

ORDINANCE NO. 461-0

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP, ADJUSTING THE COMMON LOT LINE BETWEEN TAX LOT 46 AND TAX LOT 47, SECTION 35, T1N, R3E, W.M. AND EXPANDING THE C-3 ZONING DESIGNATION.

WHEREAS, an application for an amendment to the Official Zoning Map has been made by Raymond J. Bartel and Joan Edmunds, 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 December 18, 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 proposed use complies with applicable goals, policies and objectives of the Comprehensive Plan and is a permitted use in the Transitional Area of Policy Area No. 1.
2. The lot line adjustment between Tax Lot 46 and Tax Lot 47 does not have significant impact on surrounding land uses and provides a natural buffer of grade separation and vegetation between adjacent uses.
3. The proposed use is consistent with standards of the Zoning Ordinance and is permitted in the C-3 district.

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

The lot line of Tax Lot 46, T1N, R3E, W.M. be adjusted to include the easterly 59.90 feet of Tax Lot 47, T1N, R3E, W.M., and

The existing C-3 zoning designation be expanded to include the easterly 59.90 feet of Tax Lot 47 subject to the following conditions:

1. Require the applicant to enter into a Project Agreement with Multnomah County to cover construction of pavement, curbs and sidewalks to County standards on Stark Street and Troutdale Road prior to issuance of building permits. Applicant shall also pay a proportion of costs for installation of a signalized traffic device, as determined by Multnomah County.

2. Require the owners to sign an agreement of non-remonstration for the formation of a local improvement district for construction of any public improvement benefiting the property (sanitary, storm, or water) on Stark Street and Troutdale Road.
3. Require dedication of a ten (10) foot permanent utility easement on the north boundary of Tax Lot 46 (after lot line adjustment).
4. Require dedication of fifteen (15) feet of right-of-way on Troutdale Road to Multnomah County.
5. Require dedication of ten (10) feet of right-of-way on Stark Street to Multnomah County.
6. Require that the applicant comply with all requirements of the Design Review Board regarding building, signs and landscaping.

In addition, to eliminate any delay in issuance of building permits and subsequent commencement of construction, AN EMERGENCY IS HEREBY DECLARED TO EXIST and this ordinance shall be in full force and effect from and after its passage by the Common Council of the City of Troutdale and its signing by the Mayor.

PASSED BY THE COMMON COUNCIL OF THE CITY OF TROUTDALE THIS 14
DAY OF JANUARY, 1986.

YEAS 6

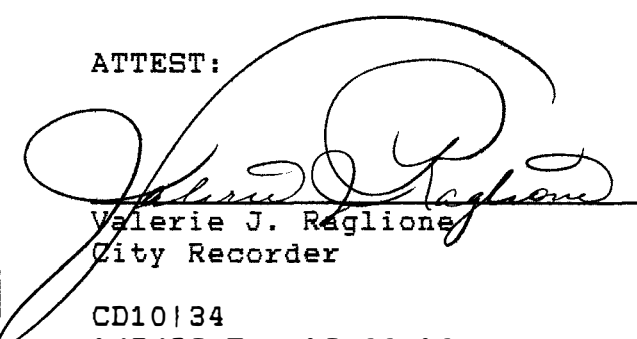
NAYS 0



Sam K. Cox, Mayor

DATE SIGNED: JANUARY 15, 1986

ATTEST:



Valerie J. Raglione
City Recorder

CD10134
1/7/86 Tue 16:44:14

SURVEY FOR LOT LINE ADJUSTMENT FOR R. BARTEL

SITUATED IN THE S.W. 1/4 OF SECTION 36 T.1N., R. 3 E., W.M.
CITY OF TROUTDALE, MULTNOMAH COUNTY, OREGON

SCALE: 1"=40'
NOV. 4, 1985

- DENOTES 5/8" X 30" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "GAYLORD PLS 929"
- DENOTES MONUMENT FOUND AS SHOWN ON MAP
- () DENOTES RECORD DATA

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO CREATE A LOT LINE ADJUSTMENT BETWEEN TRX LOT 46 AND TRX LOT 47 AS PER THE REQUIREMENTS OF THE CITY OF TROUTDALE PLANNING DEPARTMENT, ALSO TO SHOW PROPOSED STREET RIGHT OF WAY DEDICATIONS ON S.E STARK ST. AND TROUTDALE RD. AS REQUIRED BY SAID CITY OF TROUTDALE PLANNING DEPARTMENT.
FOUND AND HELD MONUMENTS AS SHOWN ON MAP TO DETERMINE THE CENTERLINES OF S.E STARK ST. AND TROUTDALE RD.
FOUND AND HELD OTHER MONUMENTS AS SHOWN ON MAP SET 5/8" X 30" IRON RODS AS SHOWN ON MAP.

REFERENCE SURVEYS:

- PS. # 17345
- PS. # 28524
- PS. # 45229

APPROVALS:

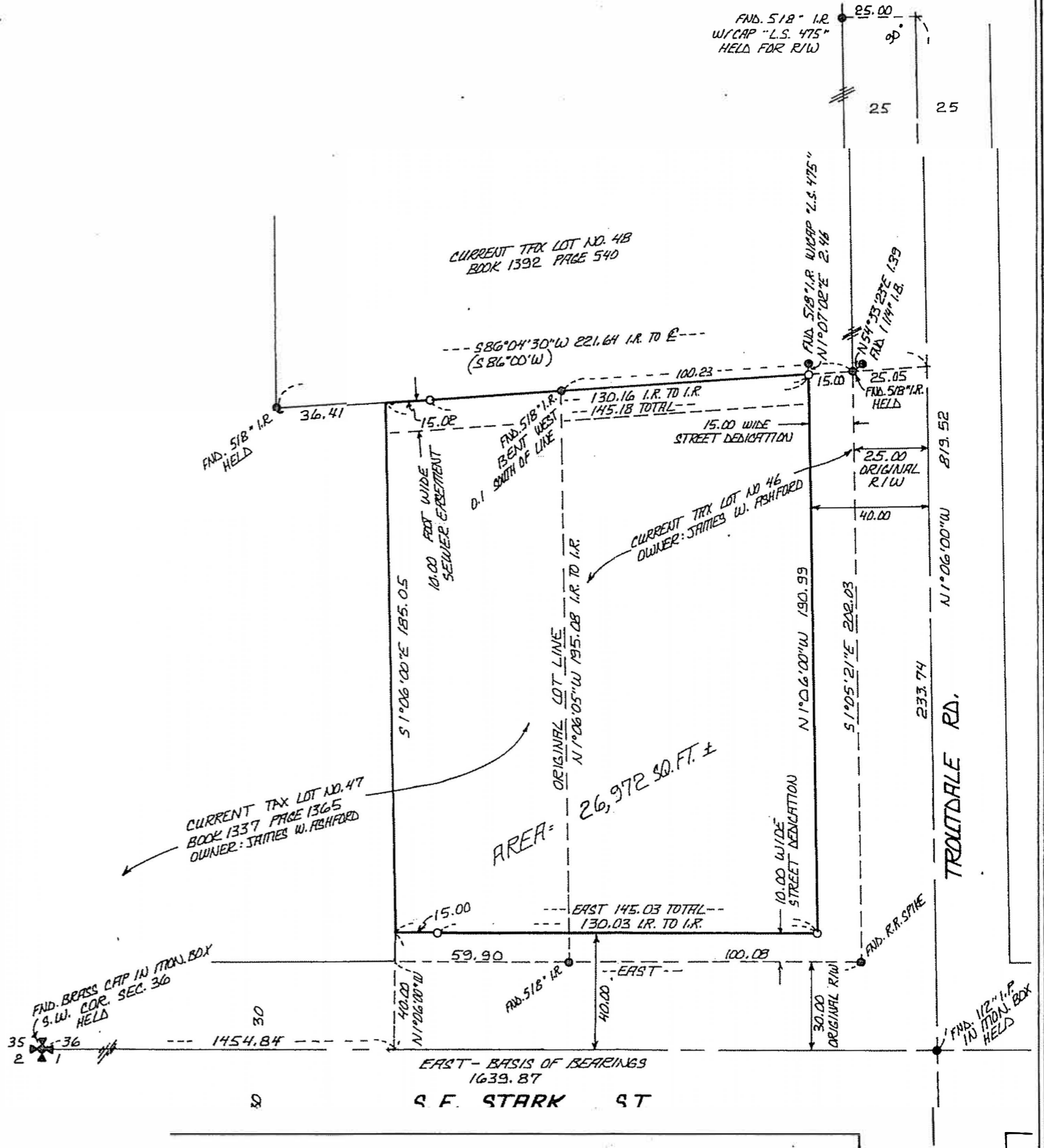
CITY OF TROUTDALE PLANNING DEPARTMENT CHAIRMAN

CITY OF TROUTDALE DIRECTOR OF COMMUNITY SERVICES

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Frederick M. Gaylord

OREGON
JULY 17, 1970
FREDERICK M. GAYLORD
929



GAYLORD LAND SURVEYING
15000 LINDEN LANE
MILWAUKIE, ORE. 97222
PH. 654 - 1492