

ORDINANCE NO. 586 -O

ORDINANCE OF THE CITY OF TROUTDALE AMENDING THE COMPREHENSIVE LAND USE PLAN INVENTORY (ADOPTED BY ORDINANCE #558-O) UPDATING INFORMATION PERTAINING TO CURRENT DEVELOPMENT ON PORTIONS OF THE MULTNOMAH COUNTY FARM STUDY AREA.

WHEREAS, The City of Troutdale may adopt planning and zoning regulations to promote the general welfare and provide for economic development; and

WHEREAS, The City may, from time to time, amend the Comprehensive Land Use Plan Map to more adequately meet the needs of the community as expressed in the Comprehensive Plan text; and

WHEREAS, Citizens Advisory Committee of the City of Troutdale met on February 4, 1992 and March 3, 1992 to consider these proposed amendments and have forwarded a recommendation to the Troutdale Planning Commission; and

WHEREAS, The Planning Commission has conducted a public hearing to consider these amendments on February 19, 1992 and continued this public hearing to March 18, 1992; and

WHEREAS, The Planning Commission finds these amendments to be in the public interest; and

WHEREAS, The Department of Land Conservation and Development has directed the City to provide additional information to support the actions taken in the spring of 1990; and

WHEREAS, The proposed zoning and MPMU land use plan designation requires the submission of a conceptual development plan to address proper relationships between land uses; and

WHEREAS, The MPMU will require concept development plans to take relevant factors into consideration upon development of any parcel with a MPMU plan designation; and

WHEREAS, The proposed uses will allow for a mixture of residential land uses as well as centers of employment and retail service; and

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WHEREAS, By requiring the submission of a Concept Development Plan the efficiency issues of public services and utility delivery can be addressed for proposed developments in the MPMU area; and

WHEREAS, This plan is not dependent upon the Mt. Hood Parkway, although it acknowledges an alignment supported by the City of Troutdale; and

WHEREAS, The underlying zoning, in relationship between the land uses proposed, is not dependent upon the Mt. Hood Parkway being constructed in this location; and

WHEREAS, The proposed plan changes would allow the existing Edgefield Childrens Center and the developing McMenamin's Edgefield Village complex to exist as legal conforming land uses and It further encourages the preservation and enhancement of adjacent compatible development; and

WHEREAS, These proposed plan changes encourage excellence in private development and public services within the constraints of economic reality. Short-term benefits are not as great as a more intensive use which might otherwise have permitted on the property. However, the long-term benefits and impacts on the community are much more desirable; and

WHEREAS, Through implementation of the MPMU plan designation, additional layers of control will be added to the development of the property; and

WHEREAS, The proposed plan amendments would not bypass the necessity to address issues specified in the City's Comprehensive Plan and the Troutdale Development Code; and

WHEREAS, The uses proposed by the underlying zoning district classification and the restrictions placed upon development plans within the MPMU area should not allow any use which will be degrading to the air, water or land resource quality; and

WHEREAS, There would be two major areas of open space including Columbia Park which has been identified in the City's Park Plan for the last thirteen years; and

WHEREAS, Because of concerns of this proposed amendment, the City Council directed a massive campaign to enlist involvement in the Citizens Advisory Committee and The City

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has sent notice, published newspaper ads and conducted meetings before the CAC and the Planning Commission on this issue. Citizen concerns have been taken into account with development of all aspects of this proposal; and

WHEREAS, These proposed plan amendments allow flexibility in application for development of the property. Zoning lines may be shifted, however, the underlying zoning

may not be changed without a Comprehensive Plan amendment. This flexibility should help in the marketing of the property while accommodating the needs of the developer.

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

Sections of Ordinance No. 558-0 is hereby revised as follows:

COMPREHENSIVE PLAN INVENTORY

OLD LANGUAGE TOURIST FACILITIES AND CULTURAL OPPORTUNITIES

Because of Troutdale's location within the Portland Metropolitan area, tourist facilities, shopping centers and restaurants are readily available within a radius of 15 miles. Located within the corporate limits of Troutdale are several restaurants and four motels with over 200 rooms available to the public.

Currently there are no camping facilities located within the City, but sites are available further up the Columbia River Gorge and at Oxbow Park and on the Sandy River.

Cultural opportunities are readily available with Mt. Hood Community College sponsoring theatrical and musical events during the year. Troutdale and the surrounding cities have several area-wide annual events including parades, art exhibits, and musical festivals. Within five miles, libraries, museums and theaters, shopping centers and restaurants are available.

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The Edgefield Village complex began limited operation in 1991. This complex is located on the west side of Troutdale on the former Multnomah County Poor Farm. Facilities include a restaurant/pub, a theater, brewery, winery, lodging and exhibit space. Extensive renovation of the 107,000 square foot manor is planned to include additional lodging and restaurant uses as well as convention and meeting facilities. It is anticipated that as this redevelopment occurs, it will have a significant impact upon the tourist industry in Troutdale.

OLD LANGUAGE COMMERCIAL

The Troutdale Comprehensive Plan designates five general areas for commercial developments.

1. Adjacent to the S. side of I-84.
2. Downtown Central Business District.
3. Stark Street Commercial Area.
4. The west side of the County Farm along the proposed Mount Hood Parkway.

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The Commercial Plan designation is implemented through four commercial zones:

Neighborhood Commercial (NC); Community Commercial (CC); General Commercial (GC); Central Business District (CBD)

Vacant or significantly underutilized commercial areas are indicated on the Commercial Site Map. The inventory includes all vacant parcels. Descriptive information on the inventoried sites, including tax lot numbers, acreage, zoning and the availability of public facilities is listed in the Buildable Land Inventory Commercial Sites.

NEW LANGUAGE COMMERCIAL

The Troutdale Comprehensive Plan designates four primary areas for commercial development.

1. Adjacent to the S. side of I-84 (uses catering to transportation-related restaurants, and retail customers of freeway).
2. Downtown Central Business District (restaurant, retail and specialty uses catering to tourist traffic).
3. Stark Street commercial area (neighborhood center serving the retail needs of Troutdale residents).
4. The northern portion of the County Farm (office, retail, restaurant and entertainment-related uses developed to capture tourist trade and enhance the existing Edgefield Village complex).

The Commercial Plan designation is implemented through four commercial zones:

Neighborhood Commercial (NC)
Community Commercial (CC)
General Commercial (GC)
Central Business District (CBD)

OPTION C

Vacant or significantly underutilized commercial areas are indicated on the Commercial Site Map. The inventory includes all vacant parcels. Descriptive information on the inventoried sites, including tax lot numbers, acreage, zoning and the availability of public facilities is listed in the Buildable Land Inventory Commercial Sites.

OLD LANGUAGE THE MULTNOMAH COUNTY FARM PLAN

The County Farm consists of approximately 330 acres of gently rolling terrain on the western boundary of Troutdale. The property was first acquired by Multnomah County in 1909 for use as a "Poor Farm".

The County Farm represents 11% of the land area of Troutdale's vacant and potentially developable land. Additionally, the County Farm property is one of the last large parcels of underdeveloped land under single ownership within the Urban Growth Boundary.

The County has no plans for future County Facilities on the vacant portion of the site (280 acres) and intends to sell the land for private development.

County Corrections Facility	28.60 acres
County Animal Control	6.40 acres
Light Industrial	69.60 acres
Commercial	118.40 acres
Residential	38.08 acres
Proposed Park	26.00 acres
Underdeveloped Buffer	30.20 acres
Total	317.20 acres

The County Farm property was rezoned in 1990. As a result, the City's inventory of designated commercial and industrial lands was increased significantly.

NEW LANGUAGE MULTNOMAH COUNTY FARM PLAN

OPTION C

The County Farm consists of approximately 300 acres of gently rolling terrain on the western boundary of Troutdale. The property was first acquired by Multnomah County in 1909 for use as a "Poor Farm".

The County Farm represents 11% of the land area of Troutdale's vacant and potentially developable land. Additionally, the County Farm property is one of the last large parcels of underdeveloped land under single ownership within the Urban Growth Boundary.

The County has no plans for future County Facilities on the vacant portion of the site (280 acres) and intends to sell the land for private development.

The County Farm can be broken down into the following existing/proposed general land uses:

County Corrections Facility	28.60 acres
County Animal Control	6.40 acres
Edgefield Childrens Center	11.50 acres
Industrial	87.19 acres
Commercial	35.60 acres
Residential	89.74 acres
Proposed Park	20.32 acres
Underdeveloped Buffer	24.42 acres
Total	303.77 acres

The City of Troutdale recognizes numerous development constraints on the County Farm. These include physical division by a 30% slope, wetland areas north of Halsey Street, the Multnomah County Correctional Facility and the proposed Mt. Hood Parkway.

The greatest development advantage of the County Farm is its sheer size. In order to ensure orderly development of the property while maintaining flexibility, the City has designated portions of the County Farm as a MPMU (master planned mixed use). This land use plan designation encourages a mixture of land uses while ensuring their compatibility.

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The MPMU designated areas consists of approximately 184 acres of land. The specific land uses are regulated by the underlying zoning districts. The zoning districts cannot be changed without a Comprehensive Plan amendment. These boundaries, however, may be shifted to accommodate specific development proposals. The City's plan for this area indicates the following land uses for the MPMU designated portions of the Multnomah County Farm Study Area:

LAND USE	GROSS ACREAGE	PERCENTAGE
Open Space / Park	44.72	24.31
Single-Family	71.09	38.65
Multi-Family	32.52	17.68
Commercial / Retail	35.60	19.35

The City has encouraged enhancement of this complex by designating the surrounding areas for similar and compatible land uses. The area along Halsey Street near the Edgefield Manor is envisioned as an agglomeration of commercial, cultural, recreational, institutional and quasi-institutional land uses. The Edgefield complex, with the Edgefield Village as a major focal point, and the Edgefield Childrens Center, is zoned GC, general commercial to accommodate these existing uses. An area of approximately 22 acres of commercial zoning exists behind the Edgefield complex for future development of office, retail, restaurant and entertainment-related land uses.

**PASSED BY THE COMMON COUNCIL OF THE CITY OF TROUTDALE THIS
22ND DAY OF SEPTMEBER, 1992.**

YEAS: 4
 NAYS: 0
 ABSTAINED: 0

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Sam K Cox

Sam K. Cox, Mayor

Dated: *September 23, 1992*

ATTEST:

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

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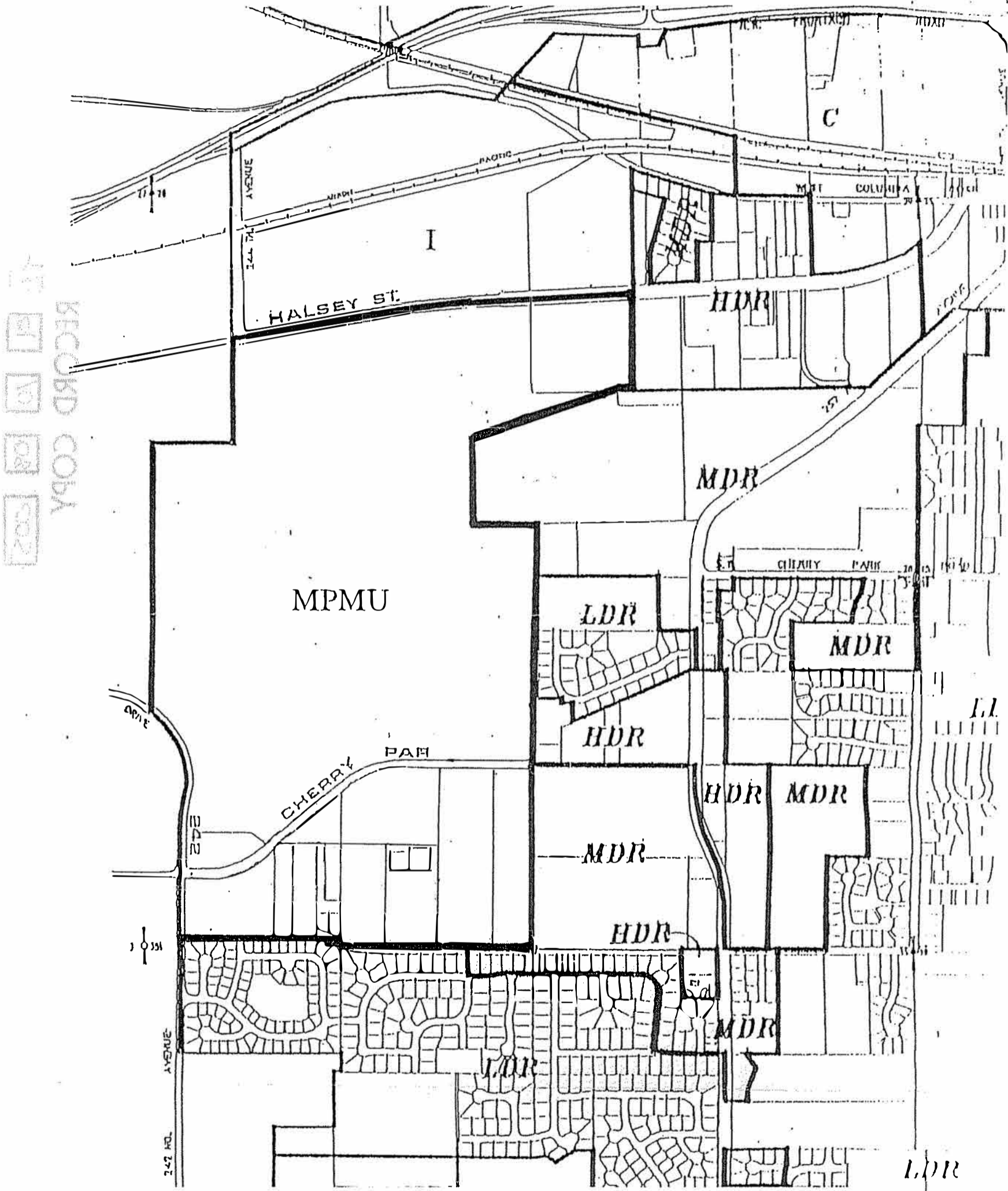
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**CITY OF TROUTDALE
DEPARTMENT OF COMMUNITY DEVELOPMENT**

**NEW PLAN MAP DESIGNATIONS
FOR THE MULTNOMAH COUNTY FARM
STUDY AREA**

EXHIBIT "A"



DESIGNATION

DESCRIPTION

LDR	LOW DENSITY RESIDENTIAL
MDR	MEDIUM DENSITY RESIDENTIAL
HDR	HIGH DENSITY RESIDENTIAL
I	INDUSTRIAL
MPMU	MASTER PLANNED MIXED USE