

AN ORDINANCE REVISING THE TROUTDALE COMPREHENSIVE PLAN AMENDING ORDINANCE NO. 252.

WHEREAS, Pursuant to ORS 271.120 a hearing was held on March 23, 1982 at which the Common Council made the following findings:

1. The City's Comprehensive Plan does not yet comply with Statewide Planning Goals for reasons set forth in Section IV in the Land Conservation and Development Commission's report dated February 9, 1981.
2. The changes as shown in the attached pages from the text of the Comprehensive Plan referred to as Exhibit "A", will resolve some of the aforementioned plan deficiencies and are consistent with the State's Land Use Goals.
3. Exhibit "A" has been reviewed and recommended by the Troutdale Planning Commission and commented on by the CAC.
4. There has been opportunity for citizen review.
5. Exhibit "A" is consistent with remaining portions of the text.
6. The changes are in the public interest.

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

The Comprehensive Plan be revised as shown on the attached Exhibit "A".

PASSED BY THE COMMON COUNCIL OF THE CITY OF TROUTDALE THIS 23rd DAY OF March 1982.

YEAS 5

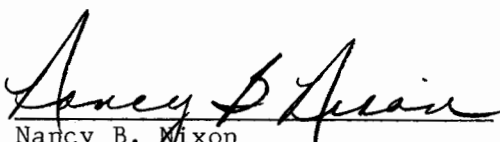
NAYS 0



R.M. Sturges, MAYOR

Date Signed: 3-24-82

ATTEST:



Nancy B. Nixon
FINANCE DIRECTOR/CITY RECORDER

POLICY AREA I (SINGLE FAMILY RESIDENTIAL)

1.05.00 GENERAL DESIGN STANDARDS

- .06 1) Residential uses shall be permitted on those lands which have already received preliminary plat approval for such uses prior to the adoption of this plan, provided that EITHER City services (sewer and water) are available OR THAT WATER AND SEWER SERVICES WHICH MEET D.E.Q. STANDARDS CAN BE ACCOMMODATED ON THE SITE, and that no development will occur on 30 percent slope or greater or be situated within a floodway (Beaver Creek, Sandy River, Arata Creek). The development of these lots shall meet the design standards of Section 1.05.00.

POLICY AREA II (GENERAL COMMERCIAL AND MULTIPLE FAMILY)

2.05.00 GENERAL DESIGN STANDARDS

- .05 1) Residential and commercial uses shall be permitted on those lands which have approved development plans or already received preliminary plat approval for such uses prior to the adoption of this Plan, provided that EITHER City services (sewer and water) are available OR THAT WATER AND SEWER SERVICES WHICH MEET D.E.Q. STANDARDS CAN BE ACCOMMODATED ON THE SITE, and that no development will occur on 30 percent slope or greater or be situated within a floodway (Beaver Creek, Sandy River, Arata Creek). The development of these lots shall meet the design standards of Section 2.05.00.

POLICY AREA VI (AGRICULTURE, CONSERVATION, OPEN SPACE)

6.05.00 DESIGN STANDARDS

- .05 1) Residential uses shall be permitted on those lands which have already received preliminary plat approval for such uses prior to the adoption of this Plan, provided that EITHER City services (sewer and water) are available OR THAT WATER AND SEWER SERVICES WHICH MEET D.E.Q. STANDARDS CAN BE ACCOMMODATED ON THE SITE, and that no development will occur on 30 percent slope or greater or be situated within a floodway (Beaver Creek, Sandy River, Arata Creek). The development of these lots shall meet the design standards of Section 1.05.00.

POLICY AREA VII (COUNTY FARM)

7.04.00 DESIGN STANDARDS

- .01 1) Residential uses shall be permitted on those lands which have already received preliminary plat approval for such uses prior to the adoption of this plan, provided that EITHER City services (sewer and water) are available OR THAT WATER AND SEWER SERVICES WHICH MEET D.E.Q. STANDARDS CAN BE ACCOMMODATED ON THE SITE, and that no development will occur on 30% slope or greater or be situated within a floodway (Beaver Creek, Sandy River, Arata Creek). The development of these lots shall meet the design standards of Section 1.05.00.

6.04.04 AR - a basic overlay mineral and aggregate resource zone which is intended to mitigate against the impact of the interim extraction use and requires a reclamation plan for the renovation of the extraction site to allow for the ultimate land use.