

ORDINANCE NO. 404-0

**AN ORDINANCE AMENDING ORDINANCE NO. 246, PROVIDING CHANGES IN THE TROUTDALE DESIGN REVIEW ORDINANCE.**

WHEREAS, Pursuant to ORS 271.120 a hearing was held in May, 1983, at which the Common Council made the following findings:

1. There is concern about the lack of clear and objective approval standards for needed housing in the City's Design Review Ordinance.
2. This concern centers on the Design Review Ordinance which contains housing approval standards which are not clear and objective.
3. The changes as shown on the attached page, referred to as Exhibit "A", will specify parameters for Design Review conditions which may be attached to housing developments.
4. These changes will resolve the aforementioned concern and are consistent with the City's revised Comprehensive Plan.
5. Exhibit "A" has been reviewed and recommended by the Troutdale Planning Commission.
6. There has been opportunity for citizen review and comment.
7. The changes are in the public interest.

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

The Troutdale Design Review Ordinance text be changed as shown in the attached Exhibit "A".

PASSED BY THE COMMON COUNCIL OF THE CITY OF TROUTDALE THIS 10th DAY OF May, 1983.

YEAS 4

NAYS 0

  
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Sam K. Cox, MAYOR

Date Signed: May 12, 1983

ATTEST:

  
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Nancy B. Nixon  
FINANCE DIRECTOR/CITY RECORDER

**DESIGN REVIEW ORDINANCE**

Section 4 Powers and Duties.

1. THE BOARD SHALL, IN MAKING ITS DETERMINATION OF COMPLIANCE WITH THE REQUIREMENTS SET FORTH, CONSIDER THE EFFECT OF ITS ACTION ON THE AVAILABILITY AND COST OF NEEDED HOUSING. THE BOARD SHALL NOT USE THE REQUIREMENTS OF THIS SECTION TO EXCLUDE NEEDED HOUSING TYPES. HOWEVER, CONSIDERATION OF THESE FACTORS SHALL NOT PREVENT THE BOARD FROM IMPOSING CONDITIONS OF APPROVAL NECESSARY TO MEET THE REQUIREMENTS OF THIS SECTION. THE COSTS OF SUCH CONDITIONS SHALL NOT UNDULY INCREASE THE COST OF HOUSING BEYOND THE MINIMUM NECESSARY TO ACHIEVE THE PURPOSE OF THIS ORDINANCE. THE BOARD SHALL HAVE NO AUTHORITY TO AFFECT DWELLING UNIT DENSITIES.
  
2. 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.