

ORDINANCE NO. 775

AN ORDINANCE AMENDING THE MAXIMUM BUILDING HEIGHT STANDARD FOR THE CENTRAL BUSINESS DISTRICT (CBD) EXCEPTION AREA IN RECONSIDERATION OF TEXT AMENDMENT NO. 36 ADOPTED JANUARY 24, 2006 (ORDINANCE NO. 770)

THE TROUTDALE CITY COUNCIL FINDS AS FOLLOWS:

1. On January 24, 2006, the Council adopted Ordinance 770, which established an exception area in the Central Business District (CBD exception area) and set the maximum height for buildings in the exception area at 45 feet.
2. On February 14, 2006, during the public comment portion of the Council meeting, Erin Janssens requested that the Council reconsider its decision to adopt a 45 foot height standard.
3. In accordance with the Council Rules (Section 2.08.190 K of the Troutdale Municipal Code), the Council approved a motion to reconsider its prior decision regarding the height limit. The matter was scheduled for a public hearing at which all interested parties would be given an opportunity to testify and present information they wanted the Council to consider.
4. On March 14, 2006, the Council held a public hearing and received testimony from interested parties regarding the 45 foot height standard. Ms. Janssens made a presentation in support of her request that the maximum height limit be reduced. Others also testified and presented information to the Council. There were testimony and presentations both in favor and against the height standard.
5. On March 28, 2006, the Council held its first public hearing on an ordinance amending the height standard in the CBD exception area. At the hearing, staff presented materials that demonstrated application of the height regulations in the development code as it pertains to property in and adjacent to the CBD exception area.
6. Having considered all the testimony and information that has been presented at all the Council meetings regarding the height limit in the CBD exception area, the amendment being adopted in this ordinance best implements the Troutdale Comprehensive Land Use Plan, the Troutdale Town Center Plan and the City's development objectives for the CBD.


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

Section 1. Section 3.134, Dimensional Standards, of the Troutdale Development Code , is hereby amended to read as follows:

3.134 Dimensional Standards

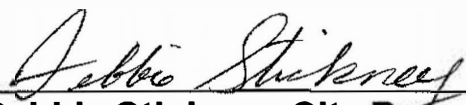
E. Height Limitation. The maximum height of a structure shall be 35 feet.

**YEAS: 7
NAYS: 0
ABSTAINED: 0**



Paul Thalhofer, Mayor
April 12, 2006

Date



Debbie Stickney, City Recorder
Adopted: April 11, 2006