

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP FOR 17 ACRES OF PROPERTY IDENTIFIED AS A PORTION OF TAX LOTS 500 AND 1100 ON MULTNOMAH COUNTY ASSESSOR'S MAP NO. 1N3E26A AND A PORTION OF TAX LOT 1300 ON MULTNOMAH COUNTY ASSESSOR'S MAP NO. 1N3E25B.

WHEREAS, Port of Portland submitted an application for a zone change from GI-(General Industrial) to IP (Industrial Park) on September 13, 1996 referred to as File No. 96-079, and

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

WHEREAS, the Planning Commission held a public hearing on October 16, 1996, and reviewed the request and forwarded to the City Council a recommendation for denial, and

WHEREAS, the City Council held public hearings on December 10, 1996 and January 14, 1997 to provide opportunity for public comment, and

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

NOW THEREFORE BE IT ORDAINED BY THE COUNCIL OF THE CITY OF TROUTDALE:

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

1. The proposed IP (Industrial Park) zone is appropriate for the Industrial plan designation on the property and is consistent with the description and policies for the Industrial plan land use classification.
2. The uses permitted in the proposed IP (Industrial Park) zone can be accommodated on the proposed site without exceeding its physical capacity. The subject site is divided by the existing Woodpecker Trucking resulting in two separate smaller size developable areas. The developable area on the west portion of the site is approximately 9.5 acres and the developable area on the east portion of the site is approximately 7.5 acres. The configuration of the subject site will accommodate the uses identified as conditional and permitted uses in the requested IP (Industrial Park) zoning district.

The applicant indicated that the primary reason for the requested zone change to IP (Industrial Park) is to accommodate a future development scheme proposed for the subject site which includes:

1 A. Portion of the eastern half of the site available for hotel, restaurant, and car
2 rental businesses to serve the needs of users at the Portland-Troutdale
3 Airport.

4
5 B. Western portion of the site available for any uses allowed in the IP
6 (Industrial Park) zoning district.

- 7
8 3. All public utilities are available to serve the subject site. However, adequate transportation
9 networks and services are not now in place, nor are they planned to be provided concurrently
10 with full development of the entire 17 acre property. Access to the subject site is by I-84,
11 NW Frontage Road, NE Marine Drive, NW Graham Road, and the Portland-Troutdale
12 Airport.

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14 DKS Associates prepared a transportation study dated September, 1996 for the proposed
15 zone change. The study analyzed the impact of the requested zone change on the proposed
16 couplet transportation system and concluded that if developed under the requested IP
17 (Industrial Park) zone the subject property would generate 68 additional trips during AM
18 peak hour and 61 additional trips during PM peak hour over what the current zoning can be
19 expected to generate. Also, the study concluded that the intersections analyzed would
20 operate at level of service B under various transportation network scenarios.

21
22 ODOT has expressed opposition to the zone change due to its potential to significantly
23 increase the trip generation of the subject property and the inability of the transportation
24 system to accommodate this increase in the long term. ODOT stated it is willing to withdraw
25 its opposition if a trip generation cap is attached as a condition to the proposed zone change
26 as well as requiring an internal roadway system throughout the property.

27
28 With a condition limiting vehicle trip generation from development on the subject site to no
29 more than is expected under the current zoning and with a condition requiring an internal
30 roadway system to serve all future development on the subject site, adequate transportation
31 networks and services are available.

- 32
33 4. With a vehicle trip generation cap to limit the amount of development on this site and a
34 requirement for an internal roadway system, the amendment will not interfere with the
35 livability, development or value of other land in the vicinity of the site specific proposals
36 when weighed against the public interest in granting the proposed amendment. Rezoning the
37 subject site to IP (Industrial Park) will not preclude development of the surrounding
38 properties for general industrial uses.

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40 5. With a vehicle trip generation cap to limit the amount of development on this site and a
41 requirement for an internal roadway system, the amendment will not be detrimental to the
42 general interest of the community. Hobson, Johnson & Associates prepared a market
43 analysis, dated July 16, 1996, for the Port's previous application request for a
44 comprehensive plan amendment to C-Commercial and zone change to GC-General

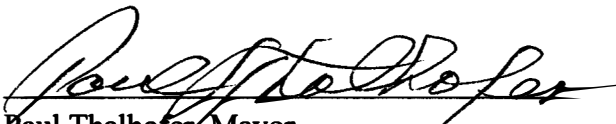
1 Commercial for the same property. The market analysis concluded that rezoning the subject
2 site to IP (Industrial Park) will provide the city with the best opportunity to generate new
3 employment opportunities since there is no demand to develop the site for industrial uses.
4


5 **Section 2:** The Zoning District Map be amended and a Map designation of IP (Industrial Park)
6 be assigned to 17 acres of property identified as a portion of Tax Lots 500 and 1100
7 on Multnomah County Assessor's Map No. 1N3E26A and a portion of Tax Lot 1300
8 on Multnomah County Assessor's Map No. 1N3E25B, as shown on the attached
9 Exhibit A, subject to the following conditions:
10

- 11 1. Development of the 17 acres of property shall be subject to a total trip
12 generation cap of 205 p.m. peak hour vehicle trips until such time as
13 transportation system conditions improve at the I-84/Troutdale interchanges
14 and the Troutdale City Council approves removal of the trip generation cap.
15
- 16 2. Development of the 17 acres of property will require the construction of an
17 internal roadway system branching off the airport's access road to serve all
18 affected parcels.
19

20 **Section 3:** This Zoning District Map amendment shall take affect thirty (30) days from date of
21 approval.
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25 YEA: 7
26 NAYS: 0
27 ABSTAINED: 0
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31 Paul Thalhoffer, Mayor
32 Dated: 1-16-97
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36 George Martinez, City Recorder
37 Adopted: 1-14-97
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Proposed Zoning

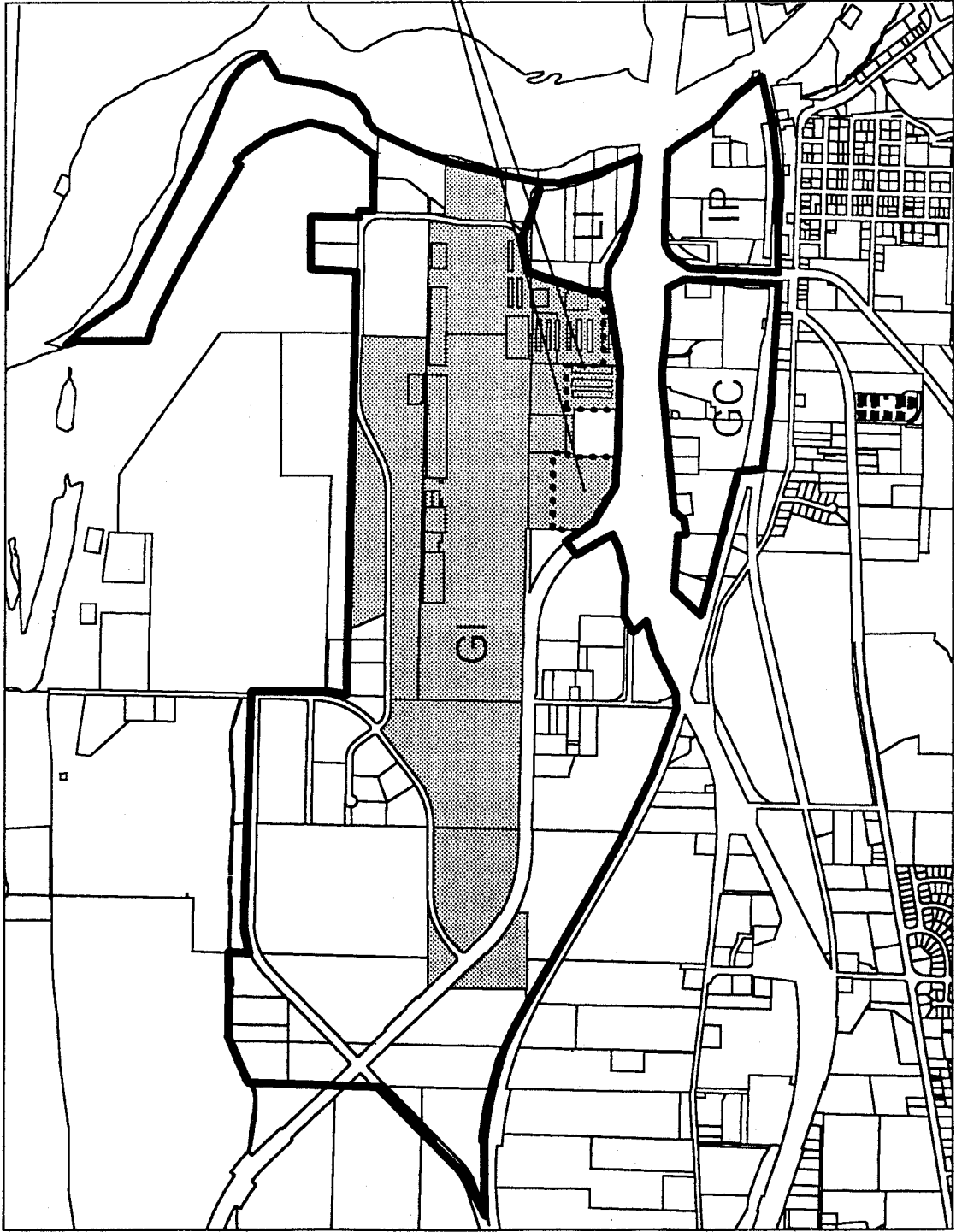


EXHIBIT A