Subdivision. Sanderson
- (I) 10. COUNCIL CONCERNS AND INITIATIVES
- (A) 11. ADJOURNMENT.


Paul Thalhofer, Mayor
Dated: 3-19-98

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

March 24, 1998 - 7:00 P.M.

1. PLEDGE OF ALLEGIANCE, ROLL CALL, AGENDA UPDATE

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

City Recorder Martinez called the roll.

PRESENT: Thalhofler, Smith, Ripma, Kight, Regelein, Daoust

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

GUESTS: Julie Sorenson, Kurt Jenson, David Baumann, Sheryl Maydew, Max Maydew, Kay Durtsche, Karie Kobatake

PRESS: Eric Gorski, Oregonian

2. CONSENT AGENDA:

2.1 Accept Minutes: Regular Session - March 10, 1998

No action taken on consent agenda.

3. PUBLIC COMMENT:

Mayor Thalhofler called this item.

Rod Park, Candidate for Metro Council Dist. 1, introduced himself to the Council.

4. RESOLUTION: Multnomah County Citizen Involvement Committee.

Mayor Thalhoffer called this item.

Kay Durtsche, MCCIC, introduced Kari Kobatake who is Troutdale's representative on the MCCIC, to the Council.

5. REPORT: Troutdale Area Chamber of Commerce Annual Report.

Mayor Thalhoffer called this item.

Julie Sorenson, Chamber Executive Director, Sheryl Maydew, Chamber President, and Kurt Jensen, Chamber President Elect, reported to the Council the chamber's activities of the past year, including Summerfest, Annual Christmas Auction, Business Showcase, Holiday Fest, STP PAC, Jail Siting Issue, Downtown Merchants Committee, North Side Development.

6. DECISION: Sewage Treatment Plant Options.

Mayor Thalhoffer called this item.

Galloway reviewed the staff report contained in the packet.

Councilor Regelein asked how long can the plant continue to operate before something has to be done.

Galloway stated that there are no more tricks to be done to insure that the plant continues to meet the permit. Action needs to be taken now considering it is still 3 ½ years before another plant could be built or the existing plant can be updated. The City is beginning the process with DEQ to formulate a plan that will show them how the City intends to remedy the situation of permit violations. Another consideration is that the City does not want to become labeled as an Environmental Polluter.

Councilor Kight asked Galloway to explain the vandalism that damaged the plant.

Galloway explained that an outfall was plugged by a traffic cone which caused a backup and flood of the ultraviolet system, which caused around \$50,000. damage to equipment.

Councilor Kight asked if any of the equipment at the current plant could be used at a new plant and asked if there have been any changes in technology that could improve the performance of the new plant and cut the cost.

Galloway stated that both of those issues would be looked at in great detail when the designing

and engineering process starts, there is probably some of the newer equipment that will be utilized is the plant is moved.

Mayor Thalhoffer asked how the business are complying with the pretreatment ordinance?

Galloway stated they are complying fairly well, there is one out of compliance, but the businesses that are covered by the Ordinance equal less than 1% of what the plant is taking in.

Mayor Thalhoffer asked if there is consideration to giving the contractor incentives for an expedited construction schedule?

Galloway stated that could be looked at when the time comes, it would add to the cost of the project.

Councilor Daoust stated that the stakes are getting higher, water quality issues, capacity, etc, what can we do to get by for another 3 years?

Galloway stated that there are a few options, an agreement with DEQ will give some time, a moratorium, or we can be in violation.

Councilor Daoust asked if an updated/remodeled plant would take care of the odor and visual problems at the current site?

Galloway stated that there is some debate as to where the odor is coming from, there are systems and chemicals that deal with the odor of a STP process, however a mechanical system can fail, so there is no guarantee.

Councilor Kight asked if the sewage could be trucked somewhere, maybe Gresham?

Galloway stated that Gresham is out of capacity as it is, trucking is very expensive and a truck can haul about 4 thousand gallons and we are talking about millions of gallons.

Councilor Kight asked if there is a possibility of using WWMGT's equipment?

Galloway stated it is not the right type of equipment.

Mayor Thalhoffer asked if WWMGT leaving will have an effect on the amount of discharge to the plant.

Galloway stated that they discharge about 13 thousand gallons a day, we are talking about millions.

Councilor Daoust about a building moratorium.

Sercombe explained that there very stringent restrictions which make moratoriums very temporary, there must be a very clear fixed plan to alleviate the problem that is causing the moratorium.

Ken McManus, Citizen, stated that the people have expressed that they want it moved, now is the opportunity to do it. That land is too valuable for the STP to be using. Troutdale will never become the attraction it could be if the plant stays there.

Councilor Kight stated that this is a livability issue, with the revitalization of the downtown and the growth we must move it. We need to have a vision for the area, that is great property along the Sandy. Should take it back to the voters in November when there is no double majority. We had 62% last time, that is a mandate.

Mayor Thalhoffer stated there have been two measures that received the simple majority but failed because of the double majority rule. We should see what happens in the May election and if the double majority is repealed then take it to vote as soon as possible, if not repealed then in November when it is not an issue. We could leave it where it is and make it look good but it is still a STP in the downtown. That land should be used for other purposes, restaurants, shops.

Councilor Smith stated that she doesn't agree, this issue has been one-sided from the start. When WWMGT goes so will 99% of the odor. The Vancouver plant looked like a park, it was tasteful and ours could be the same, it would not be detrimental to the Downtown. Stores will not benefit the citizens. A lot of the citizens don't want additional taxes or increases, there is talk of a new City Hall which would add more cost to the citizens. Should start construction now the longer we wait the more expensive it gets.

Councilor Regelein stated that the Council has the opportunity to undo a 20 year mistake, even if the plant is fixed up it is still an STP in the downtown and developers are not going to build what we want next to a STP. Hope there are temporary solutions until we get it moved, but we should give it one more shot.

Councilor Daoust stated that the stakes are higher this time, the water quality issue could have major impacts on the label the City could get. There a lot of bonds going out in November and the people will have a lot of choices on how they will want there money spent. These higher stakes still do not change my mind, I am looking at what is best for the City in the long run, we should give it one more try.

Councilor Ripma stated that he was always a sceptic, did not think voters wanted it moved, but they voted to spend there hard earned money and that convince me. Favor going back to voters. Hope double majority is repealed in May and if it is we should go at the next election available, if not we should go in November.

MOTION: Councilor Ripma moved to put a bond measure to move the plant before

the voters at the first available election after May if the double majority is repealed, if it is not repealed then on the November election date.

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

Mayor Thalhoffer called for a break at 8:40 p.m. and reconvened the meeting at 8:53 p.m.

7. PUBLIC HEARING/ORDINANCE INTRODUCTION: An Ordinance providing for the refund of system development charges and amending Chapter 12.02 of the Troutdale Municipal Code.

Mayor Thalhoffer called this item, recessed the Council meeting, and opened the public hearing at 8:54 p.m.

Galloway reviewed the staff report contained in the packet.

Councilor Regelein voiced concerns with Section 2 of the ordinance and asked that "whichever is less" be added to the end of the sentence for clarification and council agreed.

Council discussed the service charge.

Sercombe cautioned the Council that due to ballot measure 50 any service charge could not take affect until after July 1, 1998.

Mayor Thalhoffer asked if the proposed ordinance would address Maydew's request.

Galloway stated it would.

Council agreed that they would like to see a \$150.00 fee be added to the ordinance that would take affect after July 1, 1998.

Mayor Thalhoffer closed the public hearing and reconvened the Council meeting at 9:18 p.m.

8. PUBLIC HEARING/ORDINANCE: An ordinance amending the Industrial Zoning Districts of the Troutdale Development Code (Text Amendment No. 24)

Mayor Thalhoffer called this item, recessed the Council meeting, and opened the public hearing at 9:18 p.m.

Sanderson reviewed the staff report contained in the packet.

Councilor Ripma asked what the difference is between a delicatessen and a convenience store?

Sanderson stated that she has drafted language that would treat them as the same.

Councilor Ripma voiced concern that the SDRC would be addressing traffic issues.

Faith clarified the role of the SDRC and traffic issues.

Councilor Ripma asked for clarification regarding section 3.152 J

Faith clarified that section is not in regards to a traffic "parkway".

Lee Gunderson, ODOT, spoke in opposition of the ordinance because of past experiences with trying to impose conditions on a development.

Mayor Thalhoffer closed the public hearing and reconvened the Council meeting at 9:36 p.m.

Council reached consensus that the language developed by Sanderson regarding delicatessens, savings and loans, medical/dental clinics, should be included.

Mayor Thalhoffer stated this would be placed on the agenda for action at the April 14, 1998 meeting.

9. PUBLIC HEARING/FINAL ORDER: Zone change from GI (General Industrial) to IP (Industrial Park) for tentative plat lots 1-6 of the I-84 Corporate Center Subdivision.

Mayor Thalhoffer called this item, recessed the Council meeting, and opened the public hearing at 9:37 p.m.

Sanderson reviewed the staff report contained in the packet.

Mayor Thalhoffer asked how much GI do we have?

Faith explained that there is ample General Industrial Land within the City.

Mark Hush and Richard Allen, representatives of I-84 Corporate Center, stated that the infrastructure is there so there would be no negative impact on it. Key to change from GI to IP is to allow higher quality of development. The ODOT trip cap does not make a lot of sense, the current requirements are adequate. You require a traffic study and it shows that the proposed would not exceed the transportation system. We ask that you pay attention to what your code says, you require the TIS but then don't pay attention to it, if that is the case then don't make us spend the money on it. Asking for the 180 trip cap as discussed at the planning commission meeting.

Councilor Kight asked how the trip cap would change the project?

Hush stated it would limit the types and quality of use.

Mayor Thalhoffer closed the public hearing and reconvened the Council meeting at 10:35 p.m.

MOTION: Councilor Ripma moved to adopt the final order with a trip cap of 149.

MOTION DIED FOR LACK OF SECOND

Mayor Thalhoffer suggested this item be continued

Allen stated that they would rather have the 149 cap then wait two weeks for another hearing.

MOTION: Councilor Ripma moved to adopt the final order with a 149 trip cap.
Councilor Regelein seconded the motion.

Councilor Ripma stated he favors the zone change and favors the recommendations made by staff and ODOT, the cap will not hurt the project. It is a good precedent to maintain at trip cap at current zoning when there is a rezone.

Councilor Regelein stated that since they want a decision tonight they will have to live with the 149 cap since that is what staff and ODOT have recommended.

Council discussed the trip generation cap.

FRIENDLY AMENDMENT: Councilor Kight asked for a friendly amendment of a trip cap of 180.

Councilor Ripma did not accept the friendly amendment.

FRIENDLY AMENDMENT: Councilor Regelein asked for a friendly amendment of a trip cap of 165.

Councilor Ripma accepted the friendly amendment.

AMENDED MOTION: Councilor Ripma moved to adopt the final order with a 165 trip cap. Councilor Regelein seconded the motion.

YEAS: 6
NAYS: 0
ABSTAINED: 0

10. COUNCIL CONCERNS AND INITIATIVES:

Mayor Thalhoffer called this item

Councilor Kight commended all of the volunteers for their work on the second floor to the police department.

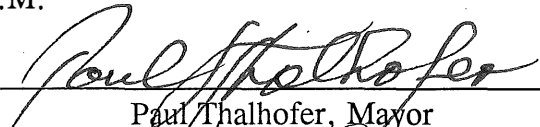
11. ADJOURNMENT:

Mayor Thalsofer called this item.

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

YEAS: 6
NAYS: 0
ABSTAINED: 0

Mayor Thalsofer adjourned the meeting at 10:57 P.M.



Paul Thalsofer, Mayor
Dated: 4-30-98

ATTEST:


George Martinez, City Recorder

CITY OF TROUTDALE PUBLIC ATTENDANCE RECORD

March 24, 1998
CITY COUNCIL - REGULAR MEETING

PLEASE COMPLETE THE FOLLOWING

NAME <small>↳ (please print) ↳</small>	ADDRESS	PHONE #
Jim Galloway	City Hall	665-5175
Bob Casewood	" "	" "
Rich Faith	" "	" "
Sheryl Sandergrm	" "	" "
Jane Somers	PO Box 245 Troutdale Chamber	669-7473
KURT JENSON	P.O. Box 256 CORBETT	685-5605
Dana Baumann	938 SE Roberts	666-4425
Sheryl Mayden	2206 SE Fox Ct.	666-6783
Max Mayden	" "	" "
Kay Dartsche	2230 SW Caldwell Blvd	97219 / 244-9467
Karie Kobatake	2137 SW Daybreak Way	665-3458
Erin	The Oregonian	294-5971
Mark Berrest	Police Dept.	665-5175

