

CITY OF Troutdale

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

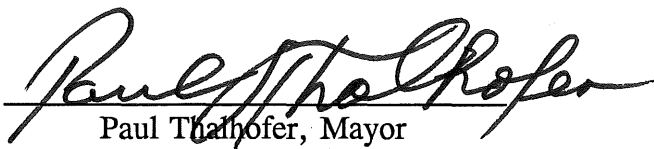
7:00 P.M. -- OCTOBER 8, 1996

- (A) 1. PLEDGE OF ALLEGIANCE, ROLL CALL, AGENDA UPDATE
- (A) 2. CONSENT AGENDA:
 - 2.1 Accept Minutes: Regular Sessions - August 13, 27, & September 10, 1996
 - 2.2 Accept Business Licenses: Month of September, 1996
 - 2.3 Approve Liquor Licenses: Skyland Pub - Kosta's Own, Inc.; Burns Bros., Inc. - Package Store - Lounge.
- (A) 3. PRESENTATION: Certificate of Appreciation - Frank Grande.
- (I) 4. PUBLIC COMMENT: Please restrict comments to non-agenda items at this time.
- (I) 5. REPORT: 1996 City of Troutdale Summer Recreation Program. Callan
- (A) 6. PUBLIC HEARING/ORDINANCE - Introduced September 24, 1996: An Ordinance Amending the Zoning Map from Light Industrial to Industrial Park on a 4.2 Acre Site Located North of I-84, East of NW Graham Road. McCallum
- (A) 7. RESOLUTION: A Resolution Authorizing Extension of Water and Sanitary Sewer Service to the Open Door Baptist Church at 27710 SE Strebin Road, Subject to Boundary Commission Approval. (Continued from September 24, 1996) Galloway
- (A) 8. RESOLUTION: A Resolution Authorizing the Mayor to Enter Into an Intergovernmental Agreement to Participate in the Regional Water Providers Consortium. Galloway

- (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 Thalhofer, Mayor
Dated: 10-1-96

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

October 8, 1996 - 7:00 P.M.

1. PLEDGE OF ALLEGIANCE, ROLL CALL, AGENDA UPDATE

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

City Recorder Martinez Called the Roll.

PRESENT: Thalhofers, Smith, Ripma, Thompson, Kight, Regelein

STAFF: Kvarsten, Berrest, Galloway, Gazewood, Faith, Martinez, McCallum, Sercombe

GUESTS: Dana & Pam Jensen, Kraig Fletcher

PRESS: Dionne Peoples-Salah - Oregonian

Mayor Thalhofers stated that Councilor Burger-Kimber had an illness in the family and would not be attending and wish her and her family the best.

Kvarsten stated that Item #5 was not ready for consideration at this time.

2. CONSENT AGENDA:

2.1 Accept Minutes: Regular Sessions - August 13, 27, & September 10, 1996

2.2 Approve Business License - Month of September 96

2.3 Approve Liquor Licenses: Skyland Pub - Kosta's Own, Inc.; Burns Bros., Inc.
- Package Store - Lounge.

Mayor Thalhofers called this item and read the consent.

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

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

3. PRESENTATION: Certificate of Appreciation - Frank Grande.

Mayor Thalhofer called this item and presented Frank Grande with a framed certificate thanking him for his service to the City of Troutdale as a planning commission member.

Grande accepted the certificate and thanked the council.

4. PUBLIC COMMENT

Mayor Thalhofer called this item.

There was no public comment.

5. REPORT: 1996 City of Troutdale Summer Recreation Program.

Mayor Thalhofer stated that this item will be heard at a later date.

6. PUBLIC HEARING / ORDINANCE (Introduced 9/24/96): An Ordinance Amending the Zoning Map from Light Industrial to Industrial Park on a 4.2 Acre Site Located North of I-84, East of NW Graham Road.

Mayor Thalhofer called this item, recessed the council meeting, and opened the public hearing at 7:12 p.m.

McCallum reviewed the staff report contained in the packet.

Council discussed the conditions set by the planning commission.

Councilor Ripma voiced concerns that a new business may have an impact that could force the closure of an existing business.

Council discussed the use of a non-remonstrance.

Council discussed the uses allowed under the current zoning and the proposed zoning.

Ted Naemura, 12235 NE Rose Parkway - Portland, Attorney for Nor-West, stated that they are currently working on draft language for a proposed remonstrance agreement and will work with staff on this. Also reviewed some of the uses of noise sensitive developments that are currently allowed under the current zoning, which the council would not be involved in, such as a library.

Councilor Regelein asked if the developer would be willing to work with the existing businesses and the port regarding noise?

Naemura stated yes definitely.

Councilor Ripma asked if they have tested the noise reading?

Andy Simmons, Nor-West Properties, stated that they have been involved in the development of hotels near airports for some time, such as the Boise property, there are four motels built right next to the airport on City of Boise leased airport land. This is a commercial airport, much bigger and louder then the Troutdale Airport, there are ways to mitigate the noise. It is in our best interest to address all of the noise issues from the start to ensure that the customers get a good nights sleep so that they will return.

Naemura stated that the records from this and the previous meeting will serve as to our stated of mind in regards to this noise issue, so you will have some protection if there is a problem at a later date.

Councilor Kight asked if there has been a complaint filed by the Boise hotels in regards to the noise the airport makes?

Simmons stated no.

Mayor Thalhofler closed the public hearing and reconvened the council meeting at 7:50 p.m.

Mayor Thalhofler stated that in the course of his travels he has stayed at many hotels next to the airport and has not found noise to be a problem. We have the applicants assurances and that is good enough for me, if the parties want to enter into a remonstrance agreement then that would be up to them.

Councilor Ripma stated that he is satisfied that this will not be a threat to the existing businesses, they know what to expect building next to an airport. But was not willing to bury his head and not consider what the applicant is proposing, if our ordinances don't allow us to consider what is being proposed to be built then we should amend our ordinances to allow this.

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

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

7. **RESOLUTION: A Resolution Authorizing Extension of Water and Sanitary Sewer Service to the Open Door Baptist Church at 27710 SE Strebin Road, Subject to Boundary Commission Approval. (Continued from September 24, 1996)**

Mayor Thalhofers called this item.

Sercombe reviewed his memo contained in the packet outlining the process and ways to obtain the requested services.

Councilor Thompson asked what would be the best way to meet their request?

Sercombe stated the only way to provide Sewer is to change the Urban Growth Boundary, for water the boundary commission process is an option and it is a jump ball as to if that would be better than changing the UGB.

Councilor Thompson stated then the best way to accomplish this is for the city to support the efforts of the church in the UGB adjustment process that they have already begun.

Pam Jensen, 23913 SW Oak - Gresham, stated that they are in the hearings process to adjust the UGB and the hearings officer was apparently unaware of the restrictions of Goal #11, so that is why we went to the boundary commission.

Mayor Thalhofers asked if they would be willing to continue along the lines of adjusting the UGB and then applying to be annexed to the city?

Jensen stated that would not be a problem.

Mayor Thalhofers stated that the best thing for the city to do is to support the action of the church in any way possible in their efforts to get the UGB adjustment from Metro.

Councilor Ripma asked if the Jensen's are aware of the cost to connect to the City services?

Dana Jensen stated that they are aware that it is estimated to be in the area of \$90,000., and they are willing to pay.

MOTION: Councilor Ripma moved to not initiate the proceedings before the boundary

commission and to authorize the mayor to send a letter into the record of the UGB change expressing the city's support for the locational adjustment and communicating the city's lack of desire to initiate the boundry commission change and indicate the city has significant services to provide if the UGB is changed. Councilor Kight seconded the motion.

YEAS: 6
NAYS: 0
ABSTAINED: 0

8 RESOLUTION: A Resolution Authorizing the Mayor to Enter into an Intergovernmental Agreement to Participate in the Regional Water Providers Consortium.

Mayor Thalhoffer stated that he was going to make a motion to re-consider the action taken at the last meeting but has decided to not make the motion and leave the action that was taken at the last meeting as is.

Council agreed that the staff be directed to bring this issue and funding request be brought before the Budget Committee for consideration, also invite the Water Consortium People to attend Budget meeting to make presentation.

Mayor Thalhoffer directed Kvarsten to schedule a work session after the election to discuss council action when part of the council is missing, possibly November 12th, Doug Daoust should be invited.

9 DEPARTMENT REPORTS:

Mayor Thalhoffer called this item.

Berrest updated the council on the department's efforts in the area of community policing and informed them of an armed stand off the previous evening.

Councilor Kight voiced concerns regarding speeding on 257th.

Mayor Thalhoffer voiced concerns regarding adjusting speed limits on Troutdale Road and asked Galloway to continue working with him on this issue.

Faith stated that the port is now in the process of applying for a re-zone for a development of a similar nature as the one heard earlier tonight, it is different in the sense that they have not submitted their conditional use application, we will be awaiting the outcome of the re-zone application, so that we do not get caught in the same sequence or out-of-sequence process

that we got caught in with Nor-West.

Councilor Ripma asked for clarification on what would be different?

Faith stated that Nor-West submitted their re-zone and conditional use applications at the same time, they were heard in separate hearings but concurrently. The port has submitted their application for the re-zone and after that process is complete, if it is approve will submit the conditional use application.

Councilor Ripma asked if this was done at staff's suggestion?

Faith stated that it was not.

Councilor Ripma stated that he felt the Nor-West process was excellent.

Faith stated that he got a sense from the discussion at the last meeting that the council would have preferred that the planning commission would have not considered the conditional use application until the council had made a decision on the re-zone.

Councilor Ripma stated that he believed that Faith misunderstood, I prefer that it is handled like the Nor-West process, it gave us the maximum information. This may be a topic for a work session since staff is getting confused signals.

Councilor Kight concurred with Councilor Ripma, he favored the additional information.

Faith stated that Councilor Burger-Kimber felt that it was being rammed down the council's throats because the conditional use had already been heard and approved by the planning commission.

Councilor Ripma agreed with what Councilor Burger-Kimber said 100%, but I think you are misunderstanding what was said.

Mayor Thalhoffer stated that we had information that was irrelevant to the process.

Mayor Thalhoffer directed staff to schedule a planning commission and council joint work session after the election.

Galloway stated that the STP survey should be out in about a week to ten days. A copy has been provided to the chamber.

Kvarsten reminded the council of the four cities meeting on the 24th and asked that they call and let staff know if they will be attending and if there are any topics they would like discussed.

10. COUNCIL CONCERNS AND INITIATIVES

Mayor Thalhoffer called this item and stated that he will be working with the chamber and City Administrator to promote the city as a convention city, will be inviting the Oregon Mayor's Association to have their convention here.

Councilor Kight encouraged everyone to attend the jail siting meeting of the 24th and 14th at the M/C Sheriff's Office.

Councilor Regelein asked when the hours of construction ordinance would be addressed?

Faith stated at the next meeting.

Councilor Ripma asked that a draft letter opposing the jail being in Troutdale be prepared for review at the next meeting. The Edgefield property shouldn't even be on the list. Encouraged the citizens to write the Sheriff's Office with objections.

Mayor Thalhoffer directed staff to prepare a policy on extra-territorial service extension for consideration at a future meeting.

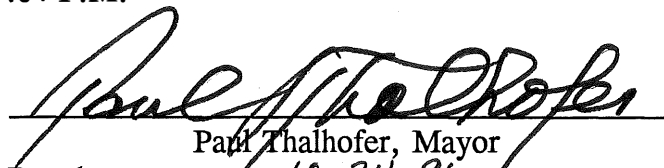
11. ADJOURNMENT

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 9:04 P.M.


Paul Thalhoffer, Mayor
Dated: 10-24-96

ATTEST:


George Martinez, City Recorder

CITY OF TROUTDALE

PUBLIC ATTENDANCE RECORD

October 8, 1996
CITY COUNCIL REGULAR MEETING

PLEASE COMPLETE THE FOLLOWING

PRINT NAME	ADDRESS	PHONE #
Jim Galloway	City Hall	665-5175
Rich Faith	" "	" "
Elizabeth McCallum	City	
Bob Greenwood	" "	" "
Mark Berrest.	Police Dept	665-5175
Dana & Pamela Jensen	23913 SE Oak, Gresham	665 2112
Kraig FLETCHER	16824 NE Eugene Ct.	
Dionne Leptes-Salah	THE OREGONIAN	294-5939