

AN ORDINANCE ESTABLISHING DESIGN REVIEW AS A REQUIREMENT PRIOR TO THE ISSUANCE OF CERTAIN TYPES OF BUILDING PERMITS AND DECLARING THE EMERGENCY THEREFORE.

WHEREAS, the City of Troutdale is concerned with complementary land use patterns and long term community stability and identity, and

WHEREAS, the City has an interest in assuring that such factors such as design, access, lay-out, landscaping, circulation, parking, noise, soils, drainage, energy conservation, police and fire protection, etc. are considered in all development proposals, and

WHEREAS, the City does not now have a means for forum for public evaluation of many higher intensity land uses in terms of location, scale and design of such uses, and

WHEREAS, there are several higher intensity land use developments now being proposed for the short range future which would not otherwise be publically evaluated; now,

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

Section 1. Applicability

All multiple family, commercial, community service and industrial land use proposals, excluding one family and two family units will be presented to Design Review Board for evaluation.

Section 2. Design Review Board

A 5 person Design Board will be appointed by the Troutdale City Council and serve at the pleasure of the City Council. The Board shall be selected from professionals in the community in engineering, architecture, landscaping, building design and other related fields. Until such time as the Board is appointed or convened, the Troutdale Planning Commission shall act as the Design Review Board.

Section 3. Design Review Considerations

Evaluation will include but not be limited to the following functional design considerations:

1. site characteristics, such as topography, soils, existing vegetation, natural drainage ways and natural hazards;
2. compatibility with and effect upon the surrounding buildings, neighborhoods, and environment;
3. solar and wind orientation, and the use of existing and proposed vegetation as they affect energy conservation;
4. parking areas and the overall circulation system;
5. pedestrian traffic and access;
6. storage areas for recreational vehicles;
7. service and delivery areas;
8. usable outdoor areas;
9. utilities, including the sewer, water, storm drainage, lighting and sprinkler systems.

10. police and fire protection;

11. landscaping and berming, especially with regards to screening to reduce noise, maintain or enhance private areas, block off objectionable views or non-compatible land uses, conserve energy, and prevent soil erosion;

12. building design, in terms of its relationship to surrounding buildings, and neighborhoods, its scale, its provisions for the handicapped, its energy efficiency and its general visual impact.

Section 4. Powers and Duties.

All decisions of the Design Review Board will be considered binding on the applicant. No building permit may be issued by the Building Official for applicable proposals as defined in Section 1 of this ordinance without approval of the Design Review Board. The conditions of Design Review approval are conditions of the building permit. Appeals may be made to the City Council.

Section 5. Emergency Clause.


Inasmuch as this ordinance is necessary for the immediate preservation of public health, peace and safety of the people of the City of Troutdale and in the judgment of the Common Council, now therefore, an emergency is hereby declared to exist and this ordinance shall be in full force and effect from and after its passage by the Common Council of the City of Troutdale and its signing by the Mayor.

Passed by the Common Council of the City of Troutdale this 10th day of May, 19 77.

YEAS: 5

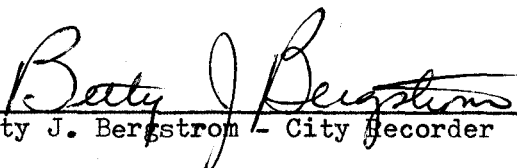
NAYS: 0

Signed by the Mayor this 10th day of May 19 77.



R.M. Sturges - MAYOR

ATTEST:



Betty J. Bergstrom - City Recorder