ORDINANCE NO. 817

AN ORDINANCE AMENDING THE COMPREHENSIVE LAND USE PLAN MAP AND THE ZONING DISTRICT MAP FOR THE EDGEFIELD NORTH PROPERTY IN COMPLETION OF PERIODIC REVIEW TASK 2, PERTAINING TO ECONOMIC DEVELOPMENT

THE TROUTDALE CITY COUNCIL FINDS AS FOLLOWS:

1. These legislative map amendments are proposed in fulfillment of the City's approved periodic review work program. The work program includes tasks related to statewide planning Goal 9, Economic Development.

2. Among the tasks the City identified in its work program related to Goal 9 was looking at the County Farm property north of Halsey Street (Edgefield North) to determine whether the current Light Industrial zoning is desirable and necessary. An economic opportunity analysis conducted to evaluate the City's commercial and industrial land supply and projected needs for the next twenty years concluded that the Edgefield North property is not needed to meet our projected industrial land demand. Furthermore, because of the extent and location of environmental constraints on the property, industrial development would be more problematic than commercial development.

3. The Comprehensive Land Use Plan Map amendment criteria of Troutdale Development Code (TDC) 15.050B are met.

   a. The Comprehensive Plan map amendment is consistent with applicable Statewide Land Use Planning Goals, including the Transportation Planning Rule -- the Oregon Administrative Rule that implements Statewide Land Use Goal 12.

   b. The amendment is consistent with the applicable goals and policies of the Troutdale Comprehensive Land Use Plan.

   c. Based on findings in the Economic Opportunities Analysis, the City has more than enough industrially and commercially zoned buildable lands to meet projected twenty-year demand. With significantly more surplus industrial land than commercial land, the inclusion of more property into the Commercial Plan Designation is more consistent with projected need for such lands.

   d. The Comprehensive Plan provides far more than the projected need for lands in the existing Industrial land use designation.

e. Uses allowed by the proposed Commercial designation will not adversely affect existing or planned uses on adjacent lands and are actually more compatible with existing or planned uses on adjacent lands.

f. Public facilities and services necessary to support uses allowed in the proposed designation are available, or are likely to be available in the near future. Water, sanitary sewer and storm sewer mains already exist to serve the site. The conclusion of the traffic impact study is that the existing roads and intersections that serve this site, or that are already funded and programmed for construction, are adequate to serve reasonably expected uses under the proposed Commercial designation.

4. The Zoning District Map amendment criteria of TDC 15.050C are met.

a. The proposed zone is appropriate for the Comprehensive Land Use Plan use designation on the property and is consistent with the description and policies for the applicable Comprehensive Land Use Plan land use classification. The General Commercial zoning classification matches zoning of the McMenamins Edgefield campus immediately across Halsey Street to the south. It is anticipated that future development of the subject property will be similar to and compatible with McMenamins.

b. The uses permitted in the proposed zone can be accommodated on the site without exceeding its physical capacity. More than half of the site has constraints to development. Because of these development constraints and topography, the property is much better suited to commercial development than to industrial development.

c. Adequate public facilities, services, and transportation networks are in place, or are planned to be provided concurrently with the development of the property. Water, sanitary sewer and storm sewer mains already exist to serve the site. The conclusion of the transportation impact study that was prepared in accordance with the Transportation Planning Rule is that the existing roads and intersections that serve this site, or that are already funded and programmed for construction, are adequate to serve reasonably expected uses under General Commercial zoning.

d. The Zoning Map amendment will not interfere with the livability, development, or value of other land in the vicinity of site-specific proposals when weighed against the public interest in granting the proposed amendment. Although there are industrial uses to the west and a narrow band of industrial zoning north of the subject property, the concentration of buildable lands on the site is south of the railroad tracks and is oriented toward Halsey Street and commercially developed McMenamins Edgefield.

e. The amendment will not be detrimental to the general interest of the community because it is consistent with the desires expressed by the vast majority of those Troutdale citizens who responded to a community questionnaire seeking public opinion on the preferred zoning for the Edgefield North site.

5. As required by the Transportation Planning Rule (OAR 660-12-060), a transportation impact analysis (TIA) was prepared to evaluate whether the comprehensive plan and zoning district map amendments would significantly affect an existing or planned transportation facility. The conclusion of that analysis is that "the proposed plan amendment and zone change application does not significantly affect an existing or planned transportation facility as measured at the end of the planning period (2025); therefore, mitigation is not necessary to meet TPR requirements."

6. The Comprehensive Plan map amendment and zoning district map amendment are consistent with the Title 4 map of Metro's Urban Growth Management Functional Plan, which the Metro Council amended on October 18, 2012 to remove the Industrial designation of the property.

7. In anticipation of this legislative map amendment, the City has already processed and approved a text amendment to the list of allowed uses in the General Commercial (GC) zoning district within the Town Center (Text Amendment No. 44). In April 2011 the city council adopted an ordinance that eliminated "wholesale distributing outlets, including warehousing" as an allowed conditional use in the GC district within the Town Center Overlay. This text amendment was made in order to eliminate a conditional use that was deemed to be an undesirable use in the City's Town Center and set the stage for this map amendment.

8. Notice of the public hearing has been provided in accordance with applicable law. Prior to the Planning Commission public hearing, a Measure 56 notice was given to affected property owners because the proposed zoning map amendment from Light Industrial/Town Center to General Commercial/TownCenter will limit or prohibit a use previously allowed.

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

Section 1. The Troutdale Comprehensive Land Use Plan map land use designation for the 73-acre Edgefield North property depicted on the attached map (Attachment A) is hereby amended from Industrial to Commercial.

Section 2. The Troutdale Zoning map zoning designation for the 73-acre Edgefield North property depicted on the attached map (Attachment A) is hereby amended from Light Industrial with a Town Center Overlay to General Commercial with a Town Center Overlay.

YEAS: 7
NAYS: 0
ABSTAINED: 0

Doug Daoust

Doug Daoust, Mayor

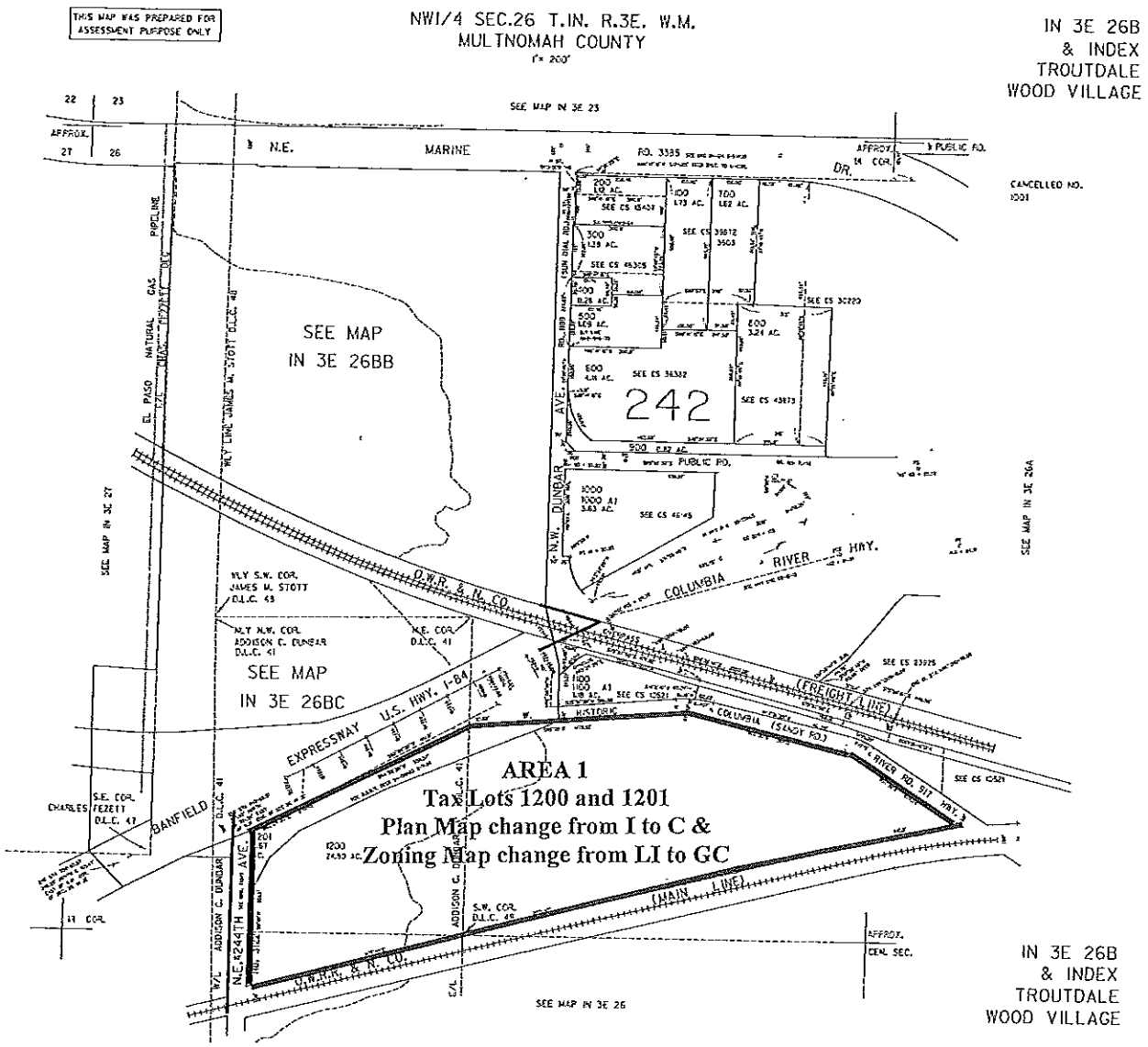
Date 1/23/13

Debbie Stickney

Debbie Stickney, City Recorder

Adopted: January 22, 2013

ATTACHMENT A
EDGEFIELD NORTH MAP AMENDMENTS FILE 11-048
AREA 1 NORTH OF THE RR TRACKS
MULTNOMAH COUNTY TAX ASSESSOR MAP



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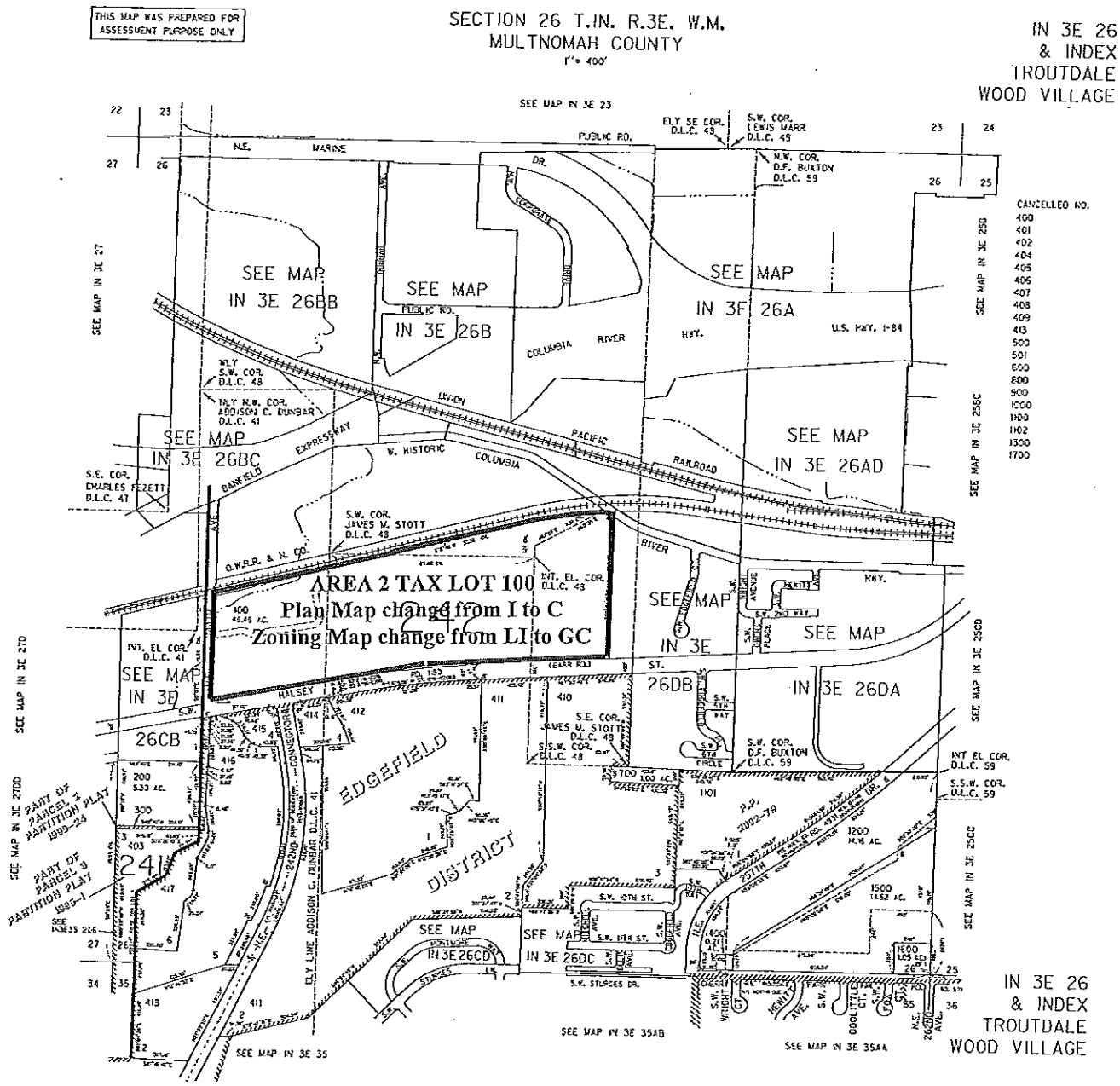
ATTACHMENT A
EDGEFIELD NORTH MAP AMENDMENTS FILE 11-048
AREA 2 SOUTH OF RR TRACKS
MULTNOMAH COUNTY TAX ASSESSOR MAP



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