

ORDINANCE NO. 578 -O

ORDINANCE OF THE CITY OF TROUTDALE AMENDING ORDINANCE NO. 471-O (ZONING DISTRICT MAP ONLY) AND ASSIGNING A ZONING DISTRICT MAP DESIGNATION TO TL 78 SECTION 01 T1S R3E W.M.

WHEREAS, the Planning Commission met on March 18, 1992 and conducted a review of the proposed request at a public hearing, and

WHEREAS, the Urban Planning Agreement requires that, upon annexation, all properties be assigned a Comprehensive Plan Map and Zoning District Map designation, and

WHEREAS, the City is required to allow urban level development within the boundaries of the City, and

WHEREAS, the Portland Metropolitan Boundary Commission approved this annexation on 8/22/91 and the annexation was effective 45 days later, and

WHEREAS, the Citizens Advisory Committee recommended to the Planning Commission as part of the City's periodic review process that this site remain as LDR, low density residential on the City's Land Use Plan Map, and

WHEREAS, the Citizens Advisory Committee met on March 3, 1992 and recommended to the Planning Commission that this site be zoned R-10, single family residential, on the City's Zoning District Map, and

WHEREAS, City staff recommends that this site be zoned R-7, single family residential, on the City's Zoning District Map, and

WHEREAS, the development of this site for single-family detached residential dwellings will compliment the developing residential areas in south Troutdale, and

WHEREAS, the proposed development can be served with urban level services without increasing the cost of providing services to other city residents, and

WHEREAS, this "amendment" would modify the Zoning District Map to reflect a parcel's recent annexation to the City, and

WHEREAS, this amendment will not have a negative impact upon the value of other property in the area in that all property in this area is designated LDR, and

WHEREAS, this "amendment" will not modify the existing LDR Plan Map designation existing on this property, and

WHEREAS, the City may plan for the areas within the UPA but cannot regulate land uses through zoning of properties outside the City limits, and

WHEREAS, the Planning Commission recommends a Zoning District Map assignment of R-10 for the subject property:

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

Tax Lot 78 Section 01 Township 1 South Range 3 East, Willamette Meridian be assigned a Zoning District Map designation of R-10 (single-family residential, 10,000 square foot minimum lot size). (See attached Exhibit "A").

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

YEAS: 5
NAYS: 0
ABSTAINED: 0

FIRST READING: 4/14/92

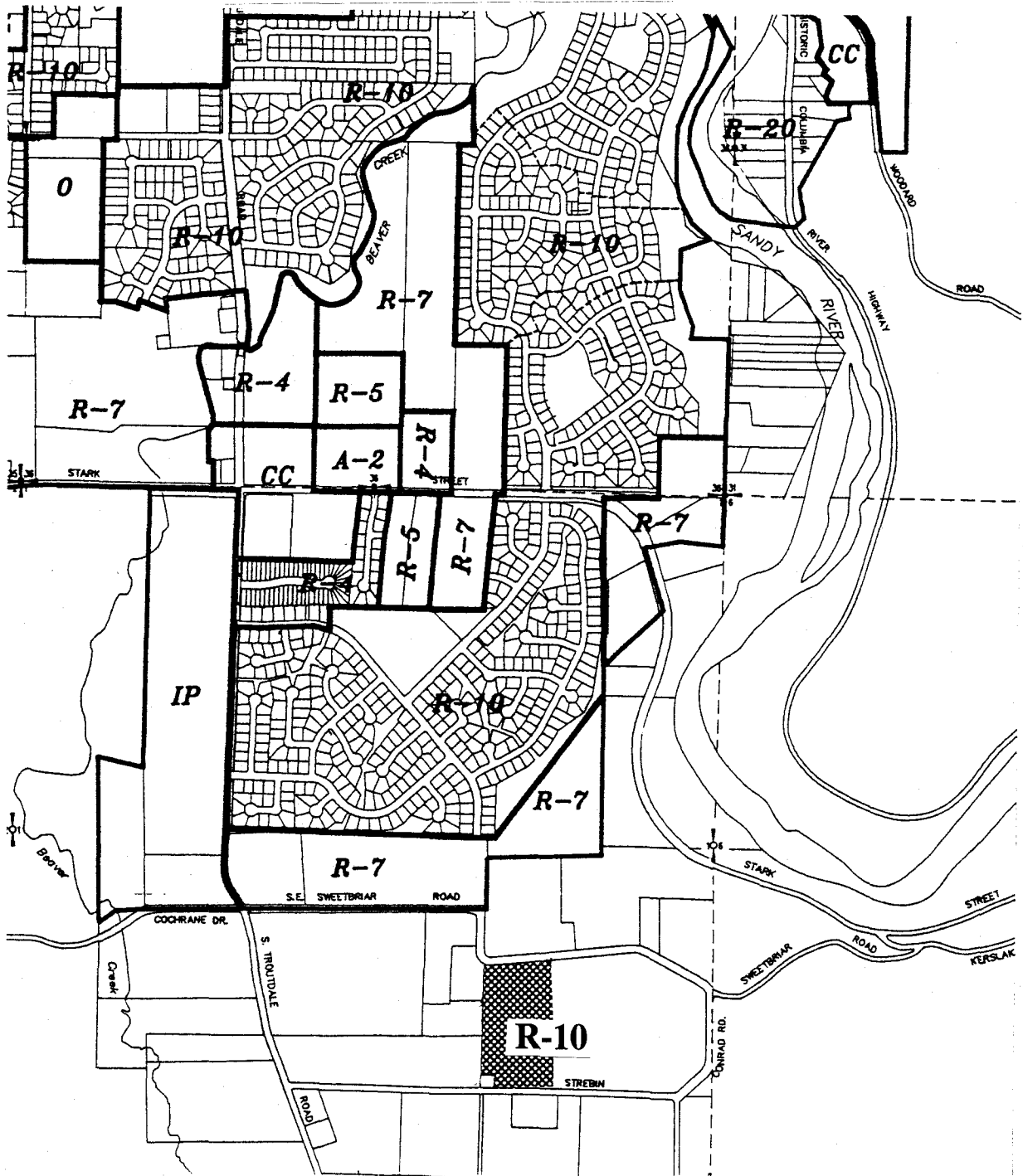
Sam K Cox
Sam K. Cox, Mayor
Dated: April 15, 1992

ATTEST:

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

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EXHIBIT "A"



ORDINANCE NO. 578 - O
FILE NO. 92-016
AMENDMENT OF ZONING DISTRICT MAP
TL 78 SECTION 01 T1S R3E WM