



CITY OF TROUTDALE

"Gateway to the Columbia River Gorge"

AGENDA

CITY COUNCIL – WORK SESSION

Troutdale City Hall - Council Chambers
219 E. Historic Columbia River Hwy. (Lower Level, Rear Entrance)
Troutdale, OR 97060-2078

Tuesday, September 9, 2014

Immediately Following the Regular City Council Meeting

Mayor

Doug Daoust

City Council

Norm Thomas

Glenn White

David Ripma

Rich Allen

Eric Anderson

John L. Wilson

City Manager

Craig Ward

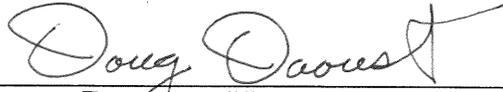
City Attorney

David J. Ross

1. Roll Call
2. Discussion: Street Funding Analysis Report from FCS.
3. Discussion: Future use of old Police Station site.
4. Adjourn

Doug Gabbard, FCS

Erich Mueller, Finance Director and Steve Gaschler, Public Works Director



Doug Daoust, Mayor

Dated: 9/4/14

Further information and copies of agenda packets are available at: Troutdale City Hall, 219 E. Historic Columbia River Hwy., Monday through Friday, 8:00 a.m. - 5:00 p.m.; on our Web Page www.troutdaleoregon.gov or call Debbie Stickney, City Recorder at 503-674-7237.

The meeting location is wheelchair accessible. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours before the meeting to: Debbie Stickney, City Recorder 503-674-7237.

Visit us on the Web:

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(503) 665-5175 • Fax (503) 667-6403 • TTD/TEX Telephone Only (503) 666-7470



CITY OF TROUTDALE



STAFF REPORT

SUBJECT / ISSUE: Street Funding Analysis Report

MEETING TYPE:
City Council Work Session

MEETING DATE: September 9, 2014

STAFF MEMBER: Steve Gaschler
DEPARTMENT: Public Works

ACTION REQUIRED
Information/Discussion

ADVISORY COMMITTEE/COMMISSION RECOMMENDATION:
Not Applicable

PUBLIC HEARING
No

Comments: None

STAFF RECOMMENDATION: Staff and Council conduct a public outreach and education campaign for street preservation and maintenance. Staff return to Council with findings late Winter early Spring requesting Council direction regarding street funding options.

EXHIBITS: None FCS to make a power point presentation at the work session meeting

Subject / Issue Relates To:

Council Goals
Goal 3 Fiscal Prioritization and Budget Accountability
Develop options to stabilize public works funds

Legislative

Other (describe)
Council Direction to Staff
2-18-14

Issue / Council Decision & Discussion Points:

- ◆ Should the City invest resources to continue street preservation and maintenance program?
- ◆ Should the City invest resources for public outreach and education for street preservation and maintenance program before making the decision to place a gas tax before the voters?

Reviewed and Approved by City Manager:

BACKGROUND:

The City of Troutdale has struggled with how to adequately maintain the investment the community has made in its transportation infrastructure. Council received a detailed report on the importance of adequate street maintenance and the current lack of funding at its July 10, 2012 meeting. Council received a request from staff to implement a street maintenance fee at their February 19, 2013 meeting. Council rejected the user fee proposal and directed staff to begin work to implement a vehicle fuel tax in 2014. Staff made a presentation to Council at their February 18, 2014 work session involving local fuels tax, street preservation and maintenance costs. Staff received Council's approval to complete a street funding analysis report.

Tonight's presentation by FCS, a financial analysis consulting firm, will inform the Council of the work completed to date. Following tonight's discussion and input from the Council, staff and FCS will complete the final report. The report will then be used as a part of a public outreach and education program as approved by the Council.

ORS 319- Motor Vehicle and Aircraft Fuels Tax, section 950 states as follows: "Local tax on fuel for motor vehicles. A city, county or other local government may enact or amend any charter provision, ordinance, resolution or other provision taxing fuel for motor vehicles after submitting the proposed tax to the electors of the local government for their approval. (2009 c.865 §27)

PROS & CONS:

Pros:

- Investing resources into preservation and maintenance now lowers the overall cost to the City
- Well maintained streets are critical to the livability and economic growth of our community

Cons

- Increased taxes and/or fees are a burden for local businesses and citizens.

Current Year Budget Impacts <input type="checkbox"/> Yes (<i>describe</i>) <input type="checkbox"/> N/A
Future Fiscal Impacts: <input type="checkbox"/> Yes (<i>describe</i>) <input type="checkbox"/> N/A
City Attorney Approved N/A <input type="checkbox"/> Yes
Community Involvement Process: <input type="checkbox"/> Yes (<i>describe</i>) <input type="checkbox"/> N/A



CITY OF TROUTDALE



STAFF REPORT

SUBJECT / ISSUE: Future Use of Old Police Station Site

MEETING TYPE:
City Council Work Session

MEETING DATE: September 9, 2014

STAFF MEMBER: Erich Mueller, &
Steve Gaschler

DEPARTMENT: Finance & Public Works

ACTION REQUIRED
Information/Discussion

**ADVISORY COMMITTEE/COMMISSION
RECOMMENDATION:**
Not Applicable

PUBLIC HEARING
No

Comments:

STAFF RECOMMENDATION: Council provide Staff direction on next steps.

EXHIBITS: A. Site Map with site areas
B. Summary of Appraisal of August 17, 2014
C. Planning Commission Order and Temporary Variance of October 16, 2013
D. Multnomah County Road Rules Variance of August 1, 2014
E. Resolution 1267 Grant of Ingress to 146 Buxton of August 13, 1996
F. PD Bond Ballot Measure 26-116 of November 2, 2010

Subject / Issue Relates To:

Council Goals Legislative Other (describe)

Issue / Council Decision & Discussion Points:

- ◆ Expiring Temporary Variance for gravel parking lot
- ◆ Market value for potential sale consideration
- ◆ Options and costs for potential site improvements
- ◆ Other potential uses

Reviewed and Approved by City Manager:

BACKGROUND:

The Council held two work sessions on various possible real estate transactions. At the June 17, 2014 work session Council directed staff to obtain an appraisal on the Old Police Station site and to schedule a work session to discuss options for the site's future uses.

The ballot measure for the police facility bond, Measure 26-116, which in addition to funding the construction of the new facility, also provided authorization to expend bond proceeds to *"Demolish existing police facility and make site improvements."* After completion of the new Police Facility, demolition of the old Police Station building was conducted in July 2013. At that time the Council deferred consideration of the permanent use of the site. A one year special variance for use as a temporary parking lot was granted by the Planning Commission October 16, 2013.

Except in narrow circumstances, real estate transactions are to be discussed in public meetings. Executive sessions are allowed *"To conduct deliberations with persons you have designated to negotiate real property transactions."* This is limited to when there is an offer, or counter-offer, on the table, for a specific pending real estate transaction, not general real estate polices, space planning or "possible" transactions.

DISCUSSION OPTIONS:

- Consider selling the property.
- Consider establishing the site as permanent parking lot and make the necessary improvements to comply with the Troutdale Development Code (TDC).
- Request another Special Variance from the Planning Commission to continue use as a temporary parking lot.
- Determine another use for the site.

Consider selling the property:

The Council directed staff to obtain an appraisal of the site for their consideration of a potential sale. Rather than print more than a thousand pages, select summary pages from the recently conducted appraisal are contained in Exhibit B. Based on the valuation analysis in the appraisal report, and subject to the all the definitions, assumptions, and limiting conditions expressed in the report, the site was determined to have a market value of \$165,000 as of August 17, 2014. The value assumes that the existing variance from Multnomah County would remain in place, for which there is no assurance should the site be redeveloped.

Should the Council seek to sell the property, there are specific ORS requirements necessary to complete prior to any potential sale. Prior to making any City owned real estate available for sale, a public hearing with a public notice published in the newspaper, which includes specific disclosures, is required. Specific findings have to be reached, generally concluding the property is surplus and no longer serves a public purpose.

Consider establishing the site as permanent parking lot and make the necessary improvements to comply with the Troutdale Development Code.

The October 16, 2013 Planning Commission Order and Temporary Variance is attached in Exhibit C. The special variance indicates on page 6 in condition 10 that:

“This special variance shall expire one year from the date of this decision at which time the City of Troutdale shall either:

- a. Pave the area in accordance with TDC Chapter 9 and provide stormwater quality pre-treatment in accordance with TDC Chapter 5.800 and the Portland Stormwater Management Manual; **or***
- b. Barricade the gravel area of this parking lot to prevent the use of the graveled area.”*

A site map with areas A, B and C is attached as Exhibit A. Possible improvement options and estimated costs:

- Landscape old PD building footprint \$10,000, -- Area A
- Landscape sloped bank for \$3,500, -- Area B
- Pave old PD building footprint only \$9,600, -- Area A
- Pave with 2" overlay old parking lot only \$19,600 -- Area C
- Pavement markings \$4,000 -- Area A & C
- Parking Stops 20 \$4,000 -- Area A & C
- Decorative lighting poles \$20,000 -- Area A & C

1. Leave as is, consider the area a vacant building site used for staging special events, cost landscape slope bank \$3,500
2. Use as temporary parking lot, Landscape slope bank and pave only the old building footprint: \$13,100
3. Landscape slope bank and old building footprint: \$13,500
4. Use as long term parking lot landscape slope bank, pave old building footprint and overlay old parking lot: \$40,700 with lights \$60,700

The final \$50,000 of the Police Facility bond funds were reserved, remain unspent and are currently available, for potential site improvements at the old Police Station site.

Request another Special Variance from the Planning Commission to continue use as a temporary parking lot.

The October 16, 2013 Planning Commission Order and Temporary Variance is attached in Exhibit C. The special variance indicates on page 6 in condition 11 that:

“A time extension beyond the expiration date of this decision requires a Type III procedure before the Planning Commission.”

If the Council is not yet prepared to determine an ongoing use for the site, requesting extension of another year of the existing special variance is an option. However, it should be noted that there is no assurance that the Planning Commission would grant an extension.

Determine another use for the site.

The Council or public may propose some other use for consideration.

- Expand Mayor’s Square ?
- Green space ?
- Flower garden ?
- Public Restrooms ?
- Form a Local Improvement District Downtown to build long term parking lot or parking structure ?
- Other ?

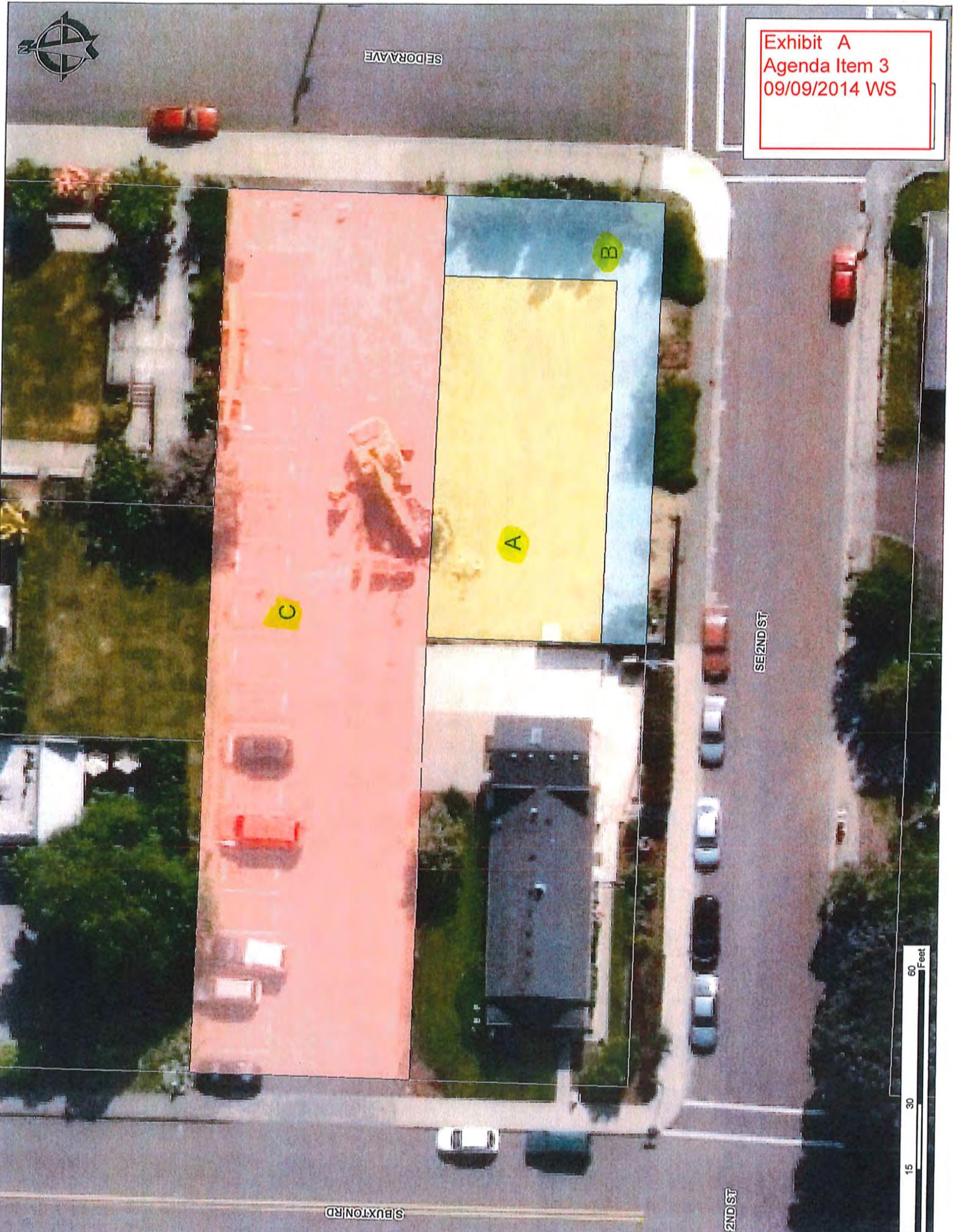
SUMMARY:

The above are the major options for the future use of the old Police Station site. Staff seeks Council direction as to next steps for the use of the site.



Exhibit A
Agenda Item 3
09/09/2014 WS

SE DORA AVE



SE BUXTON RD

SE 2ND ST

SE 2ND ST



Appraisal of Real Property

Dora Street Land

Vacant Land
141 SE. Dora
Troutdale, Multnomah County, Oregon 97060

Prepared For:
City of Troutdale

Effective Date of the Appraisal:
August 17, 2014

Report Format:
Appraisal Report – Standard Format

IRR - Portland
File Number: 134-2014-0440





Dora Street Land
141 SE. Dora
Troutdale, Oregon



August 20, 2014

Erich Mueller
Finance Director
City of Troutdale
219 E. Historic Columbia River Highway
Troutdale, OR 97060

SUBJECT: Market Value Appraisal
Dora Street Land
141 SE. Dora
Troutdale, Multnomah County, Oregon 97060
IRR - Portland File No. 134-2014-0440

Dear Mr. Mueller:

Integra Realty Resources – Portland is pleased to submit the accompanying appraisal of the referenced property. The purpose of the appraisal is to develop an opinion of the market value of the fee simple interest in the property. The client for the assignment is City of Troutdale, and the intended use is for internal decision making and possible sale of the property.

The appraisal is intended to conform with the Uniform Standards of Professional Appraisal Practice (USPAP), the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute, applicable state appraisal regulations, and the appraisal guidelines of City of Troutdale.

To report the assignment results, we use the Appraisal Report option of Standards Rule 2-2(a) of the 2014-2015 edition of USPAP. As USPAP gives appraisers the flexibility to vary the level of information in an Appraisal Report depending on the intended use and intended users of the appraisal, we adhere to the Integra Realty Resources internal standards for an Appraisal Report – Standard Format. This type of report has a moderate level of detail. It summarizes the information analyzed, the appraisal methods employed, and the reasoning that supports the analyses, opinions, and conclusions. It meets or exceeds the former

Summary Appraisal Report requirements that were contained in the 2012-2013 edition of USPAP.

The subject is a parcel of sloping vacant land containing an area of 0.34 acres or 15,000 square feet. The property is zoned CBD, Central Business District, which permits apartment units above or below ground level retail, multi-family residential, parking garages or lots, museums, theaters, galleries, medical and dental clinics, small animal veterinary clinics, pharmacies, offices, financial institutions, restaurants, taverns, lounges, retail stores with 15,000 or less gross floor area, service, sales, and repair, bed and breakfast inns, and water-oriented recreational facilities.

Based on the valuation analysis in the accompanying report, and subject to the definitions, assumptions, and limiting conditions expressed in the report, our opinion of value is as follows:

Value Conclusion			
Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
Market Value	Fee Simple	August 17, 2014	\$165,000

Extraordinary Assumptions and Hypothetical Conditions

The value conclusions are subject to the following extraordinary assumptions that may affect the assignment results. An extraordinary assumption is uncertain information accepted as fact. If the assumption is found to be false as of the effective date of the appraisal, we reserve the right to modify our value conclusions.

1. We assumed that the variance allowing a driveway from Buxton Avenue would stay in place if the site were developed.

The value conclusions are based on the following hypothetical conditions that may affect the assignment results. A hypothetical condition is a condition contrary to known fact on the effective date of the appraisal but is supposed for the purpose of analysis.

1. None

Erich Mueller
City of Troutdale
August 20, 2014
Page 3

If you have any questions or comments, please contact the undersigned. Thank you for the opportunity to be of service.

Respectfully submitted,

INTEGRA REALTY RESOURCES - PORTLAND



Brian A. Glanville, MAI, CRE, FRICS
Certified General Real Estate Appraiser
OR Certificate # C000160
Telephone: 503-478-1002
Email: bglanville@irr.com



Summary of Salient Facts and Conclusions

Property Name	Dora Street Land	
Address	141 SE. Dora Troutdale, Multnomah County, Oregon 97060	
Property Type	Land - Commercial	
Owner of Record	City of Troutdale	
Tax ID	R290551	
Land Area	0.34 acres; 15,000 SF	
Zoning Designation	CBD, Central Business District	
Highest and Best Use	Retail or service commercial use	
Exposure Time; Marketing Period	18-30 months; 18-30 months	
Effective Date of the Appraisal	August 17, 2014	
Date of the Report	August 19, 2014	
Property Interest Appraised	Fee Simple	
Sales Comparison Approach		
Number of Sales	5	
Range of Sale Dates	Aug 11 to Aug 14	
Range of Prices per SF (Unadjusted)	\$9.50 - \$25.51	
Market Value Conclusion	\$165,000	(\$11.00/SF)

The values reported above are subject to the definitions, assumptions, and limiting conditions set forth in the accompanying report of which this summary is a part. No party other than City of Troutdale may use or rely on the information, opinions, and conclusions contained in the report. It is assumed that the users of the report have read the entire report, including all of the definitions, assumptions, and limiting conditions contained therein.

Extraordinary Assumptions and Hypothetical Conditions

The value conclusions are subject to the following extraordinary assumptions that may affect the assignment results. An extraordinary assumption is uncertain information accepted as fact. If the assumption is found to be false as of the effective date of the appraisal, we reserve the right to modify our value conclusions.

1. We assumed that the variance allowing a driveway from Buxton Avenue would stay in place if the site were developed.

The value conclusions are based on the following hypothetical conditions that may affect the assignment results. A hypothetical condition is a condition contrary to known fact on the effective date of the appraisal but is supposed for the purpose of analysis.

1. None

General Information

Identification of Subject

The subject is a parcel of sloping vacant land containing an area of 0.34 acres or 15,000 square feet. The property is zoned CBD, Central Business District, which permits apartment units above or below ground level retail, multi-family residential, parking garages or lots, museums, theaters, galleries, medical and dental clinics, small animal veterinary clinics, pharmacies, offices, financial institutions, restaurants, taverns, lounges, retail stores with 15,000 or less gross floor area, service, sales, and repair, bed and breakfast inns, and water-oriented recreational facilities. A legal description of the property is in the addenda.

Property Identification

Property Name	Dora Ave. Land
Address	141 SE. Dora Troutdale, Oregon 97060
Tax ID	R290551

Current Ownership and Sales History

The owner of record is City of Troutdale. This party acquired the property on September 1, 1990 for a price of \$91,000. The transaction is recorded in BP23480584. The parcel was used to support the City of Troutdale Police Station for several years before the police department moved into another building and the former building was demolished in the summer of 2013. It is currently developed as a parking lot.

To the best of our knowledge, no sale or transfer of ownership has occurred within the past three years, and as of the effective date of this appraisal, the property is not subject to an agreement of sale or option to buy, nor is it listed for sale.

Purpose of the Appraisal

The purpose of the appraisal is to develop an opinion of the market value of the fee simple interest in the property as of the effective date of the appraisal, August 17, 2014. The date of the report is August 20, 2014. The appraisal is valid only as of the stated effective date or dates.

Definition of Market Value

Market value is defined as:

“The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- Buyer and seller are typically motivated;
- Both parties are well informed or well advised, and acting in what they consider their own best interests;
- A reasonable time is allowed for exposure in the open market;
- Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.”

(Source: Code of Federal Regulations, Title 12, Chapter I, Part 34.42[g]; also Interagency Appraisal and Evaluation Guidelines, Federal Register, 75 FR 77449, December 10, 2010, page 77472)

Definition of Property Rights Appraised

Fee simple estate is defined as, “Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.”

(Source: The Dictionary of Real Estate Appraisal, Fifth Edition, Appraisal Institute, Chicago, Illinois, 2010)

Intended Use and User

The intended use of the appraisal is for internal decision making and possible sale of the property. The client and intended user is City of Troutdale. The appraisal is not intended for any other use or user. No party or parties other than City of Troutdale may use or rely on the information, opinions, and conclusions contained in this report.

Applicable Requirements

This appraisal is intended to conform to the requirements of the following:

- Uniform Standards of Professional Appraisal Practice (USPAP);
- Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute;
- Applicable state appraisal regulations;
- Interagency Appraisal and Evaluation Guidelines issued December 10, 2010;
- Appraisal guidelines of City of Troutdale.

Report Format

This report is prepared under the Appraisal Report option of Standards Rule 2-2(a) of the 2014-2015 edition of USPAP. As USPAP gives appraisers the flexibility to vary the level of information in an Appraisal Report depending on the intended use and intended users of the appraisal, we adhere to the Integra Realty Resources internal standards for an Appraisal Report – Standard Format. This type

of report has a moderate level of detail. It summarizes the information analyzed, the appraisal methods employed, and the reasoning that supports the analyses, opinions, and conclusions. It meets or exceeds the former Summary Appraisal Report requirements that were contained in the 2012-2013 edition of USPAP. For additional information, please refer to Addendum B – Comparison of Report Formats.

Prior Services

USPAP requires appraisers to disclose to the client any other services they have provided in connection with the subject property in the prior three years, including valuation, consulting, property management, brokerage, or any other services. We have not performed any services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

Scope of Work

To determine the appropriate scope of work for the assignment, we considered the intended use of the appraisal, the needs of the user, the complexity of the property, and other pertinent factors. Our concluded scope of work is described below.

Valuation Methodology

Appraisers usually consider the use of three approaches to value when developing a market value opinion for real property. These are the cost approach, sales comparison approach, and income capitalization approach. Use of the approaches in this assignment is summarized as follows:

Approaches to Value		
Approach	Applicability to Subject	Use in Assignment
Cost Approach	Not Applicable	Not Utilized
Sales Comparison Approach	Applicable	Utilized
Income Capitalization Approach	Not Applicable	Not Utilized

We use only the sales comparison approach in developing an opinion of value for the subject. This approach is applicable to the subject because there is an active market for similar properties, and sufficient sales data is available for analysis.

The cost approach is not applicable because there are no improvements that contribute value to the property, and the income approach is not applicable because the subject is not likely to generate rental income in its current state.

Research and Analysis

The type and extent of our research and analysis is detailed in individual sections of the report. This includes the steps we took to verify comparable sales, which are disclosed in the comparable sale profile sheets in the addenda to the report. Although we make an effort to confirm the arms-length nature of each sale with a party to the transaction, it is sometimes necessary to rely on secondary verification from sources deemed reliable.

Inspection

Brian A. Glanville, MAI, CRE, FRICS, conducted an on-site inspection of the property on August 19, 2014. Mr. Glanville also conducted on-site inspection of all comparables used in our analysis.

Significant Appraisal Assistance

It is acknowledged that Michael Driscoll made a significant professional contribution to this appraisal, consisting of participating in the property inspection, conducting research on the subject and transactions involving comparable properties, performing appraisal analyses, and assisting in report writing, under the supervision of the persons signing the report.

CITY OF TROUTDALE

"Gateway to the Columbia River Gorge"



October 18, 2013

Erich Mueller, Finance Director
City of Troutdale
219 E Historic Columbia River Highway
Troutdale, Oregon 97060

RE: NOTICE OF DECISION
Case File 13-043 Special Variance and Site and Design Review

Dear Mr. Mueller:

The Troutdale Planning Commission met on October 16, 2013 and approved, with conditions, the City's application for a special variance and site and design review for temporary gravel parking lot at the former police station at 141 SE Dora Avenue. The approval is for one year.

Attached is a copy of the signed findings of fact and final order. This decision may be appealed to the Troutdale City Council by 5:00 p.m. October 28, 2013, pursuant to section 16.280 of the Troutdale Development Code (TDC). The notice of appeal must indicate the basis for the appeal pursuant to section 16.290 of the TDC. A filing fee of \$900.00 must be included with the notice of appeal. All affected parties have the right to file a notice of appeal prior to the closing of the appeal period.

Sincerely,

A handwritten signature in blue ink, which appears to read "Elizabeth A. McCallum".

Elizabeth A. McCallum
Senior Planner

Enclosure
Findings of Fact, Final Order and Conditions of Approval File 13-043

cc:

Interested Parties w/enc.

- City Public Works and Building Division
- Multnomah County Transportation
- Max Maydew



**CITY OF TROUTDALE
PLANNING COMMISSION FINDINGS OF FACT AND
FINAL ORDER
FILE NO. 13-043 SPECIAL VARIANCE with concurrent
SITE AND DESIGN REVIEW
for a TEMPORARY PARKING LOT at the
FORMER POLICE STATION at 141 SE DORA AVENUE**

APPLICANT / OWNER: City of Troutdale

STAFF: Elizabeth McCallum, Senior Planner

NAME OF PROJECT: Temporary Parking Lot at Former Police Station

REQUEST: Special Variance from the parking lot paving standards of the Troutdale Development Code and concurrent Site and Design Review for a temporary parking lot at the former City police station.

LOCATION: 141 SE Dora Avenue

TAX MAP AND TAX LOT: 1N3E25CA-09400

PLAN DESIGNATION: Commercial (C)

ZONE DESIGNATION: Central Business District (CBD)

OVERLAY ZONING: Town Center (TC)

APPLICABLE CRITERIA: Troutdale Development Code: 2.000 Procedures; 3.130 CBD; 4.700 Town Center Overlay; 5.600 Grading and Erosion Control; 5.800 Stormwater Management; 6.230 Variance; 8.000 Site Orientation and Design Review; 9.000 Off-Street Parking and Loading; 11.000 Landscaping and Screening

City of Troutdale Construction Standards for Public Works Facilities

Multnomah County Road Rules

FINDINGS OF FACT:

1. The demolition for the City's old police facility building on this site was issued June 10, 2013 and demolition completed before the end of July. Sanitary sewer and water service lines to the site were disconnected at the same time. Gravel has been placed on the site and it is already being used as parking. The gravel parking area connects with an existing parking lot on the same parcel of land. The site is owned by the City of Troutdale.
2. The Special Variance request is to deviate from the standard of TDC 9.070 Paving for gravel parking lot owned and operated by the City of Troutdale in the Central Business District for a period of two years. The standard requires that: *Parking areas, driveways, aisles, and turnarounds shall be paved with concrete, asphalt, or comparable impervious surfacing. Porous concrete, grasscrete, or comparable porous paving surfacing may be used in place of impervious surfacing to reduce stormwater runoff, when approved by the director. Gravel and similar erodible surfaces are not acceptable.*
3. The standard requiring paved parking lot in TDC 9.070 is not quantifiable, so the Special Variance criteria of TDC 6.230 apply. Those criteria are:
 - A. *The unique nature of the proposed development is such that the intent and purpose of the regulations and of the provisions to be waived will not be violated;*
 - B. *Authorization of the special variance will not be materially detrimental to the public welfare and will not be injurious to other property in the area when compared with the effects of development otherwise permitted; and*
 - C. *The provision to be waived is unreasonable and unwarranted due to the specific nature of the proposed development. [Adopted by Ord. 705, ef. 5/10/01]*
4. A Special Variance request is a Type III Procedure. A hearing before the Planning Commission was held on October 16, 2013 and afforded interested parties to comment in writing or verbally at the hearing.
 - a. Written statements were received from the following:
 - i. Max Maydew, a property owner, via e-mail dated September 9, 2013
 - ii. Tom Sheirbon, City of Troutdale Building Plans Examiner, via e-mail dated September 17, 2013.
 - iii. City of Troutdale Chief Engineer dated September 24, 2013
 - iv. Multnomah County Transportation via email on September 24, 2013 transmitting comments dated March 15, 2012.

5. Variance Criterion A is met as the unique nature of the proposed development is such that the intent and purpose of the regulations and of the provisions to be waived will not be violated.
 - a. The purpose of the paved parking lot standard includes control of dust, capture of stormwater runoff for pretreated prior to discharge to off-site conveyance systems (manmade or natural), and to keep gravel from off of sidewalks and the public street.
 - b. In addition to the off-street parking standards of TDC 9.000, the erosion control standards of TDC 5.600 and stormwater quality standards of TDC 5.800 apply and those standards are met.
 - c. Little to no dust is expected from the parking lot.
 - d. Most rainwater will percolate through the gravel: excess sheet flow that does not percolate might contain some fine-grained sediments that can be captured in inlet filter bags located in catch basins downstream of the graveled area.
6. Variance Criterion B is met as authorization of the special variance will not be materially detrimental to the public welfare and will not be injurious to other property in the area when compared with the effects of development otherwise permitted provided mitigating conditions specific to this variance request are satisfied.
7. Variance Criterion C is met as the provision to be waived is determined by the Planning Commission to be unreasonable and unwarranted due to the specific nature of the proposed development which is the temporary use of the gravel parking lot for a period of two years, in order to prevent unnecessary expenditure by the City on a fully paved parking lot if the City determines during this two-year period that a permanent parking lot in this location is not warranted.
8. Ten gravel parking spaces 18 feet deep by 9 feet wide are proposed. There is no minimum parking space requirement under TDC 9.020 for a parking lot not associated with a specific use.
9. The parking lot will be landscaped along the street frontages of SE Dora Avenue and SE 2nd Street and along the west property line in accordance with TDC 9.060 Landscaping and Screening.
10. Sheet flow from the graveled area is not expected but drainage can be accommodated on site in compliance with TDC 9.080 Drainage.

11. Existing outdoor lighting in the area provides lighting to meet the standards of TDC 9.090 Lighting.
12. Driveways from SE Dora Avenue and South Buxton Road to the site meet the standards of TDC 9.110 Driveways. The Buxton Road driveway must also comply with Multnomah County Road Rules.
13. Wheel stops at the head of each parking space are proposed to permanently mark the parking spaces to meet the standard of TDC 9.120A that requires groups of more than three parking spaces to be permanently marked.
14. Bicycle parking is not provided as required in TDC 9.130 Bicycle Parking Facilities.
15. The parking lot is not required to be setback from any of the property lines but to meet landscaping requirements there is a setback from the SE Dora Avenue, SE 2nd Street and west property lines.
16. Accessible parking spaces are not proposed but are required under TDC 9.160 Handicapped Parking Facilities because accessible spaces are required under the State Code.
17. Carpool and vanpool parking is not required in this parking lot under TDC 9.165 Carpool and Vanpool Parking.
18. The parking spaces and aisle meet the dimensional standards of TDC 9.180 Design Requirements for Off-Street Parking. The parking spaces are 18 feet deep and 9 feet wide and the aisle behind the spaces is 25 feet wide.
19. No loading facilities are proposed or required.

ORDER:

Based upon the foregoing findings of fact, the Troutdale Planning Commission approves a special variance for a temporary graveled parking lot subject to compliance with the following conditions of approval.

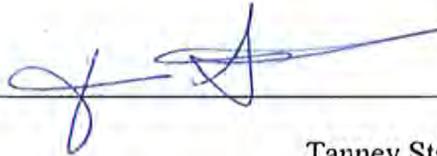
CONDITIONS OF APPROVAL:

1. Obtain a utility permit from the City for installation of a new water meter on the existing service lateral, in the existing box, and pay all applicable meter installation charges.
2. Protect and preserve the cut, capped and marked sanitary sewer service lateral throughout the duration of the proposed use.
3. Install inlet filter bags in the on-site catch basin and on the first downstream catch basin on the west side of SE Dora Avenue. Inspect and maintain these inlet filter bags throughout the term of the temporary use. A Site Development Permit for erosion control may be required.
4. Contain stormwater runoff from the parking lot in compliance with the Oregon Plumbing Specialty Code.
5. Comply with Section 1104 of the 2010 Oregon Structural Code and ORS 447.233, by providing at least two accessible parking spaces in this City-owned parking lot. One of the accessible parking spaces must be van-accessible. The accessible parking spaces must be located in compliance with the State Code. Submit a site plan showing the accessible parking spaces to the City's Building Division for approval prior to permanently marking the accessible parking spaces.
6. Comply with Multnomah County Transportation Program requirements, the City must either close the South Buxton Road driveway by January 31, 2014, or apply for a variance from Multnomah County Road rules by January 31, 2014.
7. Install way-finding signage to direct motorists to this public parking lot. Public parking signs shall be installed at the SE Dora Avenue entrance and at Se Dora Avenue / Historic Columbia River Highway.
8. A bicycle rack shall be added to this parking lot to hold at least one bicycle in compliance with TDC 9.130.
9. It is recommended that the wheel stops used to demark the proposed parking spaces be placed more than 18 feet south of the paved edge of the existing parking lot aisle to accommodate extended length light utility trucks and similar vehicles.

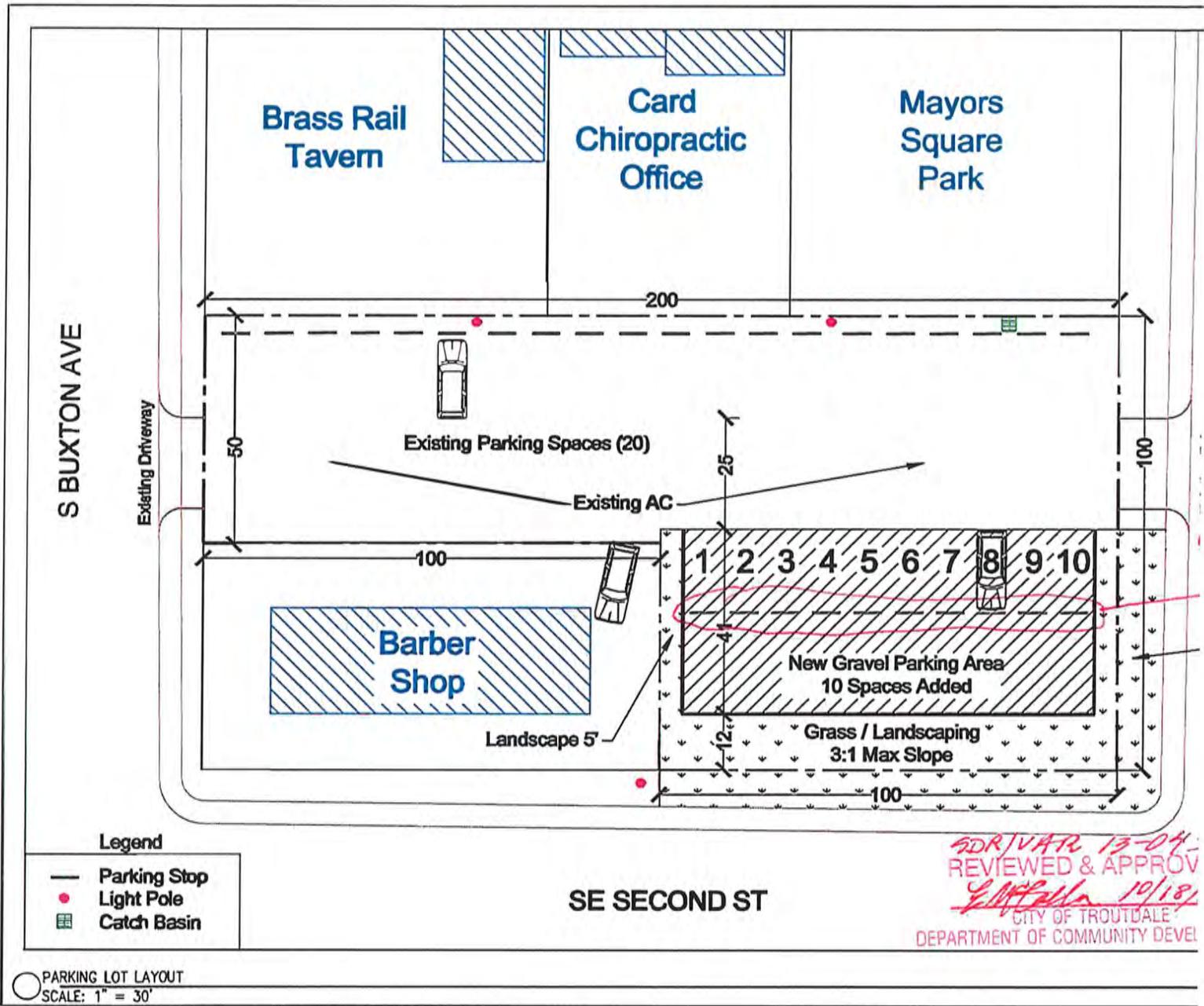
10. This special variance shall expire one year from the date of this decision at which time the City of Troutdale shall either:
 - a. Pave the area in accordance with TDC Chapter 9 and provide stormwater quality pre-treatment in accordance with TDC Chapter 5.800 and the Portland Stormwater Management Manual; or
 - b. Barricade the gravel area of this parking lot to prevent the use of the graveled area.

11. A time extension beyond the expiration date of this decision requires a Type III procedure before the Planning Commission.

Approved this 16th Day of October, 2013

A handwritten signature in blue ink, consisting of a stylized 'T' followed by a series of loops and a long horizontal stroke.

Tanney Staffenson, Chair





MULTNOMAH COUNTY
LAND USE AND TRANSPORTATION PROGRAM
1600 SE 190TH Avenue Portland, OR 97233
PH: 503-988-3043 FAX: 503-988-3389
<http://www.multco.us/landuse>

NOTICE OF DECISION

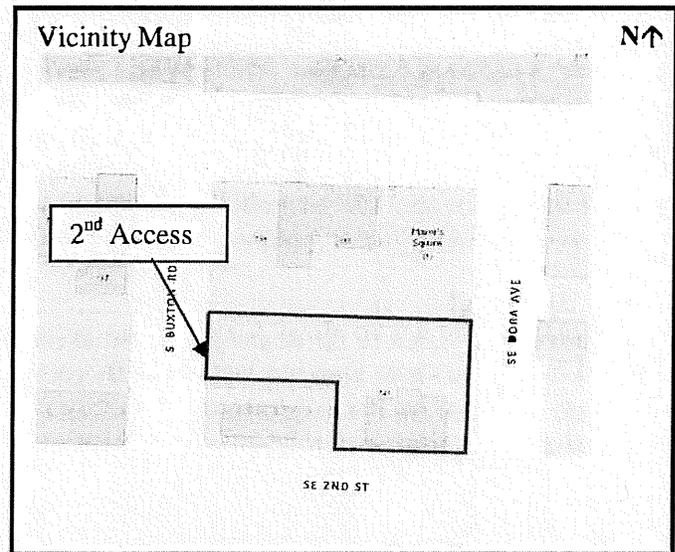
This notice concerns a Decision by the County Engineer on the case cited and described below.

Case File: EP-3383

Permit: Multnomah County Road Rules
Variance

Location: 141 SE Dora Ave
Tax Lot 9400 Section 25CA,
Township 1N, Range 2E, W.M.
R843300110

**Owner/
Applicant:** City of Troutdale
Travis Hultin P.E, Chief Engineer

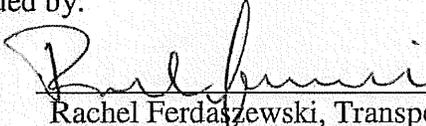


Summary: Application for a road rules variance to permit an existing second access point from S Buxton Avenue and a 50% reduction of the intersection to driveway spacing standard (from 98.4 ft to 49 ft) at 141 SE Dora.

Decision: **Approved**, with conditions.

Unless appealed, this decision is effective **August 15, 2014 at 4:30 PM.**

Issued by:

By: 
Rachel Ferdażewski, Transportation Planner

For: Brian Vincent, County Engineer

Date: August 1, 2014

Opportunity to Review the Record: A copy of the County Engineer's Decision, and all evidence submitted associated with this application, is available for inspection, at no cost, at the Land Use and Transportation Planning office during normal business hours. Copies of all documents may be purchased at the rate of 30-cents per page. The County Engineer's Decision contains the findings and conclusions upon which the decision is based, along with any conditions of approval. For further information on this case, contact Rachel Ferdaszewski, Transportation Planner at 503-988-3043 ext. 29640 or via email at Rachel.Ferdaszewski@multco.us .

Opportunity to Appeal: This decision may be appealed within 14 days of the date it was rendered, pursuant to the provisions of MCRR 16.310(E)(1)(b). To obtain appeal forms or information on the procedure, contact the Land Use and Transportation Planning offices at 1600 SE 190th Avenue (Phone: 503-988-5050).

This decision is final at the close of the appeal period, unless appealed. The deadline for filing an appeal is August 15, 2014 at 4:30 PM.

Applicable Approval Criteria: Multnomah County Road Rules (MCRR): MCRR 4.000- Access to County Roads, MCRR 6.000 – Improvement Requirements, MCRR 9.400 – Non-remonstrance Agreement; MCRR 16.000 Variance from County Standards and Requirements.

Copies of the referenced Multnomah County Code sections can be obtained by contacting our office or are available online at <http://web.multco.us/transportation-planning/planning-documents>.

Scope of Approval

The proposed variance to allow for a second access for the subject property and a 50% reduction of the intersection to driveway spacing standard (from 98.4 ft to 49 ft) is conditionally approved. Approval of this permit is based on the submitted written narrative(s) and plan(s). No work shall occur under this permit other than that which is specified within these documents. It shall be the responsibility of the property owner(s) to comply with these documents and the limitations of approval described herein.

Conditions of Approval

The conditions listed are necessary to ensure that approval criteria for this land use permit are satisfied. Where a condition relates to a specific approval criterion, the code citation for that criterion follows in parenthesis.

1. Within 90 days of the end of the appeal period, acquire a driveway permit for the second access off S Buxton Road. Contact Alan Young at (503) 988-3582 to obtain an access permit. [MCRR 18.250]

Notice to Mortgagee, Lien Holder, Vendor, or Seller:

ORS Chapter 215 requires that if you receive this notice it must be promptly forwarded to the purchaser.

Findings of Fact

FINDINGS: Written findings are contained herein. The Multnomah County Road Rules criteria and are in **bold font**. The applicants statements are identified below as '**Applicant:**'. Staff comments and analysis are identified as '**Staff:**' and address the applicable criteria. Staff comments may include a conclusionary statement in *italic*.

1. Variance Request Procedure

For the County Engineer to consider a variance request, it must be submitted in writing with the appropriate fee to the County prior to the issuance of any development permit. The written variance request shall be signed by a person with the authority to bind the applicant and shall include the following information as applicable:

A. Applicant name, telephone/fax number(s), email address, mailing address,

Applicant: City of Troutdale, Travis Hultin P.E, Chief Engineer, (503) 665-5175 219, E Historic Columbia River Highway Troutdale, OR 97060

B. Property location and zoning;

Applicant: 141 SE Dora Ave. Tax Lot 9400 Section 25CA, Township 1N, Range 2E, W.M. - City of Troutdale
Zoning: A-2

C. Current or intended use of the property;

Staff: This property is the former location of the Troutdale Police Department. The building was demolished in the summer of 2013 and the site is currently developed as a temporary parking lot. The Troutdale City Council is in the process of determining the intended permanent future use of the property. County Transportation will need to review the traffic impacts of any future use.

D. The nature and a full description of the requested variance;

Applicant: Retain existing access on S Buxton Road to/from 141 SE Dora Avenue and a reduction of the setback distance to 49 feet for this driveway (a 50% reduction).

E. Site plan, sight distance, pedestrian traffic, intersection alignment, traffic generation, vehicle mix, traffic circulation including impact on through traffic, and other similar traffic safety considerations;

Staff: Site plan has been submitted.

F. Existing right-of-way or improvement limitations, and utility considerations;

Staff: No existing limitations.

G. Adjacent land uses, their types, access requirements, and impact of traffic on them;

Staff: Adjacent uses include residential, parks, commercial, and civic uses.

H. Topography, grade, side hill conditions, and soil characteristics;

Applicant: Topography prevents any access from being established from SE 2nd Street to the barber shop property. SE 2nd Street is the barber shop's only other street frontage apart from Buxton.

Buxton Avenue has a 10% longitudinal grade at the point of the subject access. There are no known adverse soil conditions affecting this access.

I. Drainage characteristics and problems;

Staff: The driveway exists and no additional impact to the Right-of-Way is anticipated.

J. Fire Department access requirements within a public right-of-way and their written approval of the proposed modification;

Staff: Gresham Fire support comment submitted as part of the application.

K. Natural and historic features including but not limited to trees, shrubs or other significant vegetation, water courses, wetlands, rock outcroppings, development limitation, areas of significant environmental concern, etc;

Staff: None known.

L. Multnomah County Comprehensive Plan policies applicable to the particular parcel or location.

Staff: None known. Multnomah County Road Rules apply to S Buxton Road.

2. Project Description

Staff: The applicant is requesting a variance from the Multnomah County Road Rule 4.200 that limits one driveway access per property and that limits access from the lower classified street for double frontage lots. The current primary access to the site is from the SE Dora Ave. frontage along the East property line. The applicant is requesting to retain the existing access from S Buxton Road. The access is necessary to comply with an easement agreement with the neighboring property at 146 S Buxton Road and will serve as another full time access point for the site. This access is also used by the City of Troutdale for traffic flow during special events and by and Gresham Fire for emergency access. The second access from the S Buxton Road frontage along the West property line is subject to this Road Rules Variance Permit.

3. Site Characteristics

Staff: The site is on a hill and is the former location of the Troutdale Police Department. The building was demolished in the summer of 2013 and the site is currently developed as a temporary parking lot. The Troutdale City Council is in the process of determining the intended permanent future use of the property. Change of use or future development of the site may trigger further review for transportation impacts.

The applicant is requesting a variance to the County Road Rules for a second, existing access from S Buxton Road. An existing access is located along the SE Dora Ave. frontage of the property and currently serves as the primary access point. SE Dora Ave is classified as a local street which is the lower classification when compared with Buxton which is classified as a Major Collector.

4. Public Comment

MCRR 16.310 Completeness, Timelines, Public Notice, Decision:

E: Public notice of an application for a variance to these Road Rules shall be as follows:

1. For variance applications not in conjunction with a proposed development requiring a land use decision:

- a. Notice of the application and invitation to comment shall be mailed to the applicant, the applicable recognized neighborhood association, and all property owners within 100 feet within the urban growth boundary or within 750 feet outside of the urban growth boundary. The County Engineer will accept comments for 14 days after the notice of application is mailed.**

Staff: This application was submitted on January 9, 2014 (Exhibit A.1). The application was deemed complete on June 11, 2014 and a 14-Day Opportunity to Comment was mailed to neighboring property owners with the comment period ending on June 25, 2014 (Exhibit C.2). No comments were received.

This decision was drafted and will be mailed in accordance with MCRR 16.310. *Procedures met.*

5.1 The Applicant's Proposal Meets the General Variance Criteria

16.200 General Variance Criteria: In order to be granted a variance, the applicant must demonstrate that:

A. Special circumstances or conditions apply to the property or intended use that do not apply to other property in the same area. The circumstances or conditions may relate to the size, shape, natural features and topography of the property or the location or size of physical improvements on the site or the nature of the use compared to surrounding uses;

Applicant:

There are special circumstances applicable to properties fronting on the north side of SE 2nd Street related to topography. This area of Troutdale is developed on a moderately sloped hillside. Properties fronting on the North side of 2nd, East of Buxton, cannot access SE 2nd due to steep grades. This is the case with the subject property, including the adjacent Ickie property.

A unique circumstance to the subject property is its use as a staging and access point for special events that occur in the City's downtown core area. The subject access is uniquely and exclusively located at a strategic access point necessary for efficient and effective detour operations during such events, particularly parades.

The minimum driveway setback on this roadway under the Road Rules is 98.4 ft. This standard cannot be met in any circumstance on this block as the block length is only 200'. The existing driveway is placed at the northernmost property line, which is the midpoint of the block, providing the maximum achievable setback for the Driveway to 141 SE Dora from the 2nd Street Intersection.

Staff: As indicated by the applicant, the existing development on the site creates a special condition that does not typically apply to other property in the area. The hillside slope restricts access to a neighboring property and that property has an access easement with the subject property for this reason. Additionally, the subject property is at a strategic location for special events. The city and Gresham Fire department both find it necessary to maintain the ability to cross through the property.

The driveway is currently located at the midpoint of the block. The intersection-to-driveway spacing standard of 98.4 ft. is not physically possible at this location. The current location provides the maximum achievable intersection-to-driveway spacing.

Staff finds that the topography of the area limits access from 2nd Avenue. The exiting easement for the neighboring property allows for that properties only vehicular access. The subject sites location is unique and its pass-through use is necessary for special events and emergency access. The intersection-to-driveway spacing standard of 98.4 ft. is not physically possible at this location. The current location provides the maximum achievable intersection-to-driveway spacing. *This criterion is met.*

5.2 B. The variance is necessary for the preservation and enjoyment of a substantial property right of the applicant and extraordinary hardship would result from strict compliance with the standards;

Applicant: Closure of this access will result in significant hardships to the community and to the motoring public due to the importance of this access point for special events. The city cannot stress enough how critical this access is to managing special event traffic in the city's downtown core area and providing the best possible detour routes, particularly for motorists using E Historic Columbia River Highway and Buxton Road, both County Roads.

Additionally, retention of this access is necessary for the preservation of a substantial property right of the barber shop parcel, specifically to their right to access to and abutting road, provided by their established easement access from Buxton to their parking area.

Staff: The variance is necessary for the preservation and enjoyment of a substantial property right of the applicant and extraordinary hardship would result from strict compliance with the standards. Changes to the easement for the adjoining property owner would require consent of that property owner. The city is not in a position to unilaterally change the ingress/egress provided by that agreement. The applicant has submitted support from the City of Gresham Fire department supporting the need to have two access points to be able to cross the property.

Staff finds, as supported in the findings above, that the variance request is necessary for the preservation and enjoyment of a substantial property right of the applicant and extraordinary hardship would potentially result from strict compliance with the standards. *This criterion has been met.*

5.3 C. The authorization of the variance will not be materially detrimental to the public welfare or injurious to other property in the vicinity, or adversely affect the appropriate development of adjoining properties;

Applicant: There are no foreseeable detrimental impacts to the public welfare or other property owners in the vicinity. In fact, it is removal of the access that would have a detrimental impact to the adjoining Ickie property. This access has been in place for many, many years and was used as a primary access for the Troutdale Police with very high ingress and egress frequency, in addition to the barber shop parcel, with no known problems. This application requests that the access be retained, which maintains the status quo (less the frequent police traffic), and is therefore not expected to have any negative consequences for the public or other properties.

Staff: In reviewing the requested variance and the hardships indicated, staff finds that the authorization of the variance will not be materially detrimental to the public welfare or injurious to other property in the vicinity, or adversely affect the appropriate development of adjoining properties. The access has existed in its current location for many years with no detrimental effect. An opportunity to comment was issued to neighboring property owners, and no comments were received raising concerns for the variance. Adverse impacts to adjoining properties are not anticipated with this variance request. *This criterion is met.*

5.4 D. The circumstances of any hardship are not of the applicant's making.

Applicant: The topography of the site and SE 2nd Street prevents Ickie from taking access from SE 2nd Street, his only other street frontage. That limitation is precisely why the property was granted an easement from the City’s Buxton access. The only other alternative would have been to have an additional access onto Buxton for Ickie, right alongside the City’s existing access.

The City and community’s hardship with respect to special event traffic control is a result of the topography of downtown Troutdale and the lack of additional connections westward to 257th. Creating additional downtown street grid connections to 257th has generally been discouraged by the County due to safety concerns on that segment of 257th. It is lack of additional 257th-downtown connecting streets that creates the special event traffic control difficulties, which are alleviated by retention of the Buxton access.

Staff: As indicated by the applicant, the circumstances of any hardship are not of the applicant’s making. As addressed in the findings above, existing physical improvements and uses limits internal access. *This criterion is met.*

6. Conclusion

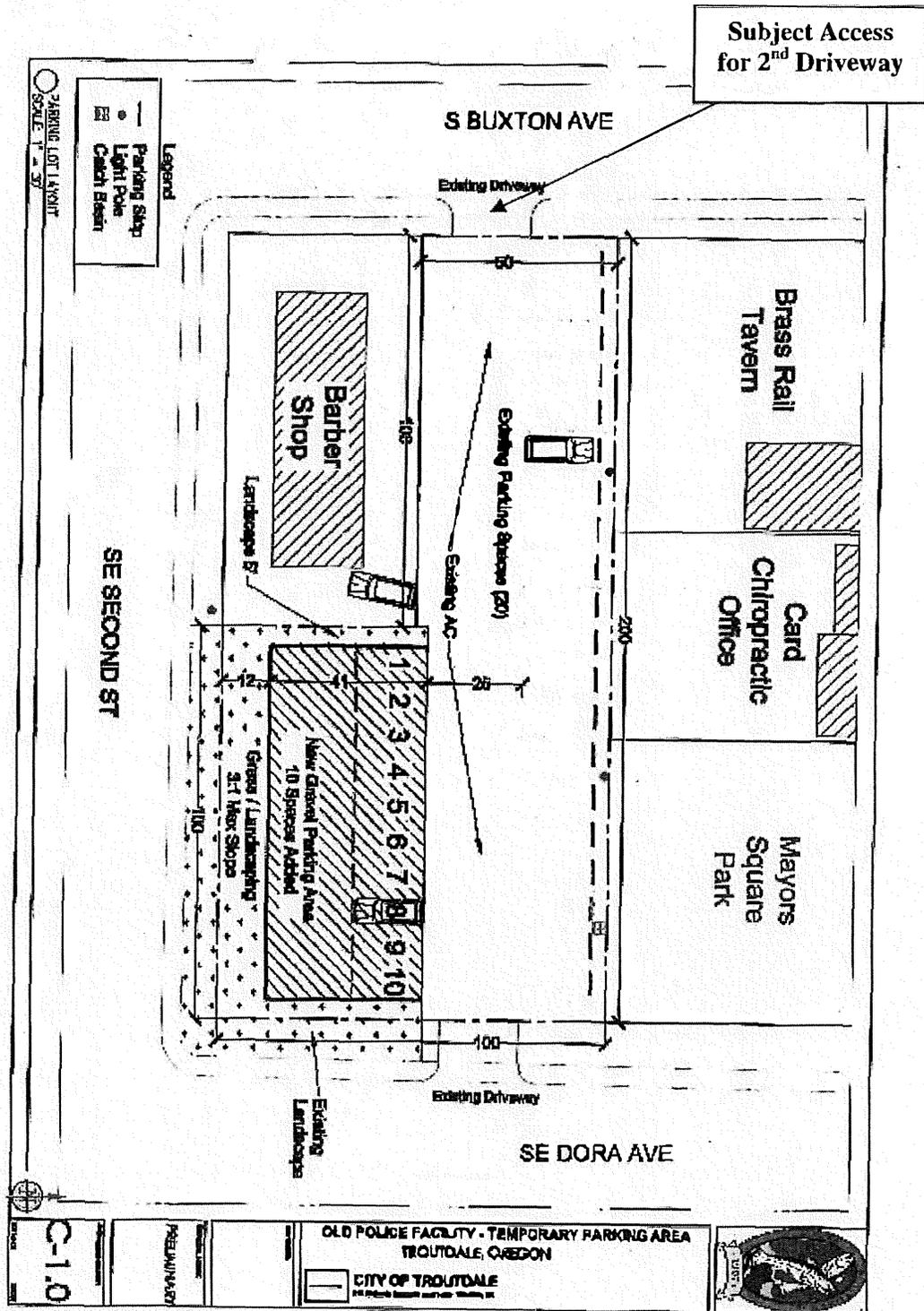
Based on the findings, narrative, and other information provided herein, this application, as conditioned, satisfies all applicable approval criteria required for a variance to allow for a second access point from S Buxton Road and a 50% reduction of the intersection to driveway spacing standard (from 98.4 ft to 49 ft) for that access.

7. Exhibits

- ‘A’ Applicant’s Exhibits
- ‘B’ Staff Exhibits
- ‘C’ Procedural Exhibits
- ‘D’ Comments Received

Copies of all exhibits referenced below can be found in the permanent case file, EP-3383, available for review in the County Transportation Office.

Exhibit #	# of Pages	Description of Exhibit
A.1	18	Variance application, narrative, site plan and supporting documents.
A.2	2	Additional Information Letter
A.3	1	Gresham Fire statement of support
‘B’		Staff Exhibits
B.1	3	Incomplete Letter
B.2	1	Applicant Response Form
‘C’		Administration & Procedures
C.1	9	Opportunity to Comment Notice and mailing labels



RESOLUTION NO. 1271

A RESOLUTION GRANTING THE PERMANENT RIGHT TO INGRESS AND EGRESS THROUGH CITY-OWNED PROPERTY LOCATED AT 141 SE DORA AVENUE TO THE PROPERTY LOCATED AT 146 S. BUXTON AVENUE

WHEREAS, it is necessary to grant the right to ingress and egress the property located at 146 S. Buxton Avenue through the City-owned property located at 141 SE Dora Avenue to provide vehicular access to this property's garage; and

WHEREAS, the right to ingress and egress the aforesaid property shall be binding to the land; and

WHEREAS, the City of Troutdale agrees to grant this right at the request of Mr. Rodgers at no cost to him; and

WHEREAS, the City does so because in doing the improvements to SE 2nd Street it did not appear that access to the existing shed/garage was necessary; and

WHEREAS, when City staff checked the permit files they showed that a permit to demolish this shed/garage had been obtained by Mr. Rodgers; and

WHEREAS, City staff, therefore, did not plan to provide a driveway to this property since this storage/garage was planned to be demolished; and

WHEREAS, late in the project and after the construction phase had commenced, Mr. Rodgers decided to not demolish the shed/garage but to continue to access this shed/garage for vehicle(s); and

WHEREAS, due to the street grades which had been designed and established, there was no other way to provide adequate vehicular access to this property from SE 2nd; and

WHEREAS, the description of this right to ingress/egress area have been reviewed by City staff and Mr. Paul Rodgers; and

WHEREAS, both parties (the City of Troutdale and Mr. Paul Rodgers) thoroughly reviewed, revised and made final the attached description; and

WHEREAS, Mr. Rodgers acknowledged the receipt and acceptance of this right to ingress/egress with his signature on the attached description; and

WHEREAS, the City of Troutdale acknowledges and grants this right to ingress and egress by way of this resolution; and

PLEASE RETURN TO:
GEORGE MARTINEZ, CITY RECORDER
CITY OF TROUTDALE
104 SE KIBLING AVE.
TROUTDALE, OR 97060

WHEREAS, the actual on-site area and its dimensions, as are more particularly described on the attached description, were found to be adequate and acceptable to both parties and will provide adequate access into this existing shed/garage from the north portion of the property and through the City-owned property at 141 SE Dora Avenue.

NOW THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TROUTDALE

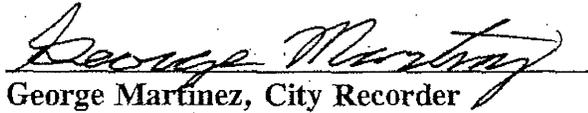
That a permanent right to ingress and egress into the property located at 146 S. Buxton Avenue, through the City-owned property located at 141 SE Dora Avenue, as described on Attachment A is granted.

YEAS: 6
NAYS: 0
ABSTAINED: 0



Paul Thalhofer, Mayor

Dated: 8-22-96



George Martinez, City Recorder

Adopted: 8-13-96

C:\RESOL96

**A PERMANENT RIGHT TO INGRESS AND EGRESS
THROUGH CITY-OWNED PROPERTY LOCATED AT 141 SE DORA
TO THE PROPERTY AT 146 SE BUXTON AVENUE**

**GRANTOR: CITY OF TROUTDALE
104 SE KIBLING AVENUE
TROUTDALE, OR 97060**

The Grantor, owner of the property at 141 SE Dora Avenue, Troutdale, Or 97060, does hereby grant to Mr. Paul Rodgers, Grantee, a permanent right to ingress and egress, through said City-owned property, to his garage located on the most eastern end of the property at 146 SE Buxton Avenue.

The exact area hereby designated for a permanent right to ingress and egress the property at 146 SE Buxton is more particularly described as follows and is graphically shown on the attached Exhibit Map:

The most southern 12 feet of Parcel 5, Tax lot 9400, Block 1 of the City of Troutdale's downtown area, such block being enclosed by Historic Columbia River Highway on its north; SE Dora Avenue on its east, SE 2nd Street on its south; and S Buxton Avenue on its west.

This area contains 1200 square feet, more or less.

This permanent right to ingress and egress shall run with the land and shall be binding upon and shall inure to the benefit of the parties hereto, their heirs, successors, and assigns.

No structure shall be erected upon this area designated for ingress and egress without the written consent of the grantee.

The consideration for this permanent right for ingress and egress is nonmonetary.

Grantee: Paul R. Rodgers

OK ✓

CERTIFICATE OF ACCEPTANCE

I, George Martinez, Recorder of the City of Troutdale, hereby certify that the foregoing agreement was accepted by the Common Council of the City of Troutdale on the 13th day of August, 1996, by Resolution No. 1271.

Dated this 19th day of September, 1996.

George Martinez
CITY RECORDER

(seal)

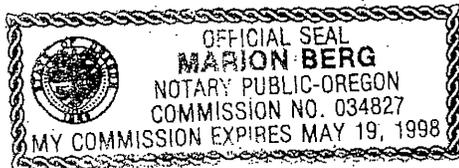
STATE OF OREGON)
) ss.
COUNTY OF MULTNOMAH)

Personally appeared the above named George Martinez, and acknowledged the foregoing instrument to be the voluntary act and deed of the CITY OF TROUTDALE.

BEFORE ME:

Marion Berg
NOTARY PUBLIC FOR OREGON
Commission Expires: 5-19-98

(seal)





450

183-201

EAST COLUMBIA RIVER HWY

6

226

KENDALL AVE.

146

122-26

107

133

105

146

141

2ND

202

238

244

248

ST.

223

BUXTON AVE.

224

201

225

235

248

243

DORA AVE.

202

207

234

235

246

243

HARLOW AVE.

3RD

ST.

114-116

210-212

RIGHT TO INGRESS/EGRESS
(12' TYPICAL WIDTH BY THE
LENGTH OF THE NORTH PROPERTY
LINE OF 146 SE BUXTON AVE.)

FILE NAME: 148_BXTN
TITLE BLOCK: T88X11
EXTERNAL REFERENCES: NONE
PLOT DATE: 08-06-96
BY: J.M.
PREVIOUS REVISION DATE: NONE



DEPARTMENT OF PUBLIC WORKS
CITY OF TROUTDALE
RIGHT TO INGRESS/EGRESS
(TO SE 146 BUXTON AVE.) AREA
MULTNOMAH COUNTY, OREGON
AUGUST 1996

CITY OF TROUTDALE

Measure 26-116

BALLOT TITLE

CITY OF TROUTDALE, OREGON POLICE FACILITY GENERAL OBLIGATION BONDS AUTHORIZATION

QUESTION: Shall the City of Troutdale issue general obligation bonds not exceeding \$7,540,000 for police facilities? If the bonds are approved, they will be payable from taxes on property or property ownership that are not subject to the limits of sections 11 and 11b, Article XI of the Oregon Constitution.

SUMMARY: If approved, this measure would finance constructing, furnishing, and equipping of a new police facility on property currently owned by the City at SW 2nd Street and Kendall Avenue, site improvements and pay bond costs. Specifically, this measure is expected to:

- Construct, furnish and equip a new police facility.
- Make site improvements for new police facility.
- Demolish existing police facility and make site improvements.
- Pay fees associated with issuing the bonds.

The Bonds would mature in twenty one (21) years or less from issuance date and may be issued in one or more series.

Background

The police department has been at its current location, an old bank building, since 1991. The existing building is 54 years old and, according to the building codes official, has structural, electrical, heating, ventilation and plumbing issues. A space needs assessment conducted in May of 2008 by Group Mackenzie, an architectural firm, identified that the existing building, which has been renovated twice, has reached capacity and there is no room for further growth or ability to expand the current facility.

The existing police facility does not meet the department's current requirements, and, as noted in the space needs assessment, will not meet the anticipated growth of the department over the next 20 years. In addition to those noted above, the current police facility has several limitations including insufficient space for the Emergency Operations Center and no secured parking for the patrol vehicles.

Summary

Proceeds from the bond sale would be dedicated to constructing and equipping a new police facility and demolishing the existing police facility. The proposed facility would be designed for modern technological, staffing, and community needs, and would meet the latest earthquake and safety standards, and serve as the city's Emergency Operations Center when needed. The architect, HSR Master Planning and Architecture, LLC, estimates that the new police facility would have a useful life of at least 50 years.

Submitted by
David Ross,
City Attorney
City of Troutdale

EXPLANATORY STATEMENT

Purpose

Measure 26-116 would authorize the City of Troutdale to issue and sell General Obligation Bonds up to a maximum of \$7,540,000 dollars to construct and equip a new police facility. The term of the Bonds would not exceed twenty-one (21) years.

Estimated Tax Rate

If the city would issue the maximum amount of the Bonds authorized by this Measure, the tax rate to the individual property owner would increase approximately \$0.42 per \$1,000 of assessed value, or about \$42.00 per year for every \$100,000 of assessed value. For a home in Troutdale assessed by Multnomah County at \$200,000, the estimated annual increase in property taxes would be approximately \$84.00 per year (or \$7.00 per month). The payment on the bond would begin in year 2011.

Building Location

The new police facility would meet the current and future space requirements of the police department. The police facility would be built on property owned by the city at SW 2nd Street and SW Kendall Avenue, which was originally purchased for new city facilities.

No arguments AGAINST this measure were filed.