


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 10, 1996

- (A) 1. PLEDGE OF ALLEGIANCE, ROLL CALL, AGENDA UPDATE
- (A) 2. CONSENT AGENDA:
- 2.1 Approve Liquor Licenses: B & G Ventures, Inc. - Troutdale Office; Shepherd Industries, Inc. - Side Street Italian Deli.
 - 2.2 Business Licenses - Month of November, 1996
 - 2.3 RESOLUTION: A Resolution Accepting the November 5, 1996 General Election Results From the Director of Elections, Multnomah County, Oregon.
 - 2.4 RESOLUTION: A Resolution Granting a Storm Sewer Easement on the Harlow House Property to Multnomah County.
 - 2.5 RESOLUTION: A Resolution Declaring Certain Personal Property as Surplus.
 - 2.6 RESOLUTION: A Resolution adopting the City of Troutdale's Annual Waste Reduction Plan for Year Seven (1996-97)
 - 2.7 AUTHORIZATION: Authorizing the Mayor to Enter into an Intergovernmental Agreement Defining Responsibilities for Emergency Management.
- (A) 3. APPOINTMENTS: Parks Advisory Committee Mayor Thalhofer
- (I) 4. DISCUSSION: Partnerships with Mt Hood Community College. Dr. Joel E. Vela
- (I) 5. PUBLIC COMMENT: Please restrict comments to non-agenda items at this time.
- (A) 6. PUBLIC HEARING/ORDINANCE (Introduction): An Ordinance Amending the Zoning Map from General Industrial to Industrial Park on 17 Acres Located Along North Frontage Road. (Consideration of this ordinance is an alternative action form the Planning Commission's recommendation for denial of the zone change.) Faith/Sanderson

- (A) 7. PUBLIC HEARING/ORDINANCE (Introduction): An Ordinance Amending Chapter 8.28 of the Troutdale Municipal Code Relating to Nuisances. Faith
- (A) 8. PUBLIC HEARING/ORDINANCE (Introduction): An Ordinance Specifying Prohibited Discharges to the City Storm Sewer System and Amending Section 12.06.020. Galloway
- (A) 9. PUBLIC HEARING: A Decision Regarding Sewage Treatment Plant Alternatives and Consideration of the Following Resolutions: Galloway
- RESOLUTION: A Resolution Authorizing \$10,000,000. in Revenue Bonds for Expansion of the Sewage Treatment Plant and Giving Notice Thereof.
 - RESOLUTION: A Resolution Referring to the Voters in the March, 1997 Election the Authorization of \$16,000,000. in General Obligation Bonds for Construction of a new Sewage Treatment Plant.
- (A) 10. DISCUSSION: A Discussion Concerning Speed Hump Construction Standards for City Streets. Galloway
- (I) 11. DEPARTMENT REPORTS:
- | | | |
|------|-----------------------|----------|
| 11.1 | Finance | Gazewood |
| 11.2 | Public Safety | Berrest |
| 11.3 | Community Development | Faith |
| 11.4 | Public Works | Galloway |
| 11.5 | City Attorney | Sercombe |
| 11.6 | Executive | Kvarsten |
- (I) 12. COUNCIL CONCERNS AND INITIATIVES
- (A) 13. ADJOURNMENT.


 Paul Thalhofer, Mayor
 Dated: December 4, 1996

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

December 10, 1996 - 7:00 P.M.

1. PLEDGE OF ALLEGIANCE, ROLL CALL, AGENDA UPDATE

Mayor Thalhofers called the meeting to order at 7:05 p.m. and called on Councilor Regelein to lead the Pledge of Allegiance.

City Recorder Martinez Called the Roll.

PRESENT: Thalhofers, Smith, Ripma, Thompson, Kight (7:18), Regelein

STAFF: Kvarsten, Berrest, Galloway, Gazewood, Faith, Martinez, Sanderson, Sercombe, Worthington

GUESTS: Mark D. Lines, Sheri Mathaos, Hal McKeig, Kelley McKeig, Kathy Tugman, Donna Halpin, Charles Bush, Carrie Pak, Joel Vela, Tony Kriss, R.B. Shepard, Michael J. Gilsdorf, Shirley Prickett

PRESS: Dionne Salah, Oregonian

Kvarsten stated that Item #10 would need to be pulled from tonight's agenda and will be placed on the agenda for the January 14, 1997 meeting, also asked that Liquor Licenses for Tippy Canoe and Fortuna be added to Consent agenda item 2.1 for consideration, applications are in front of the Council.

2. CONSENT AGENDA:

- 2.1 Approve Liquor Licenses: B&G Ventures, Inc. - Troutdale Office; Shepherd Industries, Inc. - Side Street Italian Deli.
- 2.2 Approve Business Licenses - Month of November 1996

- 2.3 RESOLUTION: A Resolution Accepting the November 5, 1996 General election results from the Director of Elections, Multnomah county, Oregon.
- 2.4 RESOLUTION: A Resolution Granting a Storm Sewer easement on the Harlow House Property to Multnomah County.
- 2.5 RESOLUTION: A Resolution Declaring certain Personal Property as Surplus.
- 2.6 RESOLUTION: A Resolution adopting the City of Troutdale's Annual Waste Reduction Plan for Year Seven (1996-97)
- 2.7 AUTHORIZATION: Authorizing the Mayor to enter into an Intergovernmental Agreement Defining Responsibilities for Emergency Management.

Mayor Thalsofer called this item and read the consent agenda.

MOTION: Councilor Thompson moved to approve the consent agenda with the additions to 2.1. Councilor Regelein seconded the motion.

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

3. APPOINTMENTS: Parks Advisory Committee.

Mayor Thalsofer called this item and outlined the report contained in the packet.

MOTION: Councilor Ripma moved to approve the recommended appointments to the Parks Advisory Committee. Councilor Thompson seconded the motion.

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

Mayor Thalsofer presented Larry Michoen with a Certificate of Appreciation for his Service on the Cable Regulatory Commission.

Mr. Michoen thanked the Council for the opportunity.

4. DISCUSSION: Partnerships with Mt. Hood Community College.

Mayor Thalsofer called this item.

Dr. Vela, Mt Hood C.C. President, thanked the council for the opportunity to speak and extended an invitation made previously to the Mayor that the College would be willing to look at continuing or beginning any partnerships with the City.

Councilor Regelein asked if the College had any programs that would be related to the City?

Vela stated there are programs that use interns that provide a benefit to the City and the students.

5. PUBLIC COMMENT

Mayor Thalhofer called this item.

Georgina Pinkus, Troutdale Elementary Teacher and students stated they are present to learn about the local government, all have been involved in student government and have been to City Hall on tours.

6. PUBLIC HEARING/ORDINANCE (Introduction): An Ordinance Amending the Zoning Map from General Industrial to Industrial Park on 17 Acres Located along North Frontage Road. (Consideration of this ordinance is an alternative action from the Planning Commission's recommendation for denial of the zone change).

Mayor Thalhofer called this item, recessed the council meeting and opened the public hearing at 7:25 p.m.

Faith introduced Sheryl Sanderson, Senior Planner, who reviewed the staff report contained in the packet.

Mayor Thalhofer asked if two hearings are required on this issue.

Sercombe explained that there are three options, have this hearing then a second hearing and make a decision at the first meeting in January, to deny the appeal and instruct staff to bring back to a later meeting findings for the denial, and third is to adopt the ordinance as an emergency tonight.

Councilor Ripma asked for clarification regarding the letter from ODOT that is before the council?

Faith stated that the letter is saying that they are agreeable with the project, but would like to impose additional conditions, A maximum trip per p.m. peak cap, the exact cap will be part of the presentation tonight - staff is agreeable with this. Staff also favors an internal road system. Staff doesn't support the reservation strip.

Councilor Kight asked why this request is for 17 acres when the project only takes up 5?

Faith stated that is what the Port is asking for because they feel the re-zone would benefit future development of the remaining property.

Councilor Kight asked if the Port is agreeable to the ODOT request?

Faith stated that he unsure, but he believes they have indicated they would be.

Steve Abel, Port of Portland Attorney, stated they were here a couple weeks ago so the council is familiar with the project. Industrial Park is clearly the best Zoning for the 17 acres, the became very clear after the interpretation decision you made two weeks ago, we have explored the other options. If the zone change is granted you will still have the Conditional Use process as a tool to analyses specific uses. We have staff support and were somewhat surprise with the Planning Commissions decision to deny the zone change. At one point they had developed findings in support of the zone change. There are letters from ODOT and Jim Galloway which satisfactorily address the issues of the One-way couplet along Frontage Rd. and the ability to handle the sanitary sewer. Another issue is regarding the noise that is generated by certain airport users and a concern that the hotel would complain about the noise and would ultimately affect the airport activity, the Port is will to waive rights to remonstrations regarding the noise and also require any tenant of the project to do the same as part of their lease. The Port is also willing to have a trip cap on the entire site of 290, which we have discussed with ODOT I believe they are agreeable. We have addressed the issues that have been raised by the Planning Commission and we believe we have a proposal that makes sense, this will benefit the Port and the City.

Mayor Thalhoffer asked if there is a need to act on this tonight?

Abel stated they do not need a decision tonight.

Councilor Kight stated that ODOT is recommending a 260 cap.

Abel stated that he believes ODOT is agreeable to 290, a representative is here and may be willing to address it.

Councilor Ripma asked if the Port is will to make a commitment tonight regarding the noise remonstrance.

Abel replied yes.

Mary Hopkins, Port of Portland Planner, reviewed the site plan and stated that the internal road system will be constructed to city standards but would be maintained as private.

Councilor Regelein asked if the one access would be adequate?

Hopkins stated yes, would eventually like a second access, possibly to Marine Dr.

Peter Coffey, DKS Associates, stated that he has been involved with the traffic analysis with this project. This analysis did take into account the one-way couplet and development that is pending. The analysis showed that the intersections will be operating at a level "B". The Trip generation cap of 290 is acceptable and is a very negligible increase over the 260, Lee Gunderson of ODOT is present and I understand they are agreeable to the 290 cap.

Wally Hobsin, Hobsin and Johnson Economics - 610 SW Alder, stated that this project is important to the long term viability of the airport. These types of uses are very airport supportive, you find them around every airport in the country. Our analysis shows that there is a current shortage in the Troutdale area of Motels. The long term viability of the airport is important to the City, you are one of only three in the area. The direct and indirect payroll associated with this airport is 5.1 million dollars per year. In 1995 the airport produced 8,600 visitors and the total direct and indirect expenditures associated with the airport was 19.6 million dollars per year. This development will increase these numbers.

Lee Gunderson, ODOT, stated that ODOT has reviewed the proposed 290 cap and it is about what would be allowed under the current zoning, therefore ODOT has no objections.

Councilor Ripma asked how ODOT felt about staff's recommendation regarding no reservation strip?

Gunderson, stated that would not be a problem.

Councilor Kight asked if ODOT would feel more comfortable if there was an access onto Marine Drive in addition to Frontage Rd.?

Gunderson stated yes, currently in discussions and will continue to work with the Port and M/C, so that when the time comes to develop that area there will be an access to Marine Dr. if at all possible.

Councilor Kight asked if ODOT would make that a condition of developing that property?

Gunderson stated no.

Shirly Prickett, 2617 SW Indian John - Planning Commission Member, stated that she is in favor of the cap, wish they had that information when this was before the Planning Commission. Concerned about the A.M. peak hour, that is when this will effect the Frontage Rd. the most.

Coffey stated that the analysis did look at both A.M. and P.M. and the level of service for both was "B".

Ron Rasmusson, 800 Kings Byway, stated that he is here for another item and knows very little about this item. The presentations have been nice but there has been very little information in the way of the benefit to the community. There is an item on the agenda for 10 - 18 million dollars for sewer, I heard very little about the impact to the sewer system, either it is adequate and we can put this hotel or it isn't adequate and we need to raise \$18 million. I heard a little about traffic, 16B and the one-way is going to devastate this community, and here we are going to add to that devastation. At this time I am against this. I am not sure if I have time to prepare a proper presentation to this council or if you are going to vote on this tonight, if not make it public and give people the opportunity to know what is going on because until I came here I didn't know what is going on. I think you should table this until we see the impacts on the sewer and the Frontage rd and 16B.

Councilor Ripma asked would you rather leave it General Industrial then change to Industrial Park?

Rasmusson stated absolutely.

Councilor Ripma asked why?

Rasmusson stated the if the Port feels they have to change it to put the proper improvement in I don't understand how ODOT can say they can do it anyways. ODOT made the statement they can generate 290 under general, why change, it doesn't make sense.

Councilor Regelein clarified the 290 trip generation cap.

Councilor Ripma informed Rasmusson that the Council has to act by Mid-January or they can go ahead with out a decision from council.

Doug Daoust, 2725 SW Hope Circle, stated that he supports the zone change to Industrial Park. Would like to see an internal road with access to Marine Dr. and install Right turn lanes West bound on N. Frontage Rd. at the project entrances. The 290 cap is reasonable.

Mayor Thalsofer asked Galloway to read his letter regarding sewage treatment.

Galloway read the letter.

Abel stated that the Port is in favor of an access onto Marine Dr. when it is time to develop that property, they don't own it at this time, it is not even adjacent to the project property. The issue regarding Right turn lanes could be addressed during the Conditional Use process.

Mayor Thalhofler closed the Public Hearing and reconvened the Council Meeting at 8:50 p.m., and stated that there is no reason to act on this issue tonight and would favor following the normal process.

Councilor Ripma agreed that the normal procedure should be followed.

Council directed staff to develop an ordinance for the January 14, 1997 Council Meeting that incorporates the ODOT recommendations regarding the internal roadway and the 290 trip generation cap. Also prepare a proposed order denying the appeal.

Mayor Thalhofler called for a break at 8:58 p.m. and reconvened the meeting at 9:14 p.m.

The council decided to hear item #9 at this time

9. PUBLIC HEARING: A Decision Regarding Sewage Treatment Plant Alternatives and Consideration of the Following Resolutions:
- RESOLUTION: A Resolution Authorizing \$10,000,000. in Revenue Bonds for Expansion of the Sewage Treatment Plant and Giving Notice Thereof.
 - RESOLUTION: A Resolution Referring to the Voters in the March, 1997 Election the Authorization of \$16,000,000. in General Obligation Bonds for Construction of a new Sewage Treatment Plant. DISCUSSION: A Discussion Regarding Speed Limits on Troutdale Road and Buxton Avenue.

Mayor Thalhofler called this item, recessed the Council Meeting and opened the Public Hearing at 9:16 p.m.

Galloway reviewed the staff report contained in the packet and clarified that the election date is March 11, 1997 not the 12th as noted in the material.

Councilor Kight asked how long the current capacity will support the needs of the City?

Galloway stated about 2-3 years at the current growth rate.

Councilor Kight asked how much revenue would be generated from SDC's in the next few years?

Galloway stated that he believed the figure to be about \$800,000 per year if the growth rate continues the same.

Councilor Kight asked if that figure is included in the cost of the plant.

Galloway stated that it is.

Richard Sheppard, 2404 SW 22nd, stated that he is quite concerned that there is no real benefit to the citizens of the city to spend \$200. more per year to move the plant when we can gain the same level of visual amenities, odor control, capacity, and treatment level at it's existing site. There are also concerns about the quality and value of the estimates used to reach that figure of \$200. per year. There are a lot of people in the city who are on fixed incomes. The cost of updating the plant is something we will have to take, however the additional cost of moving it and gaining no additional benefit is of great serious concern. I do not feel it is justified or warranted.

Mayor Thalhofer clarified that it would not be an additional \$200. per year, it would be about \$76.

Mayor Thalhofer closed the Public Hearing and reconvened the Council meeting at 9:28 p.m. and explained that Councilor Burger-Kimber will be voting by phone on the following two resolutions.

MOTION: Councilor Ripma moved to Adopt the Resolution Referring to the Voters in the March, 1997 Election the Authorization of \$16,000,000. In General Obligation bonds for Construction of a new Sewage Treatment Plant. Councilor Thompson seconded the motion.

Councilor Ripma stated that he favored this resolution because this will sent the issue to the voters.

Councilor Thompson stated that he agrees with Councilor Ripma. The expansion will not fix any odor concerns.

Councilor Kight stated that it is a \$6 million investment into the downtown. The Factory Outlet Store property is worth \$14,200,000. in assessed value. It brings in 1.5 million customers, it generates 250 jobs, it has a wage base of \$4,160,000. and the property tax, which the city receives a portion of, is about \$250,000. The property that the plant sits on is appraised at \$750,000. we have an offer on the property that is \$1.2 million over the appraised value. There will be additional benefits as the property develops.

Councilor Regelein agreed with Councilor Kight and believed that in the long run it will generate revenue for the city. It should be placed on the ballot.

Councilor Smith stated that it should go before the voters and hopefully they will make the right decision.

Mayor Thalhofer stated that he favors it being placed on the ballot. It will complete the revitalization of the downtown and in the long run will benefit the city in revenue over

the long hall. Agreed with statements made by the other councilors.

Sercombe spoke for Councilor Burger-Kimber and stated that she favors sending this issue to the voters.

YEAS: 7
NAYS: 0
ABSTAINED: 0

Councilor Ripma moved to adopt a Resolution Authorizing \$10,000,000. in Revenue bonds for Expansion of the Sewage Treatment Plant and Giving Notice Thereof. Councilor Kight seconded the motion.

Mayor Thalhoffer stated that if the citizens vote no then we will be prepared to move forward with the expansion as needed. Doing nothing is not an option.

YEAS: 7
NAYS: 0
ABSTAINED: 0

Councilor Ripma excused himself from the meeting at 9:58 p.m.

7. PUBLIC HEARING/ORDINANCE (Introduction): An Ordinance Amending Chapter 8.28 of the Troutdale Municipal Code Relating to Nuisances.

Mayor Thalhoffer called this item, recessed the council meeting, and opened the public hearing at 9:59 p.m.

Faith reviewed the staff report contained in the packet.

Rasmusson asked for clarification of this ordinance in regards to vehicles, and travel trailers being added as a nuisance.

Faith explained that this ordinance would pertain to those types of vehicles that are obstructing the sidewalk, for example a R.V. that is park in a manner that it hangs over the sidewalk forcing pedestrians to use the street.

Mayor Thalhoffer closed the Public Hearing and reconvened the Council Meeting at 10:04 p.m.

8. PUBLIC HEARING/ORDINANCE (Introduction): An Ordinance Specifying Prohibited Discharges to the City Storm Sewer System and Amending Section

12.06.020.

Mayor Thalhofer called this item, recessed the Council Meeting, and opened the Public Hearing at 10:05 p.m.

Worthington reviewed the staff report contained in the packet.

Councilor Kight asked if there is a penalty for violation of this ordinance?

Worthington stated that it is contained in the code currently.

Mayor Thalhofer closed the Public Hearing and reconvened the Council Meeting at 10:08 p.m.

10. DISCUSSION: A Discussion Concerning Speed Hump Construction Standards for City Streets.

Mayor Thalhofer stated that this item would be addressed at the January 14, 1997 Council Meeting.

11. DEPARTMENT REPORTS:

Mayor Thalhofer called this item.

Gazewood drew attention to Page 3 of his report.

Berrest stated that there is a survey being circulated by his department.

12. COUNCIL CONCERNS AND INITIATIVES:

Mayor Thalhofer called this item.

Mayor Thalhofer and Councilor Kight encouraged everyone to attend the December 19th Jail Siting meeting.

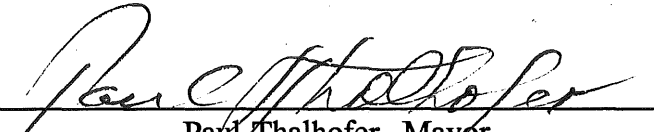
13. ADJOURNMENT:

Mayor Thalhofer called this item.

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

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

Mayor Thalhofer adjourned the meeting at 10:20 P.M.



Paul Thalhofer, Mayor
Dated: 1-16-97

ATTEST:



George Martinez, City Recorder

--PLEASE COMPLETE THE FOLLOWING--

NAME	ADDRESS	PHONE #
Jim Galloway	City Hall	665-5175
MARK D. LINES	1145 SE 35 th circle	669-1111
Sheri Mathews	259 SW 26 th dr	667-6190
HAI McKeig	4340 SE Sweet Briar LN	492-1466
Kelley McKeig	4340 SE Sweetbriar LN	492-1466
Kathy Jugman	2016 S.E. Evans	(661-1387
Donna Halpin	7075 SE 36 th ST	665-0138
Donn Annun	800 S.W. Kings Bypass	Day Tele # 252-9200
Charles S Bush	303 S.W. 8 th St	665-9707
Carrie Pak	4500 SW Kruse Way, Suite 300 <small>Lake Oswego</small>	635-9760
DIONNE SALAH	The Oregonian	294-5939
Joel E. Vela	381 NE 23 rd H249 Gresham	667-7211
Robert (Amy) KRISS	2700 West Powell Gresham OR	661-7559
R.B. Shepard	2404 SW 22 nd	669-6672
MICHAEL J. GILSPORF	12240 NE GLISAN ST PORTLAND OR 97230	251-2466
Shirley Prickett	2617 SW INDIAN JOHN PK TROUTDALE Ore 97060	667-5412

DATE 12-10-96

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