

ORDINANCE NO. 413-0

AN ORDINANCE AMENDING ORDINANCE NO. 271, PROVIDING CHANGES IN THE TROUTDALE ZONING ORDINANCE.

WHEREAS, Pursuant to Section 12.050 of the City Zoning Ordinance, a public hearing was held on December 13, 1983, at which the Common Council made the following findings:

1. Certain difficulties have been encountered in the administration of the Major Variance process according to existing Zoning Ordinance criteria.
2. Such difficulties include overlapping criteria with regard to physical conditions of the site, applications based on personal or financial grounds, and linkage between the variance request and the City's Comprehensive Plan.
3. Revised provisions will solve such difficulties by introducing criteria which are mutually exclusive; by expressly eliminating personal/financial grounds for variance approval; and by requiring only that variances do not conflict with City plan objectives or policy.
4. The amendments as shown in the attached pages, referred to as Exhibit "A", are in line with other local and regional ordinances and variance case law.
5. Exhibit "A" has been reviewed and recommended by the Troutdale Planning Commission.
6. Exhibit "A" is consistent with the remaining portions of the Zoning Ordinance text.
7. There has been opportunity for citizen review and comment.
8. The changes are in the public interest.

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

1. The Zoning Ordinance text be changed as shown in the attached Exhibit "A".

PASSED BY THE COMMON COUNCIL OF THE CITY OF TROUTDALE THIS 13th DAY OF DECEMBER, 1983.