

RESOLUTION NO. 355-R

A Resolution Amending the Troutdale Zoning Map

WHEREAS, An application for an amendment to the official Zoning Map has been made by JDL Development, Inc. and

WHEREAS, The amendment has been considered by the Planning Commission and City Council at advertised public hearings, and


WHEREAS, The request is in basic conformance with the Comprehensive Plan, Zoning Ordinance, Housing Policies, Parks Plan and surrounding land uses, and meets a public need;

NOW, THEREFORE BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF TROUTDALE THAT:

Tax Lot 24, Section 35, T1N, R3E W.M. be changed in zoning designation from SR to R7 PD and that the Preliminary Plan and program be approved.

PASSED THIS 8TH DAY OF JULY, 1980. WITH THE CONDITIONS AS FOLLOWS:
IV. A, B, C, D AND G OF THE STAFF REPORT AND V. PLANNING COMMISSION RECOMMENDATION OF THE STAFF REPORT.

YEAS 6
NAYS 0



Mayor R. M. Sturges

ATTEST:



Jerri Widner
Finance Director/City Recorder

The plans for this area should be included in the General Development Plan. The developer should consider moving this community building and play area to the wooded area, instead of the units being proposed.

6. Street System: The street being proposed is a private drive. The staff has requested that an access street to "Fleur-de-lis" be provided for safety reasons. No access to the north was thought to be necessary.
- delete* 7. Island: The entrance island is consistent with the City Council's unwritten policy regarding access-ways into neighborhoods. Landscaping details will be provided in the General Development Plan.
8. Dedicated Area: The five acres being dedicated to the City should be clean of all garbage and debris, and clear of all liens, assessments and taxes before acceptance by the City.

III. CONCLUSIONS

The request for an R-7 PD zone is in basic conformance with the Comprehensive Plan, Zoning Ordinance, Housing Policies, Parks Plan, and surrounding land uses and zones. There is a public need for a development of this type that increases the housing choice available. There is a need to dedicate and improve Kane Road; to provide utility easements; to protect the stand of fir trees; and to construct the "drive" and utilities to City standards. There is also a need to increase the periphery yard setbacks to protect adjoining property owners, and to landscape or buffer accordingly. There is a need for pedestrian and utility access into the future park; and for the park area to be cleaned up and dedicated free of encumbrances.

IV. ALTERNATIVES

1. Deny the request for a zone change to R-7 PD, and suggest an alternative zone.
2. Postpone the request.
3. Approve the request as submitted.
- ④ Approve the request with conditions. Following are conditions suggested by staff:
 - (a) That Kane Road be dedicated and improved to County standards;
 - (b) That easements for the utility extensions to the north be received by the City prior to General Plan approval;
 - (c) That no more than 40% of the trees in the southwest corner be removed without specific City authorization;

- in letter to City*
- d. That the private drives and utilities be constructed ~~to City standards;~~ *to the satisfaction of the City engineer.*
 - delete* e. That the front yard setback be a minimum of 20 feet; the side yards be a minimum of 20 feet; and the rear yard be a minimum of 10 feet;
 - delete* f. That a minimum distance of 15 feet be maintained between any two buildings used for dwelling purposes, and a minimum of 10 feet between any other two buildings;
 - g. That the area being dedicated as park be cleaned of debris and garbage, and free of all liens and encumbrances prior to City acceptance.

delete easement setbacks

V. PLANNING COMMISSION RECOMMENDATION:

The Planning Commission recommends approval of the R7 PD zone and the Preliminary Development Plan and Program in concept, with the stipulation that the preliminary plan be reviewed in more detail at the meeting of June 18th.