

ORDINANCE NO. 577-O

**ORDINANCE OF THE CITY OF TROUTDALE AMENDING
ORDINANCE 471-0 (ZONING DISTRICT MAP) AND ASSIGN-
ING AN AGGREGATE RESOURCE OVERLAY TO TAX LOT
8 SECTION 25 T1N R3E WM**

WHEREAS, The Planning Commission met on 2/19/92 and conducted a review of the proposed request at a public hearing and found that the request should be recommended for approval to the City Council; and

WHEREAS, The subject site is designated as HDR, high density residential, by the City's Comprehensive Land Use Plan Map; and

WHEREAS, the subject site is zoned A-2, multi-family residential by the City's Zoning District Map; and

WHEREAS, the proposed aggregate resource overlay is in compliance with adopted policies and regulations of the City's Comprehensive Plan; and

WHEREAS, this zoning district overlay application proposes to remove an identified aggregate resource from a 4.84 acre site; and

WHEREAS, the extraction of this resource will provide necessary materials for homeowners within the immediate vicinity and the East County area; and

WHEREAS, the reclamation plan would leave the site in developable state upon completion of the soil extraction operation; and

WHEREAS, the reclamation plan would require that no slope on the site be final graded to exceed a 2:1 slope and all slopes to be reseeded to control erosion; and

WHEREAS, the plan indicates twenty (20) foot buffers along the north, west and east property boundaries and a fifty (50) foot buffer along the south property line. These buffers are intended to screen the visual impact and minimize the impact on adjacent properties; and

WHEREAS, there is great concern about the final finished topography of the site; and

WHEREAS, notice of this public hearing to consider this zoning district map amendment has been mailed and published in accordance with applicable laws.

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

The Zoning District Map be amended to assign an aggregate resource overlay (AR) to Tax Lot 8 Section 25, T1N, R3E, W.M. with the following conditions:

1. Hours of operation 9 a.m. to 5 p.m. Monday through Friday.
2. No parking shall be allowed in any manner on SW 257th Avenue.
3. Maintain maximum excavation depth of ten (10) feet and maximum drop at any point of five (5) feet.
4. Provide a gate or chain barricade across the drive approach when not in use.
5. Monitor the site to ensure that no silt or mud enters the road right-of-way.
6. The City reserves the right to require additional erosion control methods during operation of the extraction site, if an inspection shows an excessive amount of mud, silt or construction debris is creating a nuisance or degradation of the site.
7. Completion of final grading, seeding and vacation of soil extraction operation within two (2) years.
8. Applicant shall maintain 20 foot buffers along the northwest and east boundaries and a 100 foot buffer along the south property line to screen the visual impact and minimize the impact on adjacent property.
9. The applicant shall maintain liability insurance in a face amount of not less than \$2 million in form satisfactory to the City, but specifically, includes coverage for the hazards of slope, slumping or slippage and that names the City as an additional insured.
10. The applicant shall provide the City with certification by a registered soils or mining engineer or engineering geologist that the proposed extraction does not present a hazard of sliding or slumping to any surrounding properties.

11. The aggregate removal shall be limited to soils only.

**PASSED BY THE COMMON COUNCIL OF THE CITY OF TROUTDALE
THIS 14th DAY OF APRIL, 1992.**

**YEAS: 3
NAYS: 2
ABSTAINED: 0**

FIRST READING: 3/24/92
SECOND READING: 4/14/92

ATTEST:


**Valerie J. Raglione, CMC
City Recorder**

D:\CDMAR92\CIRCLES

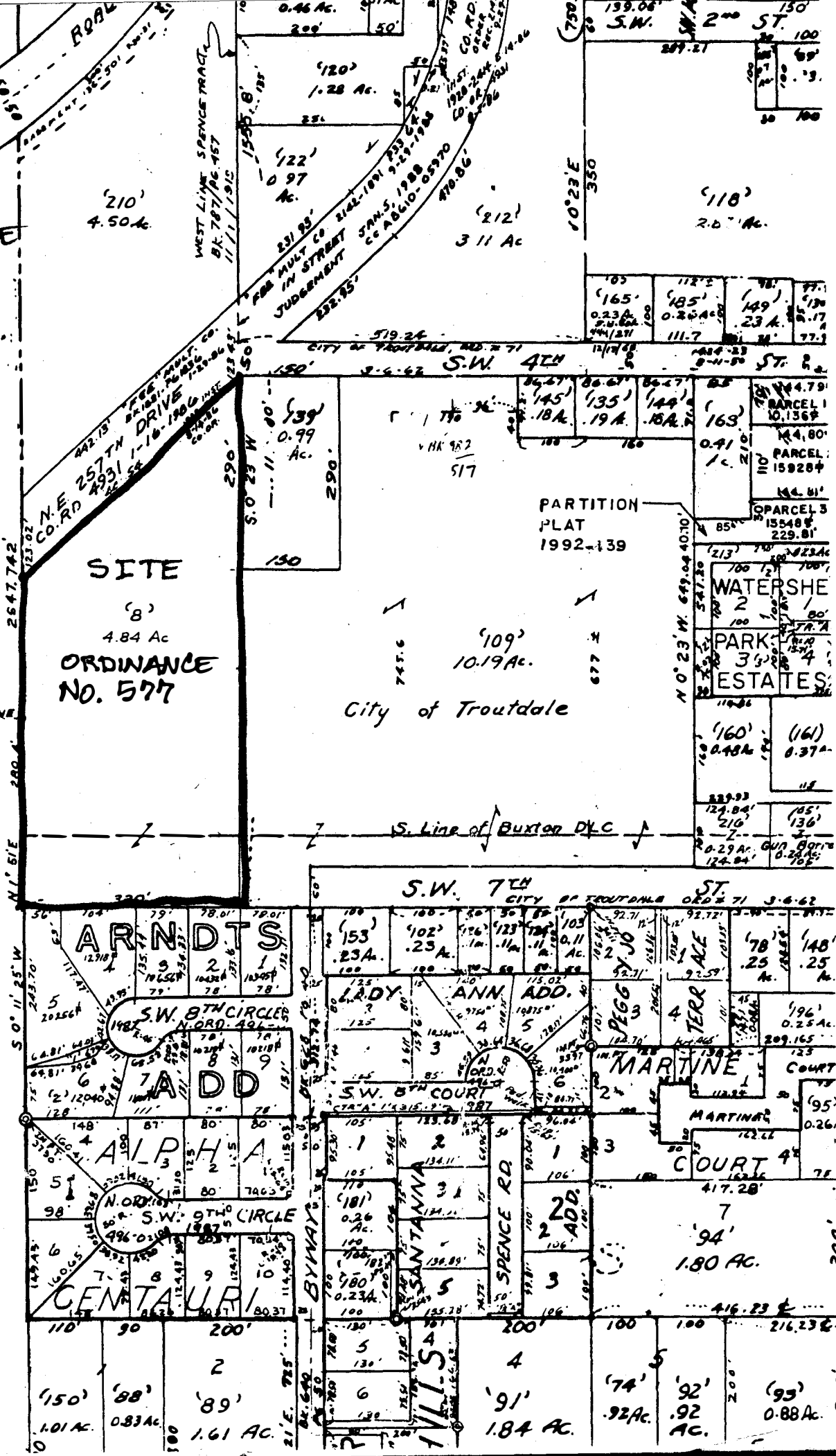
Dated:


Sam K. Cox, Mayor

April 15, 1992

**ORDINANCE
NO. 577**

**MAP SECTION 25
TIN R7E W.M.
T.L. 33
Sec. 26**



**SITE
(8)
4.84 AC
ORDINANCE
NO. 577**

City of Troutdale

S.W. 7TH
CITY OF TROUTDALE ORD 71 3-6-62

ARNDT'S

S.W. 8TH CIRCLE
N. ORD. 406

ALPHA

S.W. 9TH CIRCLE
N. ORD. 496

CENTAURI

LADY ANN ADD.

S.W. 8TH COURT
CITY OF TROUTDALE ORD 71 3-6-62

SANTANNA

SPENCE RD.

WILLIS

MARTINE COURT

MARTINE COURT

COURT 4

WATERSHE PARK ESTATES

WATERSHE PARK ESTATES

PARTITION
PLAT
1992-139

S. Line of Buxton DLC

STONE

N. 1/2 E

S. 0° 11' 25" W

N. 0° 00' 00" E

S. 1° 00' 00" E

S. 1° 00' 00" E

WEST LINE SPENCE TRACT
BK. 787/PG. 457
11/11/1915

ABE MULY CO
IN STREET
JUDGEMENT
252.95'

CITY OF TROUTDALE, ORD. 71
3-6-62

CITY OF TROUTDALE ORD 71 3-6-62

N. 0° 00' 00" E

S. 0° 00' 00" E

S. 1° 00' 00" E

S. 1° 00' 00" E

10° 23' E

S. 0° 23' W

N. 0° 00' 00" E

S. 0° 00' 00" E

S. 0° 00' 00" E

S. 0° 00' 00" E

S. 0° 00' 00" E

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S. 0° 00' 00" E

10° 23' E

S. 0° 23' W

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