

ORDINANCE NO. 245

AN ORDINANCE ESTABLISHING CERTAIN INTERIM LAND USE CONTROLS AND DECLARING THE EMERGENCY THEREFORE.

WHEREAS, the present revision of the Comprehensive Plan will result in a thorough revision of all enabling ordinances, and

WHEREAS, many of the existing ordinances and procedures of the City of Troutdale in the area of land use regulation are presently in need of revision, and

WHEREAS, certain deficiencies or areas of confusion currently exist which create a hardship on all those involved in the land development process, now

THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF TROUTDALE THAT:

Section 1. Subdivision Acceptance.

With the recommendation of the City Administrator and City Engineer, the Mayor is authorized to accept subdivision streets, sewer, water and related systems on behalf of the City.

Section 2. Engineering Standards.

The engineering specifications as adopted by the City Council by ordinance may be varied by the City Engineer when adequate testing, construction and inspection procedures result in a product of an equivalent performance standard.

This section is intended to provide flexibility and to allow current technology to be used in Troutdale. This section does not in any way diminish the City Engineer's authority to require the adopted specification standard.

Section 3. Greenway.

To clarify City policy and the City's Comprehensive Plan, Greenway refers to a conservation area of the City. No building permit may be issued in a greenway, if, in the opinion of the City Planner or Building Official, such an issuance would exceed the existing land use density on that parcel of land.

Section 4. Conditional Building Permits.

When all bonds and assessment pursuant to City ordinance, procedure and other agreements have been satisfied, and when approved by the land owner, builders may receive non-occupancy Conditional Building Permits prior to the acceptance of the subdivision construction improvements by the City. The City Administrator is to further define this requirement as a part of the City's Administrative Procedures.

Section 5. Certificate of Occupancy.

All structures subject to a building permit are required to receive a final inspection and obtain a Certificate of Occupancy prior to the occupancy or designed use of the structure.

Section 6. Term and Severability.

This ordinance is intended to be temporary until repealed section by section or in its entirety by enabling legislation subsequent to the adoption of the revised Comprehensive Plan. If for any reason any portion of this ordinance is held invalid, it shall not effect the validity of any other section.

Section 7. Enforcement.

Violations of this ordinance or the Zoning Ordinance shall be subject to a \$100 fine per occurrence or violation.

Section 8. Emergency.

Whereas the rapid growth of the community requires adequate regulation to best preserve the public health and welfare, this ordinance is in full force and effect immediately upon passage by the Common Council and signing by the Mayor.

Passed by the Common Council of the City of Troutdale this 10th day of May, 1977.

YEAS: 5

NAYS: 0

Signed by the Mayor this 10th day of May, 1977.



R. M. STURGES - MAYOR

ATTEST:



Betty J. Bergstrom - City Recorder