

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. -- April 14, 1998

- (A) 1. PLEDGE OF ALLEGIANCE, ROLL CALL, AGENDA UPDATE
- (A) 2. CONSENT AGENDA:
 - 2.1 Accept Minutes: Regular Sessions - March 10, 1998
 - 2.2 Business Licenses: Month of March, 1998
 - 2.3 RESOLUTION: A Resolution dedicating City Property at Columbia Park as public right-of-way and accepting said property as public right-of-way.
 - 2.4 RESOLUTION: A Resolution authorizing a Symm's Grant Application for trail construction in Beaver Creek Canyon.
- (I) 3. PROCLAMATION: Fair Housing Month
- (I) 4. PUBLIC COMMENT: Please restrict comments to non-agenda items at this time.
- (A) 5. PRESENTATION: Mt. Hood Cable Regulatory Commission FY 1998-99 Proposed Budget. Mary Beth Henry MHCRC
- (A) 6. PUBLIC HEARING/ORDINANCE (Introduced 3/24/98): An Ordinance providing for the refund of system development charges and amending Chapter 12.02 of the Troutdale Municipal Code. Galloway
- (A) 7. PUBLIC HEARING/ORDINANCE (Introduced 3/24/98): An ordinance amending the Industrial Zoning Districts of the Troutdale Development Code (Text Amendment No. 24). Sanderson
- (A) 8. REPORT: A report concerning Columbia Park concession permit process. Lantz

- (I) 9. DEPARTMENT REPORTS:
- | | | |
|-----|-----------------------|----------|
| 9.1 | Finance | Gazewood |
| 9.2 | Public Safety | Berrest |
| 9.3 | Community Development | Faith |
| 9.4 | Public Works | Galloway |
| 9.5 | City Attorney | Sercombe |
| 9.6 | Executive | Kvarsten |
- (I) 10. COUNCIL CONCERNS AND INITIATIVES
- (A) 11. ADJOURNMENT.


Paul Thalkofer, Mayor
Dated: 4-8-78

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

April 14, 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 Regelein to lead the Pledge of Allegiance.

City Recorder Martinez called the roll.

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

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

GUESTS: Max Maydew, Nicole Matz, Kathleen D. Lewis, Sebastian Rodrigues, Andy Priebe, Mark Madden, Mark Hush, Richard Allen, Norman Thomas, John Anderson

2. CONSENT AGENDA:

- 2.1 Accept Minutes: Regular Session - March 19, 1998
- 2.2 Business Licenses: Month of March, 1998
- 2.3 **RESOLUTION:** A Resolution dedicating City Property at Columbia Park as public right-of-way and accepting said property as public right-of-way.
- 2.4 A Resolution authorizing a Symm's Grant Application for trail construction in Beaver Creek Canyon.

Mayor Thalhofer called this item and read the Consent Agenda.

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

YEAS: 6
NAYS: 0
ABSTAINED: 0

3. PROCLAMATION: Fair Housing Month

Mayor Thalhofler called this item and read the proclamation.

4. PUBLIC COMMENT:

Al Hayward spoke to the issue of a fence encroaching onto several properties at Sunrise Park.

Mayor Thalhofler stated that this item has been on the agenda several times and it will be placed on the next agenda to be addressed.

5. PRESENTATION: Mt. Hood Cable Regulatory Commission FY 1998-99 Proposed Budget.

Mayor Thalhofler called this item.

Norman Thomas, Troutdale Representative to the MHCRC, presented the budget.

Councilor Kight asked if there was going to be funding the East Metro Edition?

Rob Brading, Director MCTV, stated that it is not funded in the budget due to changes in federal legislation and other reasons. Alternative funding for the program is being explored.

Councilor Daoust voiced concerns that Troutdale's increase in funding is approximately 21%, when it is supposed to be 9.8%.

Sebastian Rodrigues, MHCRC Staff, stated that he could not explain why the increase is what it is but would be happy to report back to the Council with an explanation.

Mayor Thalhofler asked Rodrigues to come back to the next meeting to clarify and directed staff to schedule this item for consideration at the April 27th meeting and .

6. PUBLIC HEARING/ORDINANCE (Introduced 3/24/98) An Ordinance providing for the refund of system development charges and amending Chapter 12.02 of the Troutdale Municipal Code.

Mayor Thalhofer called this item, recessed the Council meeting and opened the public hearing at 7:33 p.m.

Galloway reviewed the staff report contained in the packet.

Mayor Thalhofer closed the public hearing and reconvened the Council meeting at 7:35 p.m.

MOTION: Councilor Ripma moved to adopt the Ordinance. Councilor Regelein seconded the Motion.

**YEAS: 6
NAYS: 0
ABSTAINED: 0**

7. PUBLIC HEARING/ORDINANCE (Introduced 3/24/98): An ordinance amending the Industrial Zoning Districts of the Troutdale Development Code (text amendment No. 24).

Mayor Thalhofer called this item, recessed the Council meeting and opened the public hearing at 7:37 p.m.

Sanderson reviewed the staff report contained in the packet.

Mark Madden, Mark Hush, and Rich Allen, representing the I-84 corporate center, spoke in favor of "distribution and contractor sales" be permitted uses in the Industrial Zoning Districts. 3.172 would not allow for most of the current uses that are going on in the Industrial Districts. Request that it be amended to allow for Mfg. in the back and a small display area in the front of the business, it could be limited to 25%-30% of the building.

Councilor Kight voiced concerns that it may become "retail".

Mark Madden, assured the council that is not the intent, but the owners of the small business need to be able to display there goods, as this is written it would not be allowed.

Councilor Ripma voiced concerns that this would affect all of the districts, not just the I-84 Corp. Center project, the intent may be different somewhere else.

Councilor Ripma asked if distribution was allowed by this ordinance and if contractor sales was taken through the normal process of a zone change to LI, would that help?

Madden stated it would help but it would not do it, they would miss the construction cycle this year.

Allen stated that if this ordinance is adopted it will be creating non-conforming uses because the majority of the manufacturers are already doing it.

Council discussed the issue and reached consensus that staff get together with the I-84 Corp Center representatives and work out a solution that would satisfy them and protect the city's interests and bring it back to the next meeting.

Andy Priebe, Port of Portland, stated that the Port or Portland did not favor residential dwelling as conditional use or any use at the airport, it should be deleted from the ordinance.

Ripma stated that as it is written it would require Port approval.

Priebe stated that he is thankful for that but the Port does not want to give anyone the impression that it may happen, the Port is against it.

John Anderson, spoke in favor of a project that would allow for upscale housing at the Troutdale Airport, there would housing above with hangers for the airplanes below.

Mayor Thalhoffer called for a break at 8:27 p.m. and reconvened the meeting at 8:39 p.m.

Anderson made an overhead projector presentation on other areas that allow this type of development.

Councilor Regelein clarified for Anderson that the final decision would be up to the Port if the ordinance is adopted as written.

Anderson stated that he appreciated that and thinks that is appropriate, is in favor of keeping the ordinance as written, not removing residential housing as a conditional use, wants to be able to at least have the opportunity to try and convince the Port.

Sercombe stated that there are OAR's that set limits on the kinds of uses an airport is allowed.

Mayor Thalhoffer directed Sercombe to investigate and report back at the next Council on this issue.

Mayor Thalhoffer closed the public hearing and reconvened the Council Meeting at 9:13 p.m.

MOTION: Councilor Ripma moved to set this item over until the next meeting.
Councilor Kight seconded the motion.

YEAS: 6
NAYS: 0
ABSTAINED: 0

8. REPORT: a report concerning Columbia Park concession permit process.

Mayor Thalhofler called this item.

Lantz reviewed the staff report contained in the packet.

Councilor Daoust asked if Attachment "C" Item "4" would be too restrictive if people had to pay that much.

Lantz stated that in talking with concessionaires who are interested she believed it would not be too restrictive.

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

YEAS: 6
NAYS: 0
ABSTAINED: 0

9. DEPARTMENT REPORTS

Mayor Thalhofler called this item.

Council discussed various projects contained in the Community Development Department Report.

10. COUNCIL CONCERNS AND INITIATIVES

Mayor Thalhofler called this item.

Councilor Daoust commended parks on the work they did with Reynolds Little League working out issues at Columbia Park. Also, reminded everyone of the Arbor Day Celebration the 18th at Columbia Park and stated that he took a tour of Beaver Creek and recommends it for everyone, it was very informative.

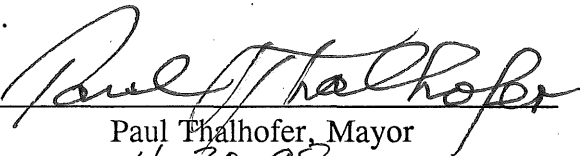
11. ADJOURNMENT

Mayor Thalhofler called this item.

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

YEAS: 6
NAYS: 0
ABSTAINED: 0

Mayor Thalhoffer adjourned the meeting at 9:40 P.M.


Paul Thalhoffer, Mayor
Dated: 4-30-98

ATTEST:

George Martinez, City Recorder

CITY OF TROUTDALE

PUBLIC ATTENDANCE RECORD

April 14, 1998
CITY COUNCIL - REGULAR MEETING

PLEASE COMPLETE THE FOLLOWING

NAME <small>(please print)</small>	ADDRESS	PHONE #
Jim Galloway	City Hall	665-5175
Mark Berres	Police Dept.	665-5175
Rich Faith	Community Development	" "
Bob Craze	City Hall	" "
JOHN ANDERSON	3212 SW BATHGATE PL. GRESHAM, OR 97030	665-3366
Sheryl Sanderson	CD	665-5175
Norman Thomas	FHRCC 4751 SW CLARE CT Troutdale	667-4320
Richard Allan	101 S.W. Main, Suite 1100 Portland, OR 97204	228-2525
MARK HUSH	707 SW WASHINGTON ST SUITE 1500 PORTLAND, OR 97205	221-2900
Mark Madden	W.P.C. I-84 Corp.	499-0053
ANDY PRIEBE <small>PORT OF PORTLAND</small>	7000 NE AIRPORT WY. PORTLAND, OR 97219	460-4547
SEBASTIAN RODRIGUES	mt Hood Cable Regulatory Commission	823-5413
KATHLEEN D. LEWIS	1137 SW Fox Ct. Troutdale	666-1819
NICOLE MATZ <small>NICOLE MATZ</small>	1530 SE KNAPP CT Troutdale	665-2832
MAX Maydew	2206 SW FOX CT	666-6783

CITY OF TROUTDALE PUBLIC COMMENT SIGN-IN SHEET

April 14, 1998
CITY COUNCIL MEETING

PLEASE COMPLETE THE FOLLOWING

PRINT NAME <small>☞ ☞ (please print) ☞ ☞</small>	ADDRESS	PHONE #
Michael Blankenship	2131 S.W. Kendall CT	661-2624
AL Hayward	2147 S.W. Kendall Ct.	669-8572
MARK HORN	707 SW WASHINGTON ST PORTLAND	221-2900
Richard Allan	101 S.W. Main, Suite 1100 Portland, OR 97209	228-2525
ANDY PRIEBE <small>PORT OF PORTLAND</small>	7000 NE AIRPORT WAY PORTLAND, OR 97218	460-4547
JOHN ANDERSON	3212 SW BATHOLIA PL GRESHAM OR	665-3366