

# **ORDINANCE NO. 903**

## **AN ORDINANCE ADOPTING 2020-2040 TOWN CENTER PLAN TEXT AMENDMENTS TO THE COMPREHENSIVE LAND USE PLAN, AND MAP AMENDMENTS TO THE COMPREHENSIVE PLAN AND ZONING MAPS**

### **THE TROUTDALE CITY COUNCIL FINDS AS FOLLOWS:**

1. The Troutdale Planning Commission held a public hearing on October 8, 2025, to take public testimony and to make a recommendation to the City Council concerning text amendments to the City's Comprehensive Land Use Plan and map amendments to the Comprehensive Plan and Zoning Maps.
2. The Troutdale City Council held a public hearing on October 28 and November 18, 2025, to review, consider, and take public testimony on the proposed recommendation by the Planning Commission to amend the Troutdale Comprehensive Land Use Plan, the Comprehensive Plan, and the Zoning Map related to the 2020-2040 Town Center Plan adopted by Resolution No. 2531.
3. The proposed text amendment and map amendments ensure that the city's Comprehensive Land Use Plan, Land Use and Zoning Maps are consistent with the city's Town Center Plan adopted by Resolution No. 2531.
4. Notice of the public hearing has been provided in accordance with applicable law.

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

- Section 1. After full and due consideration of the application, the Planning Commission recommendation, the record, and evidence presented at the public hearings, the City Council adopts the findings of fact contained in the Planning Commission recommendation, which is included as Exhibit A to the staff report for this Ordinance.
- Section 2. The proposed amendments to the Troutdale Comprehensive Land Use Plan shall be amended as set forth in Attachment A, attached to this Ordinance, and are hereby approved.
- Section 3. The proposed amendment to the Troutdale Comprehensive Land Use Map as set forth in Attachment B, attached to this Ordinance, is hereby approved.
- Section 4. The proposed amendment to the Troutdale Zoning Map as set forth in Attachment C, attached to this Ordinance, is hereby approved.

Section 5. This ordinance shall be effective 30 days after approval.

**YEAS: 7**  
**NAYS: 0**  
**ABSTAINED: 0**



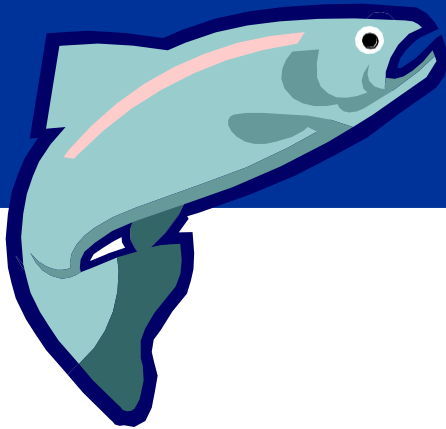
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**David Ripma, Mayor**  
**Date: November 19, 2025**



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**Sarah Skroch, City Recorder**  
**Adopted: November 18, 2025**



# **CITY OF TROUTDALE COMPREHENSIVE LAND USE PLAN**

**ADOPTED SEPTEMBER 27, 1990  
ORDINANCE NO. 558-O**

**AS AMENDED for PERIODIC REVIEW  
EFFECTIVE SEPTEMBER 26, 2014**

**219 E HISTORIC COLUMBIA RIVER HIGHWAY  
TROUTDALE, OR 97060-2099  
(503) 665-5175**

**Web: <http://www.troutdaleoregon.gov>**

## **TROUTDALE 2020-2040 TOWN CENTER PLAN [Adopted by Resolution 2531]**

The City of Troutdale is designated as a “Town Center” under Metro’s adopted 2040 Growth Concept and Regional Framework Plan. The adopted Troutdale Town Center Plan is a master plan that will guide future land use decisions pertaining to development within the downtown area of Troutdale. The town center boundary encompasses more than 250 acres and is generally located north of SE 8th Street, south of the railroad tracks, but includes the Columbia Gorge Outlet mall and Troutdale’s Urban Renewal site known as “The Confluence”, east of the McMenamins site on SW Halsey Street, and Historic Columbia River Highway to the Sandy River.

The City adopted the first Troutdale Town Center Plan in February 1998. The 2020-2040 Town Center Plan was updated and adopted on May 11, 2022. The 2020-2040 Town Center Plan replaces the 1998 Town Center Plan in its entirety. The 2020-2040 Plan Center Plan is the primary reference document to advise and guide the City and stakeholders on expectations for future growth and development within the Town Center zoning overlay. The Plan may be used as a reference to support future land use decisions or policy initiatives, but is not a regulatory document.

### **PLAN MAP**

The plan map represents the application of land use designations in accordance with the goals and policies. It is intended to supplement the written plan text, not replace it. The map should always be considered in conjunction with the adopted planning goals and policies.

### **2040 GROWTH CONCEPT MAP**

Metro’s adopted 2040 Growth Concept and Regional Framework Plan sets the direction for the long-term growth management of the Portland Metropolitan area. Contained within the 2040 Growth Concept are identified design types. The design types found in Troutdale include town center, corridor, main street, employment area, industrial area, inner neighborhood, and outer neighborhood. The concept map generally depicts the boundaries of these design types. Below is a brief description of each design type.

#### **Town Center**

The City of Troutdale downtown area is designated as a town center. Town centers are characterized by their compact development including higher residential densities, local retail and service type uses, and a walkable environment served by transit.

#### **Corridor**

Corridors are not as dense as a town center. They are located along transit lines, feature a high-quality pedestrian environment, and have convenient access to transit.

# City of Troutdale
















## Comprehensive Land Use Plan



**Attachment "B" to  
Ordinance #903**

Columbia River

Sandy River

-  Low Density Residential (LDR)
-  Medium Density Residential (MDR)
-  High Density Residential (HDR)
-  Commercial (C)
-  Industrial (I)
-  Open Space (OS)
-  Master Plan Mixed Use (MPMU)
-  Urban Planning Area Low Density Residential (UPALDR)
-  Urban Planning Area Industrial (UPAI)
-  Urban Growth Boundary
-  Town Center Overlay
-  City Limits
-  Streams
-  Rivers
-  Tax Lots

0 0.25 0.5 Miles

# City of Troutdale



















## Zoning Districts



**Attachment "C" to  
Ordinance #903**

Columbia River

Sandy River

-  LDR-1 Low-Density Residential
-  LDR-2 Low-Density Residential
-  MDR Medium-Density Residential
-  HDR High-Density Residential
-  CC Community Commerical
-  GC General Commercial
-  MU-1 Downtown Mixed-Use
-  MU-2 General Mixed-Use
-  MU-3 Urban Mixed-Use
-  IP Industrial Park
-  LI Light Industrial
-  GI General Industrial
-  OS Open Space
-  UPAGI Urban Planning Area - General Industrial
-  UPAR-10 Urban Planning Area - Residential
-  NSA
-  Urban Growth Boundary
-  Features.DBO.Town\_Center

0 0.25 0.5 Miles

