

CITY OF TROUTDALE

AGENDA

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

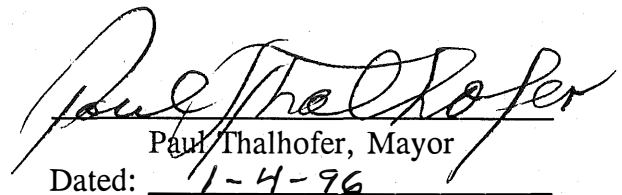
7:00 P.M. -- JANUARY 9, 1996

- (I) 1. PLEDGE OF ALLEGIANCE, ROLL CALL, AGENDA UPDATE
- (I) 2. PRESENTATION: State of the City Address. Mayor Thalhofer
- (A) 3. ELECTION: 1996 Council President. Mayor Thalhofer
- (A) 4. CONSENT AGENDA:
4.1 Accept Minutes - Regular Sessions - 10/10, 10/24, & 11/14/95
4.2 Business Licenses - Month of December, 1995
4.3 Approve Liquor License - Rainbow's End Cafe
4.4 RESOLUTION: A Resolution Authorizing the Mayor to enter into a Public/Private Cost Sharing Agreement for the Downtown Development Project with Max and Sheryl Maydew.
4.5 RESOLUTION: A Resolution Authorizing the Mayor to enter into an Agreement for Consulting Engineering Services for the Downtown Development Project.
- (A) 5. PROCLAMATION: Not in our Town Week. Mayor Thalhofer
- (A) 6. APPOINTMENTS: Mayor Thalhofer
Planning Commission
Parks Advisory Committee
Citizen Advisory Committee
- (I) 7. PUBLIC COMMENT: Please restrict comments to non-agenda items at this time.
- (A) 8. REPORT: ODOT Recommendation Concerning Traffic Congestion on Frontage Road. Gary McNeel - ODOT
- (A) 9. PUBLIC HEARING/ORDINANCE INTRODUCED 12/12/95: An Ordinance Assigning a Plan Map Designation and A Zoning District Map Designation to a 4.84 Acre Parcel of Land Known as Tax Lot 6900, Section 1, T1N, R3E, WM, (R993010020) Annexed to the City of Troutdale in 1995. Barker



- (I) 10. PUBLIC HEARING/ORDINANCE INTRODUCTION: An Ordinance Amending Chapters 2, 3, 7, 15, & 16, of the Troutdale Development Code. Faith
- (I) 11. PUBLIC HEARING/ORDINANCE INTRODUCTION: An Ordinance amending the Troutdale Zoning District Map to Reclassify Certain Properties from CBD Subarea "B" to CBD Subarea "A". Faith
- (I) 12. PUBLIC HEARING/ORDINANCE INTRODUCTION: An Ordinance Modifying the Procedures for System Development Charge Credits and Amending Chapter 12.02 of the Troutdale Municipal Code. Galloway
- (I) 13. DEPARTMENT REPORTS:

13.1	Finance	Gazewood
13.2	Public Safety	Berrest
13.3	Community Development	Faith
13.4	Public Works	Galloway
13.5	City Attorney	Sercombe
13.6	Executive	Kvarsten
- (I) 14. COUNCIL CONCERNS AND INITIATIVES
- (A) 15. ADJOURNMENT.


 Paul Thalhoffer, Mayor
 Dated: 1-4-96

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

JANUARY 9, 1996 - 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 Smith to lead the Pledge of Allegiance.

City Recorder Martinez called the roll.

PRESENT: Thalhofer, Smith, Ripma (7:05), Thompson, Kight, Lloyd

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

GUESTS: Ray Regelein, Bev Jacobson, Pete Cozzi, Marleen Sperr, Leslie Sykes, Richard Cerruti, Fred Rathbone, Steven Ambrose, Rob Klever, Jerry Cerruti, Ted Copher

PRESS: Jackie Scott, Oregonian

Kvarsten stated that item #8 will need to be postponed until a meeting in February.

2. PRESENTATION: State of the City Address.

Mayor Thalhofer, City Administrator Kvarsten, and Department Heads, spoke regarding the events of 1995, highlighting items such as, Downtown Development projects and revitalization, on going planning of Edgefield Station, dealing with the 9.1% growth rate which is one of the top 10 in the state, STP Feasibility Study, change in Tri-Met service to Frontage Road, continuation of the excellent financial condition of the City, citizen participation, speed hump program, completion of Parks and Greenways Plan, completion of 20 year System Transportation Plan, Columbia Park Master Plan and use agreements, Harlow House upgrades, Beaver Creek Canyon erosion stabilization projects, re-name

community park to Glenn Otto Community Park, completion of four major street projects, higher yield than expected by well #8, upgrades to Beaver Creek Pump Station, Master Plan for South Troutdale Drainage Area, Metro Grant for Solid Waste and Recycling, Spring Clean-up, maintain Grade "A" Bond Rating, increase of 79.6% in assessed value which reduces tax rate, increase of summer patrols on beach and in parks, development of new towing ordinance.

3. ELECTION: 1996 Council President.

Mayor Thalhofer called this item.

MOTION: Councilor Lloyd moved to elect Bruce Thompson. Councilor Kight seconded the motion.

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

4. CONSENT AGENDA:

- 4.1 Accept Minutes - Regular Sessions 10/10, 10/24, & 11/14/95
- 4.2 Approve Business Licenses - Month of December, 1995
- 4.3 Approve Liquor License - Rainbow's End Cafe
- 4.4 **RESOLUTION:** A Resolution Authorizing the Mayor to enter into a Public/Private Cost Sharing Agreement for the Downtown Development with Max and Cheryl Maydew.
- 4.5 **RESOLUTION:** A Resolution Authorizing the Mayor to enter into an Agreement for Consulting Engineering Services for the Downtown Development Project.

Mayor Thalhofer called this item and read the consent agenda.

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

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

5. PROCLAMATION: Not in Our Town.

Mayor Thalhofer called this item and read a proclamation opposing any manifestation of hatred or prejudice towards any individual or citizen.

6. APPOINTMENTS: Planning Commission, Parks Advisory Committee, Citizen Advisory Committee.

Mayor Thalhoffer called this item and stated that the selection committees have interviewed the applicants and recommend the following appointments:

PLANNING COMMISSION:

- Position #1 - Steven Ambrose, Term Expires 12/31/97
- Position #2 - Rob Klever, Effective March 1, 1996, Term Expires 12/31/98
- Position #5 - Raymond Regelein, Re-Appointment - Term Expires 12/31/99
- Position #6 - Paul Rabe, Re-Appointment - Term Expires 12/31/99
- Position #7 - Frank Grande, Re-Appointment - Term Expires 12/31/99

PARKS ADVISORY COMMITTEE:

- Position #1 - John Kimes, Term Expires 12/31/97
- Position #4 - David Nelson, Re-Appointment - Term Expires 12/31/98
- Position #5 - Doug Daoust, Re-Appointment - Term Expires 12/31/98
- Position #6 - Marleen Sperr, Term Expires 12/31/98

CITIZENS ADVISORY COMMITTEE:

- Pete Cozzi
- Suzanne Schnell
- Melvin Nilsen All Terms Expire 12/31/98
- Bill Shannon
- Lillian Watson

MOTION: Councilor Ripma moved to make the recommended appointments.
Councilor Thompson seconded the motion.

YEAS: 6
NAYS: 0
ABSTAINED: 0

7. PUBLIC COMMENT:

Mayor Thalhoffer called this.

There was no public comment.

8. REPORT: ODOT Recommendation Concerning Traffic Congestion on Frontage Road.

Mayor Thalhofner stated that this item will be addressed in February.

9. PUBLIC HEARING/ORDINANCE INTRODUCED 12/12/95: An Ordinance Assigning a Plan Map Designation and a Zoning District Map Designation to a 4.84 Acre Parcel of Land Known as Tax Lot 6900, Section 1, T1n, R3E, WM, (R993010020) Annexed to the City of Troutdale in 1995.

Mayor Thalhofner called this item, recessed the council meeting and opened the public hearing at 7:42 p.m.

Barker reviewed the staff report contained in the council packet.

Councilor Kight asked if the property is zoned R-10 rather than R-7 will the developer continue with the project?

Barker stated that it is her understanding that they will proceed.

Councilor Kight asked if it would require ½ or full street improvements?

Barker stated that ½ is all that is required.

Councilor Kight asked if there is a way to have this developer do the full improvements and than recoup the costs when the abutting property is developed?

Barker stated not at this time but staff is looking into developing Late Comers Agreements.

Mayor Thalhofner closed the public hearing and reconvened the council meeting at 7:46 p.m.

MOTION: Councilor Ripma moved to adopt the Ordinance with the R-10 Zoning. Councilor Kight seconded the motion.

YEAS: 6
NAYS: 0
ABSTAINED: 0

10. PUBLIC HEARING/ORDINANCE INTRODUCTION: An Ordinance Amending Chapters 2, 3, 7, 15, & 16, of the Troutdale Development Code.

Mayor Thalhofner called this item, recessed the council meeting, and opened the public hearing at 7:47 p.m.

Faith reviewed the staff report contained in the council packet and stated that the Planning

Commission has reviewed the Ordinance and recommends adoption.

Councilor Kight asked if there are enough safeguards in place to protect the city from the wrong type of land development, in regards to the expedited land division?

Faith stated that these are residential land divisions, there is certain criteria to be met to be eligible for the expedited land divisions, all of the current standards remain in place, it just shortens the process, it will be an administrative function done by the staff.

Councilor Kight voiced concerns regarding taking the Planning Commission out of this area.

Councilor Ripma stated that most of these are clean-up issues by the city that have to be done periodically, but sections 2 & 3 raise some concern and do not feel they should be lumped in with the rest, can they be addressed separately?

Rich stated that sections 2 & 3 are not required by any state law unlike the other sections.

Richard Piacentini, property owner 246 W. Columbia - Occupied by Plaid Pantry, voiced concerns regarding Chapter 3 - Central Business District Zoning, and Agenda Item 11., these changes would make the convenience store on our property a non-conforming use, our property is the only one under these changes that will become a non-conforming use. The allowed uses are really no different, Grocery Store, Liquor Store, Auto Accessory Store, I don't understand the difference. I propose that convenience stores become a permitted use, and we will support all the other changes.

Council discussed this issue and options such as grandfathering, or conditional use, and the if there is a difference between Grocery Store or Convenience Store.

Ted Copher, 633 Columbia River Highway - R.V. Park, asked if it would be possible to have a retirement center on his property, there is nothing in the proposed material.

Faith stated that currently under the use table retirement homes are not listed or permitted as a use in any of the Central Business Districts, his property is in Sub-Area "C" and I believe what he is asking is if we could add retirement homes to the permitted uses in Sub-Area "C".

Copher stated that Faith was correct.

Councilor Ripma voiced concerns with the fact that the area in question is in the flood plane, the R.V. Park is perfect for that because it can be Mobil, but a retirement home is permanent.

Council discussed this issue.

Mayor Thalhoffer asked that Copher submit his request to Faith to be included in the packet for the next hearing on this issue.

Mayor Thalhoffer closed the public hearing and reconvened the council meeting at 8:20 p.m.

Council directed staff to prepare two Ordinances, one with and one without Section 3, to be discussed at the next hearing.

II. PUBLIC HEARING/ORDINANCE INTRODUCTION: An Ordinance Amending the Troutdale Zoning District Map to Reclassify Certain Properties from CBD Subarea "B" to CBD Subarea "A".

Mayor Thalhoffer called this item, recessed the council meeting and opened the public hearing at 8.26 p.m.

Faith outlined the staff report contained in the council packet and stated if this is done in conjunction with the previous ordinance the only two existing business affected would be the Plaid Pantry and the Troutdale Transmission Shop. The Planning Commission is recommending approval. In addition the Planning Commission consistent with the recommendation of the Downtown Task Force Report is also recommending that Sub-Areas "A" & "B" be relabeled and retitled as they appear in the Downtown Concept Plan to avoid the confusion that now exists between those two documents when you put them side by side.

Councilor Thompson asked if the previously, severeral years ago, proposed and approved card lock station would be allowed under the proposed ordinance?

Faith stated that it would not be allowed once the ordinance takes effect, it was approved but the approval has expired.

Beverly Jacobson, Vice President, Plaid Pantries, Inc., voiced concerns regarding Plaid Pantry becoming a non-conforming use and why the city did not want a convenience store in the downtown area.

Richard Cerrutti, 30510 N.E. Mershon Rd., voiced concerns regarding his proposed card lock station not being allowed if these changes are made, still in the process of preparing the site, that is why it has taken so long, did not have the money to do it all at once, the new proposal would seriously change what we could do with the property. If we don't build the card lock than we will probably just let the brush grow up on it.

Council discussed the proposed Card Lock Station.

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

Councilor Ripma voiced concerns with the proposed changes and asked the City Attorney to review the proposed changes.

12. PUBLIC HEARING/ORDINANCE INTRODUCTION: An Ordinance Modifying the Procedures for System Development Charge Credits and Amending Chapter 12.02 of the Troutdale Municipal Code.

Mayor Thalhofler called this item, recessed the council meeting and opened the public hearing at 8:52 p.m.

Galloway reviewed the staff report contained in the council packet and recommended adoption of the ordinance.

Mayor Thalhofler closed the public hearing and reconvened the council meeting at 8:55 p.m.

13. DEPARTMENT REPORTS: September and October

Mayor Thalhofler called this item.

Gazewood drew attention to page 3, revenue income is up about 81/2% compared to previous years at this time.

Mayor Thalhofler voiced concerns regarding the new sign on 257th for the Mini Storage, and the need for more landscaping as a buffer.

Faith stated they have met the requirements and the landscaping is in and hopefully will grow.

Galloway asked if the council was still interested in have representatives of the regional water providers study make a presentation on the possibility of using the Columbia as a water supply, in light of the recent action by Portland?

Council stated that their concerns had been alleviated.

Councilor Thompson asked how long could the city go without power before there is a problem with the water service.

Galloway stated he would report back with that information.

14. COUNCIL CONCERNS AND INITIATIVES:

Mayor Thalhofler called this item and stated that there will be a work session on the 16th relating to Council Rules and Responsibilities.

Councilor Thompson voiced concerns regarding a letter from Gresham stating that their priority for undergrounding was the Downtown area, he has not seen that priority, proud of Troutdale putting out the money to underground.

15. ADJOURNMENT:

Mayor Thalhoffer called this item.

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

YEAS: 6
NAYS: 0
ABSTAINED: 0

Mayor Thalhoffer adjourned the meeting at 9:14 P.M.


Paul Thalhoffer, Mayor

Dated: 2-29-96

ATTEST:


George Martinez, City Recorder

CITY OF TROUTDALE

PUBLIC ATTENDANCE RECORD

January 9, 1996
REGULAR CITY COUNCIL MEETING

PLEASE COMPLETE THE FOLLOWING

PRINT NAME	ADDRESS	PHONE #
Jim Galloway	City Hall	665-5175
Bob Casewood	✓ ✓	✓ ✓
Mark Berrest	Police Dept	" "
Ruth South	City Hall	" "
Sue Baker	City Hall	" "
Ray Hegelein	1413 SW 25 th Truittle	666-2886
Rev Jacobson, V.P.	Plaid Pantries, Inc. Btrn	526-8307
Jackie Acosta	The Oregonian	294-5943
PETE C Cozzi	901 SE 40th Troutdale	492-9861
MARLEEN SPERR	2105 SW STELLA WAY	665-3325
Lester Sakes	1918 SW 22nd St	669-7627
RICHARD CERRUTI	30510 NE MERSTON	695-5487
Fred Rathbone	14922nd Willowbrook Gresh	667-4897
Steven Ambrose	3820 SE CLARK CT	669-1126
ROB KLEVER	14120 SE EVANS AVE	661-6460
Jerry CERRUTI	901 W Columbia	695-2512
TED COOPER	633 COLUMBIA	665 6722