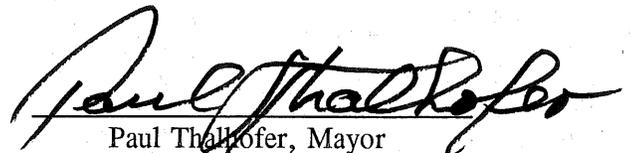


CITY OF TROUTDALE

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

7:00 P.M. -- October 24, 1995

- (A) 1. PLEDGE OF ALLEGIANCE, ROLL CALL, AGENDA UPDATE
- (A) 2. CONSENT AGENDA:
2.1 Accept Minutes - Regular Sessions - 7/11 & 7/25/95
2.2 Approve Liquor Licenses - Texaco Food Mart, Skyland Pub, The Brass Rail, Troutdale Thriftway.
- (I) 3. PUBLIC COMMENT: Please restrict comments to non-agenda items at this time.
- (A) 4. DISCUSSION: Edgefield Station, Inc. Funding Request.
- (I) 5. PUBLIC HEARING/ORDINANCE INTRODUCTION: An Ordinance Amending the Zoning District Map Attaching a Planned Development Overlay to Tax Lots 4200, 4300, & 2800 Section 36, T1N, R3E, WM. - Hampton Ridge Planned Development. Barker
- (I) 6. PUBLIC HEARING/ORDINANCE INTRODUCTION: An Ordinance Amending the Zoning District Map Attaching an Aggregate Resource Overlay to Tax Lot 33, Section 26, T1N, R3E, WM, for Removal of Top Soil. Barker
- (I) 7. PUBLIC HEARING/ORDINANCE INTRODUCTION: An Ordinance Adopting the Parks, Recreation and Greenways Plan. Faith
- (A) 8. RESOLUTION: A Resolution Authorizing the Mayor to Enter Into a Use Agreement with Reynolds Little League for the use of Ball Fields at Columbia Park. Lantz
- (I) 9. COUNCIL CONCERNS AND INITIATIVES
- (A) 10. ADJOURNMENT.


Paul Thalhoffer, Mayor
Dated: 10-18-95

F: AGENDA 102495CC.AGE

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

OCTOBER 24, 1995 - 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, Lloyd, Burger-Kimber

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

PRESS: Jackie Scott - Oregonian

GUESTS: Bruce Stannard, Shirley Prickett, James & Fran Gardner, Carl Atkins, David Baumann, Elizabeth Feddersen, Guy Watrous, Ed Settje, Kris Settje, Gerald Klinger, Ann Klinger, Don Oakley, Maria Oakley, David Nelson

2. CONSENT AGENDA:

2.1 Accept Minutes - Regular Sessions 7/11 & 7/25/95

2.2 Approve Liquor Licenses - Texaco Food Mart, Skyland Pub, The Brass Rail, Troutdale Thriftway.

Mayor Thalhofer called this item and read the consent agenda.

MOTION: Councilor Thompson moved to approve the consent agenda. Councilor Kight seconded the motion.

YEAS: 6

NAYS: 0
ABSTAINED: 0

3. PUBLIC COMMENT

Mayor Thalhofler called this.

Bruce Stannard, 3475 SE Elizabeth Place, reminded everyone of, and encouraged them to vote in favor of, the Reynolds School Dist. Bond Levy.

4. DISCUSSION: Edgefield Station, Inc. Funding Request.

Mayor Thalhofler called this item.

David Baumann, President-Elect Troutdale Chamber, stated that the request is to help the project go forward with the progress that is being made with Edgefield Station. We have been instructed to show major progress in the land use issues. The request is for \$15,000.

Councilor Ripma, voiced concerns with the city paying to help the project through the city's land use requirements.

Baumann stated that the money would be used to hire a consultant for the project to help Edgefield through the process.

Terry Cook, Troutdale Resident and Edgefield Station Board Member, stated the funds would be used to address the land use issues associated with the project. Two ways to do this, legislatively internal through the city's comprehensive plan update process, or an applicant can drive the issue. The primary reason for the request is under our obligation under the renewal from M/C is that we needed to show substantial progress toward the zoning issues that would allow development of Edgefield Station as conceived. This needs to happen by mid December. Our consultant has met with city staff and obtain information on the process required to accomplish the task.

Council discussed the issues involved in the request, possibility of letter of support meeting the County's requirement, or having city staff initiate the process.

MOTION: Councilor Lloyd moved to provide assistance in the form of a \$15,000. contribution to Edgefield Station, Inc. for the hiring of a consultant to address the land use issues of the project. Councilor Kight seconded the motion.

Councilor Ripma asked if directing staff to begin work would constitute substantial

progress? And if money is needed for a specific study or something come back with a more modest request. If funded by city it has a look of a done deal, there is an appearance of impartiality.

Councilor Lloyd stated that he would be happy to have staff do this but they are reluctant to take on the project because of their workload, and I believe they are overworked, therefore I made the motion to move the project along.

Councilor Burger-Kimber stated that she agreed with Councilor Ripma to have staff begin work and submit a time line of completion would satisfy the requirement of the county.

Councilor Thompson stated that he hated to be in a position to turn down Edgefield for money, but must for several reasons. City is not proponent, no definition of substantial progress, no progress made by this point, why?

Cook stated that they just learned in June that the option was renewed for twelve months with a six month check in with the county. Our discussions have determined that substantial progress means that we have taken concrete steps. If there is a way to save the money then I am all for it. We have talked to developers but they want to know the status of land use zoning and if we have to tell them it may be 15 months from now, my guess will be that the county will pull the plug on us and develop the property themselves and the project may not end up like anything we have been working on for the past 2 ½ years. The sense of urgency is that we don't want to lose the momentum, the support, the interest, that we have work to obtain. This is the quickest way, to drive the zoning, it can be done internally but will we have a commitment on the part of the staff from Mr. Faith's office to move this forward in a timely fashion. Our consultant will work on the full time and have a substantially completed application in 45 days and I don't think city staff can make that kind of commitment. We are looking at possibly 15 month effort for the city vs. a 2 month effort by the consultant to have substantially moving.

Faith stated that given the volume of current work load and projects that we are now processing and the rate of growth that we are all Abel to see, we can not commit to give the time and attention that they are looking for to get this thing up and running in 45 days.

Mayor Thalhoffer asked where the \$15,000. come from?

Kvarsten stated that it would come from the General Fund Contingency.

Councilor Burger-Kimber clarified that the money would be given to them, the city would not be hiring the consultant.

YEAS: 4
NAYS: 2 (Ripma, Thompson)
ABSTAINED: 0

5. PUBLIC HEARING/ORDINANCE INTRODUCTION: An Ordinance Amending the Zoning District Map Attaching a Planned Development Overlay to Tax Lots 4200, 4300, & 2800 Section 36, T1N, R3E, WM. - Hampton Ridge Planned Development.

Mayor Thalhofer called this item, recessed the council meeting and opened the public hearing at 7:49 p.m.

Barker stated that this would be a Type IV hearing, for a planned development overlay for development of a single family subdivision with various lot sizes. Barker reviewed the staff report contained in the packet with the council.

Councilor Kight voiced concerns with the noise abatement and parking availability for the row houses.

Barker stated that the noise would be dealt with using various building techniques and there is space dedicated for the required parking.

Councilor Ripma asked how much smaller are the private streets?

Barker stated they are actually only 8 feet smaller, no sidewalks, meet all standards for emergency vehicles etc., the home owners will be responsible for maintenance.

The council voiced concerns regarding maintenance of the private roads.

Councilor Ripma asked if a traffic light would be appropriate at 26th?

Barker stated that the county has reviewed and approved the project, they will be looking at 257th in the future for pedestrian and traffic crossings.

Don Oakly, President - Cascade Communities, gave an overview of the project and informed the council that the maintenance of the private streets would be required by the owners through deed restrictions.

Councilor Burger-Kimber voiced concerns regarding the expense of maintaining public spaces, other areas have the home owners associations maintain them.

Oakly stated that this public space benefits the whole city, 257th lacks any public space along the whole corridor. The \$1,000. per year would be used to establish the vegetation and ensure that they would require very little maintenance by the city.

Councilor Burger-Kimber voiced concerns regarding the requirement for speed humps and felt it would be better to have the home owners decide if they wanted them.

Councilor Kight asked Oakly to address the private road maintenance requirements in the CC&R's.

Oakly stated that he would look into it.

Councilor Kight asked if there would be screening along the pathways, and if so who would maintain?

Oakly stated there would be but minimal, to avoid a closed in tunnel, for safety issues. The city would be responsible for maintenance after a period of time.

Shirly Pricket, Planning Commission Member, expressed support of the project and stated that it is one of the best she has seen, favors the idea of the public areas and saving the trees. Voiced concerns that the school district is not informed of the projects that are going in.

Councilor Kight stated that the council is working on the issue of the increase of students with the school dist.

Ron Norman, 320 SW 26th Circle, expressed support of the project, lives next to the development and feels that the developer is concerned that it blends in with the surroundings.

Mayor Thalhoffer closed the public hearing and reconvened the council meeting at 8:46 p.m.

Councilor Burger-Kimber asked that the requirement for speed humps be amended to add the requirement of approval of 2/3 of the property owners.

Councilor Kight asked that Oakly work out the mechanics of the private street maintenance funding.

Mayor Thalhoffer called for a break at 8:52 p.m. and reconvened the meeting at 9:03 p.m.

Mayor Thalhoffer moved item #8 up on the agenda to accommodate the audience.

8. RESOLUTION: A Resolution Authorizing the Mayor to Enter Into a Use Agreement with Reynolds Little League for the use of Ball Fields at Columbia Park.

Mayor Thalhoffer called this item.

Lantz stated that the Parks Advisory Committee and staff have spent a lot of time developing the agreement with Reynolds Little League and all parties involved feel that the final product

was worth the effort it provides a lot of benefit to the city and the community as a whole. Staff is recommending approval of the agreement.

Councilor Kight asked what the time frame is for putting in the ball fields?

Lantz stated that construction will begin next summer, but may not be playable until the next spring due to the additional seeding needed.

Mayor Thalhoffer asked if the requirement for portable restrooms is needed after the permanent facilities are completed?

Lantz stated that the agreement has an annual review and that clause most likely be removed once the permanent facilities are completed.

Reynolds Little League - President, stated that they are very excited about the agreement, this is the best agreement for all parties involved that he has seen.

MOTION: Councilor Thompson moved to adopt the resolution. Councilor Kight seconded the motion.

YEAS: 6
NAYS: 0
ABSTAINED: 0

6. PUBLIC HEARING/ORDINANCE INTRODUCTION: An Ordinance Amending the Zoning District Map Attaching an Aggregate Resource Overlay to Tax Lot 33, Section 26, T1N, R3E, WM, for Removal of Top Soil.

Mayor Thalhoffer recessed the council meeting and opened the public hearing at 9:11 p.m.

Barker stated that this is a Type IV hearing for a request by Gerald Klinger for an aggregate resource overlay for removal of top soil. Barker reviewed the staff report included in the council packet.

Councilor Lloyd asked if this is necessary for the site to be developed?

Barker stated that because of the grade of the property it would make it difficult develop anything, yes.

Councilor Ripma questioned the need for a 3 to 5 year strip mining project like this to develop the property and expressed concerns that DEQ would be involved in the enforcement, and asked if there is a fee paid by the applicant for erosion control?

Barker stated there is no fee assessed for erosion control for any project within the city. There is an erosion control plan for this project and a Reclamation Plan with a performance bond will be required.

Council expressed concern regarding the length of the project and no planned development.

Gerald Klinger, 1027 NW 1st Street - Gresham, stated that his family has owned and farmed the property for 40 years. We did not want to show a plan for development until we are sure we can develop. Part of the problem is that the property is 15 to 25 feet higher than the street it fronts on, it must be level with the street and that is the intent of what we are doing. We want to do this slow which will cause the least impact to the area. While we remove the top soil we will be meeting with developers to arrange development, we would like to see a small business complex on the land eventually. We have no intention of selling the property.

Councilor Ripma asked if this could be done in a shorter time?

Klinger stated that it is not possible, there are trees on the property that we are selling as the mature. As we remove the top soil and grade the property we will clean up the area and prepare it for development. It will be more beneficial to the area to do it slower.

Councilor Burger-Kimber asked if Klinger is working with any type of agent for marketing the property?

Klinger stated that he does not want to sell the property.

Councilor Burger-Kimber stated that there will still be a need for marketing the development.

Klinger stated that they would market it once it is built.

Councilor Burger-Kimber asked if he is actually going to build something because there are people who want to move in.

Klinger stated yes, there is a need for office space in East County, he has researched this.

Councilor Burger-Kimber stated that she felt this project is a wolf in sheep's clothing, she is not comfortable that there will be any follow through on this.

Klinger stated he does not want to lose the property and that is what would happen if someone were to develop it with their money. Part of the money will come from the top soil and a bank will loan the rest because we own the property free and clear, plus it will be ready for development.

Councilor Lloyd stated that he does not doubt the intention of the applicant, but the council

does not want to see another pit like on 257th. How long will it take to harvest the trees?
Are you prepared to take all the trees out now?

Klinger stated that the trees will be removed as the project progresses and they mature, those that are not mature will be moved to other property.

Councilor Lloyd stated that the reluctance comes from the fear that this may take 3 to 5 years to finish this pit and then nothing happens, if there was a complete plan it would probably be different. Could this be done in a 12 month time frame?

Klinger stated that it is not going to be a pit, it will be a gradual slope to Halsey from 257th. There is no need to do it in 12 months, it will work better to go slow.

Shirley Prickett, Planning Commission Member, spoke in favor of the project and stated that the P.C. has reviewed the project and felt that it would have a minimal impact on the area, it meets all of the criteria plus extra precautions. This will not be a hole it will gently slope to Halsey from 257th.

Councilor Kight asked that the way he understands it is that when the project is finished it will it be void of vegetation, is that correct?

Prickett stated no, the front portion will be landscaped to meet the requirements along Halsey the rest will be landscaped and seeded as the top soil is removed.

Mayor Thalhoffer closed the public hearing and reconvened the council meeting at 10:05 p.m.

Councilor Ripma expressed concerns that DOGAMI may issue a permit for the project and requested that the city notify DOGAMI that the city has not accepted the project and request that the not issue a permit until the city is finished with our process.

Barker ensured Councilor Ripma that has been taken care of, and clarified that 85ft from 257th would not be disturbed, as the project progressed all of the perimeter would be landscaped and any bare land would be seeded. The Halsey frontage would be have curbs and driveway drops along with a landscape buffer. Barker requested that no matter what the councils decision is rather than deny the project, which would prevent the applicant from re-applying for a year, that the council send it back to the P.C. for them to look at specific concerns.

7. PUBLIC HEARING/ORDINANCE INTRODUCTION: An Ordinance Adopting the Parks, Recreation and Greenways Plan.

Mayor Thalhoffer called this item.

Faith stated that the plan would serve as the master plan for the city's parks, open space and recreation services. If adopted it would serve as a guide for acquisition for future parks, open space and trails within the city. If you adopt the plan it does not appropriate any monies or authorize any projects, it is serves as a guide. Faith outlined the process used to develop the plan and reviewed the highlights of the plan with council.

Mayor Thalhoffer recessed the council meeting, and opened the public hearing at 10:26 p.m.

Lantz stated that there have been several meetings with the public and nearly all of the feed back has been positive. This plan is definitely needed guide us in the future.

Councilor Burger-Kimber stated that she is impressed with the plan, there has been a lot of work done, and is excited to see some of the projects take shape.

Mayor Thalhoffer closed the public hearing and reconvened the council meeting at 10:30 p.m.

9. COUNCIL CONCERNS AND INITIATIVES:

Mayor Thalhoffer called this item.

Councilor Thompson request that until the minutes are caught up he would like to have the last set that was adopted along with the ones proposed to help remember what was going on.

Mayor Thalhoffer expressed personal support for the Reynolds School District Bond Measure.

Councilor Lloyd agreed with Mayor Thalhoffer and stated that he would not be available for the Four Cities Meeting

Councilor Burger-Kimber read and article from the Oct. 14th Outlook which commended Mayor Thalhoffer for his work with the grade school students on walking tours of the city. Asked for support with brick promotion for the downtown square.

Mayor Thalhoffer stated that the brick promotion should go through the process of the Parks Advisory Committee, and their recommendation can come to the council.

Councilor Burger-Kimber stated that she has followed the process, she contacted all of the members by phone.

Mayor Thalhoffer stated that is not the process.

Council discussed this issue and decided to wait until an architect is hired and a design is completed before any action is taken on the downtown square.

10. ADJOURNMENT:

Mayor Thalhofer called this item.

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

YEAS: 6
NAYS: 0
ABSTAINED: 0

Mayor Thalhofer adjourned the meeting at 10:55 P.M.



Paul Thalhofer, Mayor

Dated: 1-11-96

ATTEST:



George Martinez, City Recorder

CITY OF TROUTDALE

PUBLIC ATTENDANCE RECORD

October 24, 1995

◆◆◆REGULAR CITY COUNCIL MEETING◆◆◆

PLEASE COMPLETE THE FOLLOWING

PRINT NAME	ADDRESS	PHONE #
Jim Galloway	City Hall	665-5175
Rich Lath	" "	" "
Mark Barrast	Police Dept	665-5175
Nelson Lantz	City Parks	665-5175
Sue Barber	City	
Jackie Acatt	The Oregonian	294-5943
Bruce Sunnaul	Troutdale	665-1959
Shirley Prickett	2617 SW ILLIAD WILSON PL	667-5412
James Gardner	2611 S.W. Laura Ct	666-7291
Fran Gardner	2611 S.W. Laura Ct	666-7291
Carl Atkins	1824 SW Hartley Gresham 97030	667-8386
David E. Barman	938 SE Roberts Gresham	666-4425
Elizabeth Feddersen	1020 SW 12th St, Portland	667-9023
Guy Watrous	384 SW 19th PL	661-4289
Ed Settje	392 SW 19th PL	667-9023
Kris Settje	392 SW 19th PL	667-9023
GERALD KLINGER	1027 N.W. 1st GRESHAM	665-8330
Ann Klinger	1027 N.W. 1st Gresham	665-8330
DON OAKLEY	708 N. HAYDEN St, Portland	289-9011
Maria OAKLEY	" "	"

