MULTNOMAH COUNTY OREGON

BOARD OF COUNTY COMMISSIONERS
ROOM 605, COUNTY COURTHOUSE
1021 S.W. FOURTH AVENUE
PORTLAND, OREGON 97204

GLADYS McCOY • Chair • 248-3308
PAULINE ANDERSON • District 1 • 248-5220
GRETCHEN KAFOURY • District 2 • 248-5219
RICK BAUMAN • District 3 • 248-5217
POLLY CASTERLINE • District 4 • 248-5213
JANE McGARVIN • Clerk • 248-3277

BOARD OF COUNTY COMMISSIONERS

Tuesday, April 4, 1989

9:30 a.m., Room 602

A G E N D A

The following Decisions are reported to the Board for acceptance and implementation by Board Order:

5/23 on Record 30 min set A

PD 1-89 Approve, subject to conditions, change in zone designation from MR-4 to MR-4, P-D, planned-development for a proposed 70-unit garden-type apartment complex for property at 20255 NE Halsey Street.

PR 3-89 Approve, subject to conditions, requested amendment of the Comprehensive Framework Plan, changing the designation of the subject site from Exclusive Farm Use to Multiple Use Forest;

ZC 3-89 Approve, subject to conditions, requested amendment of Sectional Zoning Map #75, changing the described property from EFU, exclusive farm use to MUF-19, multiple use forest district, for property at 12200 NW Rock Creek Road.

The following Decision is reported to the Board for acknowledgement by the Presiding Officer:

CS 2-89 Approve, subject to conditions, change in zone designation from RR, rural residential district to RR, C-S, community service district, for property at 5527 SE Jenne Road

AcK 4/6/89

Continued

Public Hearing - De Novo

HV 1-89 Review the decision of the Planning Commission of February 13, 1989, approving requested minor variance of front yard setback from 30 feet to 28.5 feet and denying requested major variance of side yard setback to accommodate a new residence which was constructed by mistake three feet from the east property line instead of the required ten feet, all for property located at 13808 SE Raymond Street.

Cont 6/6/89 9:30

This Notice of Review was filed by the applicant.

Scope of Review

Scope of Review is De Novo

LAND USE DECISIONS

1-2
J163

MULTNOMAH COUNTY OREGON

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JANE McGARVIN • Clerk • 248-3277

April 4, 1989

Ms. Lorna Stickel, Planning Director
Division of Planning & Development
2115 SE Morrison
Portland, OR

Dear Ms. Stickel:

Be it remembered, that at a meeting of the Board of County Commissioners held April 4, 1989, the following action was taken:

In the matter of the Decision of the Planning)
Commission of March 13, 1989, Case PD 1-89)

Commissioner McCoy explained there has been an appeal filed on this case, and that staff has recommended the Board schedule an "On the Record" hearing, with additional testimony limited to rights-of-way. She read the Case number and title.

Lorna Stickel, Planning Division Director, concurred; and recommended thirty minutes per side be allowed for testimony.

Upon motion of Commissioner Kafoury, duly seconded by Commissioner Anderson, it is unanimously

ORDERED that the hearing for the above-entitled matter be heard Tuesday, May 23, 1989 in Room 602 of the County Courthouse; and that testimony be On the Record, with additional testimony limited to right-of-way analysis, and 30 minutes per side.

Very truly yours,

BOARD OF COUNTY COMMISSIONERS

By Barbara E. Jones
Barbara E. Jones
Asst. Clerk of the Board

bj

Multnomah County Oregon
Board of County Commissioners

April 3, 1989

Received a telephone call from Sharon Cowley, Planning Division to notify that there will be an appeal on PD 1-89 scheduled for hearing tomorrow (4/04/89); and that the Staff will recommend a hearing for the appeal be scheduled 5/23/89 On the Record with additional testimony limited to Right-of-Way analysis.

Barbara E. Jones
Assistant Clerk of the Board

bj

Cont to
May 23
On the Record
30 min per side

LAND USE DECISIONS

2
J163

MULTNOMAH COUNTY OREGON

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April 4, 1989

Ms. Lorna Stickel, Planning Director
Division of Planning & Development
2115 SE Morrison
Portland, OR

Dear Ms. Stickel:

Be it remembered, that at a meeting of the Board of County Commissioners held April 4, 1989, the following action was taken:

In the matter of the Decisions of the Planning)
Commission of March 13, 1989, Cases, PR 3-89;)
ZC 3-89)

There being no notice of review before the Board for the above-entitled matters and the Board not wanting to review the matter on its own motion, upon motion of Commissioner Anderson, duly seconded by Commissioner Kafoury, it is unanimously

ORDERED that said Decisions, including findings, conclusions and conditions be adopted and implemented.

(See Supplement, Decisions - J. 162 for copy)

Very truly yours,

BOARD OF COUNTY COMMISSIONERS

By Barbara E. Jones
Barbara E. Jones
Asst. Clerk of the Board

bj
cc: Assessment & Taxation
Engineering

DEPARTMENT OF ENVIRONMENTAL SERVICES
DIVISION OF PLANNING AND DEVELOPMENT
2115 SE MORRISON STREET
PORTLAND, OREGON 97214 (503) 248-3043

Decision of the Planning Commission **March 13, 1989**

PR 3-89, #75 **Comprehensive Plan Amendment**
ZC 3-89, #75 **MUF, Multiple Use Forest District**

Applicant requests a Comprehensive Plan and zone designation change from the current Exclusive Farm Use Plan designation and EFU-38 zone designation to a Multiple Use Forest Plan designation and MUF-19 zone designation.

Location: 12200 NW Rock Creek Road

Legal: Tax Lot '34', Sec. 36, 2N-2W
1988 Assessor's Map

Site Size: 3.06 Acres

Size Requested: Same

Property Owner: Western States Development Corporation
20285 NW Cornell Road, 97124

Applicant: Same

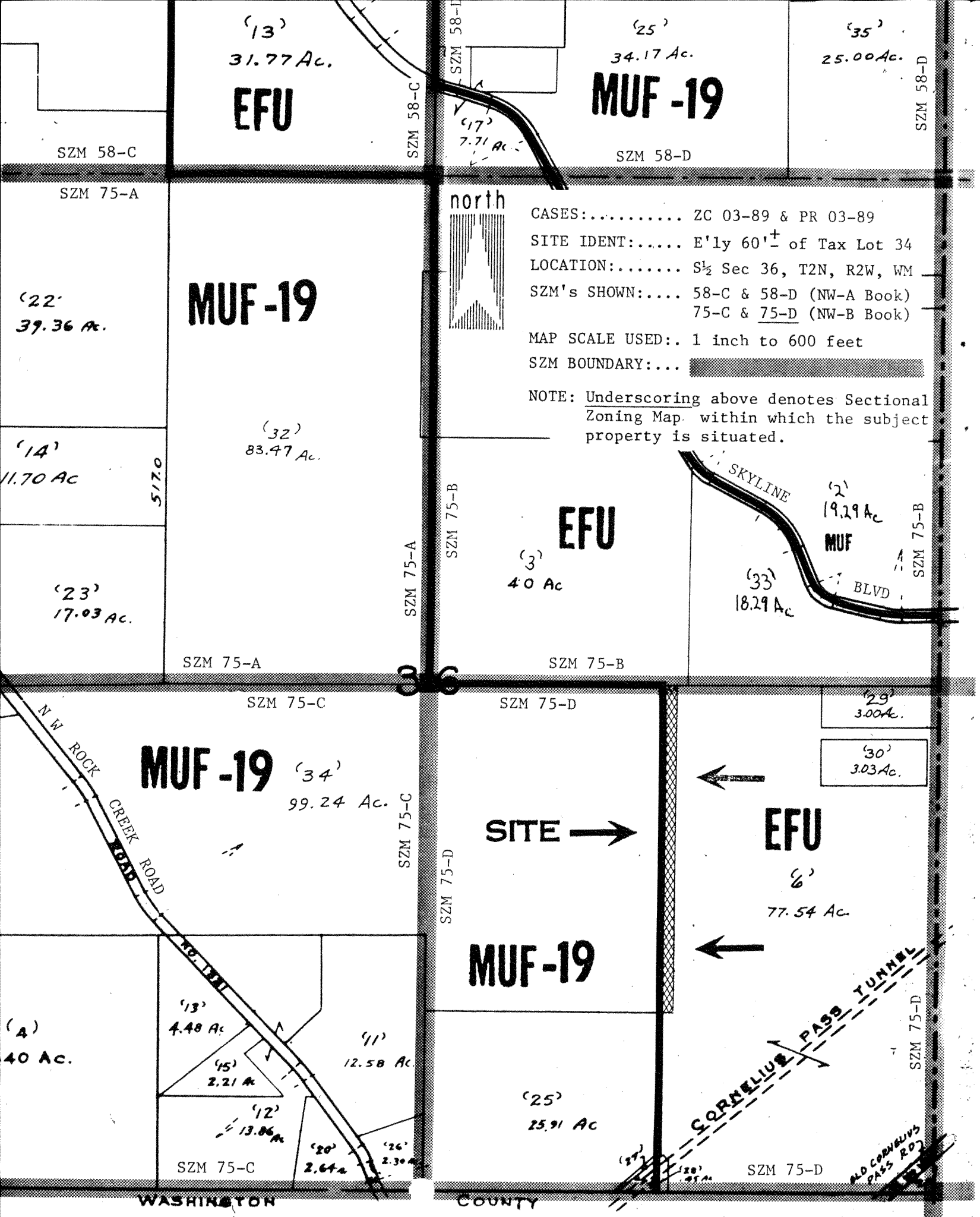
Comprehensive Plan: EFU, Exclusive Farm Use District

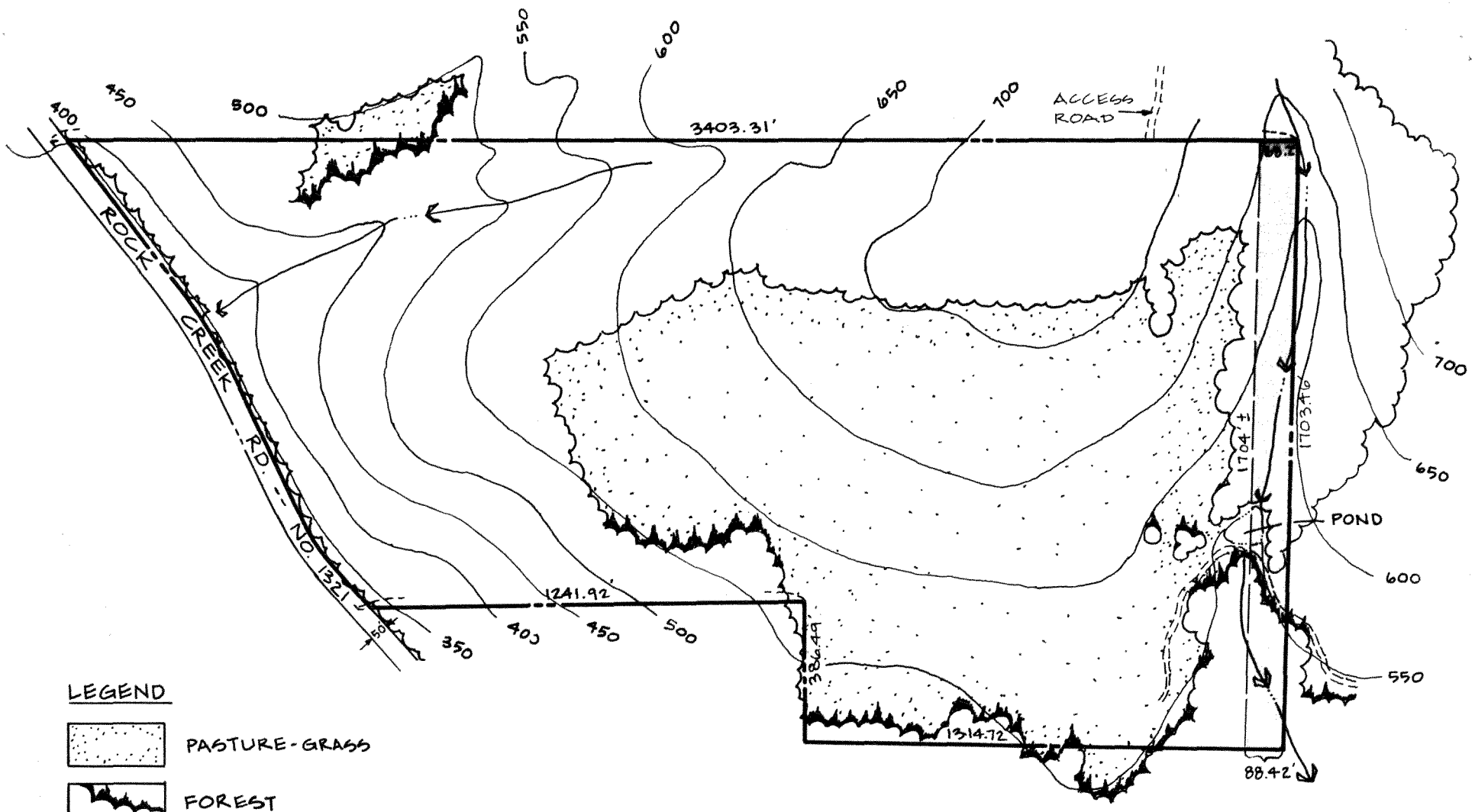
Sponsor's Proposal: MUF-19, Multiple Use Forest District

PLANNING COMMISSION
DECISION No. 1: APPROVE, with conditions, requested amendment of the Comprehensive Framework Plan changing the designation of the subject property from Exclusive Farm Use to Multiple Use Forest, based on the following Findings and Conclusions.

DECISION No. 2: **APPROVE,** with conditions, requested amendment of Sectional Zoning Map #75, changing the described property from EFU, Exclusive Farm Use to MUF-19, Multiple Use Forest, based on the following Findings and Conclusions.

March 13, 1989


(13)
31.77 Ac.
EFU
SZM 58-C
SZM 58-C
(25)
34.17 Ac.
MUF -19
SZM 58-D
(35)
25.00 Ac.
SZM 58-D
(17)
7.71 Ac.
SZM 75-A
north
CASES:..... ZC 03-89 & PR 03-89
SITE IDENT:..... E'ly 60'± of Tax Lot 34
LOCATION:..... S½ Sec 36, T2N, R2W, WM
SZM's SHOWN:.... 58-C & 58-D (NW-A Book)
75-C & 75-D (NW-B Book)
MAP SCALE USED:. 1 inch to 600 feet
SZM BOUNDARY:...
NOTE: Underscoring above denotes Sectional Zoning Map within which the subject property is situated.
(22)
39.36 Ac.
MUF -19
(32)
83.47 Ac.
(14)
11.70 Ac
517.0
(23)
17.03 Ac.
SZM 75-A
SZM 75-A
SZM 75-B
EFU
(3)
40 Ac
SKYLINE
(2)
19.29 Ac
MUF
(33)
18.29 Ac
BLVD
SZM 75-B
SZM 75-B
36
SZM 75-C
SZM 75-D
(29)
3.00 Ac.
(30)
3.03 Ac.
N W ROCK CREEK ROAD
MUF -19
(34)
99.24 Ac.
SZM 75-C
SITE
SZM 75-D
EFU
(6)
77.54 Ac.
MUF-19
(4)
40 Ac.
(13)
4.48 Ac
(15)
2.21 Ac
(11)
12.58 Ac
(12)
13.86 Ac
(20)
2.64 Ac
(26)
2.30 Ac
(25)
25.91 Ac
CORNELIUS PASS TUNNEL
SZM 75-D
(27)
(28)
.45 Ac
SZM 75-D
OLD CORNELIUS PASS RD
SZM 75-C
WASHINGTON COUNTY



LEGEND

PASTURE-GRASS

FOREST

PLAN AMENDMENT AREA.
EFU ZONE - MUF PROPOSED.

PLANNING RESOURCES, INC.

Land Use & Site Planning Services

3681 S.W. Carman Drive
Lake Oswego, Oregon 97035
(503) 636-5422

Western States Development Corp.
Zone Change/Plan Amendment.

PR 3/89 - ZC 3/89

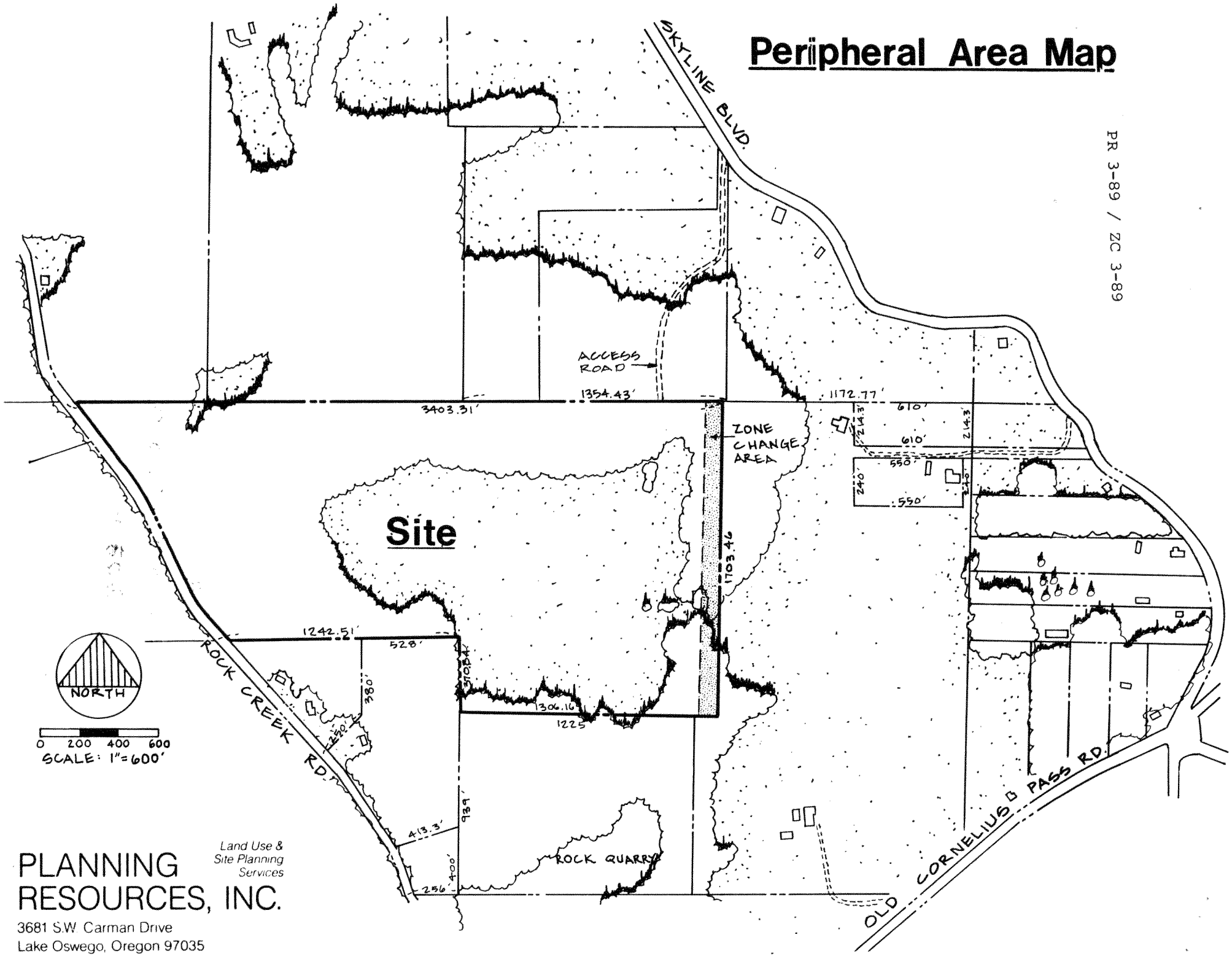
Site Plan

NORTH

0 200 400
SCALE: 1" = 400'

Peripheral Area Map

PR 3-89 / ZC 3-89



PLANNING RESOURCES, INC.

Land Use & Site Planning Services

3681 S.W. Carman Drive
Lake Oswego, Oregon 97035
(503) 636-5422

Western States Development Corp.

Conditions of Approval:

1. Prior to issuance of building permits, meet the requirements of the Engineering Services Division to commit to participate in the future improvement of NW Rock Creek Road through deed restrictions. Contact Richard Howard at 248-3599 for additional information.

2. Prior to building permits, obtain a Land Feasibility Study from the County Sanitarian confirming the ability to use an on-site sewage system on the property.

3. Prior to issuance of building permits, satisfy the residential use development standards for the MUF District as contained in MCC 11.15.2194.

Findings of Fact:

1. **Applicant's Proposal:** The applicant owns a 99.24-acre parcel (Tax Lot '34') located on NW Rock Creek Road west of NW Skyline Boulevard about one-half mile northwest of Cornelius Pass Road. All but the easterly 3.06 acres of the property is designated Multiple Use Forest on the Comprehensive Framework Plan and is zoned MUF-19, Multiple Use Forest District. The easterly 3.06 acres is designated Exclusive Farm Use on the Comprehensive Framework Plan and is zoned EFU. The applicant seeks a Comprehensive Plan Map amendment and a zone change from EFU to MUF-19 for the easterly 3.06 acres of Tax Lot '34' in order to be consistent with the MUF-19 zoning on the rest of the property.

2. **Site and Vicinity Information:** The property for which the zone change is requested is a strip of land about 70 feet in width running north and south for a length of about 1700 feet. The strip of land is dominated by a steep forested ravine. The strip is part of a 99.24 acre parcel located on NW Rock Creek Road west of NW Skyline Boulevard. There are no residences on the 99.24 acre parcel.

3. **Ordinance Considerations:**

   A. MCC 11.05.290 specifies factors to consider in review of a quasi-judicial plan revision. MCC 11.05.120(B) classifies the proposed amendment as quasi-judicial since no Comprehensive Plan Policy amendments are proposed. It must be demonstrated that the revision is:

      (1) Consistent with standards in MCC 11.05.180 (LCDC goals);

      (2) In the public interest; and

      (3) In compliance with applicable elements of the Comprehensive Plan.

   B. MCC 11.15.8230(D) lists approval criteria for a change of zoning classification. It must be demonstrated that:

"(1) Granting the request is in the public interest;

(2) There is a public need for the requested change and that need will be best served by changing the classification of the property in question as compared with other property;

(3) The proposed action fully accords with the applicable elements of the Comprehensive Plan."

4. **Compliance with Ordinance Criteria:**

The applicant offers the following findings in response to the above-cited criteria:

"The public need and interest addressed in the above criteria is satisfied by showing that MUF-19 is more suitable zoning than EFU.

This is not appropriate land for EFU zoning. The land is of no use to a farmer--the only possible product on this steep ravine is timber. Thus, the subject property is better suited as MUF-19 land in keeping with the larger portion of the parcel.

The public interest would be better served by placing the forested ravine and the pond in a forest-use zone. The land is suitable for forestry, although it would be difficult to harvest timber because of the terrain.

The remaining 96 acres of the tax lot's 99 acres are currently designated MUF-19. Thus, the rezone would create consistency throughout the applicant's property. The public interest is best served by logical zoning boundaries that coincide, whenever possible, with property lines."

5. **Comprehensive Plan Policies:**

The applicant offers the following findings in response to the applicable Comprehensive Plan Policies:

"Policy No. 13: Air, Water and Noise Quality": The proposed rezone is a long, narrow strip of land totalling three acres. The property is not located in a noise impacted area. There will be no changes in land use that would affect the health, safety, welfare, and quality of life because of this rezone. There will be no impact on air or water quality because the zone change will create neither any land use nor the opportunity for any land use. The 3 acres will attach to the contiguous 96-acre parcel in the MUF19 zoning district. The forested ravine is aesthetically pleasing as a natural place; it is not large enough to be logged practically, because of its steep terrain. The zone change will not change the potential for agricultural use of the property because there is no such feasible use. There are no plans to construct any buildings in the rezone area. This proposed rezone complies with Policy 13 of the Comprehensive Plan.

Policy No. 14, Development Limitations: There is no development associated with this proposal. The only conceivable use of the ravine is forestry/timber harvest but even that use is unlikely. The land is practically too steep and too small for timber harvest. A dirt road cuts across the ravine south of the pond. In the past, it provided access to Tax Lot '34'. The access is now from the north instead. Much of the land has slopes exceeding 20%. This proposal complies with the policy of not developing such land because there will be no development on this land before or after the zone change. The proposal complies with Policy 14 of the Comprehensive Plan.

Policy No. 16, Natural Resources: The 3-acre sliver of the proposed rezone is not among the county's designated natural resource protection areas. The proposed rezone will not alter the land use of the area. This proposal complies with Policy No. 16 of the Comprehensive Plan because the property will remain in a natural state, thus maintaining an aesthetic benefit to the area.

Policy No. 22, Energy Conservation: This policy is not applicable to the rezone because there is no proposed use of the land and the zone change does not facilitate any future use.

Policy No. 37, Utilities: The policy is not applicable to the rezone because there is no proposed use of the land and the zone change does not facilitate any future use.

Policy No. 38, Facilities: The policy is not applicable to the rezone because there is no proposed use of the land and the zone change does not facilitate any future use.

The following is a discussion of why the property does not meet the purposes and intent of Comprehensive Plan Policy No. 9.

Policy No. 9, Agricultural Land Area.

Introduction:

'The purpose of the Agricultural Land Area Classification is to preserve the best agricultural lands from inappropriate and incompatible development and to preserve the essential environmental characteristics and economic value of these areas.

The intent of this classification is to establish these for exclusive farm use with farm use and the growing and harvesting of timber as primary uses.'

Response:

The rezone area cannot be used for agriculture, either alone or in conjunction with the EFU land to the north or east. The 3-acre piece is naturally and physically isolated rom any other farming area by its topography.

Property on both sides of the ravine has been cleared for hay production. The forest in the ravine was left standing because of the difficult terrain. There is no proposed

use of the rezone property.

The main impediment to farming is the steep slope on both sides of Skyline Boulevard. There are few full-time commercial agricultural activities between Cornelius Pass Road and Rock Creek Road. There is some seasonal hay production, and there are some fields used for pasturing livestock. There are a few acres in Christmas tree production. The steeper portions of Skyline property, including this 3-acre strip of ravine, are wooded, but there is no active forest management.

Policy 9. The county's Policy Is To Designate And Maintain As Exclusive Agricultural, Land Areas Which Are:

Policy 9A. Predominately Agricultural Soil Capability I, II, III, and IV As Defined by the US Soil Conservation Service:

Response:

The parcel is primarily Type IV Soil. The USDA SCS soil survey for Multnomah County shows soils 7D and 43E in the rezone area. Both soils are suited to the Douglas Fir, but neither is suitable for agriculture. The dominant soil type is 7D, Cascade Silt Loam (15% to 30% slope). To quote the soil survey (page 26), "this soil is poorly suited to farming." About two-thirds of the site is in 7D soils; the southern third is in 43E, a Type IV Soil with 30% to 60% slopes. This land does not meet this criterion.

Policy No. 9B. Of Parcel Sizes Suitable for Commercial Agriculture;

Response:

This 3-acre rectangle is not of a size suitable for commercial agriculture. It has not been used for farming in connection with EFU parcel to the east since the county zoning districts were created in 1977; it is not suited to farming. Under its present ownership, the small piece is attached to the larger parcel in the MUF-19 zoning district to the west. It is a small, steep piece of forest land. This rezone area does not meet this criterion.

Policy No. 9C. In Predominantly Commercial Agriculture Use;

Response:

This sliver of land has never been predominantly in agricultural use. Its a small piece of forest on steep terrain. That description will not change with this proposed zone change. The subject property does not meet this criterion.

Policy No. 9D. Not Impacted by Urban Service;

Response:

LAND USE DECISIONS

2
J163

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April 4, 1989

Ms. Lorna Stickel, Planning Director
Division of Planning & Development
2115 SE Morrison
Portland, OR

Dear Ms. Stickel:

Be it remembered, that at a meeting of the Board of County Commissioners held April 4, 1989, the following action was taken:

In the matter of the Decision of the Planning)
Commission of March 13, 1989, Case CS 2-89)

There being no Notice of Review before the Board for the above-entitled matters, and the Board not wanting to review the matters on its own motion, the Chair acknowledged receipt of the decisions.

(See Supplement, Decisions - J. 162 for copy)

Very truly yours,

BOARD OF COUNTY COMMISSIONERS

By Barbara E. Jones
Barbara E. Jones
Asst. Clerk of the Board

bj
cc: Assessment & Taxation
Engineering

DEPARTMENT OF ENVIRONMENTAL SERVICES
DIVISION OF PLANNING AND DEVELOPMENT
2115 SE MORRISON STREET
PORTLAND, OREGON 97214 (503) 248-3043

Decision

This Decision consists of Conditions, Findings of Fact and Conclusions.

CS 2-89 **Community Service Request** **Line 2**

Applicant requests change in zone classification from RR, Rural Residential,.to RR-CS, Community Service, to develop this property with an approximately 5,000 square foot church facility, plus attendant parking area.

Location: 5527 SE Jenne Road

Legal Description: Lot 21, Jennelynd Acres
1988 Assessor's Map

Site Size: 330' x 269'

Size Requested: Same

Property Owner: Nature Conservancy
1800 N. Kent Street, #800
Arlington, Virginia 22209

Applicant: Heritage Baptist Church
3091 SE 5th Avenue, Gresham 97030

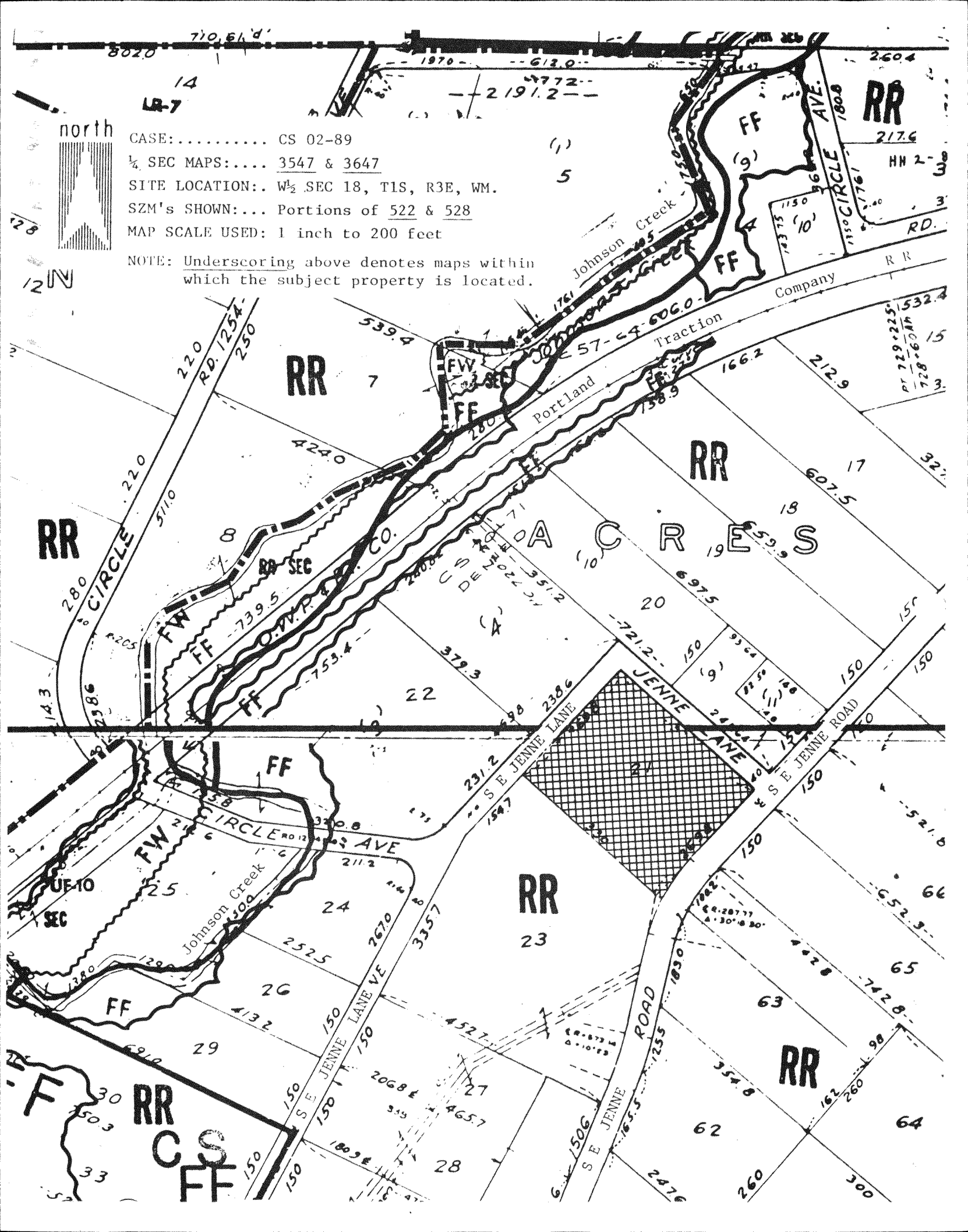
Comprehensive Plan: Rural Residential

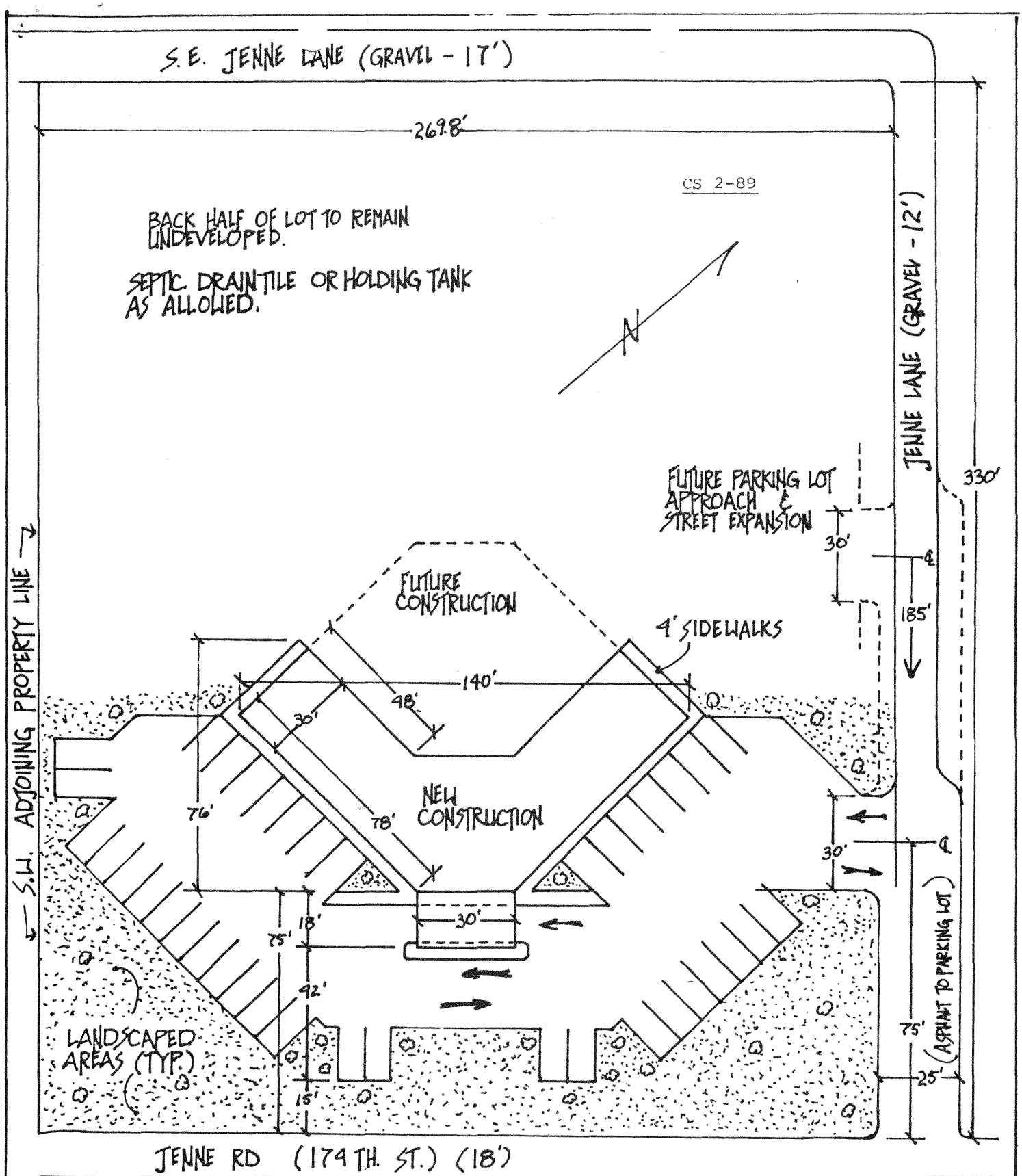
Present Zoning: RR – Rural Residential

Sponsor's Proposal: RR, CS (Community Service for church)

PLANNING COMMISSION DECISION: **APPROVE**, subject to conditions, change in zoning from RR to RR, CS, Community Service the 2.0 acre property described above to allow its future development for church purposes, based on the following Findings and Conclusions.

Planning Commission **March 13, 1989**


north
CASE:..... CS 02-89
¼ SEC MAPS:.... 3547 & 3647
SITE LOCATION:. W½ SEC 18, T1S, R3E, WM.
SZM's SHOWN:... Portions of 522 & 528
MAP SCALE USED: 1 inch to 200 feet
NOTE: Underscoring above denotes maps within which the subject property is located.
Johnson Creek
Portland Traction Company R R
O.W.P. & R. CO.
CIRCLE
RD. 1254
SE JENNE LANE
SE JENNE ROAD
JENNE AVE
RR
FF
FW
UE-10
SEC
CS

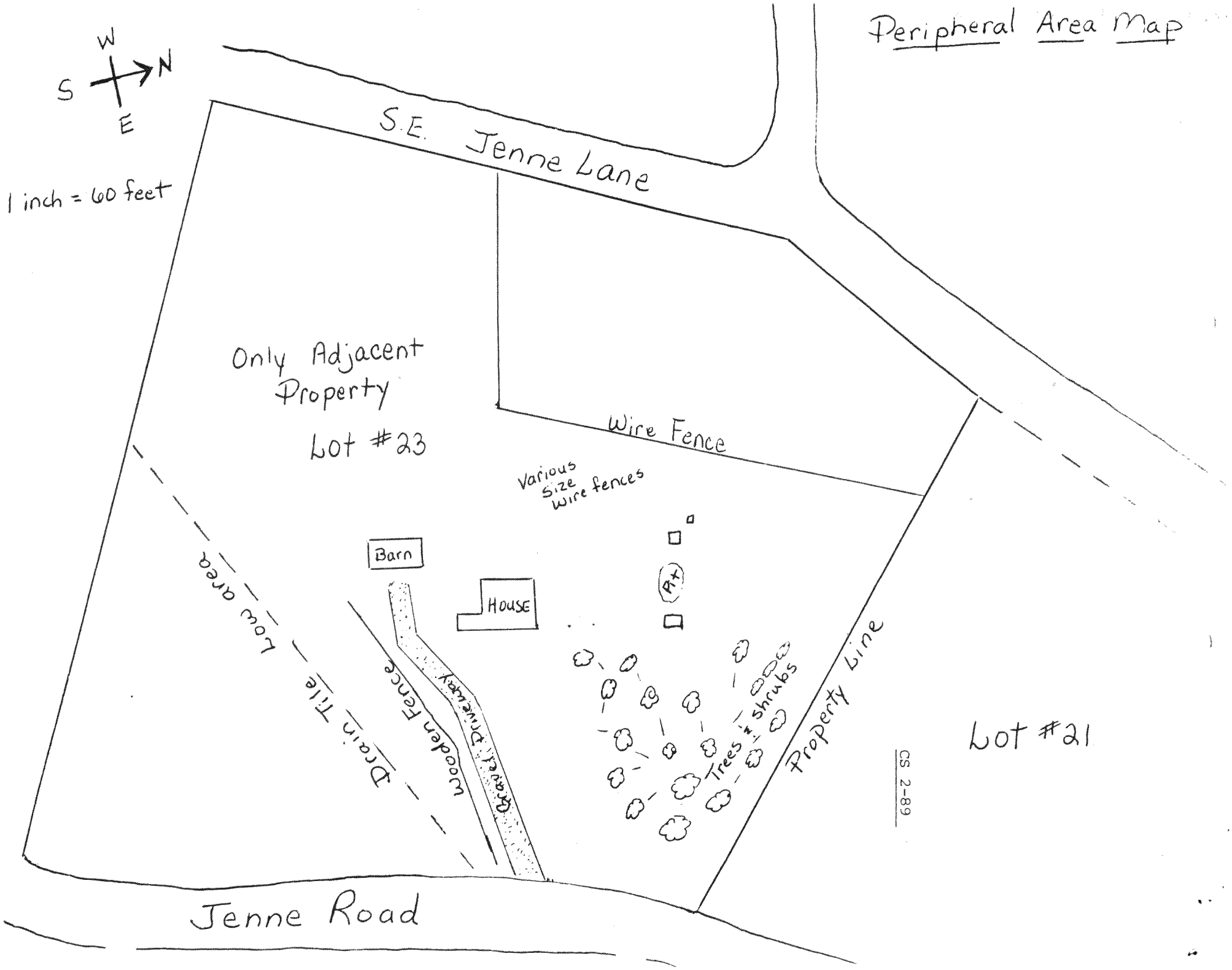


- HEIGHT OF STRUCTURE - 15'
- ASPHALT PARKING LOT W/ CONCRETE APPROACH - 38 STALLS @ 9'X18'
- EXISTING BRUSH & TREES TO BE REMOVED.
- 12" WATER LINE ON SOUTH SIDE OF JENNE RD.
- PROPERTY SLOPES GRADUALLY AWAY FROM JENNE RD. (N.E.)
- STREET IMPROVEMENTS SHOWN

DRAWN BY: ROBT. HORNADAY

SITE PLAN FOR PROPOSED CONSTRUCTION:
HERITAGE MISS. BAPTIST CHURCH
SCALE: 1/4" = 10'
REVISED 1/19/89

Peripheral Area Map



CS 2-89

Conditions:

1. Applicant shall satisfy all applicable requirements of Engineering Services regarding the improvement of SE Jenne Road and Jenne Lane.

2. Install a sight obscurring fence, approved by Design Review, along the southwest property line to provide a visual buffer between the church and residential uses to the south.

Findings of Fact:

1. **Applicant's Proposal:** Applicant requests Community Service designation for approximately 2.0 acres to be utilized as a church. The site is proposed to be developed with a 4,680 square foot building, 15 feet in height; 1,800 square feet of which would be devoted to the main worship auditorium. A parking area for 38 cars is also proposed.

2. **Ordinance Considerations:** The burden is on the applicant for a Community Service designation to demonstrate that the proposal:

   A. Is consistent with the character of the area;

   B. Will not adversely affect natural resources;

   C. Will not conflict with farm or forest uses in the area;

   D. Will not require public services other than those existing or programmed for the area;

   E. Will be located outside a big game winter habitat area as defined by the Oregon Department of Fish and Wildlife or that agency has certified that the impacts will be acceptable;

   F. Will not create hazardous conditions; and

   G. Will satisfy the applicable policies of the Comprehensive Plan.

3. **Site and Vicinity Characteristics:** The subject property is located on the southwest corner of the intersection of SE Jenne Road and Jenny Lane. The property has approximately 260 feet of frontage on SE Jenne Road and 330 feet on SE Jenne Lane, for a total of approximately 2.0 acres.

   The area surrounding this property is within a small pocket of land outside of the Urban Growth Boundary which is surrounded by the City of Portland. All of the land within this pocket is zoned Rural Residential and most of the properties are developed with single family residences on lots of one acre or more in size.

4. **Analysis of Ordinance Criteria:** Designation of this site as a Community Service for church purposes is found to satisfy the applicable ordinance criteria as follows:

A. ***Consistency With the Character of the Area:*** Development of the site for church purposes will help to serve the spiritual needs of people in the area. The proposed structure will be of the same size and height as others in the neighborhood and the traffic generated will be minimal.

B. ***Affect on Natural Resources:*** No significant natural resources exist on this site.

C. ***Compatibility With Farm and Forest Uses:*** No applicable farm or forest uses will be affected by this proposal.

D. ***Public Services:*** All public services necessary to support the proposed development are available at this time.

E. ***Big Game Winter Habitat:*** No big game winter habitat will be affected by this proposal.

F. ***Hazardous Conditions:*** No known hazardous conditions affect this site.

G. ***Comprehensive Plan Policies:*** The following Comprehensive Framework Plan Policies are found to apply to this proposal:

(1) *No. 13 – Air, Water and Noise Quality*

There are no aspects of the air or water quality or noise levels that would be affected by development of this property for church purposes.

(2) *No. 14 – Development Limitations*

There are no identified development limitations that would prevent this proposed project. The property is near Johnson Creek, but is not within its floodplain.

(3) *No. 16 – Natural Resources*

No natural resources have been identified that would be impacted by the proposed church.

(4) *No. 22 – Energy Conservation*

The church is proposed to be constructed in an energy conscious manner, with appropriate insulation and energy efficient heat source. They also propose to provide bus service; thereby reducing vehicular traffic and energy consumption.

(5) *No. 31 - Community Facilities and Uses:*

This proposal qualifies as a Minor Community Facility. It satisfies the locational criteria of this policy as follows:

(a). Future expansion The proposal allows for the accommodation of future expansion of the church and accompanying facilities on the subject site;

(b)The vehicular access standard for a minor community facility is that the facility should have direct access to a collector street with no routing through local neighborhood street. Southeast Jenne Road is a major collector street.

(c)The existing roadway capacity of SE Jenne Road is adequate to handle the increased volume of traffic at this time.

(6) *No. 36 - Transportation System Development Requirements:*

Engineering Services indicates that an additional 5-foot dedication along both SE Jenne Road and Jenne Lane is necessary.

(7) *No. 37 - Utilities:*

The site is adequately served by energy and communication facilities. Application has been made for an extraterritorial extension of water service. On-site systems for sewer and storm drainage shall be constructed to County standards.

Conclusions:

1. The applicant has demonstrated compliance with the approval criteria for Community Service designation of this 2.0 acre parcel.

2. Conditions are necessary to insure compliance with all applicable ordinance provisions.

Signed March 13, 1989

By Richard Leonard, Chairman

Filed With the Clerk of the Board on March 23, 1989

Appeal to the Board of County Commissioners

Any person who appears and testifies at the Planning Commission hearing, or who submits written testimony in accord with the requirements on the prior Notice, and objects to their recommended decision, may file a Notice of Review with the Planning Director on or before 4:00 p.m. on Monday, April 3, 1989 on the required Notice of Review Form which is available at the Planning and Development Office at 2115 SE Morrison Street.

The Decision on this item will be reported to the Board of County Commissioners for review at 9:30 a.m. on Tuesday, April 4, 1989 in Room 602 of the Multnomah County Courthouse. For further information call the Multnomah County Planning and Development Division at 248-3043.

LAND USE DECISIONS

1
J163

MULTNOMAH COUNTY OREGON

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GLADYS McCOY • Chair • 248-3308
PAULINE ANDERSON • District 1 • 248-5220
GRETCHEN KAFOURY • District 2 • 248-5219
RICK BAUMAN • District 3 • 248-5217
• District 4 • 248-5213
JANE McGARVIN • Clerk • 248-3277

April 4, 1989

Ms. Lorna Stickel, Planning Director
Division of Planning & Development
2115 SE Morrison
Portland, OR

Dear Ms. Stickel:

Be it remembered, that at a meeting of the Board of County Commissioners held April 4, 1989, the following action was taken:

In the matter of the decision of the Planning)
Commission of March 13, 1989, Case HV 1-89)

Lorna Stickel, Planning Division Director, explained that the Board was scheduled to hold a de novo hearing on the above-entitled matter, but that her staff had notified her today that the parties have reached an agreement for settlement.

George Amy, attorney for the applicant, said that late last night a solution was reached regarding the setback for the property, however, in order to protect both parties, he requested the Board continue the matter to a date certain in 60 days which would allow preparation and signature completion for all documents.

John DuBay, Assistant County Counsel, advised the Board has the authority to continue to a time certain, but added he was not sure about whether there would be additional costs incurred.

Ms. Stickel said there is usually a fee charged for postponement of a hearing, but since this is a continuation to a time and date certain, she feels there should be no additional charges. She stated that during the interim, the Planning staff must be informed of progress of the case, and that any solutions must be within zoning code requirements.

Upon motion of Commissioner Kafoury, duly seconded by Commissioner Anderson, it is unanimously

ORDERED that said hearing be continued to Tuesday, June 6, 1989 at 9:30 a.m. in Room 602 of the County Courthouse.

Ms. Stickel added, that if everything is resolved in the interim, there will be no need for the hearing in June.

Very truly yours,

BOARD OF COUNTY COMMISSIONERS

By Barbara E. Jones
Barbara E. Jones
Asst. Clerk of the Board

bj

Notice of Public Hearing
Multnomah County
Board of County Commissioners

BCC

You are invited to attend the Public Hearing or send written comment regarding the proposal.

A public hearing will be held before the Board of County Commissioners on the following item on the date and at the time and place incated below. The hearing will be conducted pursuant to the rules of procedure adopted by the Board. All interested parties may appear and be heard.

Department of Environmental Services/Division of Planning and Development/2115 S.E. Morrison Street 97214

DATE: 04/04/89 TIME: 9:30 a.m. PLACE: Room 602, Multnomah County Courthouse

HV 1-89, #421 Public Hearing - De Novo

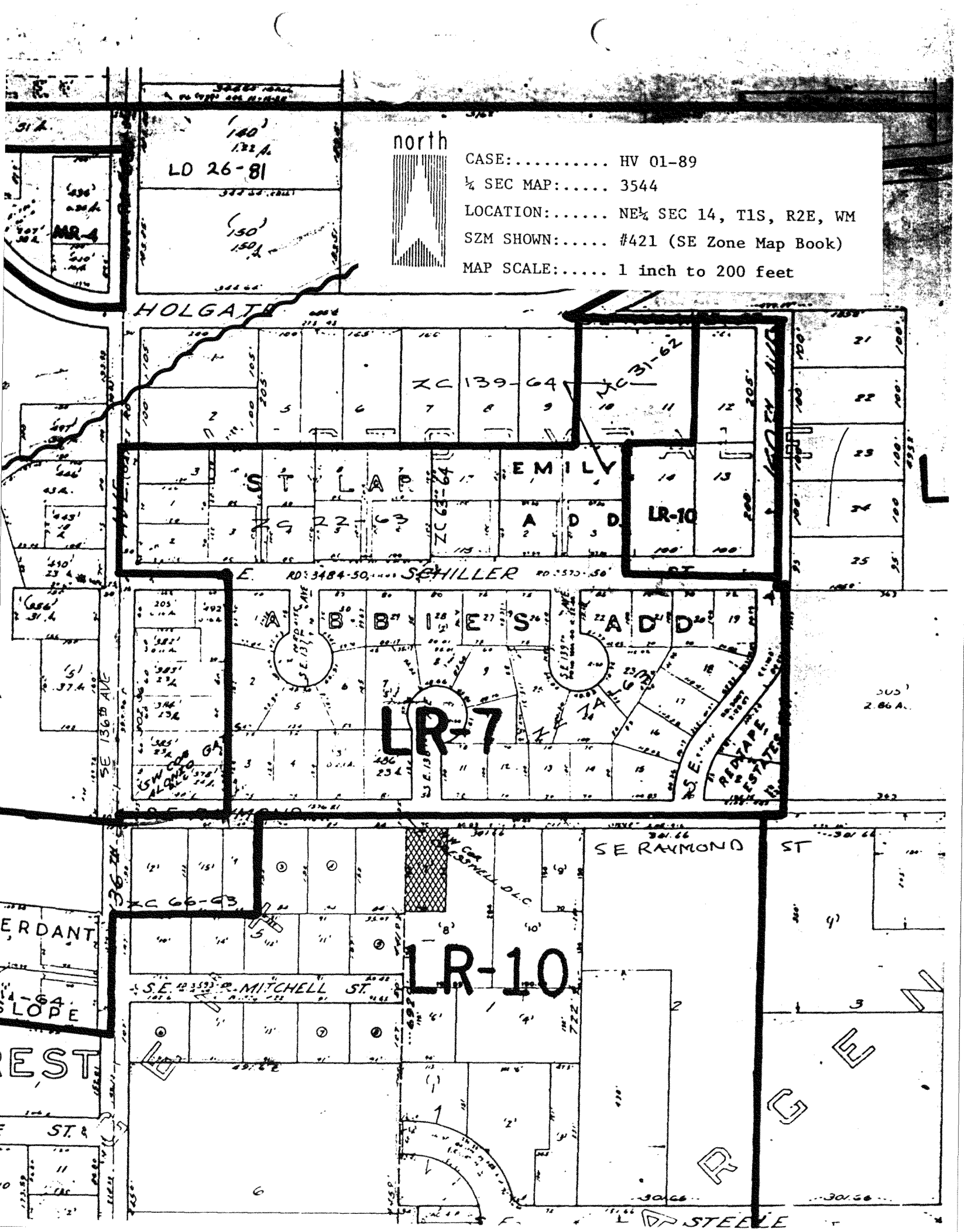
Review the Decision of the Planning Commission of February 13, 1989, approving requested minor variance of front yard setback from 30 feet to 28.5 feet and denying requested major variance of side yard setback to accommodate a new residence which was constructed by mistake three feet from the east property line instead of the required ten feet, all for property at 13808 SE Raymond Street.

This Notice of Review was filed by the applicant.

Scope of Review.

Scope of Review is De Novo.

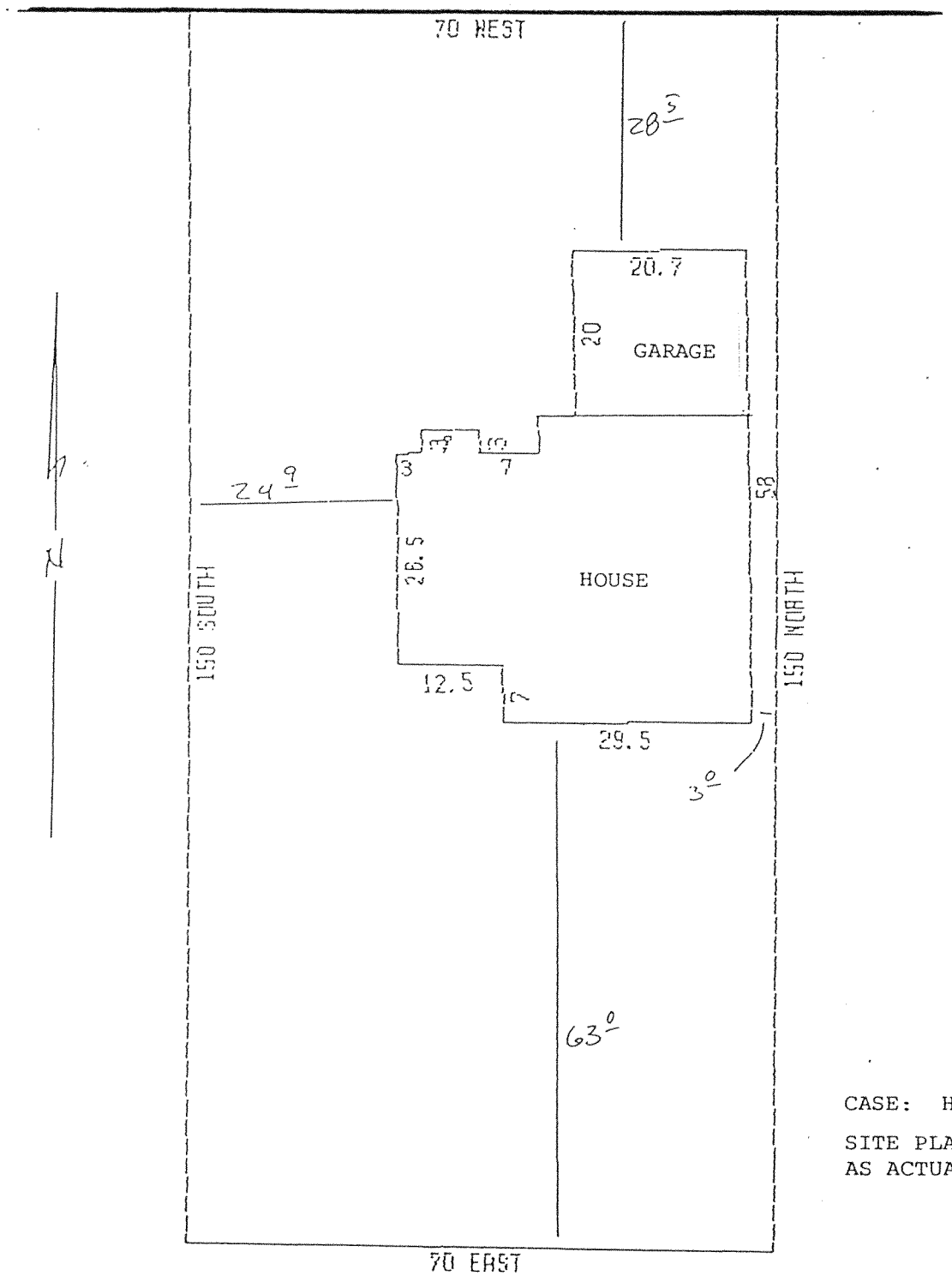
Agenda BCC


north
CASE:..... HV 01-89
¼ SEC MAP:..... 3544
LOCATION:..... NE¼ SEC 14, T1S, R2E, WM
SZM SHOWN:..... #421 (SE Zone Map Book)
MAP SCALE:..... 1 inch to 200 feet
LD 26-81
HOLGATE
ZC 139-64
ZC 31-62
ZC 63-64
ZC 66-63
LR-10
LR-7
LR-10
SCHILLER
SE 136th AVE
SE RAYMOND ST
SE MITCHELL ST.
STEELE

ACCOUNT NAME:
ADDRESS: 13808 S.E. RAYMOND
PORTLAND
~~LOT~~ PART OF LOT 1 CAMARGENT HTS

ACCOUNT No.: 452-37-88
DATE: NOV 4 1988
DRAWN: R.A.L.
SCALE: 1"=20'
CLIENT: DAIR MAR CONST.

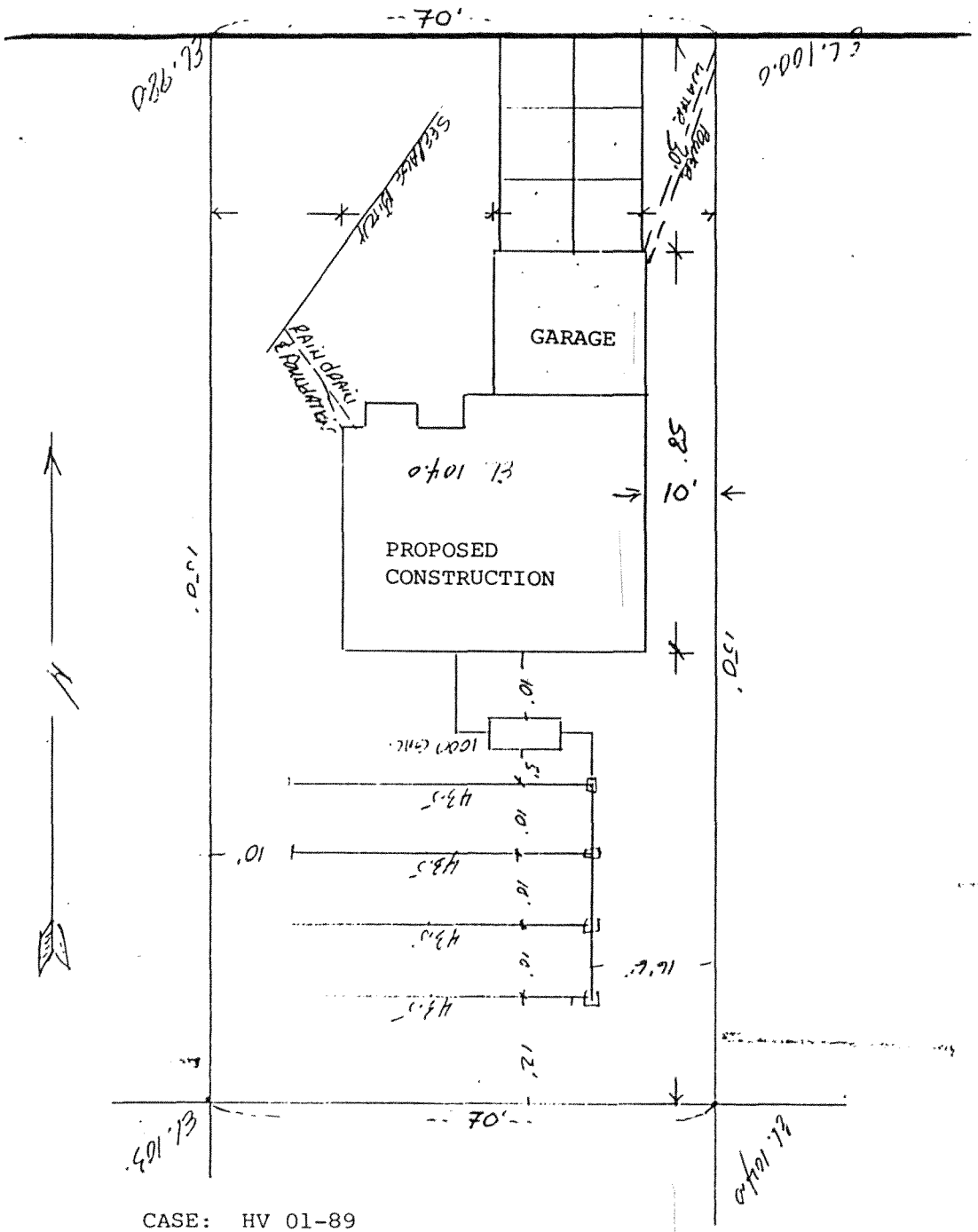
HV 1-89



CASE: HV 01-89

SITE PLAN SHOWING HOUSE
AS ACTUALLY CONSTRUCTED

S E RAYMOND STREET



CASE: HV 01-89

SITE PLAN SHOWING HOUSE AS
PROPOSED FOR CONSTRUCTION

LAND USE DECISIONS

2
J163

MULTNOMAH COUNTY OREGON

BOARD OF COUNTY COMMISSIONERS
ROOM 605, COUNTY COURTHOUSE
1021 S.W. FOURTH AVENUE
PORTLAND, OREGON 97204

GLADYS McCOY • Chair • 248-3308
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April 4, 1989

Ms. Lorna Stickel, Planning Director
Division of Planning & Development
2115 SE Morrison
Portland, OR

Dear Ms. Stickel:

Be it remembered, that at a meeting of the Board of County Commissioners held April 4, 1989, the following action was taken:

Discussion of procedures for Land Use Appeals)

Lorna Stickel, Planning Division Director, asked the Board how it wishes to handle background information for the upcoming Land Use Appeals; and added that transcripts will be copied for the Board, but requested that background materials be submitted to the Clerk's Office for review by the Board and staff for those cases that have a large amount of written materials.

The Board granted her request.

John DuBay, Assistant County Counsel, agreed the procedure was proper.

Commissioner Kafoury requested the information be sent as soon as a hearing date has been set.

Ms. Stickel said that individual copies of the transcript will be sent to the Board as soon as it is prepared, but that the background materials would be sent to the Clerk immediately.

Very truly yours,

BOARD OF COUNTY COMMISSIONERS

By Barbara E. Jones
Barbara E. Jones
Asst. Clerk of the Board

bj