

- 1 7. Estimates submitted by the engineer, G2 Associates Inc., indicate that approximately
2 70,000 cubic yards of excess soil is located at the subject site.
3
- 4 8. The proposed surface mining activity and subsequent reclamation will establish
5 construction grades with all slopes and berms revegetated for future commercial/business
6 development. The maximum slope for the finished grades is designed at 2H:1V.
7
- 8 9. The City of Troutdale will be monitoring the site on a monthly and/or weekly basis
9 dependent upon weather and site conditions.
10
- 11 10. The Department of Geology & Mineral Industries will monitor the site and ensure
12 compliance with all provisions of the operating permit.
13
- 14 11. Access to the site will be through one entrance at the northeast corner of the site. Halsey
15 Street has recently been reconstructed east of the subject site and visibility is very good.
16 Site access by the public will be controlled through installation of a site-obscuring chain
17 link fence.
18
- 19 12. The natural site topography obscures the west and south property from nearby residential
20 development and cyclone fencing with site-obscuring slats will visually screen the
21 property on the north.
22
- 23 13. The proposed operating permit is designed to reduce air, water and noise pollution as
24 much as possible and no off-site disposal of water is expected. The site serves as a
25 natural drainage collection point for water developed on slopes surrounding the site and
26 adjacent properties.
27
- 28 14. The City of Troutdale will review an erosion control plan showing exact locations and
29 types of erosion control devices.
30
- 31 15. A base elevation will be established at the northeast corner for establishment of controls
32 for the soil removal, public safety, traffic, temporary control of run-off water and dust
33 control as soon as possible after operation commences.
34
- 35 16. This surface mining project is scheduled for 3-5 years.
36
- 37 17. The soil removal plan will handle the runoff and dispose and/or detain the water on-site.
38
- 39 18. The Troutdale Development Code does not establish minimum setbacks in this portion
40 of the Central Business District. However, setbacks should be established to protect the
41 final established slope. This setback area can be established through dedication of
42 conservation easements which will ensure that adverse activities, such as tree or veg-
43 etation removal are regulated.
44

- 1 19. The reclamation plan is in conformance with the City of Troutdale and DOGAMI
2 requirements.
- 3
- 4 20. All properties assigned an Aggregate Resource (AR) zoning district overlay designation
5 are subject to review by the Site and Design Review Committee which will review
6 development-related issues such as erosion, required easements, access, etc.
- 7
- 8 21. All owners of AR resource sites must comply with all applicable provisions of the Site
9 and Design Review Committee, other regulations and ordinances of the City of Troutdale
10 and Multnomah County, the Department of Geology & Mineral Industries operating
11 permit, and conditions and terms imposed by this ordinance.
- 12
- 13 22. The AR plan, which is binding upon the applicant under the City of Troutdale and
14 DOGAMI regulations, does not propose removal of all surface vegetation at the time of
15 commencement. The AR plan requires reseeding of all disturbed areas. The proposed AR
16 plan calls for establishment of a perimeter setback area and no portion of the perimeter
17 setback areas is proposed for vegetation removal or top soil extraction.
- 18
- 19 23. Dedication of the perimeter setbacks as a conservation easements will require the City's
20 approval prior to removal of any vegetation or landscaping within the easement/setback
21 areas.
- 22
- 23 23. Under the AR plan, approximately 17,500 cubic yards of soil would be removed each
24 year.
- 25
- 26 24. A nursery operation would continue on the site until all excess top soil is removed.
- 27
- 28 25. Issues of concern were:
- 29
- 30 a. The effect of an aggregate resource site upon the central business district and
31 future development activity.
- 32
- 33 b. The potential for development of a "pit" on the site.
- 34
- 35 c. The ability of DOGAMI to control site reclamation and assurances that the site
36 would be reclaimed appropriately.
- 37
- 38 d. The visual appearance of the site during the soil removal process and the effect
39 upon the central business district.
- 40
- 41 26. There is a desire for a financial guarantee that restoration of the site is in compliance
42 with the requirements of the City of Troutdale in addition to the DOGAMI reclamation
43 requirements.
- 44

1 27. To ensure compliance to the terms of approval, to evaluate progress, and to add
2 conditions to address problems which may have occurred during the first year, an interim
3 review of this project is found necessary.
4

5 28. A limited term of operation will allow the applicant to begin the proposed development
6 process and continue the nursery operation, and will give the City adequate control over
7 the AR operation, based upon the applicant's actual performance.
8

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

11
12 **Section 1:** An Aggregate Resource (AR) overlay zone to Tax Lot 33, Section 26, T1N, R3E,
13 WM is approved.
14

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

17 **Section 3:** The following conditions are attached for implementation by staff during the
18 SDRC process:
19

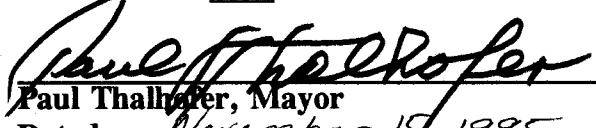
- 20 1. Obtain a Public Works Permit if any utility connections are made.
- 21
- 22 2. Comply with the City of Troutdale Construction Standards for Public
23 Works Facilities
- 24
- 25 3. Place a conservation easement on the final slopes along the south and west
26 sides of the property.
- 27
- 28 4. Submit an application for review by the SDRC including:
29
 - 30 a. Erosion control plan
 - 31 b. location, type and color of cyclone fencing
 - 32 c. location and details of wheel wash area
 - 33 d. details of entrance pad area, including size/depth of rock
 - 34 e. location and details of parking area for equipment
 - 35 f. conservation easement language
- 36
- 37 5. Obtain access permit and comply with all required frontage improvements
38 imposed by Multnomah County.
39

40 **Section 4:** Post a Letter of Credit in the amount of \$10,000 per acre, payable to the City of
41 Troutdale, guaranteeing site reclamation to the City of Troutdale standards for
42 commercial development prior to commencement of AR activity. The Letter of
43 Credit would be relinquished upon satisfactory site reclamation.
44

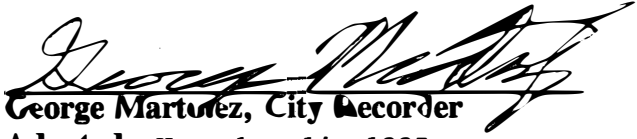
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Section 5: Submit a written request prior to expiration of the one year period requesting that Council renew the AR zone for a period of time. The City Council may extend the AR overlay or may terminate the AR overlay and and require reclamation of the property.

YEA: 5
NAY: 1 Burger-Kimber
ABSTAIN:


Paul Thalhoffer, Mayor

Dated: November 15, 1995


George Martinez, City Recorder

Adopted: November 14, 1995

