

**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 23 DAY OF March 1982.

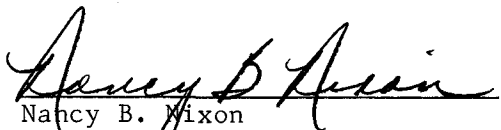
YEAS 5

NAYS 0

  
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R.M. Sturges, MAYOR

Date Signed: 3-24-82

ATTEST:

  
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Nancy B. Nixon  
FINANCE DIRECTOR/CITY RECORDER

**POLICY AREA V (SPECIAL COMMERCIAL)**

5.05.00 GENERAL DESIGN STANDARDS

5.05.05 GREENWAY AND FLOODWAY AREAS DIAGRAMMED ON THE PLAN MAP ARE INTENDED TO REPRESENT THAT ABRUPT AND NOTICEABLE CHANGES IN SLOPE THAT MARK THE EDGE OF BEAVER CREEK CANYON, THE SANDY RIVER, AND ARATA CREEK. SPECIFIC DETERMINATION OF THESE LINES OR BOUNDARIES SHALL BE MADE AT THE TIME OF DEVELOPMENT PROPOSAL FOR THE RESPECTIVE PROPERTIES BASED ON TOPOGRAPHIC MAPS, FIELD SURVEY, AND ACTUAL SITE INVESTIGATION. NEW DEVELOPMENT, EXPANSION OF EXISTING DEVELOPMENT, OR RESUBDIVISION SHALL BE PERMITTED IN GREENWAY AND FLOODPLAIN AREAS, SUBJECT TO THE FOLLOWING GUIDELINES.

IN DETERMINING WHETHER USES OR DEVELOPMENTS IN DESIGNATED GREENWAY OR FLOODWAY AREAS WILL BE ALLOWED, OR TO WHAT EXTENT, THE CITY SHALL USE THE FOLLOWING GUIDELINES:

- 1) COMMERCIAL 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.
- 2) NO NEW SUBDIVISIONS OR PARTITIONS OF LAND OR RESUBDIVISION OF EXISTING DEVELOPMENT SHALL BE APPROVED BY THE CITY IN AREAS DESIGNATED GREENWAY OR FLOODWAY WHEN ONE OF THE FOLLOWING CONDITIONS EXIST:
  - A) THE SLOPE OF THE LAND (TOPOGRAPHY) IS 30 PERCENT OR GREATER.
  - B) THE PROPERTY CANNOT BE SERVED BY MUNICIPAL SEWER AND WATER.
  - C) THE PROPERTY CANNOT BE SERVED BY A PUBLICLY DEDICATED STREET OR ROADWAY WITH A RIGHT-OF-WAY WIDTH AND STREET IMPROVEMENT STANDARD ACCEPTABLE TO THE CITY.
  - D) THE GRADING AND SITE PREPARATION CANNOT BE ACCOMPLISHED WITHOUT ENCROACHING ON GROUND SLOPE OF 30 PERCENT OR MORE AND WITHOUT CREATING A CUT OR FILL IN EXCESS OF 3 FEET EXCEPT FOR BASEMENT CONSTRUCTION LESS SPECIFICALLY APPROVED BY THE CITY.
  - E) THE PROPERTY IS SITUATED IN THE FLOODWAY OF THE BEAVER CREEK CANYON, SANDY RIVER AND ARATA CREEK.

3) NO NEW SUBDIVISION OR PARTITIONS OF LAND, OR RESUBDIVISION OF EXISTING DEVELOPMENT SHALL BE APPROVED ON CONSTRAINED LAND (I.E., LAND SITUATED ON 15 TO 30 PERCENT SLOPE OR WITHIN THE FLOWWAY FRINGE OF BEAVER CREEK CANYON, THE SANDY RIVER, OR ARATA CREEK) UNLESS THE MOST RESPONSIBLE DESIGN, MANAGEMENT AND CONSTRUCTION TECHNIQUES ARE EMPLOYED TO MINIMIZE HAZARDOUS CONDITIONS. THE DENSITY ALLOWED NORMALLY WILL BE REDUCED ON PROPERTY SITUATED ON STEEP SLOPES (SLOPES BETWEEN 15 TO 30 PERCENT) AS PER THE STANDARDS OF THE CITY ZONING ORDINANCE. THE TYPE OF CONSTRUCTION ALLOWED IN THE FLOODWAY FRINGE AREAS OF BEAVER CREEK CANYON, THE SANDY RIVER, AND ARATA CREEK SHALL BE GOVERNED BY THE STANDARDS OF THE HUD FLOOD INSURANCE PROGRAM, THE UNIFORM BULIDING CODE, AND THE CITY ZONING ORDINANCE.