

ORDINANCE NO. 629

**AN ORDINANCE VACATING A PORTION OF NW GRAHAM
CIRCLE ABUTTING LOTS 4, 5, 6, & 7, TROUTDALE
INDUSTRIAL PARK**

1 WHEREAS, The Planning Commission held a public hearing on 5/17/95 and reviewed the request
2 for approval of vacation of a portion of publicly owned-right-of-way, and forwarded a
3 recommendation for approval to the City Council, and
4

5 WHEREAS, The SDRC has reviewed and approved plans for the overall site plan, including all
6 future phases and related site improvements, and
7

8 WHEREAS, The first phase (completed in 1992) is a 48,000 s.f. manufacturing facility. The next
9 phase to be constructed is a 97,000 s.f. Graphitization plant. Remaining phases for future
10 construction include: 20,250 s.f. warehouse, 17,000 s.f. mfg., and 7,000 s.f. office, and
11

12 WHEREAS, TTU has stated that their expansion plans will require approval of the vacation of
13 the street and that without the street vacation, there will not be enough area for development of
14 all phases of the facility, and
15

16 WHEREAS, TTU is the only abutting property owner to the portion of street right-of-way
17 proposed for vacation, and
18

19 WHEREAS, The applicant has obtained consent statements from property owners of 2/3 of the
20 affected area in accordance with ORS statutes, and
21

22 WHEREAS, The proposal is in conformance with goals and policies of the Comprehensive Plan
23 as noted in the staff report, and attached as a part of the record.
24

25 WHEREAS, The Public Works Department has reviewed the request and has imposed conditions
26 which must be met, and
27

28 WHEREAS, Vacation of a portion of the right-of-way will not affect's the city's transportation
29 system, and
30

31 WHEREAS, The cul-de-sac at the western end of the street will be reconstructed to the east at the
32 same dimension and will provide the same level of service to the public, and
33

34 WHEREAS, The new cul-de-sac, with a diameter of 80' is located totally within the boundaries
35 of property owned by TTU. Relocation of the cul-de-sac will not require dedication of additional

1 right-of-way by any of the adjacent property owners and will not have an affect on setbacks or
2 building location for other property owners in the vicinity, and
3

4 WHEREAS, An easement for public utility purposes is required for existing and future public
5 utilities from the terminus of the new cul-de-sac to the western terminus of the vacated road right-
6 of-way for extension of utilities to adjacent properties, and
7

8 WHEREAS, Reconstruction of the new cul-de-sac must be completed and accepted by the Public
9 Works Department as substantially complete prior to filing of the vacation documents to ensure
10 that a complete road system is available for use by the public, and
11

12 WHEREAS, Reconstruction of the cul-de-sac will be completed to city standards. Reduction of
13 publicly owned streets will reduce overall operation and maintenance costs for the city, and
14

15 WHEREAS, Toyo Tanso USA is an existing industrial development. The proposed expansion will
16 increase the tax base, provide 45-50 additional jobs, and will further enhance a diversified
17 employment base in the city:
18

19 **BE IT ORDAINED BY THE COUNCIL OF THE CITY OF TROUTDALE THAT:**
20

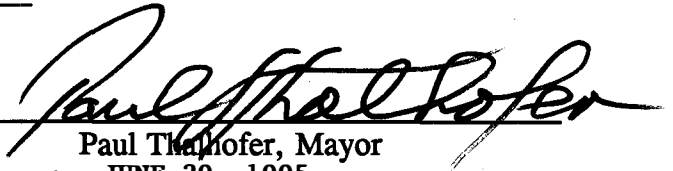
21 **A portion of public right-of-way, as shown on the attached exhibit, be vacated with the**
22 **following conditions of approval:**
23

- 24 1. Construct new cul-de-sac and right-of-way modifications in accordance with the
25 Construction Standards for Public Works Facilities, January 1995 with the following
26 specific conditions:
27
 - 28 a. Relocate the water meter to the new right-of-way line. All water meter lines
29 beyond the meter will be private.
 - 30 b. Place additional fire hydrants, if necessary, to serve the eastern portion of NW
31 Graham Circle.
 - 32 c. Provide a blow-off at the end of the public water system in the new cul-de-sac.
 - 33 d. End the public sanitary sewer system at the last manhole within the public right-of-
34 way
35
 - 36 e. Reconfigure the storm drainage so that all runoff from non-Toyo Tanso properties
37 drains into the public storm sewer system and drains easterly.
38
39
40
41

- 1 2. Prepare written metes and bounds description for an easement for public utility purposes
2 from the terminus of the new cul-de-sac to the western terminus of the vacated road right-
3 of-way for extension of utilities to adjacent properties and dedicate same.
4
5 3. Prepare and submit a written metes and bounds description, prepared by a surveyor
6 registered in the State of Oregon of that portion of right-of-way to be vacated from the
7 terminus of the new cul-de-sac to the western terminus of the vacated road right-of-way.
8

9 **BE IT FURTHER ORDAINED BY THE COUNCIL OF THE CITY OF TROUTDALE**
10 **THAT THIS ORDINANCE SHALL NOT BECOME EFFECTIVE UNTIL NEW CUL-DE-**
11 **SAC HAS BEEN CONSTRUCTED AND ACKNOWLEDGED AS SUBSTANTIALLY**
12 **COMPLETE BY THE CITY OF TROUTDALE.**
13

14
15 YEA: 7
16 NAY: 0
17 ABSTAIN: 0
18

19
20 
21
22 Paul Thalerhofer, Mayor
23 Dated: JUNE 29, 1995
24

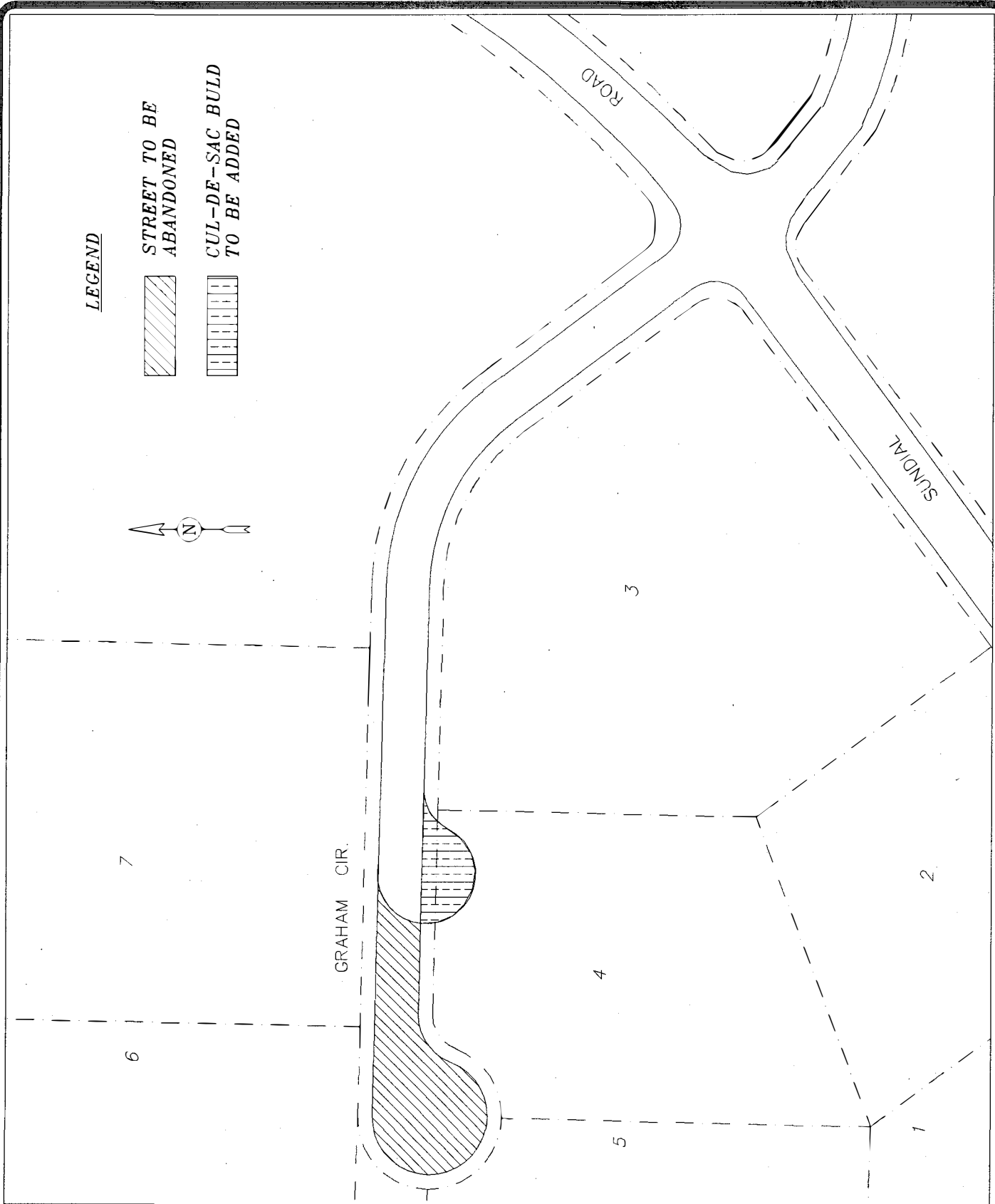
25
26 
27
28 George Martinez, City Recorder
29

30 Adopted: JUNE 27, 1995
31

LEGEND

STREET TO BE
ABANDONED

CUL-DE-SAC BULD
TO BE ADDED



FILE NAME: GRHM_CIR
TITLE BLOCK: TB8X11
EXTERNAL REFERENCES: NONE
PLOT DATE: 06-22-95
BY: J.M.
PREVIOUS REVISION DATE: NONE



DEPARTMENT OF PUBLIC WORKS
CITY OF TROUTDALE
**VACATE A PORTION OF
NW GRAHAM CIRCLE**
MULTNOMAH COUNTY, OREGON
JUNE 1995