



1 f. 25' wide public accessway on SW 24th Street to Sunrise Park  
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3 7. As a gift to the City, the applicant is proposing to construct off-site improvements on  
4 approximately 2 acres at the extreme south end of Sunrise Park, consisting of  
5 construction of a scenic viewpoint and trails.  
6

7 8. The Parks Advisory Board reviewed and approved the proposed off-site improvement in  
8 Sunrise Park on 9/19/95.  
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10 9. Public facilities and utilities are available to adequately service development of this site.  
11 Sewer, water, and storm sewer can be extended by the developer to serve this property.  
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13 10. To reduce vehicular speed and introduce traffic-calming measures, two private streets  
14 (serving 6 units each) and narrower street widths within the cul-de-sac have been  
15 proposed by the developer. In addition, the developer has been requested by the Public  
16 Works Department to install speed humps, if deemed necessary by existing traffic  
17 conditions.  
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19 11. The proposed plan utilizes a modified grid which protects the existing natural features,  
20 provides pedestrian access to Sunrise Park and Mountain Vista subdivision, and provides  
21 an improved transit stop with development of public parks on 257th Avenue.  
22

23 12. Improvements to all areas proposed for dedication for public park purposes will be the  
24 responsibility of the developer and will be subject to review by the Site and Design  
25 Review Committee.  
26

27 13. The proposed development has a total of 125 dwelling units which is 81% of the  
28 maximum allowable density.  
29

30 14. The applicant proposes to construct Hampton Ridge in two phases. The first phase (57  
31 lots) would consist of:  
32

33 a. All streets and utilities in Phase I

34 b. 24' wide private street in Phase I

35 c. SW 26th Street from 257th to Phase I

36 d. Improvement of SW 26th Street from SW Laura Court (in Fleur De Lis  
37 subdivision) to the north property line of Hampton Ridge

38 e. Accessway and path within the wooded gully, including landscaping, fencing,  
39 bollards, and removal of trash and junked cars and connection to Mountain Vista  
40 subdivision.

41 f. Two accessways into Sunrise Park, including pavement, bollards, fencing, and  
42 landscaping.

43 g. Entry monument at SW 26th Street.  
44

1 Phase 2 (68 lots) will consist of:  
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- 3 a. All public streets and utilities in Phase II
- 4 b. 24' wide private street serving rowhouses
- 5 c. North Entry Park including accessway, entry monumentation, native ground cover  
6 plantings, interim irrigation, two park benches and 4 parking stalls.
- 7 d. South Entry Park including 10' wide paved pathway, native ground cover  
8 plantings, interim irrigation, two park benches and an enlarged sidewalk area for  
9 bus stop
- 10 e. Brick frontage walls along 257th Avenue with associated landscaping

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12 15. Approval of Hampton Ridge PD involves grading and construction of off-site  
13 improvements within Sunrise Park. These off-site improvements should be incorporated  
14 into the final Master Plan for Sunrise Park to allow Cascade Communities, Inc. to build  
15 these improvements in conjunction with Phase I.  
16

17 16. The proposed development extends water, sewer, and storm systems in compliance with  
18 regulations of the City of Troutdale. Parks and open spaces will be dedicated to the City  
19 and on- and off-site improvements will be completed by Cascade Communities, Inc.  
20 Developing shared private drives for 12 of the lots will reduce long-term public street  
21 maintenance costs.  
22

23 17. Cascade Communities, Inc. has agreed to pay the City \$1000 annually for eight years to  
24 ensure that the two public parks on 257th Avenue are properly established.  
25

26 18. The proposed development can be served with urban level services without increasing the  
27 cost of providing services to other city residents.  
28

29 19. The proposed PD establishes setbacks as follows:  
30

31 Lot Size 32 (square foot)	Type of Housing	Front Setback	Rear Setback	Side Yard Setback	Street Side Setback
33 7000 +	Detached	20'	20'	7.5'	10'
34 6000-7000	Detached	20'	20'	6'	10'
35 5000-6000	Detached	18'	15'	5'	10'
36 3500-5000	Zero Lot	15'	15'	0' & 5'	10'
37 Less than 38 3500	Rowhouses	20'	5'	0'	10'

- 39  
40 1. Where front setback is less than 20 feet, the garage must be set back a minimum

1 of 20 feet.

2 2. Lots 120 & 125 have 0 rear yard setback due to garage placement.

3  
4 20. The proposed PD is in compliance with regulations of the Troutdale Development Code.

5  
6 **WHEREAS**, Planned Development proposals are subject to additional review by staff to ensure  
7 that all conditions of the tentative plan and general plan and program have been incorporated into  
8 the final plan and construction drawings conditions have been imposed;

9  
10 **NOW, THEREFORE BE IT ORDAINED BY THE COUNCIL OF THE CITY OF**  
11 **TROUTDALE THAT:**

12  
13 **Section 1:** The tentative plan and general plan and program of Hampton Ridge subdivision,  
14 Tax Lots 2800, 4200, &4300, Section 36 T1N, R3E, WM is approved.

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16 **Section 2:** The Zoning District Map be amended accordingly.

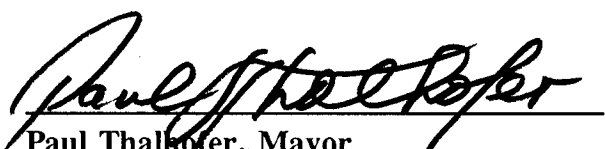
17  
18 **Section 3:** The following conditions are attached for implementation by staff during the final  
19 plan & program review and construction plan review processes:


- 20  
21 1. The developer complies with the City of Troutdale Construction Standards  
22 for Public Works Facilities, January 1995, except as modified by the PD  
23 approval.  
24  
25 2. The developer applies for an NPDES 1200-C (erosion control) permit for  
26 each phase of construction.  
27  
28 3. The developer obtains an access permit from Multnomah County and  
29 agree to comply with all Multnomah County requirements regarding  
30 improvements to 257th Avenue, including but not limited to, sidewalks,  
31 approaches, undergrounding of utilities, installation or participation in cost  
32 of installation of any traffic signalization devices.  
33  
34 4. The developer widens the pavement width on SW 26th Street to 36 feet  
35 for the first 60+ feet to provide two lanes of travel and a left turn lane.  
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37 5. The developer provides an 8-inch sanitary sewer stub to the most northern  
38 point of SW Laura Court to serve the property north of this site.  
39  
40 6. The developer installs speed humps, if deemed necessary by the Public  
41 Works Department, on SW Laura Street, SW 25th Street, and SW 24th  
42 Street when the second lift of asphalt is installed.  
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44 7. The developer notes on the final plat:

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- a. Eight (8) foot utility easements on the all property lines abutting public streets.
  - b. Five (5) foot utility easements on all lot lines not abutting public streets.
  - c. Front, rear and side yard setbacks be included in the plat notes.
8. The developer constructs and installs all improvements to the two public park areas on SW 257th.
  9. The developer constructs and installs all improvements to the public park area in the SE corner of site in accordance with the approved site plan.
  10. The developer pays for installation of street trees as required by Chapter 13 of the Troutdale Municipal Code.
  11. The developer enters into an agreement with the City to pay the sum of \$1000 annually for eight years, the first payment commencing upon the date of completion of required landscape improvements to the two public parks on SW 257th Avenue or upon issuance of the Certificate of Substantial Completion for Phase II.

YEA: 6  
 NAY: 0  
 ABSTAIN:     

  
 Paul Thalhoffer, Mayor  
 Dated: November 15, 1995

  
 George Martinez, City Recorder  
 Adopted: November 14, 1995