



CITY OF

# PORTLAND, OREGON

OFFICIAL  
MINUTES

A REGULAR MEETING OF THE COUNCIL OF THE CITY OF  
PORTLAND, OREGON WAS HELD THIS 15TH DAY OF APRIL, 1992  
AT 9:30 A.M.

THOSE PRESENT WERE: Mayor Clark, Presiding; Commissioners  
Blumenauer, Bogle, Kafoury and Lindberg, 5.

OFFICERS IN ATTENDANCE: Cay Kershner, Clerk of the Council;  
Ruth Spetter, Senior Deputy City Attorney; and Officer Sheridan  
Grippen, Sergeant at Arms.

On a Y-5 roll call the Consent Agenda was adopted as follows:

## CONSENT AGENDA - NO DISCUSSION

- 671** Accept bid of Copenhagen Utilities & Construction, Inc., for Cambridge  
Village Sanitary Sewer for \$162,436 (Purchasing Report - Bid 64)

**Disposition:** Accepted; prepare contract.

- 672** Accept bid of Les Brown Excavating for Rocky Butte Road Sewer for  
\$91,494 (Purchasing Report - Bid 114)

**Disposition:** Accepted; prepare contract.

- 673** Accept bid of Island Sand Sales, Inc., for white silica sand for \$53,085  
(Purchasing Report - Bid 119)

**Disposition:** Accepted; prepare contract.

- 674** Vacate a portion of N Ramsey Boulevard and N Leadbetter Road south  
of Marine Drive, within the plat of Rivergate Industrial Park, under  
certain conditions (Ordinance by Order of Council; C-9794)

**Disposition:** Passed to Second Reading April 22, 1992 at 9:30 a.m.

**675** Vacate a portion of SW Hood Avenue and SW Arthur Street, under certain conditions (Ordinance by Order of Council; C-9778)

**Disposition:** Passed to Second Reading April 22, 1992 at 9:30 a.m.

**Mayor J. E. Bud Clark**

**\*676** Agreement with Campbell Resources, Inc., not to exceed \$110,271, to continue and expand Landlord Training Program (Ordinance)

**Disposition:** Ordinance No. 165304. (Y-5)

**\*677** Agreement with Multnomah County to govern administration of City Code Chapter 14.74, Burglary and Alarm Systems (Ordinance)

**Disposition:** Ordinance No. 165305. (Y-5)

**\*678** Contract with Intracorp to perform medical bill auditing and other related services for the Bureau of Administrative Services, Risk Management Division (Ordinance)

**Disposition:** Ordinance No. 165306. (Y-5)

**\*679** Pay claim of Carol and Paul Fortino (Ordinance)

**Disposition:** Ordinance No. 165307. (Y-5)

**Commissioner Earl Blumenauer**

**\*680** Contract with Columbia 205 Commerce Center to have City construct oversizing capacity at NE Airport Way Water Quality Protection Facility (Ordinance)

**Disposition:** Ordinance No. 165308. (Y-5)

**\*681** Authorize extension to an agreement with the Department of Environmental Quality to provide for oversight in connection with the N Marine Drive Project (Ordinance)

**Disposition:** Ordinance No. 165309. (Y-5)

**\*682** Authorize intergovernmental agreement with the Port of Portland for completion of sanitary sewer facilities to serve NE Sunderland Avenue, NE 33rd Drive, NE Marine Drive and West Airport Properties (Ordinance)

**Disposition:** Ordinance No. 165310. (Y-5)

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- \*683** Amend contract with Premier Consulting for implementation of Project Tracking System within City's accounting system and provide for payment (Ordinance)

**Disposition:** Ordinance No. 165311. (Y-5)

- \*684** Call for bids for sludge transportation for the Triangle Lake Sludge Lagoon at the Columbia Boulevard Wastewater Treatment Plant, authorize a contract and provide for payment (Ordinance))

**Disposition:** Ordinance No. 165312. (Y-5)

- \*685** Call for bids for the construction of aeration basins modifications at the Columbia Boulevard Wastewater Treatment Plant, authorize a contract and provide for payment (Ordinance)

**Disposition:** Ordinance No. 165313. (Y-5)

- \*686** Call for bids for the Columbia Boulevard Wastewater Treatment Plant video monitoring equipment purchase, authorize a contract and payment (Ordinance)

**Disposition:** Ordinance No. 165314. (Y-5)

- \*687** Call for bids for Tryon Creek Wastewater Treatment Plant sludge hauling services, authorize a contract and payment (Ordinance)

**Disposition:** Ordinance No. 165315. (Y-5)

**Commissioner Dick Bogle**

- \*688** Approve renewal of intergovernmental agreement with Multnomah County for administration of the County's Secondhand Dealer Program by the Bureau of Licenses (Ordinance)

**Disposition:** Ordinance No. 165316. (Y-5)

**Commissioner Mike Lindberg**

- 689** Accept contract with CH2M Hill-NW as complete for a total cost of \$473,000 (Report; Contract No. 26708)

**Disposition:** Accepted.

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**690** Accept contract with CH2M Hill - Northwest Consulting Engineers as complete for a total cost of \$67,170 (Report; Contract No. 26364)

**Disposition:** Accepted.

**691** Accept contract with McCoy Electric as complete and authorize final payment including all retainage (Report; Contract No. 27128)

**Disposition:** Accepted.

**692** Accept contract with James V. Cassetta Construction Services for King School Park Improvements as complete, authorize final payment and release retainage for a total of \$2,123 (Report; Contract No. 27321)

**Disposition:** Accepted.

**\*693** Call for bids for installation of new heating system for the Mt Tabor Greenhouse, authorize a contract and provide for payment (Ordinance)

**Disposition:** Ordinance No. 165317. (Y-5)

**\*694** Call for bids for asbestos removal at Multnomah Art Center, authorize a contract and provide for payment (Ordinance)

**Disposition:** Ordinance No. 165318. (Y-5)

**\*695** Amend City Code to remove ambiguity in private right of action created under new civil rights ordinance (Ordinance)

**Disposition:** Ordinance No. 165319. (Y-5)

**REGULAR AGENDA**

**670** **TIME CERTAIN: 9:30 AM** - Transmit the Lents and Kenton Target Area Action Plans (Report)

**Discussion:** Martha McLennan, Neighborhood Revitalization Manager, Bureau of Community Development, said these are short term, very concrete plans which reflect strong grass roots efforts. She said the plans will be forwarded to those Bureaus that can help with their implementation and to the Planning Commission so that they can be fully integrated with the District Plans currently being developed.

Mike Mignano, 2615 SE 109th, said the Lents Plan focuses on revitalization of the area between 82nd and I-205. While the City is

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being asked to provide seed money, most of the improvements will be funded by the private sector. He described some of the improvement projects, including a paintathon, that have already been undertaken.

Mayor Clark said he was happy to see such optimism, particularly in the face of decreased federal funding.

Nick Sauvie, 3534 SE Main and staffperson at SE Uplift, said one of the most exciting aspects of the revitalization plan is the high degree of neighborhood interest. Major areas of concern in Lents are creation of a clean and attractive neighborhood, improved safety, and revitalization of the Lents Commercial District, which was severely disrupted when the I-205 freeway was built. He said the City is being asked to provide seed money to stimulate private investment in the areas of housing rehabilitation, community organization and a targeted Code enforcement program. He said the neighborhood hopes to work with the Portland Development Commission to develop a commercial revitalization program.

Commissioner Lindberg asked if the funding requests were part of the proposed budget.

Commissioner Kafoury said the funding requests will be submitted as part of the Neighborhood Initiatives program which will be available July 1. Neither the Lents or Kenton plans are in the current budget but the intent is to tie funding for all future block grant money to development of neighborhood plans such as these.

Mayor Clark said a plan is necessary in order to get the input of all citizens and not just a few individuals.

Commissioner Kafoury said there will also be requests for funding to other bureaus such as Transportation.

Larry Mills, 1406 N. Winchell, said this neighborhood action plan has the potential to revitalize the Kenton community, which has been in a downward spiral for some time. He said the success of the program rests directly with the community itself. He said the plan requires only a modest dollar investment considering its final goals.

Jim Lynch, real estate broker in the Kenton neighborhood, emphasized the large amounts of time and effort residents will provide in contrast to the small amount of money requested from the City. He said they propose redevelopment of the Kenton Business District, including renovation of the Kenton Hotel and rehabilitation of 24 housing units.

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Commissioner Blumenauer said the specific plans and relatively low-budget, high impact items which are being proposed provide a blueprint for the bureaus to follow.

**Disposition:** Placed on file.

**Mayor J. E. Bud Clark**

- 696** Authorize submission of FY 1991-92 Spring Supplemental Budget to the Multnomah Tax Supervising and Conservation Commission (Resolution)

**Disposition:** Resolution No. 34981. (Y-5)

**Commissioner Earl Blumenauer**

- 697** Accept petitions and adopt Resolution for the lid street improvement of the SW 50th/Marigold District and the construction of storm drainage facilities (Report)

**Disposition:** Adopted. (Y-5)

- 698** Direct the City Engineer to prepare plans, specifications and cost estimates for the LID Street Improvement of the SW 50th/Marigold District (Resolution, C-9805)

**Disposition:** Resolution No. 34982. (Y-5)

**Commissioner Gretchen Kafoury**

- 699** Recognize the week of April 26-May 2, 1992 as Community Development Week and call upon the citizens of Portland to display their support for the Community Development Block Grant Program (Resolution)

**Discussion:** Commissioner Kafoury highlighted projects funded by the Community Development Block Grant program, including shelters for the homeless, community gardens and weatherization. She said since 1975 the City has spent \$170 million in community development money.

Mayor Clark noted the City has been doing more and more with less and less while the federal government is taking more and more, especially since passage of Measure 5.

**Disposition:** Resolution No. 34983. (Y-5)

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**700** Amend land use fee schedule (Ordinance)

**Discussion:** Commissioner Kafoury said this is a minor adjustment to the fee increases adopted a year ago. She said the Bureau is still trying to keep to its goal of 70 per cent cost recovery.

**Discussion:** Ordinance No. 165320. (Y-5)

**City Auditor Barbara Clark**

**701** Assess property for sewer system development charges through March, 1992 (Hearing; Ordinance; Z0151, Z0152, Z0153)

**Disposition:** Passed to Second Reading April 22, 1992 at 9:30 a.m.

**702** Assess property for sidewalk maintenance through January 31, 1992 (Ordinance)

**Disposition:** Passed to Second Reading April 22, 1992 at 9:30 a.m.

**703** Create the SE 18th Avenue from SE Clinton Street to SE Division Street HCD Local Improvement District and construct sumps (Hearing; Ordinance; C-9782)

**Disposition:** Passed to Second Reading April 22, 1992 at 9:30 a.m.

At 10:25 a.m., Council recessed.

**APRIL 15, 1992**

A RECESSED MEETING OF THE COUNCIL OF THE CITY OF PORTLAND, OREGON WAS HELD THIS 15TH DAY OF APRIL, 1992 AT 2:00 P.M.

THOSE PRESENT WERE: Mayor Clark, Presiding; Commissioners Blumenauer, Bogle, Kafoury and Lindberg, 5.

OFFICERS IN ATTENDANCE: Cay Kershner, Clerk of the Council; Pete Kasting, Chief Deputy City Attorney; and Officer Sheridan Grippen, Sergeant at Arms.

- 705** Tentatively grant appeal of Lillian Hastings against Hearings Officer's decision to deny application to establish nonconforming rights in order to use the building at 210 NE 28th Avenue for flexible commercial and light industrial uses (Findings; 91-00797 NU NE)

**Discussion:** Cay Kershner, Clerk of the Council, noted that the findings had been distributed earlier.

**Disposition:** Findings Adopted. (Y-5)

- 704** Tentatively overrule Hearings Officer's denial of appeal of Charles W. Lawrence, applicant, for a comprehensive plan map amendment and a zone change in order to construct a building for an auto repair business at 4411 SE Belmont (Hearing; Previous Agenda 640)

**Discussion:** Tom McGuire, Planning Bureau, said because Council tentatively recommended a change in the zoning which differed from the one originally requested by Mr. Lawrence, renotification was required and further testimony must be allowed.

Commissioner Kafoury noted that Council had already tentatively approved a compromise zone designation agreed upon by the Sunnyside Neighborhood Association and Mr. Lawrence, and now needed to decide how much time to allow for testimony.

Council agreed to allow those wishing to testify to speak for two minutes each.

Tad Everhart, 613 SE 41st, #33, opposed the zone change from R1 (Residential) to CM (Mixed Commercial). He said he plans to build three passive solar row houses to the north of Mr. Lawrence's property and believes that the 45-foot height allowable under CM zoning could put their proposed homes in the shade.



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Commissioner Lindberg asked about solar access protection in the Code.

Mr. McGuire said there are restrictions for residential zones, but not commercial.

Martha Wheeler, 930 SE 31st, longtime Sunnyside Neighborhood Association activist, opposed adoption of the compromise zone change agreed upon by Sunnyside and Mr. Lawrence. She argued that Comprehensive Plan housing goals should not be compromised and contested Mr. Lawrence's claims that his property is unsuitable for residential use.

Shirley Stone, 728 SE 45th, asked that R1 zoning be retained on this block. She said she is opposed to any additional on-street parking.

Charles Lawrence, applicant, said he believes the CM zone is workable and will provide residential and commercial use on property he purchased a long time ago in the belief that it was commercial.

Commissioner Blumenauer asked how high he planned to build.

Mr. Lawrence said just two stories.

Commissioner Kafoury moved to adopt the revised compromise agreement, noting that it had been arrived at in good faith. Commissioner Lindberg seconded.


Tom McGuire said the findings would be heard at the May 6 session.

Mayor Clark said he would vote no because he believes the property should remain residential.

**Disposition:** Tentatively reapprove zone change to Mixed Commercial (Y-4; N-1, Clark) Applicant's attorney prepare findings for May 6, 1992 at 2:00 p.m.

At 2:15 p.m., Council adjourned.

BARBARA CLARK  
Auditor of the City of Portland

  
By Cay Kershner  
Clerk of the Council

**April 16, 1992**

**THURSDAY, 2:00 PM, April 16, 1992**

**DUE TO THE LACK OF AN AGENDA  
THE MEETING WAS CANCELED**