

ORDINANCE NO. 830

AN ORDINANCE AMENDING CHAPTERS 1.020 AND 4.700 OF THE TROUTDALE DEVELOPMENT CODE BY AMENDING THE PERMITTED USE SECTION OF THE TOWN CENTER OVERLAY ZONE TO ALLOW URBAN AGRICULTURE USES, ALONG WITH A RELATED AMENDMENT TO THE DEFINITIONS, AND AMENDMENT TO THE TOWN CENTER OVERLAY ZONE PURPOSE STATEMENT.

THE TROUTDALE CITY COUNCIL FINDS AS FOLLOWS:

1. At the request of McMenamins, Inc., the Council initiated an amendment to the Development Code to allow agricultural use in the Town Center Overlay zone; and
2. The Planning Commission, at the Council's direction; developed proposed amendment language and after a public hearing recommended adoption of amendment language and findings of fact to the City Council;

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

Section 1. Chapter 1.020 - General Definitions, Section 4.710 – Town Center Overlay Purpose and Intent, and Section 4.720 – Town Center Overlay Permitted Uses of the Troutdale Development Code shall be amended as follows:

Amend Chapter 1.020 – Definitions – by adding the following definition and renumbering accordingly:

1.020.60 “Local food production use” includes utilization of land to raise, harvest, or sell crops; feed, breed, manage, and sell livestock, poultry, honeybees, or their produce; raise dairy animals and sell dairy products; or engage in any other similar agricultural or horticultural use, animal husbandry, or combination thereof; for producing food to be consumed by people. Local food production uses include preparation or processing and storage of products raised on such land, but do not include construction or use of dwellings. Food does not include any substances regulated by the Controlled Substances Act enacted by the United States Congress.

Amend Chapter 4.700 – Town Center Overlay – by amending the Purpose Statement as follows:

4.710 Purpose and Intent. The purpose of this district is to encourage the downtown Trousdale area to grow as a diverse and viable town center ~~consistent with the Metro 2040 Growth Concept for town centers~~. The Trousdale Town Center is envisioned as the district that provides shopping, employment, cultural, and recreational opportunities that serve the Troutdale area. In addition, the district allows for continued housing opportunities close to commercial activities. The intent of the specific design standards for buildings, streetscapes, and parking with the TC district is to achieve development that is consistent with the design concepts include, but are not limited to, attractive pedestrian-oriented streets, providing a complementary mix of commercial and residential development, a connected network of streets and accessways to reduce automobile dependency, and avoiding walled streets.

Amend Chapter 4.700 – Town Center Overlay – by amending the permitted use list for properties in the General Commercial zone and the Town Center Overlay:

4.720 Permitted and Conditional Uses. Permitted and conditional uses are the same as those listed in the underlying zoning districts with the following exceptions:

E. General Commercial (GC).

1. Additional permitted uses:

a. Single-family detached dwellings (except manufactured homes), duplex, triplex, attached, and multiple-family dwellings, provided the residential use is located above or behind a permitted commercial use, whether within the same building as the commercial use or in a separate building;

b. local food production uses on lots or parcels one acre in size or larger, provided no poultry or livestock, other than household pets, shall be housed within 100 feet of any residence other than a residence on the same lot and shall not occupy an area greater than 10,000 square feet or 10% of the total property whichever is larger; and

c. public parking lots.

Section 2. The findings of fact included in the January 28, 2015 Planning Commission order are adopted by the Council in support of this action.

Section 3. This ordinance is effective upon and from 30 days after its enactment by the Council.

YEAS: 6
NAYS: 0
ABSTAINED: 0



Doug Daoust, Mayor

Date 3/12/15



Debbie Stickney, City Recorder

Adopted: March 10, 2015



**BEFORE THE PLANNING COMMISSION
of the
CITY OF TROUTDALE
FINDINGS of FACT, FINAL ORDER and
RECOMMENDATION to the CITY COUNCIL**

**Pertaining to
TEXT AMENDMENTS to TROUTDALE DEVELOPMENT CODE
CHAPTER 1.020 DEFINITIONS; CHAPTER 4.710 PURPOSE AND
INTENT - TOWN CENTER OVERLAY ZONE; AND CHAPTER
4.720 PERMITTED AND CONDITIONAL USES-TOWN CENTER
OVERLAY ZONE**

PROCEDURE: IV Legislative Procedure
HEARING DATE: January 28, 2015
STAFF: John Morgan, City Planner
PROJECT NAME: Troutdale Development Code Text Amendment concerning Urban Agriculture
ATTACHMENT: Proposed Text Amendment – Urban Agriculture

FINDINGS OF FACT:

Section 15.050 of the Troutdale Development Code establishes the following approval criteria for evaluating comprehensive plan amendments. The Troutdale Planning Commission hereby finds the following relative to those criteria in this matter:

1. For Comprehensive Plan text amendments, compliance with the Statewide Land Use goals and related Administrative Rules.

This section is not applicable as this is a Development Code text amendment not a Comprehensive Plan text amendment.

2. Public need is best satisfied by this particular change.

Public need is best satisfied by the recommended changes. The Urban Agriculture Code Amendment reflects a growing market for locally produced food as well as the use and enjoyment of that food in local eating establishments. It provides an avenue for supporting existing restaurant businesses and encouraging new investment.

There was one public comment at the Planning Commission's January 28th public hearing expressing concern about livestock use.

The Commission concurred in the citizen's concern and makes a finding it is also concerned about livestock threshold issues.

3. The change will not adversely affect the health, safety and welfare of the community.

Adoption of this text amendment includes provisions limiting livestock therefore helping to mitigate any impacts from livestock operations. The proposed use produces negligible traffic and little or no sewer and water infrastructure impact.

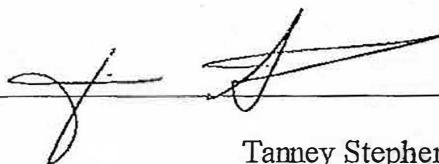
4. In the case of Development Code amendments, the particular change does not conflict with applicable comprehensive plan goals or policies.

The proposed Development Code change is not contrary to any policy within the Comprehensive Plan.

RECOMMENDATION to CITY COUNCIL:

Based upon the foregoing, the Troutdale Planning Commission recommends to the Troutdale City Council adoption of the proposed amendments to the text of the Troutdale Development Code Chapter 1.020 Definitions; Chapter 4.710 Purpose; and 4.720 Permitted and Conditional Uses.

ADOPTED this 28th Day of January 2015



Tanney Stephenson, Chair
Troutdale Planning Commission