

ORDINANCE NO. 547-0

AN ORDINANCE AMENDING ORDINANCE 478-0 ADOPTING A REVISED COMPREHENSIVE LAND USE PLAN TEXT.

WHEREAS, The City of Troutdale commenced its periodic review in September 1987 when the Planning Division began putting together the City's periodic review work program. Upon completion and approval of the work program in mid-November 1987 work on periodic review began.

WHEREAS, the approved Citizen Advisory Committee held numerous public meetings in 1987 and 1988 to review the Inventory, Plan and regulation updates and amendments.

WHEREAS, the Planning Commission held numerous public hearings to discuss the City's proposed amendments to the Plan, Inventory and associated ordinances.

WHEREAS, the City Council held a public hearing on 12/13/88 and adopted a local review order by Resolution No. 722-88 as the City's official response to DLCD notice.

WHEREAS, the Planning Commission held a public hearing on May 16, 1990 to consider adoption of the proposed final draft of the Comprehensive Land Use Plan. Public notice of this public hearing was posted and published in accordance with state law.

WHEREAS, the proposed final draft of the Comprehensive Land Use Plan is in conformance with the applicable periodic review factors.

WHEREAS, adjustments to the Comprehensive Land Use Plan document include an update of statistical information and revised policies to maintain consistency with state agency plans and programs.

WHEREAS, revisions to the Comprehensive Plan address substantial changes in circumstances including:

- o The proposed Mt. Hood parkway
- o Improved economic conditions
- o Industrial development in North Troutdale
- o Adoption of the Downtown Plan

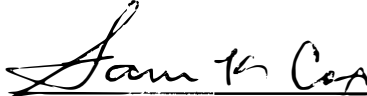
WHEREAS, changes to the Comprehensive Land Use Plan as a part of the periodic review process must be addressed in the Final Review Order.

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

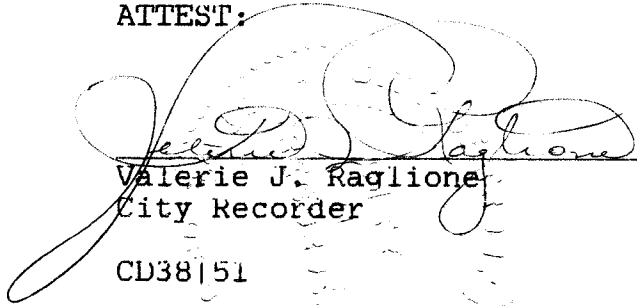
The City Council does adopt the amended Comprehensive Land Use Plan Text (Exhibit 'A'). This ordinance shall become effective on the same date the amended Development Ordinance (CODE) becomes effective.

PASSED BY THE COMMON COUNCIL OF THE CITY OF TROUTDALE THIS 26TH DAY OF JUNE, 1990.

YEAS 4  
NAYS 0  
ABSTAINED 1-BUT

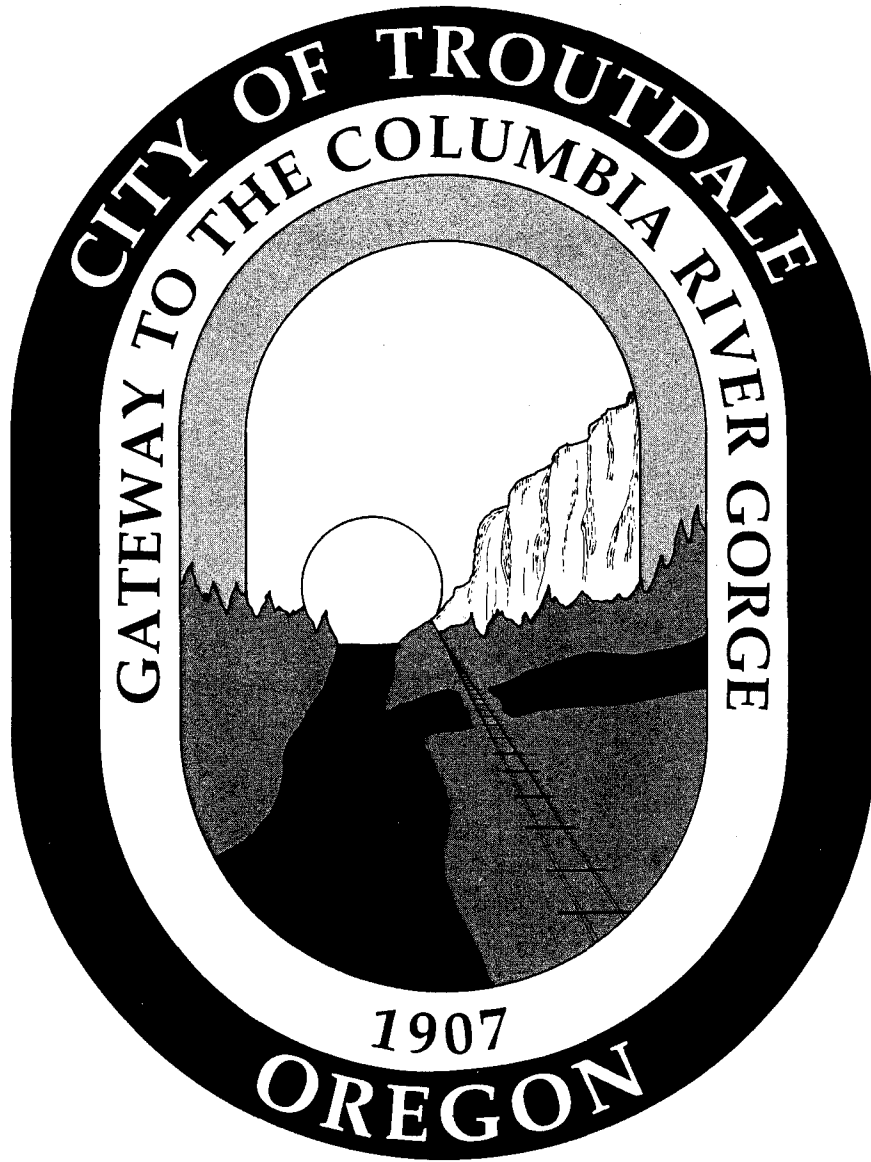
  
\_\_\_\_\_  
Sam K. Cox, Mayor  
Date Signed: JUNE 28, 1990

ATTEST:

  
\_\_\_\_\_  
Valerie J. Raglione  
City Recorder

CD38151

RECORD COPY  
JUN 28 1990



1990

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CONSULTANT

GEORGE SAMAN

## TABLE OF CONTENTS

	PAGE
Introduction	i-ii
General Goals and Objectives	1 - 2
Goal 1 - Citizen Involvement	3
Goal 2 - Land Use	4 - 8
Goals 3 & 4 - Agricultural and Forest Land	9
Goal 5 - Open Spaces, Scenic and Historic Areas, and Natural Resources	10 - 13
Goal 6 - Air, Water and Land Resources Quality	14 - 15
Goal 7 - Natural Disasters and Hazards	16 - 17
Goal 8 - Recreational Needs	18 - 20
Goal 9 - Economy	21 - 25
Goal 10 - Housing	26 - 29
Goal 11 - Facilities and Services	30 - 31
Goal 12 - Transportation	32 - 33
Goal 13 - Energy Conservation	34 - 35
Goal 14 - Urbanization	36
Goals 15, 16, 17, 18, & 19	37
Plan Evaluation and Amendment	38 - 39

## INTRODUCTION

### THE CITY

Troutdale, incorporated in 1907, is a small city of approximately 7,500 residents located near the confluence of the Sandy and Columbia Rivers within the easternmost boundary of the Portland Metropolitan area. The principal transportation link between Troutdale and Portland is Interstate 84. The Union Pacific Railroad main line runs through the City just north of Troutdale's city center. The Troutdale area is the Gateway to the Columbia River Gorge Scenic Area and Sandy River Canyon recreational areas. Troutdale's neighbors include Wood Village and Fairview to the west, Gresham to the south and unincorporated areas of Multnomah County to the north and east.

### THE PLAN

Troutdale's Plan was originally acknowledged by the Department of Land Conservation and Development (DLCD) in 1983. The preparation of this Policy document, along with a separate "Inventory" document and implementing ordinances, has been partially funded through an LCDC grant.

The Troutdale Comprehensive Land Use Plan is a set of maps, policies and implementing measures affecting land use within city boundaries. Plan policies are formal public commitments that public action will be taken (through implementing measures) to actually do what the policies call for. They define the direction, quantity and quality of future development and redevelopment. They serve as a guide for both public officials and the general public in the use of zoning powers, subdivision regulations, the design and construction of streets, as well as other land improvements.

Implementing measures, such as zoning and development ordinances, are specific approaches or techniques for implementing plan policies. They delineate criteria and standards for development addressed within the broad outlines of the Comprehensive Plan.

### WHAT DOES THE PLAN DO?

The purpose of land use planning is to indicate the most appropriate land uses within a given area and to provide the means for effectively and efficiently facilitating and guiding development activity. It is to ensure that residential, commercial and industrial land uses are properly located and suitably related to one another and to other City features. Moreover, it is to ensure that new developments enhance and help maintain the type of community the residents of Troutdale want.

The Comprehensive Plan and the development coordination process help ensure that City decision-makers get the information necessary about development proposals in order to make informed decisions. The information provided includes, but is not limited to, assessment of planned development impacts with regard to compatibility with surrounding uses and environments, adequacy of facilities and services, conformity to and consistency with the Comprehensive Plan.