

ORDINANCE NO. 790

AN ORDINANCE ADOPTING COMPREHENSIVE LAND USE PLAN MAP AND ZONING DISTRICT MAP AMENDMENTS ON APPROXIMATELY 124 ACRES OF FORMER MULTNOMAH COUNTY FARM PROPERTY.

THE TROUTDALE CITY COUNCIL FINDS AS FOLLOWS:

1. The Planning Commission held a hearing in this matter on October 17, 2007 and made a recommendation of approval with conditions to the Council.
2. The City Council held hearings on November 27, 2007 and December 11, 2007 to take public testimony on the proposed map amendments.
3. The City Council confirms the Planning Commission's recommendation as adopted October 17, 2007.
4. The Comprehensive Land Use Plan Map amendment criteria of TDC 15.050B are met, and the proposed map amendments were changed to conform to the Planning Commission's recommendation to Council dated October 17, 2007.
 - a. The Comp Plan map amendments comply with applicable Statewide Land Use Planning Goals and the Plan Map amendments do not significantly affect the transportation facilities, in accordance with Transportation Planning Rule.
 - b. The Comp Plan map amendments are consistent with the applicable goals and policies of the Comprehensive Land Use Plan. HDR plan map designation is not required on any portion of the site.
 - c. The inclusion of more property into the Commercial, Open Space and Low Density Residential Planning Area is consistent with projected needs for such lands.
 - d. The Plan provides for more high and medium density residential and Town Center planning area than there is a projected need.


- e. Uses allowed in the proposed Plan map designation will not significantly adversely affect existing or planned uses on adjacent lands as an Open Space area buffers existing residential development and Lot 2.
 - f. Public facilities and services necessary to support uses allowed in the proposed designation are available, or are likely to be available in the near future.
5. The Zoning District Map amendment criteria of TDC 15.050C are met, and the proposed amendments were changed to conform to the Planning Commission's conditions in their recommendation to Council dated October 17, 2007.
- a. The proposed zoning districts are appropriate for the proposed Comprehensive Land Use Plan land use designations on the property, and are consistent with the description and policies for the applicable Comprehensive Land Use Plan land use classifications.
 - b. The uses permitted in the proposed zoning districts can be accommodated on the proposed site without exceeding its physical capacity.
 - c. Adequate public facilities, services, and transportation networks are in place, or are planned to be provided concurrently with the development of the property.
 - d. The Zoning District map amendments will not interfere with the livability, development, or value of other land in the vicinity of site-specific proposals when weighed against the public interest in granting the proposed amendment.
 - e. The amendment will not be detrimental to the general interest of the community.

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

Section 1. The Troutdale Comprehensive Land Use Plan Map shall be amended as shown in Attachment A.

Section 2. The Troutdale Zoning District Map shall be amended as shown in Attachment B.

YEAS: 7
NAYS: 0
ABSTAINED: 0



Paul Thalhoffer, Mayor
December 12, 2007

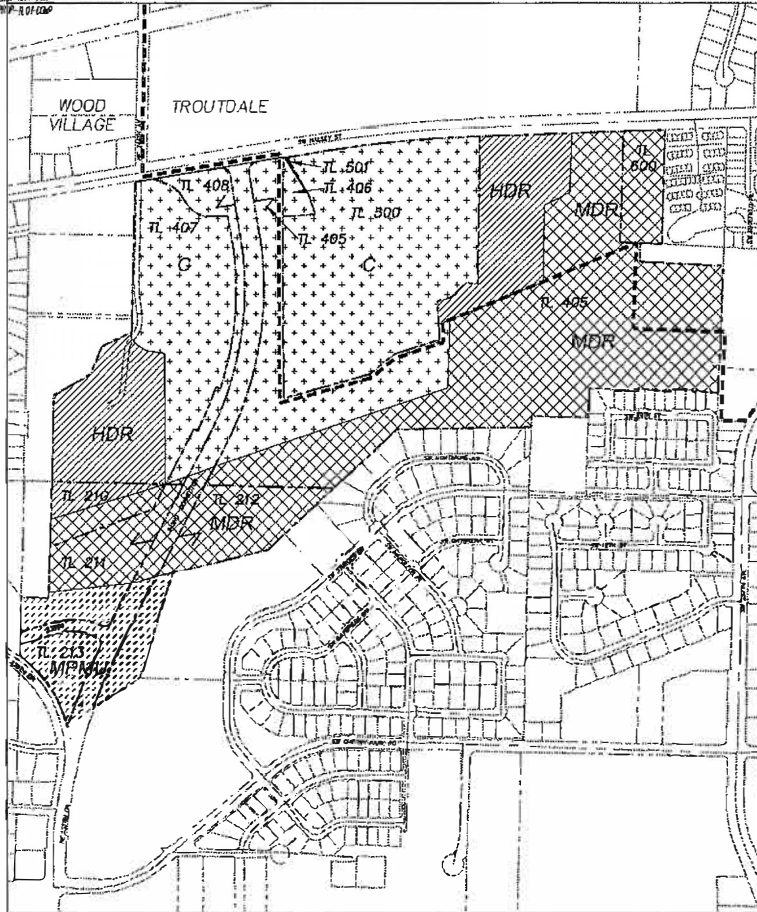
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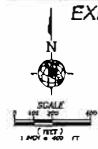
Debbie Stickney, City Recorder

Adopted: December 11, 2007

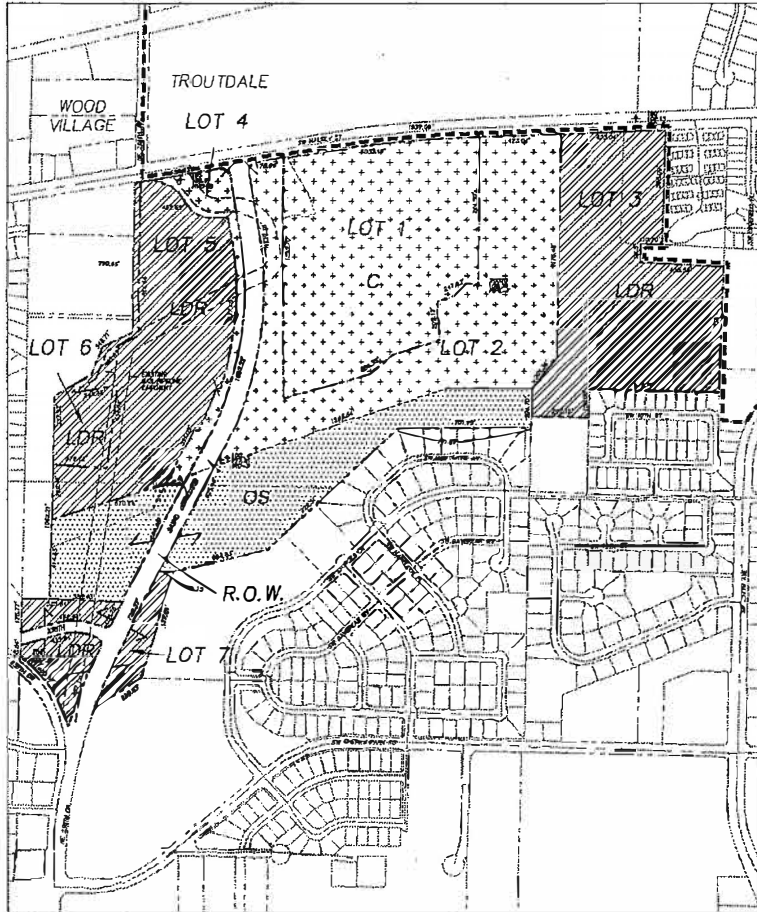
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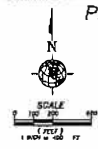
EXISTING TAXLOTS & COMPREHENSIVE PLAN MAP DESIGNATION



- LEGEND**
- EXISTING TAX LOTS
 - [Pattern] COMMERCIAL
 - [Pattern] MEDIUM DENSITY RESIDENTIAL
 - [Pattern] HIGH DENSITY RESIDENTIAL
 - [Pattern] MASTER PLANNED MIXED USE
 - [Pattern] TOWN CENTER BOUNDARY



PROPOSED TAXLOTS & COMPREHENSIVE PLAN MAP DESIGNATION



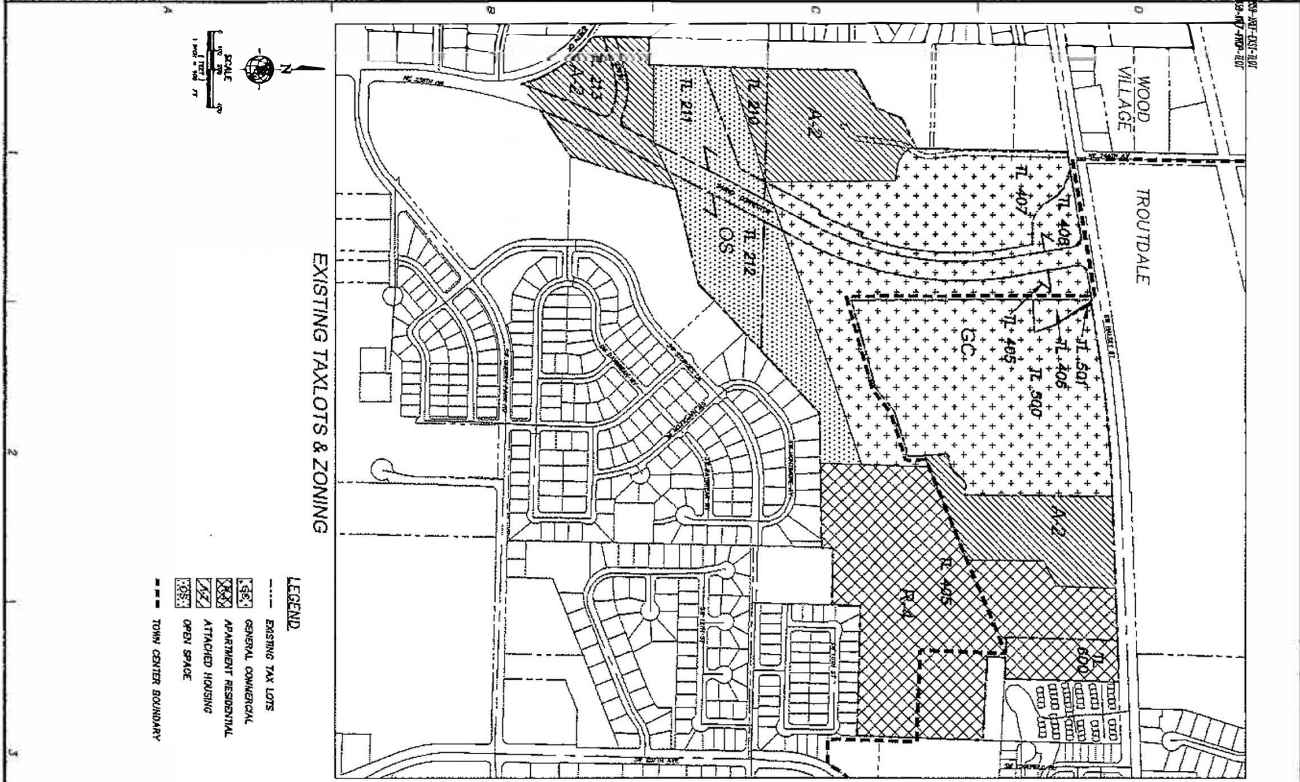
- LEGEND**
- PROPOSED TAX LOTS
 - [Pattern] COMMERCIAL
 - [Pattern] LOW DENSITY RESIDENTIAL
 - [Pattern] OPEN SPACE
 - [Pattern] TOWN CENTER BOUNDARY



McKENNAM'S HOTELS & PUBS / REYNOLDS INDEPENDENT SCHOOL DIST.
 SW HAL BET STREET SUBDIVISION
**ATTACHMENT A - EXISTING & PROPOSED TAXLOTS
 & COMPREHENSIVE PLAN MAPS**
 TROUTDALE, OREGON
 SCALE: AS SHOWN PROJECT NO. 032859 DRAWING FILE NAME: 032859-plan-sp03

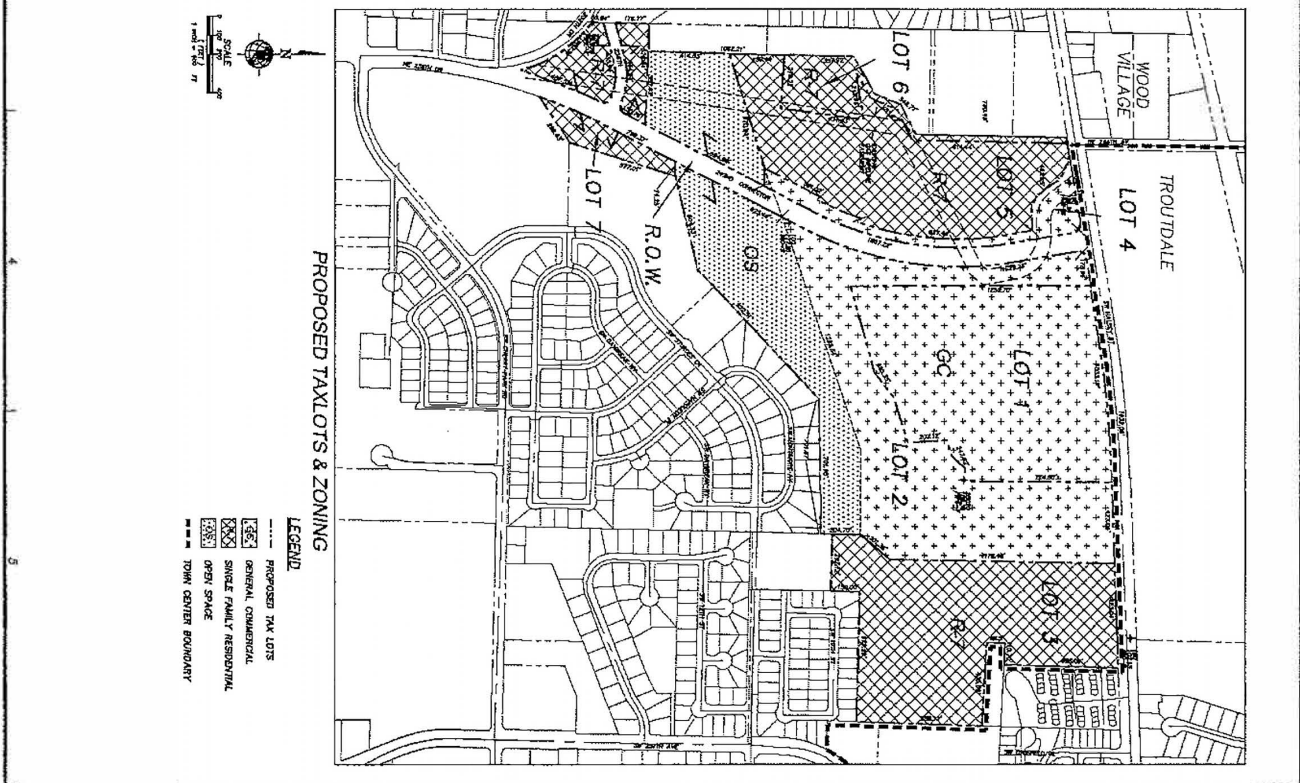
CHECKED BY:	JABE
APPROVED BY:	JABE
DATE:	12/12/07
REVISION:	OR 12/12/07
DATE:	
REVISION:	
DATE:	
REVISION:	

SHEET



EXISTING TAXLOTS & ZONING

- LEGEND**
- EXISTING TAX LOTS
 - GC GENERAL COMMERCIAL
 - AR APARTMENT RESIDENTIAL
 - OR OPEN SPACE
 - TOWN CENTER BOUNDARY



PROPOSED TAXLOTS & ZONING

- LEGEND**
- PROPOSED TAX LOTS
 - GC GENERAL COMMERCIAL
 - AR SINGLE FAMILY RESIDENTIAL
 - OR OPEN SPACE
 - TOWN CENTER BOUNDARY

<p>DRAWN BY: <u>RAJ</u></p> <p>LAST EDIT: <u>12/12/07</u></p> <p>DATE BY REV#</p>	<p>CHECKED BY: <u>JABE</u></p> <p>APPROVED BY: <u>JABE</u></p> <p>REVISION</p>	<p>McMENAMINS HOTELS & PUBS / REYNOLDS INDEPENDENT SCHOOL DIST.</p> <p>SW HALSEY STREET SUBDIVISION</p> <p>ATTACHMENT B - EXISTING & PROPOSED TAXLOTS & ZONING DISTRICT MAPS</p> <p>TROUTDALE OREGON</p> <p>SCALE: <u>AS SHOWN</u></p>	<p>PROJECT NO. <u>032859</u></p> <p>DRAWING FILE NAME: <u>032859-plan-sp02</u></p>
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