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2 **ORDINANCE NO. 644**
3
4

5 **AN ORDINANCE AMENDING THE ZONING DISTRICT MAP**
6 **FOR TAX LOTS 900 AND 1000 ON MULTNOMAH COUNTY**
7 **ASSESSOR'S MAP NO. 1N3E25B, TOWNSHIP 1 NORTH,**
8 **RANGE 3 EAST, SECTION 25B, WILLAMETTE MERIDIAN.**
9

10
11 **WHEREAS**, Norwest Properties LLC submitted an application for zone change from
12 LI-Light Industrial to IP-Industrial Park, on behalf of Faust Trust, Molly Hall and Gary
13 Dempsey on July 1, 1996, File No. 96-054, and
14

15 **WHEREAS**, the Citizen Advisory Committee met on August 8, 1996 to review the
16 proposed map change and recommended approval to the Planning Commission, and
17

18 **WHEREAS**, the Planning Commission held a public hearing on August 21, 1996, and
19 reviewed the request and forwarded a recommendation for approval, and
20

21 **WHEREAS**, the City Council held public hearings on September 24 and October 8,
22 1996, to provide opportunity for public comment, and
23

24 **WHEREAS**, the City Council is now satisfied that this matter has been adequately
25 considered;
26

27 **BE IT ORDAINED BY THE COUNCIL OF THE CITY OF TROUTDALE:**
28

29 **Section 1:** The Council adopts the following findings of fact.
30

- 31 1. This application has been processed as a Type IV Quasi-Judicial procedure.
32 The Planning Commission held a public hearing on August 21, 1996, and
33 reviewed the request for approval of a zone change from LI-Light Industrial
34 to IP-Industrial Park on a 4.2 acre site. The Planning Commission
35 recommended approval of this zone change.
36

- 1 2. The public has been given opportunity to comment on this proposed zone
2 change. Notices of the Public Hearing were mailed to property owners within
3 250 feet of the site on September 13, 1996, pursuant to Troutdale
4 Development Code Chapter 16. Public Deliberations and Hearings, Section
5 16.030, and a legal notice published in the Gresham Outlook on August 10,
6 1996.
7
- 8 3. This site is designated Industrial on the Comprehensive Plan Map.
9
- 10 4. The site is zoned LI-Light Industrial
11
- 12 5. The requested IP-Industrial Park zone is an implementing zone for Industrial
13 lands. The proposed zone is appropriate for the Comprehensive Plan land use
14 designation on the property and is consistent with the description and policies
15 for the applicable Comprehensive Plan land use classification.
16
- 17 6. The site is within the Airport Landing Field Zoning District Overlay. It is *not*
18 within the clear zone or airport approach safety zone. The site is within the area
19 identified on The Port of Portland's Master Height Restriction Plan map, and
20 development must conform to the height restrictions so identified.
21
- 22 7. A letter of August 12, 1996 was received from the Port of Portland, Aviation
23 Planning, regarding the correct measuring of the airport's primary surface width
24 as it relates to height restrictions in this area.
25
- 26 8. A letter of August 14, 1996 was received from the Oregon Department of
27 Transportation, Aeronautics Division, advising the City of proposed legislation
28 restricting public assembly development within 1000 feet of the edge of the
29 runway surface.
30
- 31 9. The site meets the geographical location test for industrial park zoning, in that
32 it is located north of I-84 and is separate from any residential zones.
33
- 34 10. The applicant's employment study concludes that employment forecast for the
35 region show the greatest growth in industry that generally locates in industrial
36 park settings
37

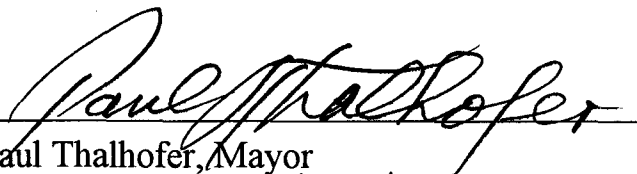
- 1 11. The site has frontage on North Frontage Road (westbound exit from I-84), an
2 Oregon Department of Transportation (ODOT) arterial and on NW Graham
3 Road, a City of Troutdale collector street. Existing levels of service at this
4 intersection per ODOT's study submitted to the City Council in May and June
5 1996, is Level F in the AM and Level B in the PM. The level of service on both
6 of these streets, following implementation of a one-way counter-clockwise
7 signalized couplet of North and South Frontage Roads by ODOT, is expected
8 to be Level C in the AM and Level A in the PM. ODOT anticipates the one-way
9 couplet to be in place by the end of summer 1997.
- 10
- 11 12. The applicant's traffic study submitted by Associated Transportation
12 Engineering and Planning (ATEP), evaluates the current level of service at the
13 NW Graham Road and North Frontage Road intersection as Level C during PM
14 peak hours and following construction of the motel and restaurant as remaining
15 Level C. Following the implementation of the one-way street configuration,
16 ATEP anticipates the PM peak hour service will be Level B.
- 17
- 18 13. Letters of August 21, 1996, and September 6, 1996, were received from ODOT
19 Planning questioning the adequacy of the level of service of the Frontage Road
20 and Graham Road interchange to accommodate the proposed zone change,
21 based upon the City's Transportation System Plan (1995), in which this
22 intersection is identified as a critical truck route that serves both City and
23 regional industries.
- 24
- 25 14. The trips per unit for IP-Industrial Park zone permitted and conditional uses
26 could exceed the expected trips per unit in the uses allowed in the LI-Light
27 Industrial zone.
- 28
- 29 15. The uses permitted in the proposed zone can be accommodated on the
30 proposed site without exceeding its physical capacity.
- 31
- 32 16. Some of the uses allowed in the proposed IP zone may not be compatible with
33 existing and proposed development at the airport and for the adjacent LI
34 properties. A letter of August 16, 1996, was received from Sports Air Travel,
35 concerning the compatibility of the zone change with adjacent zoning and
36 existing businesses.
- 37

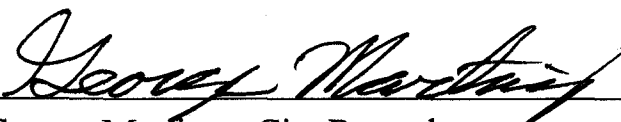
- 1 17. Conditions to mitigate adverse impacts on existing surrounding uses can be
2 placed on proposed development(s) during conditional use approval and site and
3 design review.
4
5 18. The site can be served by public water and sewer.
6
7 19. There are no storm water pipes in this area. The site is within drainage Basin
8 "D." Development will be required to discharge storm water runoff to where the
9 runoff from the site discharged prior to development conditions.

10
11 **Section 2:** The Zoning District Map be amended and a Map designation of IP,
12 Industrial Park, be assigned to Tax Lots 900 and 1000 on Multnomah
13 County Assessor's Map No. 1N3E25B W.M., as shown on the attached
14 Exhibit A.
15

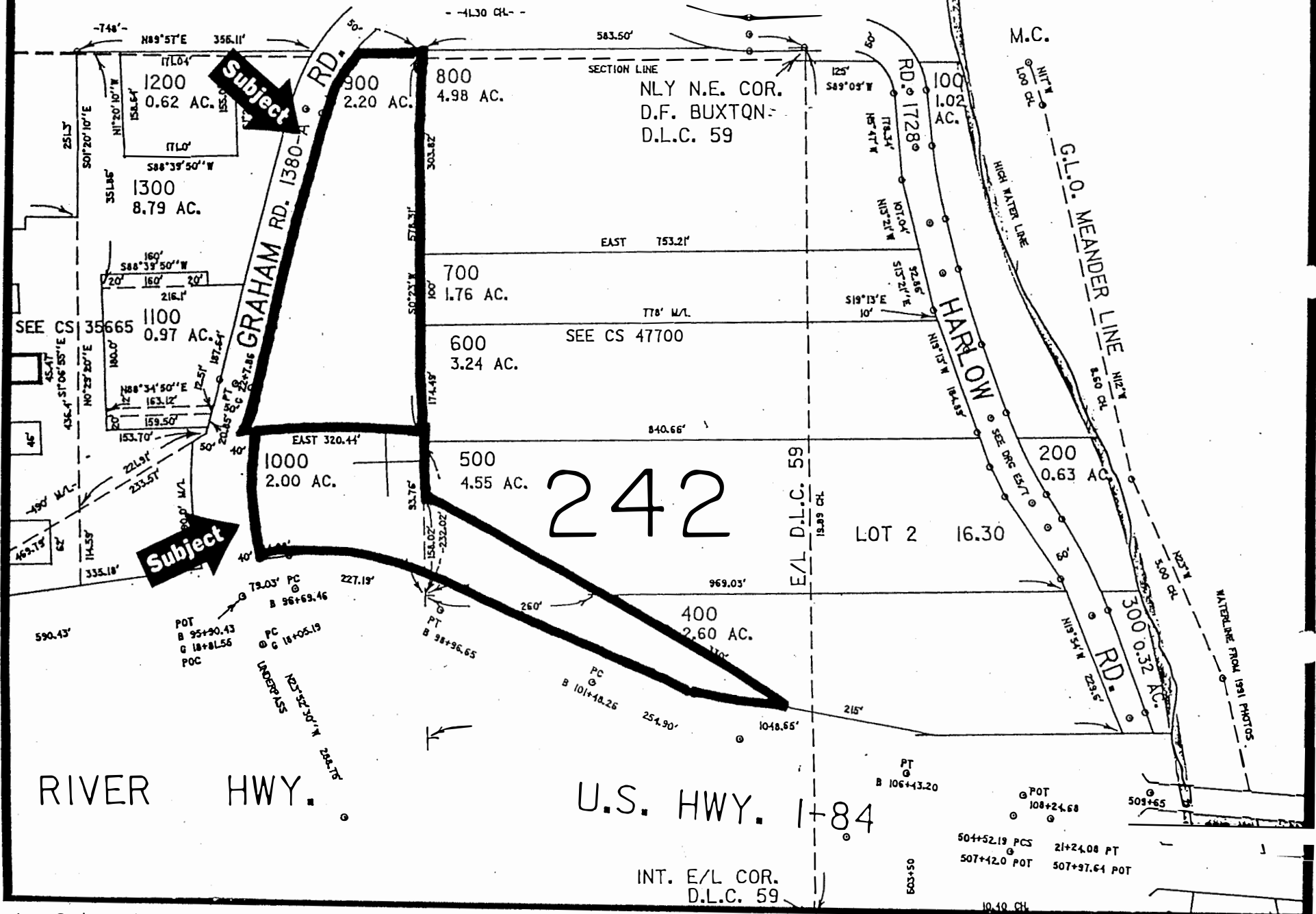
16 **Section 3:** This Zoning District Map amendment shall take affect thirty (30) days
17 from date of approval.
18
19
20

21 YEA: 6
22 NAYS: 0
23 ABSTAINED: 0

24
25
26 
27 Paul Thalhofer, Mayor
28 Dated: 10/10/96
29

30
31 
32 George Martinez, City Recorder
33 Adopted: 10-8-96
34

SEE MAP IN 3E 24C



Palmer, Groth & Pietka, Inc.

Plat Map

EXHIBIT "A"