

CITY OF TROUTDALE

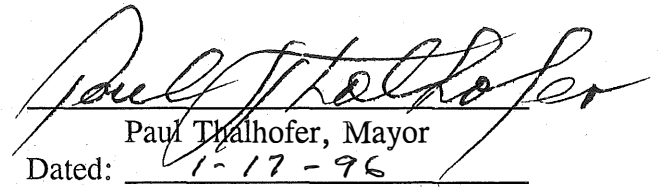
AGENDA
TROUTDALE CITY COUNCIL - REGULAR MEETING
COUNCIL CHAMBERS
TROUTDALE CITY HALL
104 SE KIBLING AVENUE
TROUTDALE, OR 97060-2099

7:00 P.M. -- January 23, 1996

- (A) 1. PLEDGE OF ALLEGIANCE, ROLL CALL, AGENDA UPDATE
- (A) 2. CONSENT AGENDA:
 - 2.1 Accept Minutes - Regular Session - 11/28/95 and Special Session 12/5/95.
 - 2.2 RESOLUTION: A Resolution Accepting a Permanent Public Utility and Access Easement from Karen Burger-Kimber to Provide Access to a New 12-Inch Water Main Proposed for Construction as Part of the Cherry Ridge Development (Phases IV and V).
 - 2.3 RESOLUTION: A Resolution Accepting a Permanent Public Utility and Access Easement from Rod Anderson to Provide Access to a New 12-Inch Water Main Proposed for Construction as Part of the Cherry Ridge Development (Phases IV and V).
- (I) 3. PUBLIC COMMENT: Please restrict comments to non-agenda items at this time.
- (I) 4. PRESENTATION: Presentation of the Comprehensive Annual Financial Report for the Fiscal Year Ended June 30, 1995 and Results of Annual Audit.
Gazewood
- (A) 5. PUBLIC HEARING/ORDINANCE INTRODUCED 1/9/96: An Ordinance Amending Chapters 2, 3, 7, 15, & 16, of the Troutdale Development Code.
Faith
- (A) 6. PUBLIC HEARING/ORDINANCE INTRODUCED 1/9/96: An Ordinance amending the Troutdale Zoning District Map to Reclassify Certain Properties from CBD Subarea B to CBD Subarea A.
Faith
- (A) 7. PUBLIC HEARING/ORDINANCE INTRODUCED 1/9/96: An Ordinance Modifying the Procedures for System Development Charge Credits and Amending Chapter 12.02 of the Troutdale Municipal Code.
Galloway

(I) 8. COUNCIL CONCERNS AND INITIATIVES

(A) 9. ADJOURNMENT.


Paul Thalhofer, Mayor
Dated: 1-17-96

F:\AGENDA\012396CC.AGE

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

JANUARY 23, 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 Ripma to lead the Pledge of Allegiance.

City Recorder Martinez called the roll.

PRESENT: Thalhofer, Smith, Ripma, Thompson, Kight

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

GUESTS: Neil Erickson, Dave Munson

Kvarsten requested that approval of "Flying J" Liquor License Application be added to the Consent Agenda as item #2.4.

2. CONSENT AGENDA:

- 2.1 Accept Minutes - Regular Sessions 11/28/95, and Special Session 12/5/95
- 2.2 **RESOLUTION:** A Resolution Accepting a Permanent Public Utility and Access Easement from Karen Burger-Kimber to Provide Access to a New 12-Inch Water Main Proposed for Construction as Part of the Cherry Ridge Development (Phases IV and V).
- 2.3 **RESOLUTION:** A Resolution Accepting a Permanent Public Utility and Access Easement from Rod Anderson to Provide Access to a New 12-Inch Water Main Proposed for Construction as Part of the Cherry Ridge Development (Phases IV and V).
- 2.4 **APPROVAL:** Flying "J" Liquor License.

Mayor Thalhoffer called this item and read the consent agenda.

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

**YEAS: 5
NAYS: 0
ABSTAINED: 0**

3. PUBLIC COMMENT:

Mayor Thalhoffer called this.

There was no public comment.

4. PRESENTATION: Presentation of the Comprehensive Annual Financial Report for the Fiscal Year Ended June 30, 1995 and Results of Annual Audit.

Mayor Thalhoffer called this item.

Bob Gazewood introduced Neil Erickson, of Grant Thornton, who reviewed the Comprehensive Annual Financial Report for Fiscal Year Ended June 30, 1995 and results of Annual Audit, and stated that the City, and the Finance Dept. continually do an outstanding job preparing for the Audit and Reports.

5. PUBLIC HEARING/ORDINANCE INTRODUCED 1/9/96: An Ordinance Amending Chapters 2, 3, 7, 15, & 16, of the Troutdale Development Code.

Mayor Thalhoffer called this item, recessed the council meeting and opened the public hearing at 7:24 p.m.

Faith reviewed the staff report contained in the packet and recommended adoption with the following revisions: allow convenience stores as a conditional use in both Subareas "A" & "B" of the Central Business District; and if it is the Council's desire to add Nursing Homes, and Homes for the Aged to use table that they be listed as a conditional use in all four Subareas of the Central Business District, an exhibit is prepared to reflect these changes. Two Ordinances have been prepared for your consideration, Option 1 includes the proposed amendments to the Central Business District use table, Option 2 is without the Central Business District use table amendments.

Councilor Kight asked if the Copher property is in a flood plain?

Faith stated that the entire piece except for a very small elevated mound is.

Councilor Kight asked if a retirement or nursing home would be allowed since it is in the flood plain?

Faith stated that it is up to local discretion, it is not the type of use that is favored or appropriate for a flood plain area.

Mayor Thalhoffer closed the public hearing and reconvened the council meeting at 7:35 p.m.

MOTION: Councilor Ripma moved adoption of the Ordinance Option #1 with the Central Business District use table amendments, Table A-1 amended to allow convenience stores as a Permitted Use in Subarea "A" and Conditional Use in Subarea "B" & "C". Councilor Thompson seconded the motion.

Councilor Ripma explained that he originally requested the other option but after discussion with the staff he has changed his mind, felt that the issue of Nursing or Retirement Homes should not be addressed at this time.

Mayor Thalhoffer voiced concerns that housing for the elderly should be near the downtown, close to shopping and facilities.

Councilor Thompson stated that he agreed with the Mayor Thalhoffer except in a flood plain.

Faith stated that Nursing Homes could be made a Conditional Use, which would go before the Planning Commission for approval.

Councilor Smith voiced concerns about anything being in the flood plain.

Councilor Ripma stated that the amendments he moved have been through the process and recommended by the Downtown Task Force and Planning Commission, Nursing Homes should follow the same process, not at the request of one property owner.

Councilor Kight asked if Nursing Homes are permitted would that then open the door for apartments?

Faith stated that apartments are already listed.

MOTION TO AMEND: Councilor Thompson moved to amend the original motion to include Congregate Housing, Nursing Homes, and Homes for the Aged, as a Conditional Use in all Subareas of the Central Business District. Mayor Thalhofer seconded the motion.

Councilor Ripma voiced concerns that this has not gone through the procedure.

Mayor Thalhofer stated that if it was recommended by the Downtown Task Force to not include then he would support, but it was not even addressed.

Councilor Thompson stated that since it was not previously addressed and there is a request form a citizen he felt it was appropriate to include.

MOTION TO AMEND:

YEAS: 3
NAYS: 2 (Smith, Kight)
ABSTAINED: 0

MOTION AS AMENDED:

YEAS: 5
NAYS: 0
ABSTAINED: 0

6. PUBLIC HEARING/ORDINANCE INTRODUCED 1/9/96: An Ordinance Amending the Troutdale Zoning District Map to Reclassify Certain Properties from CBD Subarea "B" to CBD Subarea "A".

Mayor Thalhofer called this item, recessed the council meeting and opened the public hearing at 7.58 p.m.

Faith reviewed the staff report contained in the Council Packet and recommended adoption with two adjustments: delete "and amending development code text" from the title, and in Section 4, delete the last sentence, these items are not needed with the adoption of the previous ordinance.

Mayor Thalhofer closed the public hearing and reconvened the public hearing at 8:04 p.m.

MOTION: Councilor Ripma moved to adopt the Ordinance with the changes recommended by staff along with an amendment to Section #5 to read as follows "With the amendment to the zoning boundary as proposed, fueling stations will not be permitted in the area subject to the zone change". Councilor Kight seconded the motion.

YEAS: 5
NAYS: 0
ABSTAINED: 0

7. PUBLIC HEARING/ORDINANCE INTRODUCED 1/9/96: An Ordinance Modifying the Procedures for System Development Charge Credits and Amending Chapter 12.02 of the Troutdale Municipal Code.

Mayor Thalhofer called this item, recessed the council meeting and opened the public hearing at 8:09 p.m.

Galloway outlined the material contained in the Council Packet.

Mayor Thalhofer closed the public hearing and reconvened the council meeting at 8:11 p.m.

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

YEAS: 5
NAYS: 0
ABSTAINED: 0

8. COUNCIL CONCERNS AND INITIATIVES:

Mayor Thalhofer called this item.

Councilor Ripma asked for the Councils' concurrence for staff to begin the boundary change process along Stark St. where the County is planning the widening project, Gresham is in favor of this. It would allow all of Stark St. from 257th to Troutdale Rd. to be within the City of Troutdale.

The Council agreed.

9. ADJOURNMENT:


Mayor Thalhofer called this item.

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

YEAS: 5

NAYS: 0
ABSTAINED: 0

Mayor Thalhofer adjourned the meeting at 8:16 P.M.



Paul Thalhofer, Mayor

Dated: 3/14/96

ATTEST:



George Martinez, City Recorder

CITY OF TROUTDALE

PUBLIC ATTENDANCE RECORD

January 23, 1996
REGULAR CITY COUNCIL MEETING

PLEASE COMPLETE THE FOLLOWING

PRINT NAME	ADDRESS	PHONE #
Jim Galloway	City Hall	665-5175
Bob Crozenon d	✓ ✓	✓ ✓
Rich Faith	" "	" "
Mark Berres f	Police Dept.	665-5175
DAVE MUNSON	1150 SE 34 CIRCLE	669-1044
NEIL ERICKSON	TIBARO, OR	590-9067