

RESOLUTION NO. 457-R

A RESOLUTION AMENDING THE TROUTDALE OFFICIAL ZONING MAP

WHEREAS, An application for an amendment to the Official Zoning Map has been made by Jim Burch, representing the Faith United Methodist Church, and

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

WHEREAS, The zoning request is in basic conformance with the Comprehensive Plan and Zoning Ordinance, and

WHEREAS, The zoning request is in compliance with all applicable statewide planning goals.

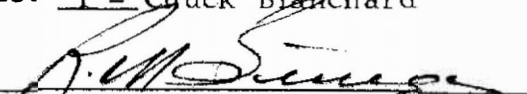
NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF TROUTDALE THAT:

Tax Lots 29 and 39 of Section 1, T1S, R3E, W.M. is hereby changed in zoning designation from F2 to CS/R7 and R7 as per Exhibit A with the following conditions:

1. All public improvements shall be designed to City standards and reviewed and approved by the City Engineer.
2. Stark Street shall be improved to County standards.
3. A right-of-way, designed to local street standards (50 feet), be dedicated in an alignment consistent with Alternate B so that 33rd Street can be extended eastward to 31st Street.
4. A major partition map shall be prepared as per City standards segregating the CS designated parcel from the R-7 designated parcel.
5. A six (6) foot general utility easement shall be designated along the site lot lines and the rear lot line of the Community Service parcel.
6. No more than four (4) sewer connections shall be allocated from the City Community Service reserve category to serve the proposed church site.
7. The applicants shall undertake to re-pay their fair share of the cost of storm sewer, water and sanitary services extended along Stark Street by NuPacific, which directly benefits Tax Lots 29 and 39, Section 1, T1S, R3E, W.M.

YEAS: 5

NAYS: 1 - Chuck Blanchard


R. M. Sturges, MAYOR

Date Signed: 2-10-82

ATTEST:


Nancy B. Nixon
FINANCE DIRECTOR/CITY RECORDER

ADDENDUM TO CONDITION 7
(Zone Change Tax Lots 29 and 39 of
Section 1, T1S, R3E, W.M.)

Fair Share means that the northern portion of the property (i.e., the Church site) shall have a pay back assignment of \$2,224.74 which shall be paid to NuPacific prior to the issuance of any building permit required for a change in use from Residential to Church. The southern portion of the property (i.e., the designated R-7 area) shall have a pay back assignment of \$3,337.11 which shall be paid to NuPacific prior to the signing of a Final Subdivision Plat or approving a General Plan and Program for a Planned Development.