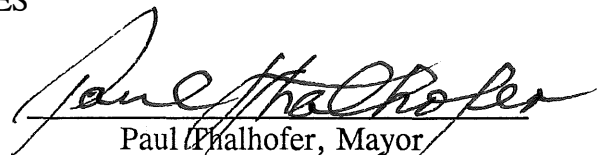


# CITY OF Troutdale

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

7:00 P.M. -- April 28, 1998

- (A) 1. PLEDGE OF ALLEGIANCE, ROLL CALL, AGENDA UPDATE
- (A) 2. CONSENT AGENDA:  
2.1 Accept Minutes: Regular Sessions - March 24, & April 14, 1998  
2.2 RESOLUTION: A Resolution to enter into a "Supplemental Agreement" with the Union Pacific Railroad Company (UPRR), allowing the City of Troutdale to modify the placement of its 12-inch water main hanging from the UPRR Bridge No. 21.06.
- (I) 3. PROCLAMATION: Be Kind to Animals Week
- (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. Norm Thomas
- (A) 6. PUBLIC HEARING/ORDINANCE ADOPTION: An ordinance amending the Industrial Zoning Districts of the Troutdale Development Code (Text Amendment No. 24). Sanderson
- (A) 7. REQUEST: A request by Yoshida Group to purchase City Property in front of Troutdale Station Antique & Gift Shop. Faith
- (A) 8. REQUEST: A request to relocate the City's Entrance Monument from Columbia River Highway to Frontage Road. Faith
- (A) 9. REQUEST: A request by certain property owners for the City to move the fence on the East Side of Sunrise Park. Faith
- (I) 10. COUNCIL CONCERNS AND INITIATIVES
- (A) 11. ADJOURNMENT

  
Paul Phalhofer, Mayor  
Dated: 4-22-98

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104 SE Kibling • Troutdale, OR 97060-2099 • (503) 665-5175 • FAX (503) 667-6403  
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**Minutes  
Troutdale City Council  
Regular Meeting  
Troutdale City Hall  
Council Chambers  
104 SE Kibling Avenue  
Troutdale, Oregon 97060-2099**

**April 28, 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. and asked Councilor Thompson to lead the Pledge of Allegiance.

City Recorder Martinez called the roll.

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

**STAFF:** Kvarsten, Faith, Galloway, Lantz, Martinez, Sanderson, Sercombe

**GUESTS:** Al Hayward, Michael Blankenship, Don Curtis, David Baumann, Valerie Tadda, Linda Yoshida, Sheryl Maydew, Max Maydew, Mark Hush, Junki Yoshida, Carolyn Taylor, Bruce Stannard, David Nelson, Mike Smith, John Kimes, Kurt Jenson, Loraine M. Domine, Mary Gibson

**2. CONSENT AGENDA:**

2.1 Accept Minutes: Regular Sessions - March 24, & April 14, 1998

2.2 **RESOLUTION:** A Resolution to enter into a "Supplemental Agreement" with the Union Pacific Railroad Company (UPRR), allowing the City of Troutdale to modify the placement of its 12-inch water main hanging from the UPRR Bridge No. 21.06.

Mayor Thalhofer read the Consent Agenda.

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

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

3. PROCLAMATION: Be Kind to Animals Week

Mayor Thalhofler read the proclamation.

4. PUBLIC COMMENT:

Mayor Thalhofler called this item.

Debbie Forte spoke regarding the activities of the citizen group that has been organized to develop a skate park.

Mayor Thalhofler advised her to continue working with the Parks Advisory Committee and the Parks Department.

Bruce Stannard, Parks Advisory Committee Chair, voiced concerns that vacant land in the City is becoming scarce. Informed the Council that there is a 200 acre parcel of land that he knows of that is going to be offered for sale soon and felt that it would be great for a skate park along with other City uses.

Mayor Thalhofler advised Stannard to bring his proposal before the Budget Committee and asked Kvarsten if he had any suggestions.

Kvarsten cautioned that the City has several long term financial decisions to make, funding for police officers, police station/City Hall, sewage treatment plant, and parks CIP, felt that discussing land for a skate park was premature at this time, should wait until the results of the May election and the fate of Measure 53, and then discuss all of these issues together.

Stannard stated that he understood and thanked the City for the Volunteer Dinner.

Mike Smith, Parks Advisory Committee Member, stated that there is a need for more park space before the land is all used for houses.

Councilor Daoust stated that he appreciated the information and concerns from the Parks Advisory Committee.

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

Mayor Thalhofler called this item.

Norm Thomas, Troutdale's Representative to the MHCRC, and Sebastian Rodriguez, MHCRC Staff, clarified that the cost allocations in the budget were based on the amount of subscribership in each jurisdiction, and also clarified that Paragon had requested a rate increase to \$12.73, but was allowed \$11.82.

**MOTION: Councilor Ripma moved to approve the Mt Hood Cable Regulatory Commission Budget for FY 1998-99. Councilor Regelein seconded the motion.**

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

Mayor Thalhoffer allowed Al Hayward to speak to agenda Item #4, Public Comment.

Hayward voiced concerns regarding DEQ test wells for methane gas being drilled at Sunrise Park. They are leaving ruts, and empty barrels, they need to clean-up their mess.

**6. PUBLIC HEARING/ORDINANCE ADOPTION: 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 7:33 p.m.

Councilor Kight asked what the maximum allowable size for display/sales would be and how that number was reached?

Sanderson explained it would be 15% of total square footage and the number was reached by researching other jurisdictions and what they allowed.

Councilor Ripma asked if this was satisfactory for the I-84 Corporate Center?

Sanderson stated that they have indicated it is.

Mark Hush, I-84 Corporate Center representative, stated that he favored the proposed Ordinance.

Mayor Thalhoffer closed the public hearing and reconvened the Council meeting at 7:37 p.m.

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

**Councilor Ripma stated that he believed this ordinance is reasonable to meet the request of the I-84 Corporate Center and would also prevent the center from becoming out right retail.**

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

7. REQUEST: A request by Yoshida Group to purchase City Property in front of Troutdale Station Antique & Gift Shop.

Mayor Thalhoffer called this item.

Faith reviewed the staff report contained in the packet.

Councilor Ripma asked if they would need this property for the expansion of their current building?

Faith stated he did not believe so.

Councilor Daoust asked if there is an easement with the City for the bus turnaround?

Faith explained that the City is not involved with Tri-met, the majority of the turnaround is on the Yoshida property and he is not sure what their arrangement is.

Councilor Daoust asked what the setback requirements are?

Faith explained there are none.

Valerie Tadda and Linda Yoshida distributed, and explained, packets to the Council that showed the layout for an addition to the current store, changes to the traffic flow and parking, and information on the Oregon Restitution Center/Prison Blues Program outlet store they would like to open on the site.

Councilor Daoust asked why they wanted to purchase the property when the addition could be made without it?

Tadda explained that it would allow for better traffic flow and their property would no longer be land locked.

Councilor Ripma voiced concerns that in the future the Yoshidas may not own the property and the new owners may build to the street and block the view of the Depot and Bluff. Could an Easement be developed to satisfy both?

Sercombe explained that an easement could be developed to keep it free of buildings.

Tadda stated that they are concerned about the future also, it would make the best business sense to have the property free and clear, and not be land locked, in 20 years it may make the best sense to build at the street, even though that is not the reason we want to purchase the property now.

Max Maydew spoke in favor of selling the property to the Yoshidas, felt that the development would be in character with the development of the downtown and that the opportunity for Troutdale to have the first Prison Blues Outlet would put Troutdale on the map in a positive way.

Councilor Ripma asked if Maydew felt that if a future owner were to build at the street it would be a detriment to the downtown?

Maydew stated he did but there could be restrictions imposed by the Development Code, easements, or SDRC, to prevent that from happening.

Junki Yoshida stated that they need the property to be free and clear for the loans to be approved. Voiced concern that the land is of no value to the City. In the future if the property is sold the parking spaces would be too valuable to cover-up because parking is already becoming scarce.

Dave Baumann stated that it is a great opportunity for Troutdale to have the first Prison Blues Outlet in the Nation. The proposed addition fits with what is happening in the Downtown, with a clock tower on both ends.

Kurt Jensen stated that he favors the sale to the Yoshidas because he does not see any other use for this piece of property, and believes the City concerns could be met and it is important to the expansion of the Yoshida building.

Mayor Thalhoffer asked if there was any way other than tying up the property with an easement, that the City could prevent building at the street?

Faith explained no, the Development Code encourages it and the SDRC would require a building to be built next to the street.

Council discussed this issue.

Mayor Thalhoffer stated that he favored the sale, the Yoshidas are not currently on the street but so what if they are in the future. The City does not need the land and you would still be able to see the Depot. The bus turnaround means nothing, would like to see them go to the park anyway. An easement would de-value the property and make it harder to secure financing for the addition. The Prison Blues Outlet would be good for Troutdale, should sell to the Yoshidas and thank them for being part of the City.

Councilor Regelein stated that the plan as proposed is a win/win for everyone. Don't see landlock as a problem and would like to see some sort of visual protection for the Depot and the Bluff.

Councilor Smith stated that the property is on a sharp bend and it needs to stay open for a turnaround.

Councilor Ripma stated that he likes the proposal but Linglebach intended to keep the property also, things happen. The City has a history for not letting go of land. Like the project and would like to see it go forward but need protection for the Depot and the Bluff.

Councilor Daoust stated that there would be a loss of about 2 ½ seconds of view if you were driving by. If the City wanted to buy this property to preserve the view it would be very low on the list considering everything that is going on. Favor the sale with easement.

Councilor Thompson stated that he doesn't see the value to the city but there is a value to the Yoshidas. Bus can turnaround somewhere else. Trust Yoshidas to make a quality development. Favor the sale and not adverse to an easement.

**MOTION:** Councilor Ripma moved to direct staff to work with the Yoshidas to come back to Council with a purchase agreement with an easement or other means that would prevent building along the street. Councilor Regelein seconded the motion.

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

Mayor Thalhofler called for a break at 9:11 p.m. and reconvened the meeting at 9:24 p.m.

8. **REQUEST:** A request to relocate the City's Entrance Monument from Columbia River Highway to Frontage Road.

Mayor Thalhofler called this item.

Faith reviewed the staff report contained in the packet.

Don Curtis reviewed the handout contained in the packet supporting creating a City entrance monument on Frontage Road.

Councilor Regelein stated that money is very tight and that it would be up to Curtis to raise the money for such a project.

Curtis asked if the Council could appoint a task force to study the idea and make a recommendation to the Council regarding the cost, type, etc., of the monument.

Mayor Thalhofler stated that the CAC acting as the TAC and others from maybe the Chamber or Business Association would be a good group for this.

Councilor Daoust stated that he favored the idea and suggested that the task force look at the monument at the Resort at the Mountain.

Councilor Kight suggested that the task force study other areas of the City also.

**MOTION:** Councilor Ripma moved to refer this matter to the TAC and some Chamber members to see if they can find funding for a Frontage Road monument and possibly others if time allows. Councilor Kight seconded the motion.

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

9. **REQUEST: A request by certain property owners for the City to move the fence on the East Side of Sunrise Park.**

Mayor Thalhofer called this item.

Faith reviewed the staff report contained in the packet.

Mayor Thalhofer asked if an easement was ever developed for the fence.

Faith explained that there were several attempts made by staff at the time, as indicated by the packet material, but it does not appear that the easements were ever created.

Council discussed this issue.

**MOTION: Councilor Ripma moved to direct staff to move the fence to the property line for the three affected property owners. Councilor Smith seconded the motion.**

**Councilor Ripma stated that his decision was affected by the fact that the City had moved a fence under the same circumstances before at the same park. The safety hazard is not an issue.**

**Councilor Smith stated that she agrees with Councilor Ripma.**

**Mayor Thalhofer stated that his main concern is the hazard.**

**Councilor Kight stated that he supports the motion because of the hazard but felt the property owners should have gotten a survey and title report.**

**Councilor Daoust agreed.**

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

10. **COUNCIL CONCERNS AND INITIATIVES:**

Mayor Thalhofer called this item.

Councilor Daoust stated that he is in favor of the proposal by Rob Kleevers contained in the packet regarding Housing Densities.

Mayor Thalhofer stated that he has talked with Kleevers and he will be speaking to the planning commission regarding the issue and they can make a recommendation to the Council.

Councilor Ripma stated that the City is doing everything right to comply. Metro does not care that this is not fair to Troutdale. Don't mind a task force but urge a note of caution.




11. **ADJOURNMENT:**

Mayor Thalsofer called this item.

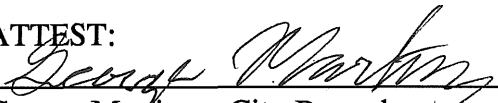
**MOTION:** Councilor Thompson moved to adjourn. Councilor Regelein seconded the motion.

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

Mayor Thalsofer adjourned the meeting at 10:39 P.M.

  
\_\_\_\_\_  
Paul Thalsofer, Mayor  
Dated: 6-15-98

ATTEST:

  
\_\_\_\_\_  
George Martinez, City Recorder ✓

# CITY OF TROUTDALE PUBLIC ATTENDANCE RECORD

April 28, 1998  
CITY COUNCIL

PLEASE COMPLETE THE FOLLOWING

NAME <small>(please print)</small>	ADDRESS	PHONE #
Jim Galloway	City Hall	665-5175
Rich Faith	" "	" "
Sheryl Janderson	" "	" "
Valerie Lantz	" "	" "
Al Hayward	2147 S.W. <sup>Kendal Point</sup> <del>Troutdale</del>	668-8572
Michael Blankenship	2131 SW Wendell Ct	661-2621
Don Curtis	1440 SW 12 <sup>th</sup> TTD	665-9874
DAVID BAUMANN	938 SE Roberts	666-4425
Valerie Lantz	872 NE Alderman	872-8404
Linda Yoshida	29330 SE Stark St.	669-3443
Maxine Cheryl Maxwell	2206 SW Fox Ct	666-6783
MARK HUSH <small>Collins Fmtl.</small>	707 SW WASH. ST. #1571 PORTLAND	221-2900
JUNKI YOSHIDA	29330 SE STARK ST	669-3443
Carol Taylor	742 Jackson Park RD	667-4960
Eric Sannoud	3475 St Elizabeth Pl	665-1958
David E. Nelson	1525 S.W. 13 <sup>th</sup> Cir	669-3019

