

RESOLUTION NO. 466-R

A RESOLUTION AMENDING THE TROUTDALE OFFICIAL ZONING MAP.

WHEREAS, an application for an amendment to the Official Zoning Map has been made by Helen Althaus, property owner, and

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

WHEREAS, the zone change request is in basic conformance with the Comprehensive Plan and Zoning Ordinance, and

WHEREAS, the zone change 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 Lot 3 and portion of 26, Section 1, T1S, R3E, W.M. is hereby changed in zoning designation from SR to R-7 (PD) 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. Specifically, there shall be satisfactory resolution of the drainage problem on the site.
2. A six (6) foot general utility easement shall be designated along side and rear lot lines.
3. Sweetbriar Road shall be improved to County standards with one (1) foot reserve strip on all lot lines adjacent to Sweetbriar Road.
4. All greenway areas (Tract J, O, L & K) shall be held in common ownership by property owners and maintained by a homeowners association.
5. Loop water line by extending 12-inch to Troutdale Road via Sweetbriar Lane.
6. Loop water line by extending line to 36th Circle via the greenway.
7. Water lines running to the eastern boundary of the project site shall be sized to accommodate future urban development to the east of the project site and west of Stark Street.
8. Consideration shall be given to bicycle/pedestrian paths as part of the overall improvement to Sweetbriar Road.

9. Relocate the alignment of the proposed south-east stub street to the west approximately 400 feet to coincide with the natural drainage course and the general alignment of the proposed north-east cul-de-sac. Design the proposed south-east stub street to accommodate a cul-de-sac street configuration.

PASSED BY THE COMMON COUNCIL OF THE CITY OF TROUTDALE THIS 13 DAY OF April, 1982.

YEAS 5

NAYS 0

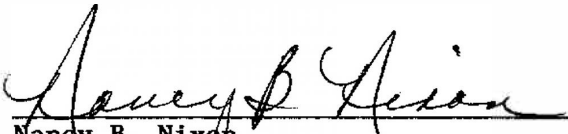
1 abstention - Helen Althaus



Robert M. Sturges, MAYOR

Date Signed: 4-16-82

ATTEST:



Nancy B. Nixon
FINANCE DIRECTOR/CITY RECORDER

EXHIBIT "A"

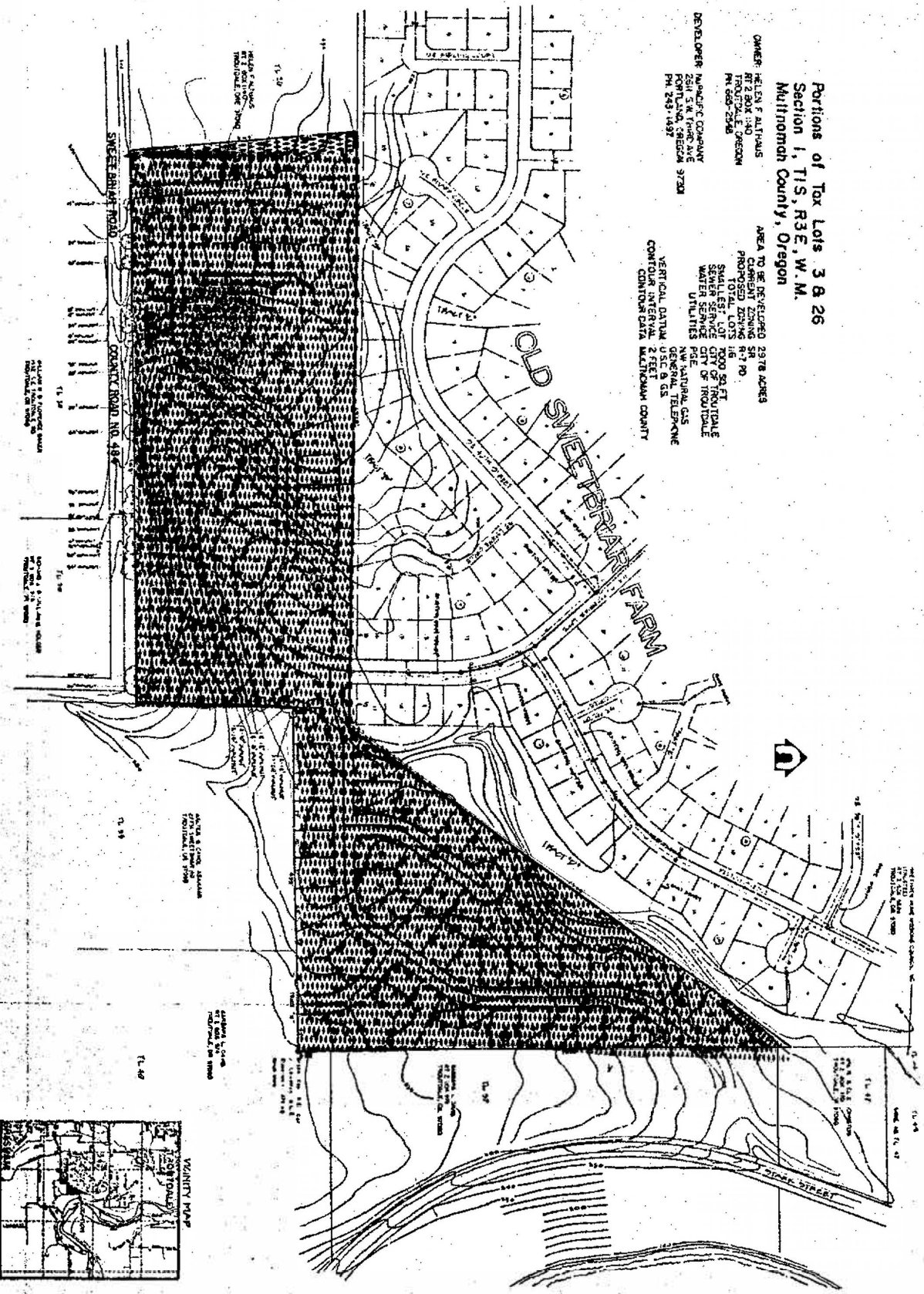
Portions of Tax Lots 3 & 26
 Section 1, T1S, R3E, W. M.
 Multnomah County, Oregon

OWNER: HELEN F. ALTHAUS
 RT 2 BOX 340
 PORTLAND, OREGON
 PH. 689-2588

AREA TO BE DEVELOPED: 2978 ACRES
 PROPOSED ZONING: R17 PD
 TOTAL LOTS: 16
 SMALLEST LOT: 1000 SQ. FT.
 SEWER SERVICE: CITY OF PORTLAND
 WATER SERVICE: CITY OF PORTLAND
 UTILITIES: NW NATURAL GAS
 GENERAL TELEPHONE

DEVELOPER: MARINEFC COMPANY
 2501 S.W. PARKWAY
 PORTLAND, OREGON
 PH. 283-1437

VERTICAL DATUM: U.S.C. & G.S.
 CONTOUR INTERVAL: 2 FEET @ 6'S
 CONTOUR DATA: MULTNOMAH COUNTY



11-30
 HELEN F. ALTHAUS
 RT 2 BOX 340
 PORTLAND, OREGON

11-32
 HELEN F. ALTHAUS
 RT 2 BOX 340
 PORTLAND, OREGON

11-34
 HELEN F. ALTHAUS
 RT 2 BOX 340
 PORTLAND, OREGON

11-36
 HELEN F. ALTHAUS
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 PORTLAND, OREGON

11-38
 HELEN F. ALTHAUS
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11-40
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11-42
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11-44
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11-46
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