

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. -- December 12, 1995

- (A) 1. PLEDGE OF ALLEGIANCE, ROLL CALL, AGENDA UPDATE
- (A) 2. CONSENT AGENDA:
2.1 Accept Minutes - Regular Session - 9/26/95
2.2 Business Licenses - Month of November, 1995
2.3 RESOLUTION: A Resolution Establishing a Salary Schedule for Non-Represented Employees.
- (A) 3. RESOLUTION: A Resolution Accepting the Inter-Jurisdictional Emergency Management Consolidation Proposal with Multnomah County and the Cities of Fairview, Gresham, Maywood Park, Portland, and Wood Village for the Delivery of Emergency Management Services within Multnomah County and Directing Emergency Management Staffs to Implement the Proposal.
Commissioner Tanya Collier & Michael Gilsdorf
- (I) 4. PUBLIC COMMENT: Please restrict comments to non-agenda items at this time.
- (A) 5. DISCUSSION: Downtown Development Parking Request.
- (A) 6. PUBLIC HEARING/ORDINANCE INTRODUCED 11/28/95: An Ordinance Adopting the Troutdale Transportation System Plan. Faith
- (I) 7. PUBLIC HEARING/ORDINANCE INTRODUCTION: An Ordinance Assigning a Plan Map Designation and a Zoning District Map Designation to a 4.84 Parcel of Land Known as Tax Lot 6900, Section 1, T1N, R3E, WM, (R993010020) Annexed to the City of Troutdale in 1995. Barker
- (I) 8. REPORT: A Status Report on the City's Housing Stock and Conformance with the Portland Metro Area Housing Rule. FAITH

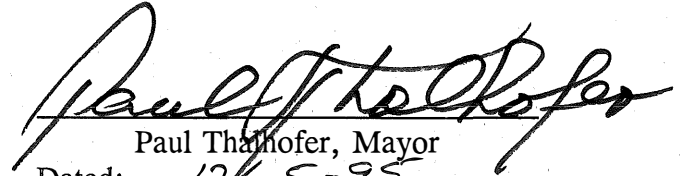
(A) 9 RESOLUTION: A Resolution Providing for Budget Transfers and Making Appropriation Changes for Fiscal Year 1995-96. Gazewood

(I) 10. DEPARTMENT REPORTS:

10.1	Finance	Gazewood
10.2	Public Safety	Berrest
10.3	Community Development	Faith
10.4	Public Works	Galloway
10.5	City Attorney	Sercombe
10.6	Executive	Kvarsten

(I) 11. COUNCIL CONCERNS AND INITIATIVES

(A) 12. ADJOURNMENT.


Paul Thalhofer, Mayor
Dated: 12-5-95

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

DECEMBER 12, 1995 - 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 called on Councilor Kight to lead the Pledge of Allegiance.

City Recorder Martinez called the roll.

PRESENT: Thalhofler, Smith, Ripma, Kight, Lloyd, Burger-Kimber

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

GUESTS: Don Curtis, Max Maydew, Sheryl Maydew, David Baumann, Don Nelson, Calvin Anvil, Michael J. Gilsdorf, Jim Davis, Tom Redden, Peter Greene, Bill Ruff, Cathy Greene, Lance E. Martin

2. CONSENT AGENDA:

- 2.1 Accept Minutes - Regular Sessions 9/26/95
- 2.2 Approve Business Licenses - Month of November, 1995
- 2.3 **RESOLUTION:** A Resolution Establishing a Salary Schedule for Non-Represented Employees.

Mayor Thalhofler called this item and read the consent agenda.

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

YEAS: 6
NAYS: 0
ABSTAINED: 0

3. RESOLUTION: A Resolution Accepting the Inter-Jurisdictional Emergency Management Consolidation Proposal with Multnomah County and the Cities of Fairview, Gresham, Maywood Park, Portland, and Wood Village for the Delivery of Emergency Management Services within Multnomah County and Directing Emergency Management Staffs to Implement the Proposal.

Mayor Thalsofer called this item.

Kvarsten stated that staff has met with the other cities and the county to discuss this issue, all concerns have been satisfied and the staff recommendation is to adopt the resolution.

Mike Gilsdorf, Interim Director of Emergency Management for Multnomah County, stated that this is just the beginning, looking at splitting the county into east and west zones, Gresham handling the planning responsibility for the Eastern Zone and Portland the Western Zone, and M/C doing internal planning and coordination of all training activities along with any assistance need by either city.

Councilor Kight voiced concerns over the county not remaining at the helm of Emergency Management for the County.

Gilsdorf stated that the county has not done a good job in the past and this is the beginning to correct that problem. This will allow for better organization of the project with the county coordinating the two zones. Each city will have input into the program.

Councilor Ripma asked where the funding for Emergency Management comes from?

Gilsdorf stated from Federal funds that are passed through the State with any short fall coming from the organizations general fund.

Councilor Ripma asked where the city was to come up with the .25 employee, is this in addition to what we already have?

Gilsdorf stated that it would not, it would be the same as what you have provided in the past, your employees know your city, we do not. It may not require .25, it will be worked out by agreement at a later point, this action is just the concept and the beginning.

Mayor Thalsofer asked if there would be an objection to having a representative from each city, rather than one representing all three cities?

Gilsdorf stated that Fairview favored that also and it would be no problem at all.

Joe Parrott, City of Gresham Fire & Emergency Services Chief, stated that the long range vision of the region is to jointly manage resources and responsibilities to better deal with the

larger issues that effect the region rather than have a fragmented effort to deal with the real emergencies, this is the first step to reaching this vision, this is just a concept with the details still to be worked out. Gresham is not looking for more work to do it just makes more sense to divide the county geographically. The .25 employee will be involved in issues that pertain to Troutdale because they would have the most knowledge of the city.

Council discussed this issue.

Councilor Burger-Kimber voiced concerns that the city needs to develop its' own Emergency Management Plan.

Councilor Ripma asked what the other jurisdictions did with this issue?

Kvarsten stated that he can not speak for the other councils but at the staff level the concerns were the same as what has been discussed tonight, cost, control, etc., the staffs felt that the questions we adequately addressed. This will help get us to were we need to be with our own plan that will be coordinated with the other jurisdictions.

Mayor Thalhoffer voiced concerns with Gresham providing this service, unlike County Commissioners who if the citizens are unhappy with them there is the voting process, the citizens of Troutdale can not vote on the Gresham Councilors if they do not like the job they are doing.

Councilor Ripma agreed with Mayor Thalhoffer, this is not like the Fire Services Contract where we have some control.

Councilor Lloyd stated that he agreed with the mayor, it is not that Gresham does a bad job but as the mayor stated we can not vote for the Gresham Council we can vote for the County Commissioners if they are not doing a good job. I will vote for the resolution because we should have some emergency planning rather than none.

MOTION: Councilor Ripma moved to adopt the resolution with one amendment on page 1, part D, Composition of Emergency Management Board, would include one representative from each city. Councilor Lloyd seconded the motion.

Mayor Thalhoffer stated that the city's plan would be a sub-plan of the regional plan.

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

Councilor Burger-Kimber voiced concerns that the city have its' own plan.

Mayor Thalhoffer stated that is part of the regional plan.

Kvarsten stated that the city will be involved in development of the plan.

Parrott stated that the regional plan will be one document with sections for Troutdale, Fairview, etc.

Councilor Burger-Kimber asked if Gresham would get more funding now to develop the plan?

Parrott stated they would not, the county will devote their staff to the City of Gresham to work on the plan.

4. PUBLIC COMMENT

Mayor Thalhoffer called this.

There was no public comment.

5. DISCUSSION: Downtown Development Parking Request.

Mayor Thalhoffer called this item.

Kvarsten reviewed the staff report contained in the council packet and stated that the City Attorney has developed the following motion for the council if they wish to proceed with the project - To direct the City Administrator to bring back to the Council the formal actions needed to construct and finance a City owned parking facility on the north side of Columbia River Highway. These actions will be limited in the following ways: 1.) The City will not spend more that \$245,000.00 on the parking facility; 2.) Some of the costs of the facility will be recouped by assessments, charges or liens imposed upon improved building lots north of Columbia River Highway and abutting the parking lot. These charges will be paid upon resale of the building or within a specified time and will be no greater than \$5,000. per improved lot; 3.) The obligation of the City to construct the parking facility will be contingent upon a number of events. The contingencies include, but are not limited to: acceptable transfer of ownership of the parking lot site to the City; and, the obtaining of City land use approvals for the parking lot and commercial buildings.

Max Maydew, 2206 SW Fox Court, stated that this is the fourth time this project has been discussed, all indications are that this development will be very much a success. There is a lot of interest from people who want to have there business located in downtown Troutdale.

Councilor Ripma asked if the previous motion enough of a commitment for the Maydews?

Maydew stated that based on this motion they plan on going ahead with the purchase of the land tomorrow, we trust the staff and enjoy working with them.

Mayor Thalsofer asked if this is enough of a commitment.

Kvarsten stated that this is very strong direction, it was discussed with the City Attorney that the council wanted to go ahead with the project and he felt this would achieve that desire.

Councilor Lloyd stated that this is the commitment, it establishes the parameters the rest is up to staff to work out the details and come back with the final agreement.

Councilor Kight asked how many people are committed to locating in this project?

Sheryl Maydew stated that 18 parties have indicated interest.

Council discussed the project.

Tammy Gover, 1502 SE Troutdale Road, asked where is the money coming from to pave the parking lot?

Kvarsten stated that it may come from several sources in the general fund, with a portion of the general fund monies being repaid to the city by a lien on each of the lots.

Gover asked who will be responsible for the maintenance?

Councilor Lloyd stated that the city will own it, there is a need for the parking.

Gover expressed concerns that if there is such a need for the office space than why can't they pay for the parking lot?

Mayor Thalsofer stated that the cost of the development does not make it economically feasible to also provide the parking.

Council discussed this issue.

David Baumann, 938 SE Roberts, stated that this project fills a need that has been present for many years in the downtown area, provides parking, office space, beautification, etc, there is a lot of support for this project in the community.

MOTION: Councilor Ripma moved to direct the City Administrator to bring back to the Council the formal actions needed to construct and finance a City owned parking facility on the north side of Columbia River Highway. These actions will be limited in the following ways:

- 1.) The City will not spend more that \$245,000.00 on the parking facility;
- 2.) Some of the costs of the facility will be recouped by assessments, charges or liens imposed upon improved building lots north of Columbia River Highway and abutting the parking lot. These charges will be paid upon resale of the building or within a specified time and will be no greater than \$5,000. per improved lot;
- 3.) The obligation of the City to construct the parking facility will be contingent upon a number of events. The contingencies include, but are not limited to: acceptable transfer of ownership of the parking lot site to the City; implementation of design standards for the improved lots consistent with Troutdale's Downtown Plan and enforceable through appropriate covenants and restrictions applied to the properties being developed and, the obtaining of City land use approvals for the parking lot and commercial buildings.

Councilor Kight seconded the motion.

YEAS: 6
NAYS: 0
ABSTAINED: 0

Mayor Thalsofer called for a break at 8:45 p.m. and reconvened the meeting at 8:55 p.m.

6. PUBLIC HEARING/ORDINANCE INTRODUCED 11/28/95: An Ordinance Adopting the Troutdale Transportation System Plan

Mayor Thalsofer called this item, recessed the council meeting and opened the public hearing at 8:56 p.m.

Faith outlined the staff report contained in the packet and stated that the recommendation is to adopt the ordinance.

Councilor Smith voiced concerns regarding page 12, items 1-4 should have the same language as item #9 - "at a future date"

Mayor Thalsofer asked if the county was open for speed design changes on Hensley?

Faith stated that the would be open to compromise but it is under their control.

Jim Davis, 2026 SW Hensley, expressed concerns with a road going through the park, hazardous to kids and will disturb the peace and tranquility of the neighborhood.

Tom Redden, 2032 SW Hensley, presented a petition in opposition to the Hensley extension through Sunrise Park, and stated that the people who live in the area do not want the

additional traffic.

Councilor Burger-Kimber voiced concerns that people who live on the other through streets do not want the traffic either, wouldn't an additional through street alleviate some of the problem?

Redden stated that he feels for them, but most of it is local traffic anyway. Those roads do not go through an established park.

Tammy Gover, 1502 SE Troutdale Rd., expressed support for the Hensley Extension, road has been planned for years, church has dedicated property for the road, the park was thought of after the road was planned.

Lance Martin, 2844 SW Corbeth, expressed opposition to the Corbeth Lane Extension, the entire neighborhood is opposed so why do it, keep the public's best interest at heart.

Keith Rosander, 2866 SW Corbeth, stated that he is firmly against the Corbeth Lane Extension, there will be a lot of cut through traffic, it is much faster to cut through.

Council discussed the use of other connector streets in the Corbeth Neighborhood.

Paul Gover, 1502 SW Troutdale, expressed support for the Hensley Extension, park was not an issue when the extension was planned over 8 years ago.

Bill Ruff, 1121 SW Salmon, stated that through all of the testimony on several different nights there has not been one person in favor of the Corbeth Extension, so why do it?

Councilor Burger-Kimber expressed concerns that Ruff may have a financial gain if Corbeth is not extended since he is involved with the proposed project at the end of Corbeth.

Ruff stated that should not be an issue, none of the citizens in the neighborhood are in favor of the extension.

Mayor Thalhoffer closed the public hearing and reconvened the council meeting at 10:03 p.m.

MOTION: Councilor Ripma moved to adopt the ordinance with the amendments in the packet and to include changes to Table 1, Page 12, items 1-4 should match the highlighted language in item 9, Item 2b, Page 6, add "wherever necessary new streets built to provide connectivity shall incorporate traffic management design elements, particularly those which inhibit speeding". Councilor Burger-Kimber seconded the motion.

Councilor Ripma stated that the connectivity issue is very difficult in individual cases

but the policy of promoting connectivity between neighborhoods and spreading the traffic load among as many options as possible is very good city policy. Each instance will be determined at the time it is proposed, this does not finally decide the issue, it sets the policy.

Councilor Burger-Kimber stated it is a very difficult decision, appreciates the testimony and the participation of the public. Must look out for the best interest of the whole not just those here tonight.

Councilor Ripma stated that the road through Sunrise Park would be decided when the final park design is decided.

Councilor Lloyd stated that the council has to keep the public's interest in mind and it is often that the people tell us to keep the public's interest in mind when they are only thinking about their interest. We have to keep in mind what is best for the entire community, and I believe the concept of connectivity is best. The Hensley extension has been on the maps since I moved here 25 years ago so it is not a secret, it is needed to share the burden of the other neighborhoods. I prefer to go with the policy of connectivity and look at the design with that policy in mind.

Councilor Smith stated that the city is growing and the people who live on the dead end streets that think they will never go through are sticking their heads in the sand, it may be one year or ten years, but sooner or later it will probably go through. I don't like it either but we are growing and we need many ways for people to cut through, we have no choice.

Mayor Thalsofer stated that he is in support of the motion because the city is growing and the changes are needed, it is a very tough call but it is needed for the good of the City of Troutdale as a whole. Will be looking at speed calming designs for Corbeth and Hensley.

Councilor Kight stated that he supports the motion because the policy is needed and they will address the projects when they are designed.

YEAS: 6
NAYS: 0
ABSTAINED: 0

7. PUBLIC HEARING/ORDINANCE INTRODUCTION: An Ordinance Assigning a Plan Map Designation and a Zoning District Map Designation to a 4.84 Parcel of Land Known as Tax Lot 6900, Section 1, T1N, R3E, WM (R993010020) Annexed to the City of Troutdale in 1995.

Mayor Thalhoffer called this item, recessed the council meeting, and opened the public hearing at 10:24 p.m.

Barker outlined the staff report contained in the packet and stated that the C.A.C, and P.C. recommend approval.

Councilor Lloyd asked who much R-7 is there currently in the city?

Faith stated that there is currently 54 acres of R-10 not designated.

Councilor Lloyd asked when the P.C. reviewed Briarwood East they changed it from R-7 to R-10 because it was on the out skirts of town and they felt it that larger lots blended in better with the open space, why doesn't that apply to this sub-division, it is right next to Briarwood?

Barker stated that the Urban Growth Boundary was not as much of an issue then as it was today, also the price of land has gone up significantly in the past 5 years, from an average of about \$22,000. an acre to over \$60,000. an acre for residential land that equates to a much more expensive lot which is pricing housing beyond the affordability levels of many people who live and work in East Multnomah County. Also, the property in question also has a very unique shape and it makes it difficult to layout the larger lots and still have full street improvements.

Councilor Lloyd stated so to some it up we are doing our part to meet affordability and meet 2040 Goals.

Council discussed the layout of the proposed development.

Don Nelson, 4240 SE Jennifer Ct., stated that the purpose of the smaller lots is to enable the development of affordable housing. We want to develop this parcel in the same manner as Kirsten Sub-division which is R-7, it has been called the street of dreams of Troutdale, it is a very nice sub-division yet the homes were affordable. This sub-division would tie in better with the surrounding R-7's. Our purchase price is much lower if zoned R-10 but it is not as clean and it does not flow as well that is why we want R-7, the C.A.C, P.C. and staff all have agreed and recommend R-7.

Mayor Thalhoffer closed the public hearing and reconvened the council meeting at 10:47 p.m.

Councilor Burger-Kimber voiced concerns regarding developers wanting R-7 just to sell more lots.

Councilor Ripma asked that two ordinances be brought to the next meeting, the current one showing R-7 and the second showing R-10.

The council agreed with Councilor Ripma.

8. REPORT: A Status Report on the City's Housing Stock and Conformance with the Portland Metro Area Housing Rule.

Mayor Thalsofer called this item.

Faith outlined the report contained in the council packet.

Councilor Ripma asked if there is any way to get out of the 2040 Rule?

Faith stated that it is a state requirement.

Councilor Burger-Kimber stated that she was told by a land use attorney that it is just a recommendation, it is a rule not a law.

Faith stated that it is called a rule because it is contained in the Oregon Administrative Rules, and the rules carry the force of law, the wording is very clear "the following standards shall apply to those jurisdictions which provide the opportunity for at least 50% of new residential units" so on and so forth.

Mayor Thalsofer called for a break at 11:06 and reconvened at 11:13 p.m.

10. DEPARTMENT REPORTS: September and October

Mayor Thalsofer called this item.

Berrest drew attention to the fact that there were no major incidents during the recent ice storm, that was due in part to the work of the public works crews. Thanked Councilor Smith for her participation in the Police Officer Assessment Center.

Councilor Kight asked if there has been any follow-up on the request regarding the R.V. park and the length of stay for the customers.

Faith stated that a report would be coming.

9. RESOLUTION: A Resolution Providing for Budget Transfers and Making Appropriation Changes for Fiscal Year 1995-96.

Mayor Thalsofer called this item.

Gazewood outlined the staff report in the council packet and recommended adoption.

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

YEAS: 6
NAYS: 0
ABSTAINED: 0

11. COUNCIL CONCERNS AND INITIATIVES:

Mayor Thalhofer called this item.

Councilor Ripma wished everyone a Merry Christmas.

Councilor Burger-Kimber stated that she would be making a report regarding animal control in the near future.

12. ADJOURNMENT:

Mayor Thalhofer called this item.

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

YEAS: 6
NAYS: 0
ABSTAINED: 0

Mayor Thalhofer adjourned the meeting at 11:29 P.M.


Paul Thalhofer, Mayor

Dated: 2-14-96

ATTEST:


George Martinez, City Recorder

CITY OF TROUTDALE

PUBLIC ATTENDANCE RECORD

December 12, 1995
REGULAR CITY COUNCIL MEETING

PLEASE COMPLETE THE FOLLOWING

PRINT NAME	ADDRESS	PHONE #
Don Curtis	1440 SW 12 th St. TTD	665-9874
Jim Galloway	City Hall	665-5175
Bob Gazeewood	City Hall	665-5175
Mark Berrest	Police Dept.	665-5175
MAX MARDEN	2206 SW FOX CT	666-6783
Sheryl Mandem	"	"
David Baumann	938 SE Roberts	666-4425
DON WILSON	4240 S.E. JENNIFER ⁽¹⁷⁾	665-1953
Calvin Anvil	2836 NE 24 th	669-7846
MICHAEL J. GILSDORF	MULTICO OEM	251-2466
JIM DAVIS	2026 SW HENSLEY	667-4568
Tom REDDEN	2032 SW HENSLEY	667-0380
Peter Greene	1201 NE 155 th Ave N.	254-5929
Bill Ruff	1121 S.W. CALKIN #108	221-1121
Cathy Greene	1201 NE 155 th Ave	254-5929
Lance E. MARTIN	2844 SW CORRETH LN	667-7925