

CITY OF Troutdale

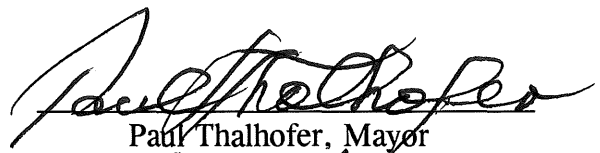
AGENDA TROUTDALE CITY COUNCIL REGULAR MEETING COUNCIL CHAMBERS TROUTDALE CITY HALL 104 SE KIBLING AVENUE TROUTDALE, OR 97060-2099

7:00 P.M. -- September 8, 1998

- (I) 1. PLEDGE OF ALLEGIANCE, ROLL CALL, AGENDA UPDATE
- (A) 2. CONSENT AGENDA:
 - 2.1 Accept Minutes: Regular Session - July 14, 1998
 - 2.2 Business Licenses: Month of August, 1998
 - 2.3 RESOLUTION: A Resolution recognizing the completion of the public improvements associated with the Walt Morey Middle School, and accepting them into the City's Fixed Asset System.
 - 2.4 RESOLUTION: A Resolution recognizing the completion of the public improvements associated with the Strawberry Meadows Phase III Subdivision and accepting them into the City's Fixed Asset System.
 - 2.5 RESOLUTION: A Resolution recognizing the completion of the public improvements associated with the Berryland Estates Subdivision and accepting them into the City's Fixed Asset System.
 - 2.6 RESOLUTION: A Resolution amending Intergovernmental Agreement No. 301755 with Multnomah County pertaining to transfer of funds for road maintenance.
 - 2.7 RESOLUTION: A Resolution accepting a pedestrian access easement across Reynolds School District Property.
 - 2.8 RESOLUTION: A Resolution exempting the purchase of decorative street light fixtures from competitive bidding and brand name specifications.
- (I) 3. PUBLIC COMMENT: Please restrict comments to non-agenda items at this time.
- (A) 4. PUBLIC HEARING / ORDINANCE INTRODUCED 8/11/98: An Ordinance amending Section 12.07.010 of the Troutdale Municipal Code to prohibit the discharge of wastewater that is contaminated with any detectable amount of dry cleaning solvent to the sanitary sewer system. Morrow

- (I) 5. PUBLIC HEARING / ORDINANCE INTRODUCTION: An Ordinance amending Troutdale's Comprehensive Land Use Plan relating to general goals and objectives and goals 2, 9, 10 and 12. Sanderson
- (A) 6. PUBLIC HEARING / RESOLUTION: A Resolution establishing solid waste collection fees and rescinding Resolution No. 1279. Morrow
- (A) 7. DISCUSSION: Development Proposals - "County Farm" property. Kvarsten
- (A) 8. REQUEST: A request for the City to initiate vacation of a Pedestrian Access Tract within Eldon Snider Farms Estates Subdivision. Faith
- (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 Thalhoffer, Mayor
 Dated: 9-2-98

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

September 8, 1998 - 7:00 P.M.

1. PLEDGE OF ALLEGIANCE, ROLL CALL, AGENDA UPDATE

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

City Recorder Martinez called the roll.

PRESENT: Thalsofer, Smith, Ripma (7:14 p.m.), Thompson, Kight, Regelein, Daoust

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

GUESTS: David Fullbrook, Bob Ransford, Andre Molnar, Garry Penning, David Baumann, Terry Cook, Sue O'Halleran

2. CONSENT AGENDA:

2.1 Accept Minutes: Regular Session - July 14, 1998

2.2 Business Licenses: Month of August, 1998

2.3 **RESOLUTION:** A Resolution recognizing the completion of the public improvements associated with the Walt Morey Middle School, and accepting them into the City's Fixed Asset System.

2.4 **RESOLUTION:** A Resolution recognizing the completion of the public improvements associated with the Strawberry Meadows Phase III Subdivision and accepting them into the City's Fixed Asset System.

2.5 **RESOLUTION:** A Resolution recognizing the completion of the public improvements associated with the Berryland Estates Subdivision and accepting them into the City's Fixed Asset System.

- 2.6 RESOLUTION: A Resolution amending Intergovernmental Agreement No. 301755 with Multnomah County pertaining to transfer of funds for road maintenance.
- 2.7 RESOLUTION: A Resolution accepting a pedestrian access easement across Reynolds School District Property.
- 2.8 RESOLUTION: A Resolution exempting the purchase of decorative street light fixtures from competitive bidding and brand name specifications.

Mayor Thalhoffer 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. PUBLIC COMMENT:

Mayor Thalhoffer called this item.

There was no public comment.

4. PUBLIC HEARING / ORDINANCE INTRODUCED 8/11/98: An Ordinance amending Section 12.07.010 of the Troutdale Municipal Code to prohibit the discharge of wastewater that is contaminated with any detectable amount of dry cleaning solvent to the sanitary sewer system.

Mayor Thalhoffer called this item, recessed the Council Meeting and opened the public hearing at 7:04 p.m.

Morrow reviewed the staff report contained in the packet.

Councilor Kight asked how these facilities are treated currently.

Morrow stated that there are two facilities within the City and both are up to code.

Councilor Kight asked if it is currently illegal to allow this type of discharge.

Morrow explained that the state has regulations the City does not, this would allow the City to regulate this type of action.

Councilor Kight asked if there are any penalties attached by the Ordinance.

Morrow stated that there are penalties but they are set by a separate ordinance.

Mayor Thalhofer closed the public hearing and reconvened the Council Meeting at 7:07 p.m.

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

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

5. PUBLIC HEARING / ORDINANCE INTRODUCTION: An Ordinance amending Troutdale's Comprehensive Land Use Plan relating to general goals and objectives and goals 2, 9, 10 and 12.

Mayor Thalhofer called this item, recessed the Council Meeting and opened the public hearing at 7:08 p.m.

Sanderson reviewed the staff report contained in the packet.

Council discussed the number set by Metro for the City's housing capacity target and the fact that the target number being used was set prior to the decision to expand the Urban Growth Boundary. The City does meet the target figure that was set when the expansion was taken into consideration and is making this argument in the compliance report that was sent to Metro.

Councilor Regelein asked what would happen if we did not comply with Metro.

Sercombe explained that he believed there were several steps in the process including dispute resolution and the possibility of going to the circuit court and getting an injunction to force the City to comply.

Councilor Kight voiced concerns regarding accessory dwelling size and off street parking requirements.

Faith explained that the next step would be to develop the standards, this would only allow be the first step in allowing accessory dwellings.

Councilor Kight voiced concerns that he thought Metro was only advisory.

Sercombe explained that they are charged by state statutes to develop functional plans and establish land use policies.

Mayor Thalhoffer closed the public hearing and reconvened the Council Meeting at 7:43 p.m.

Council reached consensus to direct staff to prepare a version of the Ordinance that omits the 80% density and the accessory dwelling requirements for consideration along with the original version at the next meeting. Staff is further directed to survey other cities on how they are handling these issues and report back at the next meeting.

6. PUBLIC HEARING / RESOLUTION: A Resolution establishing solid waste collection fees and rescinding Resolution No. 1279.

Mayor Thalhoffer called this item, recessed the Council meeting and opened the public hearing at 7:46 p.m.

Morrow reviewed the staff report contained in the packet.

Councilor Daoust asked if Waste Management billed every two months.

Morrow replied yes.

Mayor Thalhoffer closed the public hearing and reconvened the Council meeting at 7:49 p.m.

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

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

7. DISCUSSION: Development Proposals - "County Farm" property.

Mayor Thalhoffer called this item.

Kvarsten stated that the four original developers were provided with the Council's development priorities and were invited to attend the meeting to present their revised proposals.

Mike McMEnamin reviewed his revised proposal as contained in the packet. Highlighted changes including; addition of a performance pavilion of about 500 seats; up to about 500 units of lodging in pods throughout the development; 5,000 - 7,500 seat amphitheater; overflow parking would double as a rough golf range when not in use; additional restaurant; natural pool partially inside and outside; maintain some of the farmland as orchards; enlarge retail are to include more of an artist village feel; pavilion would handle dances and basketball; trails and natural areas throughout would be maintained by McMEnamin.

Council discussed McMEnamin's proposal.

Mayor Thalhoffer called for a break at 8:58 p.m. and reconvened the meeting at 9:13 p.m.

Andre Molnar, Bob Ransford, and David Fullbrook, reviewed the Molnar proposal as contained in the packet and highlighted a community performing arts center with a multi-function floor for conventions or public uses; 200 room hotel/conference center expandable to 350; Ice arena; Aquatics and sports facility with recreation based equipment; Artist village as center of retail; Interactive retail such as REI.

Council discussed the Molnar proposal.

Terry Cook stated the Edgefield Station group look forward to seeing the property developed with something the City would be proud of for a long time into the future. Stated that the proposals addressed many of the Edgefield Station goals.

Councilor Daoust stated that he like both proposals but favored the Molnar proposal based on the following criteria; Architectural style would favor Molnar and their ability to fit in with the standards set, McMenamin would be unique but may not fit in as well; Family Orientation favored Molnar; Parking is a wash; Hotels is a wash; Conference Facility would favor Molnar; Theater would favor the style of McMenamins such as the Bagdad; Aquatics Facility/Pool would favor Molnar; Sports Facility/Basketball would favor Molnar; Ice Skating favor Molnar; Artist village would be a wash along with Jobs, and money to the community; Time line would favor Molnar, January 2000. When speaking with friends and neighbors they initially favored McMenamins but the more they learned the favored Molnar and the family oriented activities proposed. We already have McMenamins and there is no need for more. Molnar is aware of the off-site improvements and impacts that would have to be addressed with a large development, not sure McMenamin is.

Councilor Regelein stated that he favored Molnar for the reasons stated by Councilor Daoust. They propose more family oriented activities. Molnar has been very professional throughout the process and has addressed all of our concerns. Is aware of the impacts on the infrastructure a development of this size would cause and is prepared for them. McMenamin has not had this type of experience before.

Councilor Kight stated that the McMenamin facility would be unique to this state if not all states. They are providing family activities with the pool, family golf, performing arts center, basketball, dancing, theater, artist village, and trails and natural areas. Architectural impact will be minor, it will fit in with what is across the street.

Mayor Thalhoffer thanked all involved and stated the for every pro there is a con, this has not been an easy decision and it is one of great magnitude. Felt that McMenamin is best suited for this site, it blends in good with Troutdale and the whole area. They are willing to work with the schools for use of the performing arts center. Favor the Bagdad type theater rather than the Molnar proposal. The pool is what we need, unique and attractive. Like the idea of the rough family golf course. Fear Molnar development may change with the Market studies.

Councilor Thompson thanked all involved and stated that he would not reiterate what has been said

already. Favored the McMenamini proposal because of their track record with the City and they provide nearly the same recreational opportunities.

Councilor Ripma thanked all involved and stated that he used criteria to make his decision also, Public Benefit favored McMenamini because he was not sure the recreation proposed by Molnar would have a market, there was a ice rink in Gateway 15 years ago but closed because it was not used. Jobs would be a wash. Felt the McMenamini proposal meet the Edgefield Station vision. Quality of Life favored McMenamini's activities. Town Center Plan favors McMenamini's because of all of the antique stores galleries that are going in. Architectural style, not exactly sure we have an architectural style. Favors McMenamini's slower time line because it would have less of an impact of Troutdale over time. Neighbors he spoke with favored McMenamini's, there were concerned about the quality of life and feared the Molnar development would be to large and cause problems, and traffic issues. Favors the McMenamini's proposal because of their track record and felt this development will be successful just like the rest of their projects.

Councilor Smith stated that it depends on the age group you are looking for, she and the people she spoke with don't have kids and favor McMenamini. Molnar may end up to large of a complex for the area. Both developments have the main components. Molnar does not have specific plans laid out and may rely to much on the market studies. Agree with the comments of the others who support McMenamini.

MOTION: Councilor Ripma moved to direct staff to obtain any needed authorization from the County and negotiate a development and disposition agreement with McMenamini. Councilor Kight seconded the motion.

YEAS: 6
NAYS: 1 (Regelein)
ABSTAINED: 0

8. **REQUEST:** A request for the City to initiate vacation of a Pedestrian Access Tract within Eldon Snider Farms Estates Subdivision.

Mayor Thalhoffer called this item.

Faith reviewed the staff report contained in the packet.

Councilor Ripma asked who the affected property owners would be and who would get the property.

Faith stated that all 37 lots would be affected property owners and the property would be divided between the two properties adjacent.

Councilor Ripma asked how the sewer line would be access that runs down the middle.

Faith stated that would have to be addressed during the process.

Councilor Ripma asked if it could be sold to one of the property owners.

Faith replied that state law does not allow that, however the two of them could work something out.

MOTION: Councilor Ripma moved to initiate the vacation property. Councilor Kight seconded the motion.

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

9. DEPARTMENT REPORTS

Mayor Thalhofler called this item.

Gazewood reminded the Council that Tax Supervising and Conservation Commission would be holding their public hearing on September 22nd, at 6:30 p.m. and they have requested that the Council be present.

Berrest introduced newly promoted Sgt. Marc Shrake to the Council.

10. COUNCIL CONCERNS AND INITIATIVES:

Mayor Thalhofler called this item and stated that the life guard has been at the beach and it is working well, looking into the figures to have the program next year. Also working on an ordinance requiring children to wear life vests and it will be coming before the Council.


11. ADJOURNMENT:

Mayor Thalhofler called this item.


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

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

Mayor Thalhofler adjourned the meeting at 11:13 P.M.



Paul Thalhofler, Mayor
Dated: 10-16-98

ATTEST:


George Martinez, City Recorder

--PLEASE COMPLETE THE FOLLOWING--

NAME	ADDRESS	PHONE #
Jim Galloway	City Hall	665-5175
Rick Faith	" "	" "
Bob Cozewood	" "	" "
Mark Berrest	Police Dept.	665-5175
Sheryl J Anderson	City Hall	11
David Fullbrook	Pacific Population	646-0600
Bob RANSFORD	VANCOUVER, BRITISH COLUMBIA CANADA	604 730-7327
ANDRÉ MOLNAR	-11-	604 730 7318
Christa Morrow	City Hall	665-5175
Garry Penning	W.M Oregon	331-2221
David Braumann	TACC	666-4425
TERRY COOK	CDE	
Sue O'Halloran	GACC	661-8000
MARC STRAKE	POLICE DEPT	665-5175

DATE 9-8-98

PAGE # _____