



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

3 Section 1: Ordinance No. 478-O, which adopted the Comprehensive Land Use Plan Map  
4 is amended as shown on the Attached Exhibit 'A';

5 Section 2: Findings of Fact supporting amendments to the Plan Map are adopted as set  
6 forth in Exhibit 'B' and incorporated herein.

7 Section 3: Ordinance No. 491-O, which adopted the Zoning District Map is amended as  
8 shown on the attached Exhibit 'C';

9 Section 4: Findings of Fact supporting amendments to the Zoning District Map are adopted  
10 as set forth in Exhibit 'D' and incorporated herein.

11 PASSED BY THE COMMON COUNCIL OF THE CITY OF TROUTDALE THIS  
12 22ND DAY OF FEBRUARY, 1994.

13 YEA: 4  
14 NAYS: 0  
15 ABSTAINED: 0

16  
17  
18  
19  
20 Dated:

  
Paul Thalhofer

2-24-94

21 ATTEST:



22 George Martinez  
23 Deputy City Recorder  
24 D:\CDFEB94\MONTECUC

RENE AV

**EXHIBIT A  
PLAN MAP AMENDMENT**

LDR  
2.03 ACRES  
410.29

(43)  
MDR  
7.3 ACRES

MDR  
5.14 ACRES

GC  
11.05 ACRES

215.52

759.48

145'

797 +/-  
IN STREET BK. 1376 Pg. 1014 8-23-79

(107)

(75)

(76)

(51)

(14)

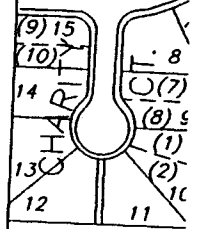
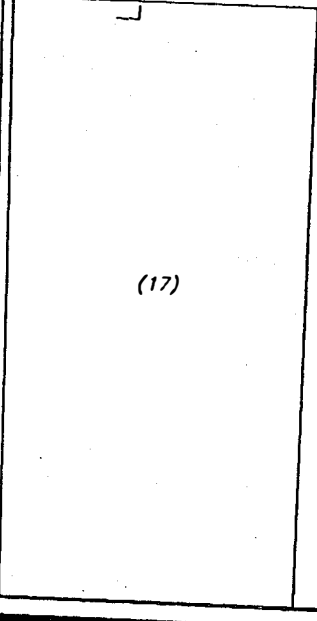
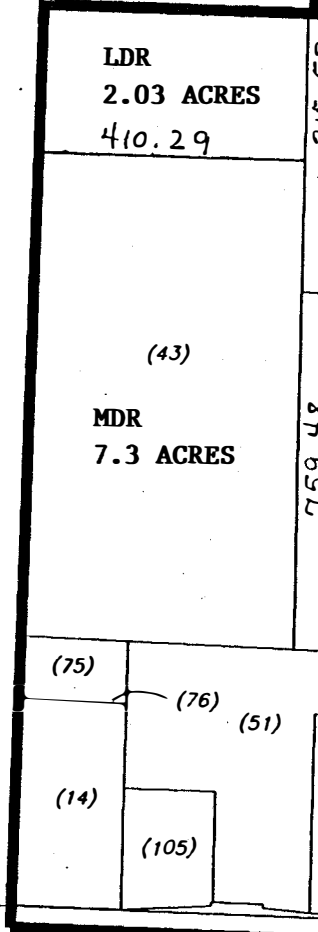
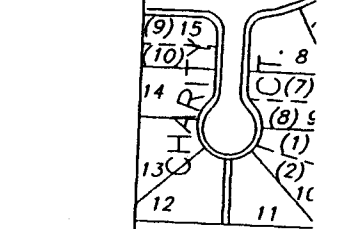
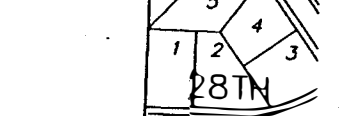
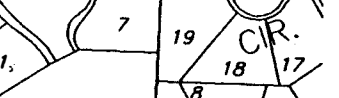
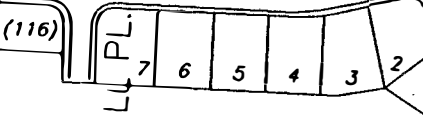
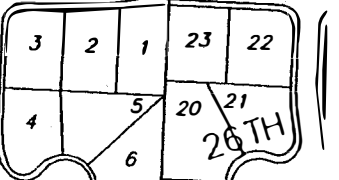
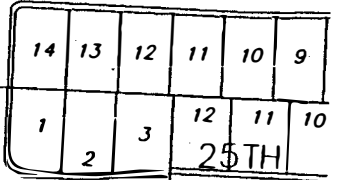
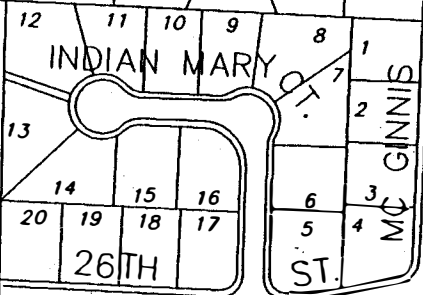
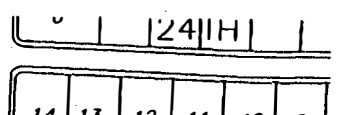
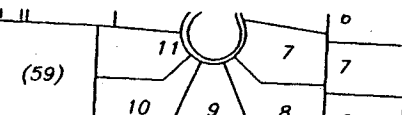
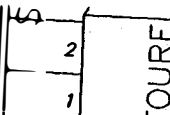
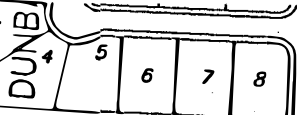
(105)

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(17)

(40)



1 EXHIBIT 'B'  
2 FINDINGS OF FACT  
3 COMPREHENSIVE LAND USE PLAN MAP AMENDMENT

4 1. The subject site is currently designated as C (11.64 acres), LDR (2.03  
5 acres), and MDR (11.85 acres) on City's Land Use Plan Map.

6 2. Proposed Plan designation and areas are: C (11.05 acres), MDR  
7 (12.44 acres) and LDR (2.03 acres).

8 3. The Plan Map amendment will orient the commercial property to  
9 Stark Street, will eliminate any commercial property abutting existing  
10 residential development to the west, and will allow a transition  
11 between the commercial property and existing residential property  
12 through the R-5 zoning district.

13 4. This amendment is in compliance with goals and policies of the  
14 Comprehensive Plan and Statewide Planning Goals as stated below:

15 a. Goal 1 - Citizen Involvement. Notices of this request and  
16 public hearing were mailed to all affected property owners  
17 within 250' feet of this site in accordance with applicable  
18 laws. Notice of the proposed hearing, maps, and a form  
19 requesting comments were mailed to all affected governmental  
20 agencies.

21 The Citizen Advisory Committee was convened and reviewed  
22 the proposal at a public meeting.

23 b. Goal 2 - Land Use. The land along Stark Street was identified  
24 in 1986 as suitable for general commercial development,  
25 through Zoning District Map and Comprehensive Plan Map  
26 amendments. Tax Lot 16 has direct access to a major collector.  
27 However, Tax Lot 43 has commercial zoning but has no access  
28 to Stark Street.

- 1 c. Goal 3 & 4 - Agricultural and Forest Lands. There are no Goal  
2 3 or Goal 4 lands within the City of Troutdale. These goals do  
3 not apply.
- 4 d. Goal 5 - Open Space, Scenic and Historic Areas, and Natural  
5 Resources. There are no identified open space, scenic, historic  
6 or natural resources areas identified within the boundaries of  
7 the subject site.
- 8 e. Goal 6 - Air, Water and Land Resources Quality.  
9 Reconfiguration of the zoning district boundary should not  
10 have a negative effect on the air, water or land resource  
11 quality. The City requires compliance with all applicable  
12 standards and regulations governing land development,  
13 including landscaping, recycling facilities, erosion control,  
14 pollution control, and construction methods which should help  
15 maintain a healthful environment for Troutdale and minimize  
16 any adverse impact on adjacent properties.
- 17 f. Goal 7 - Natural Disasters and Hazards. There are no  
18 identified slopes, flood plains, known seismic fault or volcanic  
19 areas within close proximity to the subject site.
- 20 g. Goal 8 - Recreational Needs. Based upon the current Parks  
21 Plan, there is no identified future park area within the  
22 boundaries of the subject site. Based upon successful  
23 acquisition of Columbia Park in 1994, the City has sufficient  
24 park land available to serve the needs of all residents within  
25 this general area.
- 26 h. Goal 9 - Economy. The Plan requires that commercial facilities  
27 be allocated in a reasonable amount and planned relationship  
28 to the people that are served. Development of the commercial  
29 portion of this property will enhance the City's employment  
30 base, capitalize on previously completed road improvements,  
31 should provide a greater opportunity for commercial  
32 development on Stark Street, will allow utilization of existing

1 mass transit facilities, while providing additional services for  
2 residents of Troutdale.

3 i. Goal 10 - Housing. The proposed plan / zone changes will not  
4 significantly change the residential allocations for this tract.  
5 This will not negatively impact the City's inventory of land  
6 available for housing nor bring the City into nonconformance  
7 with the Metro Housing Rule.

8 j. Goal 11 - Public Facilities and Services. The City has provided  
9 public facilities and utilities to serve all properties within the  
10 vicinity. The change in density and reconfiguration of the  
11 zoning districts does not affect the City's ability to provide  
12 these services.

13 k. Goal 12 - Transportation. Public transit is available on SE  
14 Stark Street. Location of streets within the interior of the  
15 subject site will be reviewed at a later date, based upon actual  
16 design of the commercial and residential development. A  
17 traffic impact study will be necessary to determine appropriate  
18 street locations and connections to existing stubbed-out  
19 streets, both within Troutdale and Gresham.

20 l. Goal 13 - Energy Conservation. There is no anticipated impact  
21 on this goal. Any residential development will be required to  
22 comply with the City's solar access regulations.

23 m. Goal 14 - Urbanization. Rezoning of this property will focus  
24 the orientation of the commercial property directly to Stark  
25 Street, and will minimize the impact of commercial on existing  
26 abutting residential districts. The proposed zone change will  
27 encourage economy in residential lot sizes and although not  
28 increasing the amount of commercial land available, should  
29 provide a greater opportunity for commercial development on  
30 Stark Street.

31 Amending the Plan designation will not alter the character of  
32 the surrounding area in a manner which substantially limits,

1                   impairs or precludes the use of surrounding properties for the  
2                   primary uses listed in the underlying district.

3                   n.       Goals 15-19 - Willamette River Greenway, Estuarine  
4                   Resources, Coastal Shorelands, Beaches and Dunes, Ocean  
5                   Resources. These goals are not applicable to the City of  
6                   Troutdale.

1 EXHIBIT 'C'  
2 FINDINGS OF FACT  
3 ZONING DISTRICT MAP AMENDMENT

- 4 1. The subject site is currently zoned GC (11.64 acres), R-7 (2.07  
5 acres), and R-5 (11.85 acres).
- 6 2. Proposed Zoning District Maps are: GC (11.05 acres), R-5 (12.44  
7 acres), and R-7 (2.03 acres).
- 8 3. The proposed zone change is in conformance to requirements of the  
9 Troutdale Development Code as listed below:
- 10 a. Amending the zoning district lines should not interfere or have  
11 an impact on the livability, development or value of other land  
12 in the vicinity of site-specific proposals when weighed against  
13 the public interest in granting the proposed amendment.
- 14 b. The subject site has been previously zoned for commercial and  
15 residential development and shifting the zoning district lines  
16 will be in the best interests of the community because it will  
17 buffer existing residential uses, will provide greater  
18 opportunity for development of a viable commercial enterprise  
19 which is focused towards Stark Street, and will allow  
20 maximum utilization of existing transportation systems.
- 21 c. Amending the Zoning District Map will bring the subject site  
22 into conformance with the City's Plan Map (as recommended  
23 by the Planning Commission on 1/19/94).
- 24 d. This amendment will place all vacant residentially zoned  
25 property (under same ownership) within the same or  
26 compatible zoning district. This amendment will place all  
27 vacant commercial property with frontage abutting Stark  
28 Street.
- 29 4. Notices of this request were distributed and mailed in accordance  
30 with applicable laws.



RENE AV

DUNBY

LATOURE

INDIAN MARY ST.

MC GINNIS ST.

LATOURELL PL.

HOPE CR.

R-7  
2.03 ACRES  
410.29

215.52

**EXHIBIT D**  
**ZONING DISTRICT MAP AMENDMENT**

(43)  
R-5  
7.3 ACRES

759.48

R-5  
5.14 ACRES

145'

(16)  
GC  
11.05 ACRES

797 +/-

IN STREET BK. 1376 Pg. 1014 8-24-79

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