

ORDINANCE NO. 459-0

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP DESIGNATION OF A PORTION OF TAX LOT 4, SECTION 24, T1N, R3E, W.M. FROM SUBURBAN RESIDENTIAL (SR) TO SUBURBAN RESIDENTIAL - AGGREGATE RESOURCE OVERLAY DISTRICT (SR-AR)

WHEREAS, An application for an amendment to the Official Zoning Map has been made by J.L. Arndt Construction Company and Reynolds Aluminum Company, and

WHEREAS, pursuant to Section 12.050 of the Troutdale Zoning Ordinance, the amendment has been considered and recommended for approval by the Planning Commission at an advertised public hearing on October 16, 1985, and

WHEREAS, there has been opportunity for citizen review and comment, and

WHEREAS, the Common Council has made the following findings of fact:

1. The use proposed is allowed in Policy Area No. 6, meets the general goals and objectives of the Plan in relationship to economic benefits, is consistent with the intent and policy of the Comprehensive Plan and can be accommodated without compromising the quality of the area; and
2. The use proposed meets the general criteria of the Aggregate Resource and Flood Hazard Districts, will prevent and mitigate against adverse impacts and will meet all local, state and federal air and water quality standards; and
3. The use proposed will improve the navigability of the river channel for migratory fish specie and recreational use and the project will have economic benefits to the construction and residential community in general.

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

Tax Lot 4, Section 24, T1N, R3E, W.M. - that portion within the corporate boundaries of the City of Troutdale is hereby designated Suburban Residential - Aggregate Resource District subject to the following conditions:

1. The applicant shall post a bond in the amount of \$20,000.00 guaranteeing reclamation of the land prior to issuance of the permit by the Corps of Engineers;
2. The zone change approval is contingent upon permit approval by the Corps of Engineers. If permit is denied, the zone change is invalid.

3. A phased reclamation plan shall be filed with the City and reviewed on an annual basis by the City of Troutdale.
4. If required by Multnomah County the applicant shall post a bond, in the amount of \$5,000.00, to pay for mitigation of excessive damage to Graham Road at the point of access from the dike road.

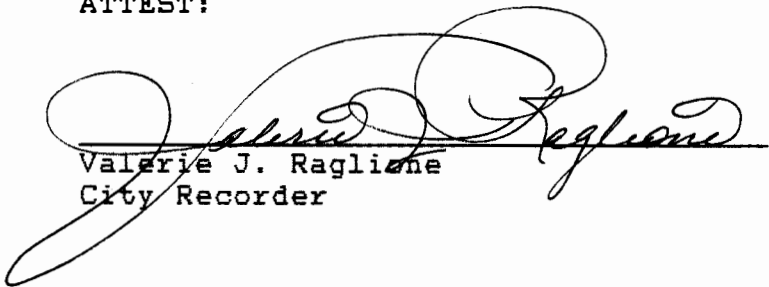
PASSED BY THE COMMON COUNCIL OF THE CITY OF TROUTDALE THIS 22 DAY  
OF OCTOBER, 1985.

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Sam K. Cox, MAYOR

ATTEST:

  
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Valerie J. Raglione  
City Recorder

ORDINANCE No. 459  
TAX MAP IN 3E 24 W.M.  
LOT 4  
AGGREGATE OVERLAY

