

# Special Meeting – March 28th

5:30 – 7:30 Troutdale Library

Meeting was called to order at 5:33 p.m., March 28, 2017

In attendance were:

- Chris Damgen, Community Development Director, City of Troutdale
- Lt. Wendland, Multnomah County Sheriff's office
- Ray Young, City Manager (arrived later)
- Nick Thompson, Resource Officer, Reynolds High School
- Mike Halstead, developer
- Approximately 20 home owners

Lt. Wendland introduced himself. He emphasized two things about the Sheriff's office overage, etc.

- Homeless issue – The County is working with homeless people in our area through their "Homeless Outreach Program." They are trying to find alternatives for homeless people rather than arresting, etc. They make every effort to clean up any camping sites that affect the livability, health and safety of our area.
- Lt. Wendland asked owners to call the non-emergency # (503-823-3333) if they see activity or discover damage, etc. within the neighborhood. He said they need (this) history to establish a pattern of problems and/or justify increased patrols within the neighborhood. At the very least he asked that owners report instances to the Board (Sally and Ken) so they can forward information to the sheriff's office

Mike Halstead was introduced by Chris Damgen. Mike is developing the area off Cherry Park Road west of the Latter Day Saints property. Mike is well into the process with the city to build 25 "luxury town houses" on the property now occupied by the large yellow house, behind the two duplexes accessed off Cherry Park. Rent for these units will be approximately \$2,000/month, with garages and "ample parking." Access will be off of Cherry Park and gated access for emergency vehicles only off of 13<sup>th</sup> street in the back. The current duplexes will remain as is.

Concern was expressed by residents on East side of Cherry Ridge as to impact of these units. Mike indicated there would be a six-foot solid fence separating the properties. Set back will be adhered to. Residents expressed concern about the proposed "rec area" when Mike indicated they might consider a basketball hoop, etc. Cherry Ridge residents asked that not be part of the option. Too noisy on an on-going basis and noise associated with pick-up games, etc. can go into late hours.

Concern was also expressed about traffic on Cherry Park. It's bad already. It was advised that part of the Reynolds 2015 bond project improvements includes adding exits for school buses onto 257<sup>th</sup> with east access from Stark Street rather than the current access on Cherry Park. The county (city?) is looking at improvements for Cherry Park Road. There was no elaboration on that.

Chris Damgen then took over the meeting to explain what was happening on the Columbia Aviation property located at the East end of Sturges Lane. The property is for sale. Chris advised there is no "active land use application" on that property. He said the neighborhood would be notified of a sale/purchase. It is zoned "R-4," attached residential housing.

Chris gave some history on the road/path that is there now. Discussions in 1999-2000 included connecting/expanding Sturgis to be a through-street from 257<sup>th</sup> to Cherry Park. Owners in Sedona Park development and Cherry Ridge were active in preventing this. Compromise was to develop a walking path to provide access to 257<sup>th</sup>, bus routes, etc.

Main concern expressed by residents is, of course, the potential increased vehicle traffic if that Sturges was extended. Wayne Schulte said a traffic study at that time indicated daily vehicle access would go from approximately 100 to 3500 cars daily. The neighborhood is not designed to be a transit center.

Chris said the City would take all comments/testimony from owners who would be affected by any change. **He said, however, that testimony “needs to be as factual as possible, e.g., how this change would affect property values or verified safety issues.”** Not just that “we don’t want it. (One owner has already contacted a realtor and gotten an estimate of how a through-street would affect his property value. This is the kind of factual information that can have (a) big impact).

Chris said the neighborhood does have some power to affect a land-use application and he would work with all neighborhoods that would be potentially affected. He did say that “the stub” as it is called (the area where the path is now) was designed by the city to be connected. If a developer did not want to extend the street, he/she would have to apply for a variance to not do so.

Chris could not/would not verify that there is an offer on the property. He did pledge to be in contact with the Board on the process and he welcomes feedback, etc. Contact information is below.

Contact Sally and Ken with questions, concerns, process, etc. as this proceeds.

Deputy Thompson then addressed issues concerning the high school, safety, trespassing, etc. He and Officer Harris are both at the school as resource officers.

He said there are 2800 kids at Reynolds High School and “@ 400 of them are on ‘no-trespass list’ for surrounding properties (neighborhood and/or market center).” He said we can call on littering issues if we see students doing so. He needs a good description of kid(s) and/or time of day, frequency, etc. to do something about it. The school has added resources to deal with loitering, etc. Nick can be reached at 503-667-3186 (main #), press “0” for operator and they will page, for any active situations needing immediate attention. Messages can also be left for them. Residents can ask students, “Do you have an off-campus pass?” if they are seen in the neighborhood.

In closing, Chris invited residents to join the City of Troutdale Facebook page to be kept abreast of the activity in/of the City. Troutdale does have major employers moving into the area and room must be made for new residents. He thanked the group for their attendance and said he had gained needed history about the conversations/process regarding “the Sturgis Lane extension” issue and he would take all information into consideration.

Meeting was adjourned approximately 7:30 p.m.

Contact Information:

Chris Damgen  
Community Development Director  
[chris.damgen@troutdaleoregon.gov](mailto:chris.damgen@troutdaleoregon.gov)  
tel [503-674-7228](tel:503-674-7228) | fax 503-667-0524

City of Troutdale  
2200 SW 18th Way / Troutdale, OR 97060  
[www.troutdale.info](http://www.troutdale.info) | [Facebook](#)

Troutdale's website:  
<http://www.ci.troutdale.or.us>