

- 1 7. The City of Troutdale adopted comprehensive planning documents in 1978 and completed
2 its periodic review process in 1993. A revised Final Review Order was submitted to
3 DLCD in December 1993 and was accepted by DLCD in 1994. Ordinances and
4 regulations were amended based upon draft comments from DLCD and the revised order
5 summarized all changes made. The City's Plan documents and land use regulations have
6 been adopted by the City and addressed all issues raised by DLCD and other objectors.
7
- 8 8. Notices of this request and the CAC meeting were published. Notices of proposed public
9 hearings were mailed to all affected property owners within 250' feet of this site in
10 accordance with applicable laws. Notice of the proposed hearings, maps, and a form
11 requesting comments were mailed to all affected governmental agencies.
- 12 9. The parcel was identified as suitable for urban development by both Multnomah County
13 and the City of Troutdale in the Urban Planning Area Agreement.
- 14 10. Low density residential is the least intensive land use designation and permitted activities
15 will not significantly deteriorate the existing high quality of the air, water, and land
16 resources. There are no natural disaster or hazards identified within the boundaries of this
17 parcel.
- 18 11. Residential areas are designed to offer a wide variety of housing types in locations best
19 suited to each type and developed in a way which will not create environmental
20 degradation. There is a wide variety of housing types on lots of various sizes throughout
21 the City. Housing has been provided to serve a wide range of needs. The proposed
22 plan/zone change will not significantly affect the overall housing mix within Troutdale.
- 23 12. The City's inventory as of October 1995 lists 54.56 buildable acres of vacant land zoned
24 R-10 Single Family Residential which is estimated to provide 229 dwelling units at a
25 10,000 sq. ft. per dwelling unit average. Assigning an R-10 designation will increase the
26 net buildable R-10 acres to 59.4 acres with a potential increase of approximately 16
27 dwellings, or 245 R-10 dwelling units. There is a limited amount of R-10 land available
28 when compared to other single-family zoning districts.
- 29 13. The addition of this parcel does not affect the City's ability to provide public facilities
30 and services.
- 31 14. The amendment will not interfere with the livability, development or value of other land
32 in the vicinity of site-specific proposals when weighed against the public interest in
33 granting the proposed amendment.
- 34 15. The amendment will increase the amount of land available for single family residential
35 property within the City. This increase will not have a major affect on the total number
36 of dwelling units, is not detrimental to the general interests of the community, and does
37 not decrease the density mandated by state law .

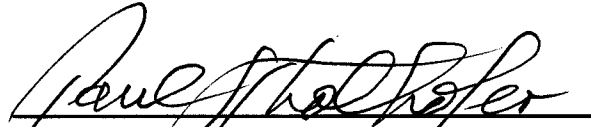
1 16. The proposed zoning is compatible with property similarly situated or is complementary
2 to existing properties.


3 **NOW, THEREFORE BE IT ORDAINED BY THE COUNCIL OF THE CITY OF**
4 **TROUTDALE THAT:**

5 **Section 1:** The Comprehensive Land Use Plan Map be amended and a Map designation of
6 LDR be assigned to Tax Lot 6900, Section 01 T1S R3E WM

7 **Section 2:** The Zoning District Map be amended and a Map designation of R-10, single-
8 family residential, be assigned to Tax Lot 6900, Section 01 T1S R3E WM

9 **YEA:** 6
10 **NAY:** 0
11 **ABSTAIN:** 0

12 
13 **Paul Thalhoffer, Mayor**
14 **Dated:** 1-11-96

15 
16 **George Martinez, City Recorder**
Adopted: 1-9-96