

MINUTES
MULTNOMAH COUNTY BOARD OF COMMISSIONERS
AUGUST 7, 1990 MEETING

Vice-Chair Gretchen Kafoury convened the meeting at 9:30 a.m., with Commissioners Pauline Anderson, Rick Bauman and Sharron Kelley present, and Chair Gladys McCoy absent.

1. CU 12-90 APPROVE, SUBJECT TO CONDITIONS, development of this property with a non-resource related single family residence, for property located at 23680 NW Moran Road
2. CU 14-90 APPROVE, SUBJECT TO CONDITIONS, development of this property with a non-resource related single family residence, for property located at 12485 NW Skyline Blvd
3. CU 13-90 APPROVE, SUBJECT TO CONDITIONS, continued use of a portion of the residence as a one-person tax office, for property located at 12704 NE Halsey Street
5. LD 22-90 APPROVE, SUBJECT TO CONDITIONS, the tentative plan for the Type I land division request, a rural subdivision resulting in four lots, all for property at 34799 East Crown Point Highway

Vice-Chair Kafoury acknowledged the foregoing July 9, 1990 Decisions of the Planning Commission.

4. CU 15-90 DENY requested conditional use to allow an existing 30' x 40' building as a kennel for show dogs and pet grooming facility;
HV 10-90 DENY requested variances, all for property at 5031 SE Jenne Road

Planner Mark Hess advised that an appeal had been filed in this matter and submitted copies of the Notice of Review. Mr. Hess reported that appellant asks for a September 18 hearing date, on the record with additional testimony. Mr. Hess advised that appellant wishes to include testimony regarding the dog kennel ordinance and its lack of distinction between commercial and non-commercial kennels, which Planning staff feels is a legislative issue and therefore not appropriate for appeal of a quasi-judicial action. Mr. Hess advised staff recommends that the hearing be on the record only.

In response to a question of Commissioner Anderson, Mr. Hess reported that appellant also wants to present testimony concerning an easement agreement with her neighbor to the north.

Vice-Chair Kafoury asked Mr. Hess to refer appellant to Commissioner Anderson concerning the legislative issue of the ordinance at the time he informs her of the hearing on the record only, scheduled for 9:30 a.m. on Tuesday, September 18, 1990, with testimony limited to 15 minutes per side.

6. CU 8-90 DE NOVO HEARING
Review the Decision of the Planning Commission of June 11, 1990, approving, subject to conditions, the relocation of an existing rural service commercial use for an automobile,

truck and farm equipment repair shop, in an MUA-20, multiple use agricultural zone, all for property located at 400 NE Evans Road

Senior Planner Robert Hall gave the staff report, advising application was submitted to Planning in an attempt to rectify a violation on property south of the subject site that applicant began using 20 years ago for repair purposes and developed into a full-time vocation for which no conditional use permit was obtained. Mr. Hall related that applicant is in the process of building a larger building to the north on property subject to this hearing in which to relocate his repair business. Mr. Hall identified various approval criterion reviewed by the Planning Commission in making its decision, advising the use was approved on condition that all repair work be done inside the building, that applicant have no more than 4 vehicles stored outside at any one time, and other conditions relating to design review, engineering service requirements and obtaining any necessary permits. Mr. Hall advised he had some slides to present, but he left the key to the projector cabinet at the Planning Department office.

In response to a question of Commissioner Anderson, Mr. Hall related that applicant's business began as a hobby and evolved into a vocation but applicant did not apply for a permit and the operation was not brought to the attention of the County until recently. In response to Commissioner Anderson asking if the extension of an illegal business could become legal, Mr. Hall reported that applicant proposes to discontinue use on the property to the south and relocate his business to the north, and that such a use would be allowed under the multiple use agriculture zone if it meets approval criteria. In response to Commissioner Anderson's question as to any penalties for operating illegally on the site to the south, Mr. Hall advised the County ordinance contains no penalty for violations.

In response to a question of Vice-Chair Kafoury, Mr. Hall reported that a neighbor complaint to Planning resulted in a notice of violation to the applicant.

Appellant David M. Stefonek of 324 NE Evans Rd, advised he had about 24 slides to present which he felt would dispute the claims of applicant. Mr. Stefonek reported he feels applicant's request for establishment of a commercial business in an MUA-20 zone is inappropriate to the area, and discussed the definition of cottage industry, suggesting repair work on local farm equipment but not buses from the Corbett and Lake Oswego School Districts, is appropriate in the cottage industry category. Mr. Stefonek expressed concern over previous instances of applicant building without a permit and stated it is not possible to park 4 vehicles in the small area of driveway on the proposed lot and that the area has poor access for a commercial shop because it is between two sharp corners. Mr. Stefonek reported on noises from buses beeping as they are backed up at odd times and from pneumatic tools, and suggested that solvents, used oil and anti-freeze waste products could present environmental concerns. Mr. Stefonek suggested applicant could locate his business in a cottage industry designated area with direct highway access and described a property adjacent to the Corbett Hardware Store which he felt would be suitable and would not be a hardship on customers.

In response to Commissioner Anderson's question as to whether there were other commercial operations in the vicinity of the proposed shop, Mr. Stefonek advised the nearest are in Corbett half a mile south, and there are others 3 miles away in Springdale.

In response to Commissioner Kelley asking what he meant by odd times when referring to the beeping sounds, Mr. Stefonek advised as early as 6:00 a.m and as late as 11:00 p.m.

Applicant Chris Mijares of 400 NE Evans Rd, submitted copies of his local customer list, support letters and a map depicting the neighboring properties not objecting to his business. Mr. Mijares advised when he built his original shop he had a Troutdale address and when he tried to get a business license and the City informed him he was not within the City limits, he did not pursue the matter further. Mr. Mijares reported he has never had an accident coming out of his driveway and stated that at the time he built the shop to the south a permit was not required to put up an agriculture building, but he has now been advised that if the new building will be used for commercial purposes, it needs to be brought up to code and meet all County requirements, which he intends to conform with.

In response to a question of Vice-Chair Kafoury, Mr. Mijares advised he has agreed not to have more than 4 vehicles outside the premises at any one time.

In response to a question of Commissioner Anderson as to whether a permit is necessary for an agriculture building, Mr. Mijares advised it is not, and that originally he used the building to the south as a barn for his tractor, equipment and a few animals.

In response to Commissioner Kelley's question regarding the beeping or disruptive sounds, Mr. Mijares stated he does not start work until 8:00 in the morning and only occasionally works late in the evening.

Frank A. Windust, Jr. of 36039 E Crown Pt Hwy, testified in support of the application and stated that 74 people in the Corbett area do not object to continuation of Mr. Mijares' business in the proposed location. Mr. Windust stated that noises from tractors, aerial spraying, logging, and other rural activities are to be expected in resource lands. Mr. Windust refuted Mr. Stefonek's statement regarding the availability of commercial property in the Corbett area and suggested that Mr. Mijares should not have to relocate his business if he meets the zoning criteria.

Deputy County Counsel John DuBay reported that in looking over the Planning Commission decision and ordinance criteria referring to the requirement that the conditional use be consistent with the area, the area must be established, the uses in the area that establish its character must be determined, and an explanation why the proposed use is consistent with that character must be provided. Mr. DuBay noted that the findings before the Board merely indicate the use is similar to such other limited service commercial operations being practiced in the rural community in conjunction with the rural residents, and suggested that the Board address that criteria more completely.

M. Keith Evans, Jr. of 311 SE Evans Rd, testified in support of the proposed application and suggested that beeping equipment noise is typical in a farming community.

Lennart A. Swenson of 38909 E Crown Pt Hwy, testified in opposition to the proposed application, advising that the term cottage industry refers to a business which is relatively small and unobtrusive and does not damage the area, and that a repair shop such as Mr. Mijares is running is more of a true commercial establishment and does not fit in with the character of the area. Mr. Swenson suggested that if Mr. Mijares had applied to the County in the beginning, the commercial use would probably not have been approved due to the small amount of frontage on Evans Road, the poor access and the nature of the business. Mr. Swenson urged the Board not to set by precedent by allowing the operation to continue in the area.

In response to Commissioner Anderson's question, Mr. Swenson reported there are no other commercial buildings in the area.

Malcolm Freund of 228 NE Evans Rd, testified in support of the application, advising it is helpful to have Mr. Mijares nearby for repairs.

In response to a question of Commissioner Anderson, Mr. Freund advised it is helpful to have a repair shop in the immediate vicinity, rather than having to cross the Sandy River Bridge and go into Gresham or the Parkrose area.

In response to a question of Commissioner Kelley, Mr. Freund advised that most of the neighboring residents are either vocational or hobby farmers.

Mr. Stefonek reported that he purchased his property in 1965, before either Mr. Mijares or Mr. Freund bought their properties and that there are other neighbors who do not support having a shop in the area.

Vice-Chair Kafoury asked Mr. Hall to clarify discussions the Planning Commission may have had regarding whether the proposed use was consistent with the character of the area.

Mr. Hall reported the statement referred to by Mr. DuBay was provided by applicant and that the Planning Commission did not go into detailed discussion but accepted it as adequate. Mr. Hall advised that to go into the type of detail County Counsel suggests would require a continuance unless the Board could develop more detailed criteria at this time. Mr. Hall stated that the conditional use application is not a request for a cottage industry but for a limited, rural service commercial use in the multiple use agriculture zone, and that the rural center zoning addressed in the downtown Corbett area does not allow any type of a commercial use without going through a conditional use hearing process before the Board.

In response to Commissioner Bauman's question as to whether the 4 vehicle limit applied to both lots, Mr. Hall advised that it just applied to the lot under application.

In response to Commissioner Bauman asking if there would be any prohibition to Mr. Mijares parking vehicles on his southern lot, Mr. Hall advised the County has a vehicle limit in urban zones but not in rural zones, but the Board could expand the conditions to include a provision that all vehicles awaiting repair must be stored on the lot subject to the application. In response to Commissioner Bauman asking if a neighbor were driving by and saw 6 school buses parked outside, what recourse would they have and what actions could be expected, Mr. Hall advised that a complaint would be called in, the County would send an inspector out to observe it and write the alleged violater a letter, and that if no response were obtained, the matter would be turned over to County Counsel.

Mr. DuBay advised the County would file for injunctive relief through the Court system.

In response to Commissioner Anderson asking whether being close to the scenic area could also be considered as part of the character of the area, Mr. Hall advised that the area to the north immediately adjacent to the property is within the scenic area. In response to Commissioner Anderson asking if there were any legal expectations at the time Mr. Mijares bought the property that he could obtain a conditional use permit for the purpose of having a commercial enterprise, Mr. Hall advised he would have to check the date the property was purchased and research what laws were in effect at the time.

Commissioner Kelley moved, seconded by Commissioner Bauman, for adoption of the recommendations of the Planning Commission and to accept the report of the Planning staff.

Commissioner Kelley reported that with the constraints placed on the conditional use she is convinced the proposed use is an appropriate and legitimate accessory to agriculture.

Commissioner Bauman advised he would feel more comfortable setting the matter over one week so the Board could either visit the site or view the slides in order to make an informed decision on the character of the area.

Commissioner Anderson reported the area is adjacent to the scenic area of the Columbia Gorge and it is in Corbett where cottage industry is also a part of the character of the area and that she feels the Board can establish that the use is inconsistent with the character of the area.

UPON MOTION of Commissioner Kelley, seconded by Commissioner Bauman, it was UNANIMOUSLY APPROVED that the hearing be continued for one week for the purpose of viewing the slides, with rebuttal limited to 5 minutes per side.

At 10:30 a.m. the Board recessed for 10 minutes.

7. Resolution for the Purpose of Requesting that Logging on Land Adjacent to Forest Park be Suspended; and to Request that the Oregon Department of Fish and Wildlife Conduct an Inventory of Endangered Species on Private Lands Near Forest Park

Vice-Chair Kafoury advised that public testimony would be limited to 3 minutes per person but since the speakers were heavily weighed in favor of the proposed resolution, those wishing to speak against it would be given some additional time in the interest of fairness.

Diane Luther, Staff Assistant for Commissioner Pauline Anderson, reported that the resolution before the Board was drafted in response to testimony given last Thursday asking that the Board express its concern over logging in the Wildlife Corridor near Forest Park. Ms. Luther advised the resolution asks those conducting clear cut logging operations in areas adjacent to Forest Park to suspend their activities in order for the County to complete the Wildlife Corridor Study started this July first which should take about a year to complete; and asks that the Oregon Department of Fish and Wildlife inventory the area known as the Wildlife Corridor for endangered and threatened species.

Nancy Rosenlund of 5830 NW Cornell Rd, advised she lives adjacent to Forest Park and favors suspension of the cutting. Ms. Rosenlund stated she wishes to protect the quality of life, the diminishing wildlife and the trees in our community; and that she equates the timber industry with an anthropologist trying to whip a dinosaur back into life.

Richard Seidman, Executive Director of Friends of Trees, submitted and read written testimony urging the Board to adopt the proposed resolution, to request a moratorium on the logging until the Wildlife Corridor Study is completed, asking the County to assign staff to draft a comprehensive tree protection ordinance and to assign staff to explore ways to modify the Oregon Forest Practices Act to give local governments control over logging operations within their jurisdiction. Mr. Seidman advised his organization would be happy to work with the County on any of these issues.

Tim Bauman of 2534 SE 23rd, urged passage of the proposed resolution, advising it is important to recognize how vital our connection to the natural world relates to our quality of life. Mr. Bauman stated that the City of Portland and Multnomah County are viewed as leaders and pioneers for their progressive environmental policies, and that it is critical that citizens and elected officials help each other forge new guidelines with which land use planning can meet the needs of an ever growing populace and a respect for the quality of life all humans and other creatures have come to expect in the Pacific Northwest.

Howard Thorn of 10080 SW 5th, Beaverton, testified in favor of the proposed resolution, advising there is a large, forested ecosystem close to the heart of the City which still contains a number of large animals able to pass fairly freely through many areas of Forest Park, but that if clear cutting is allowed to continue the animals will cease to migrate from the coast ranges into Portland. Mr. Thorn suggested the area could become a large tree farm instead of a natural park with a forested ecosystem, and recommended that in addition to cessation of logging during the Study, some of the forested areas on the edge of Forest Park be incorporated into the Park itself to prevent migration bottlenecks from being too thinned out.

Jane Glazer of 2378 SW Madison, testified in support of the proposed resolution and reported that as an urban forestry commissioner, she has begun to study the problems of urban forest management across the nation by looking at ordinances and reading recent findings of scientific inquiry. Ms. Glazer stated that it would take a thousand years for clear cut land to re-establish itself and that cutting adversely affects not only wildlife, but soil bacteria, plant life and water resources as well.

In response to a question of Ms. Glazer, Commissioner Anderson advised that it is not binding but if adopted, the resolution will reflect the tenor of the Board, call upon the principals to suspend their clear cut operations and encourage Fish and Wildlife to conduct an endangered species study.

Deb Stout of 3116 SE Clinton, urged adoption of the proposed resolution and reported she was one of the people who spent 5 days and nights in a tree on Mr. Hampton's property and feels it is outrageous that logging is permitted to continue before completion of the Wildlife Corridor Study.

John Ferguson of 19110 SE White Crest, Boring, testified that logging and development should not be allowed free rein without measuring its impact and accessing the abstract cost of altering the land; and stated that logging by Forest Park sacrifices old growth trees for short term profits and disrupts a continuous wildlife corridor to the coast range which is a rare and invaluable land feature, and that it is critical to maintain contiguous wild land to counter the effects of habitat and food alterations caused by global warming.

Andee Carlstrom of 15400 NW McNamee Rd, urged adoption of the proposed resolution and presented an aerial map of the Forest Park area showing that after the Hampton logging operation, the combined clear cutting will cover more than 600 acres. Ms. Carlstrom testified that wildlife has decreased over the years due to logging operations and expressed concern over the validity of a multiple use forest zoning designation which allows clear cutting in such a narrow forested area and replacement of the native forest with a mono-cultured tree farm.

John Hampton, owner of Agency Creek Management Company, testified against the proposed resolution, advising the company determined the property was zoned for forestry and that a County Land Use Plan had been submitted and approved by the Department of Land Conservation and Development prior to submitting its bid and acquiring the property this Spring. Mr. Hampton reported that in an effort to be sensitive to the concerns of the public, the Department of Forestry was informed of the proposed operation prior to beginning any logging; that his company employs approximately 475 people, and that immediately after harvest they plan to plant 450 trees per acre with vigorous growing 3 year old trees. Mr. Hampton submitted a copy of a letter from Randy Fisher of the Department of Fish and Wildlife in response to Mr. Hampton's question concerning the status of the Wildlife Corridor; and stated that his company purchased the property with the expectation that it would be available for harvest under the State Forest Practices Act and the County Land Use Plan and that due to its sizable investment, it would be impractical for his company to postpone logging.

Mr. Hampton reported that although the property has some unique ecological attributes, it should not be construed as a pristine, natural area because of its proximity to the St. Helens Highway and to the Burlington Northern Railroad lines and because it is slightly over a half mile at its widest point. Mr. Hampton reported his company was contacted by the Trust for Public Lands who arranged a meeting with Friends of Forest Park and that the ensuing discussion resulted in the company agreeing to make a 38 acre tract containing approximately a half million feet of old growth timber in the southeast corner of the property available for purchase, together with a free right-of-way and access. Mr. Hampton advised discussions are not complete but the intent is to have an appraisal done and to enter into negotiations. Mr. Hampton stated that the State Forest Practices Act is nationally renowned in terms of protection of natural resources, including wildlife considerations and that it is his judgment the area is adequately protected under current zoning.

In response to questions of Commissioner Bauman, Mr. Hampton reported the company has been removing logs cut and decked along the rights-of-way; are almost ready to begin logging an area of approximately 270 acres; anticipates completion of the harvesting by the end of December; and that they will not be burning slash in the area because of the fire hazard.

Mr. Hampton advised that the area was logged 80 to 100 years previously so the timber is between 80 and 100 years old, with most of the older growth clustered in the southeast corner of the property.

In response to a question of Commissioner Bauman, Mr. Hampton advised that passage of the proposed resolution would not affect his company's operation.

Ray Wilkeson, representing the Oregon Forest Industries Council, testified against the proposed resolution, advising that the 1987 Legislature passed a significant piece of natural resources legislation within the Forest Practices Act which established a clear division of jurisdiction between the State and local governments in connection with lands zoned for forestry outside the Urban Growth Boundary. Mr. Wilkeson reported that interest groups included 1,000 Friends of Oregon and the Portland Audubon Society who agreed the entire package was an improvement in how natural resources are regulated and protected and was in the best interest of the State. Mr. Wilkeson related that a 1984 cooperative agreement between the Board of Forestry and the Department of Fish and Wildlife lists a number of critical wildlife species for protection and assures that no operations are permitted without prior approval of the State Forester after consultation with Fish and Wildlife biologists and agreement among all parties that the operation will not be environmentally damaging to those species. Mr. Wilkeson stated the forest products industry in Oregon has its back to the wall at the moment, but in general, elected officials at the State level believe it is not in the long term best interests of the State to shut down the forest products industry. Mr. Wilkeson suggested Oregonians have little control over the State's mature trees owned by the Federal government but logging on remaining private forest land can continue indefinitely if appropriate resource decisions are made.

Commissioner Bauman reported he was looking at the State's Strategic Economic Development Plan and it made the point that timber is a diminishing industry. In response to Commissioner Bauman asking if his organization recognizes that, Mr. Wilkeson reported statistics would reflect that in terms of employment and production levels, and suggested this was because the increasing number of set asides on Federal lands is causing the land base for commercial timber production to shrink and because the industry has become more automated and can produce the same volume of product with fewer workers, not because of biological or economical disease or the way we grow and harvest trees.

In response to Commissioner Anderson asking if there was any provision or concern in the Forest Practices Act for a Wildlife Corridor set aside, Mr. Wilkeson stated the term Wildlife Corridor is not part of the Forest Practices Act, however under the cooperative agreement with Fish and Wildlife, no forest operations are allowed until Fish and Wildlife biologists are convinced logging operations will not adversely affect the species in question.

Commissioner Anderson reported that as she understands it, there is no documentation or body of knowledge which states whether or not clear cutting keeps wildlife from migrating, so the County is asking that we find out for sure before proceeding, and is asking Fish and Wildlife to conduct an endangered species study.

Donna Pfister of 13253 NW McNamee Rd, testified her family has owned 120 acres of MUF-20 zoned property for 80 years and that marring the surrounding area are guards at logging gates trying to keep Earth First and other organizations from damaging equipment. Ms. Pfister advised her family always planned to harvest their timber but are now concerned they may not be allowed to enjoy their property, harvest the timber and reforest it when the time comes. Ms. Pfister reported that although they had not planned to log it yet, they have obtained a permit from Department of Forestry because they feel they must do so before they lose that right. Ms. Pfister stated she is glad to hear the resolution is not binding and asked that the Board also consider private property owners when making resolutions.

Nora Riches of 12600 NW Rock Creek Rd, Vice-President of Skyline Neighborhood Association, testified that the Association supports the Wildlife Corridor Study and is concerned the Study might be jeopardized by the large clear cuts. Ms. Riches reported that Michael Pelton, a bear expert from Tennessee, informed her organization that animals would not have a problem with 20 acres of clear cut here and there, and expressed her concern over allowing 270 acres of clear cut right next door to 250 acres of clear cut in the narrow area of Forest Park where the Wildlife Corridor starts to bottleneck.

Roy Porter of 29526 Dodge Park Blvd in Gresham, testified in favor of the proposed resolution and urged the Board to help change the laws to preserve as much forested land as possible to make a more natural environment.

Dave Mazza, Vice-Chair of the Columbia Group Sierra Club, testified in support of the proposed resolution and advised the Club feels that the uniqueness of Forest Park is based on the

Wildlife Corridor connecting Forest Park to the coastal range habitat which allows us to enjoy a variety of land and avian species and provides an important base for a number of other ecosystems in the immediate area. Mr. Mazza reported the Club feels the Board should pass the resolution and use all its moral and legal powers of persuasion to make Mr. Hampton realize that while he is acting within the letter of the law at present, he also has a certain civic and moral responsibility not only to those here today, but to future generations and that he should not be pursuing dollars in the interest of depriving our children and children's children of a rare treasure.

Richard Meyer of the Portland Audubon Society, testified that this is a fairly complex issue involving people's property rights and expectations, the under-represented rights of trees and wildlife, good land use laws and their limits, biological connections and diversity, and quality of life issues. Mr. Meyer stated there is much we don't know about Forest Park and its environs and that the Wildlife Corridor Study is an important tool. Mr. Meyer stated he thinks the issues come down to neighborliness and that when an action on one's own property upsets a good number of people in the community whether it is addressed by legal ordinances or not, it is simply the right and sensible thing to pause, study the act and its ramifications, listen to the views of others, look for new information and then make the best, most reasonable decision; and reported that the Portland Audubon Society feels it is responsible to ask Mr. Hampton to pause, think of the forest and streams as habitat for wildlife and as community resource as well as his own resource, and then decide to balance the economic considerations with environmental and social concerns. Mr. Meyer stated that the County's challenge for people to be good stewards of land will bring us closer to no longer turning streams into ditches, filling wetlands for parking and cutting forests carelessly, that compromise is possible and that it is vital people learn to live in partnership with nature.

Fred Crowe of 5992 SE Monroe, Milwaukie, testified he is a forester with Crown Pacific, Ltd, and related the company met with the Forestry Department prior to starting logging in the McNamee area, that road construction and logging began in mid-April and that shortly thereafter the Forest Park logging activity was brought to the company's attention. Mr. Crowe reported that in an effort to act responsibly, his company met with wildlife biologists and various environmental groups to discuss and develop various logging compromises which included wildlife easements across subdivided properties. Mr. Crowe advised there is positive proof according to a wildlife biologist that the size of clear cutting affects wildlife migration and that buffered, small clear cuts in a non-contiguous fashion allow migration, but large clear cuts without buffered or leave areas, affects species such as bear, bobcat and cougar, who require timbered areas to migrate through and open areas in which to feed. Mr. Crowe presented Crown Pacific's plan showing the areas of proposed clear cutting and leave areas and advised they are also leaving stream buffers to allow additional areas for animal migration. Mr. Crowe presented a photo from a 1948 clear cutting operation, a 1956 aerial photo showing the area to be barren, and a 1986 photo showing the same area timbered with a 42 year old stand averaging 18" on the stump.

Commissioner Anderson commended Mr. Crowe and Crown Pacific for their ability and willingness to compromise.

Don Joyce of 226 NW Hermosa, advised he opposes clear cutting but feels property owners have the right to manage their timber, and urged the Board to consider the rights of property owners relative to the proposed resolution.

Jim Ferner of 14245 SW Walker Rd, Beaverton, read and submitted a letter from the Northwest District Association in opposition to clear cutting.

Jay Ward of 8120 SW 56th Av, testified he is a member of Earth First, and stated that due to Crown Pacific's cut, the Wildlife Corridor is only half a mile wide today where 6 months ago it was a mile wide; and expressed concern that planting a tree farm does not create the same system it takes away. Mr. Ward suggested the County confirm with Mr. Fisher that his previous letter is still his opinion with regard to the area and that he believes the resolution is a welcome, positive first step toward having biologists determine whether or not the area is a Wildlife Corridor. Mr. Ward suggested that the Board has a responsibility and obligation to consider possibly rezoning the area or expanding the Willamette River Greenway to provide whatever statutory relief is possible, or to revise the Oregon Forest Practices Act. Mr. Ward stated that Mr. Hampton's actions may be legal, but are not fair or just and illuminates the shortcomings of present environmental regulations.

John Saemann of 159 SW Florence, Gresham, advised he came to the meeting to support the resolution but after hearing the testimony of Mr. Hampton and other property owners, he understands their perspective. Mr. Saemann requested that everyone concerned consider the long term results of their actions and stated that it is necessary to maintain the balance which is slowly tilting against the preservation of homo sapiens and other living things; and that the warming of the planet and destruction of the ozone layer can be reversed through the continued life of large forests.

Carl Jones of Portland, advised he is employed as a tree planter for the timber industry and testified in support of the proposed resolution. Mr. Jones explained that on Federal lands clear cutting is not allowed on more than 40 contiguous acres, and expressed concern that the proposed Hampton logging along with the adjacent Crown Pacific operation, could result in a contiguous clear cut of 500 to 1,000 acres. Mr. Jones stated that planting 450 trees per acre is no better than average and that people in the industry consider private tree planting a stuff and run operation where survival is not considered important. Mr. Jones advised that the only way jobs in the timber industry will be preserved is through sustainable forest practices.

Commissioner Anderson moved and Commissioner Bauman seconded, for adoption of the resolution.

Planner Mark Hess introduced Esther Lev, a consultant hired to conduct the Wildlife Corridor Study.

Commissioner Bauman asked Ms. Lev to describe the potential impact the clear cut could have on the quality of the Study.

Ms. Lev explained the County's charge, the manner in which she chose to conduct the Study, and the conclusions she hopes to arrive at over the next year, reporting they will choose areas or transects which represent each use and have several control areas, and will look at what animals are there, how they are using the area and how they are moving along, in order to determine how each land use may affect animal travel, use or breeding. Ms. Lev reported one area chosen for a control site was the Hampton property and that a meeting with Planning staff is scheduled next week to arrive at some intermediate strategies and discuss proposed control sites to see if any are in danger of being developed or changed over the next year.

In response to a question of Commissioner Bauman as to whether the County has a responsibility or the ability to initiate or clarify the Fish and Wildlife approval position and possibly seek restraining action, Mr. DuBay advised that the role of Fish and Wildlife is dependent upon a cooperative agreement with the Department of Forestry.

Mr. Hess reported it is his understanding that Fish and Wildlife is a consultant to the Department of Forestry and that they do not have veto power over Department of Forestry decisions.

Vice-Chair Kafoury advised that Commissioner Bauman may have misstated his concern, that he should have related the Department of Forestry has the approval authority and they allegedly consult with Fish and Wildlife.

Commissioner Kelley advised she was saddened that Mr. Hampton made a statement indicating he was unwilling to compromise despite the full support of the Board.

Vice-Chair Kafoury reported that the Board worked long and hard earlier this Spring with Angell Brothers and were able to come up with a compromise which protected areas the Board felt strongly about for the Wildlife Corridor, and that it is her hope that process could be invoked again.

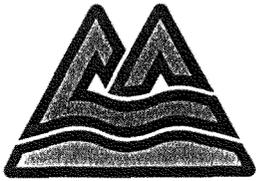
Commissioner Anderson reported that this area is a natural resource which provides a beautiful setting for the City of Portland; and that despite the Forest Practices Act, the forest zoning and the fact that the resolution is not binding, the Board is asking for suspension of logging operations until the County can determine the effects of a large clear cut to wildlife migration and that Fish and Wildlife conduct an endangered and threatened species study.

Resolution 90-117 UNANIMOUSLY APPROVED.

There being no further business, the meeting was adjourned at 12:10 p.m.

OFFICE OF THE BOARD CLERK
for MULTNOMAH COUNTY, OREGON

By DEBORAH L. ROGERS



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
SHARRON KELLEY • DISTRICT 4 • 248-5213
~~XXXXXXXXXX~~ • Clerk • 248-3277

AGENDA

MEETINGS OF THE MULTNOMAH COUNTY BOARD OF COMMISSIONERS FOR THE WEEK OF AUGUST 6 - 10, 1990

- Tuesday, August 7, 1990 - 9:30 AM - Planning Items Page 2
- Tuesday, August 7, 1990 - 10:30 AM - Formal Item Page 2
- Tuesday, August 7, 1990 - 1:30 PM - Informal Briefings . . Page 3
- Thursday, August 9, 1990 - 9:30 AM - Formal Meeting. . . . Page 3

Thursday Meetings of the Multnomah County Board of Commissioners are recorded and can be seen at the following times:

- Thursday, 10:00 PM, Channel 11 for East and West side subscribers
- Friday, 6:00 PM, Channel 27 for Paragon Cable (Multnomah East) subscribers
- Saturday 12:00 PM, Channel 21 for East Portland and East County subscribers

Tuesday, August 7, 1990 - 9:30 AM

Multnomah County Courthouse, Room 602

PLANNING ITEMS

The following Decisions of the Planning Commission of July 9, 1990 are Reported to the Board for Acknowledgement by the Presiding Officer:

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4. CU 15-90 DENY requested conditional use to allow an existing 30' x 40' building as a kennel for show dogs and pet grooming facility;
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5. LD 22-90 APPROVE, SUBJECT TO CONDITIONS, the tentative plan for the Type I land division request, a rural subdivision resulting in four lots, all for property at 34799 East Crown Point Highway

-
6. CU 8-90 PUBLIC HEARING - DE NOVO

Review the Decision of the Planning Commission of June 11, 1990, approving, subject to conditions, the relocation of an existing rural service commercial use for an automobile, truck and farm equipment repair shop, in an MUA-20, multiple use agricultural zone, all for property located at 400 NE Evans Road

Tuesday, August 7, 1990 - 10:30 AM

Multnomah County Courthouse, Room 602

FORMAL ITEM

7. Resolution for the Purpose of Requesting that Logging on Land Adjacent to Forest Park be Suspended; and to Request that the Oregon Department of Fish and Wildlife Conduct an Inventory of Endangered Species on Private Lands Near Forest Park

Tuesday, August 7, 1990 - 1:30 PM

Multnomah County Courthouse, Room 602

INFORMAL BRIEFINGS

8. Briefing on National Center and National Issues Facing Counties in Providing Health Care. Presented by Mary Uyeda, Co-Director, National Center for County Health Policy.
9. Informal Review of Formal Agenda of August 9, 1990

PUBLIC TESTIMONY WILL NOT BE TAKEN AT INFORMAL BRIEFINGS

Thursday, August 9, 1990 - 9:30 AM

Multnomah County Courthouse, Room 602

FORMAL MEETING

CONSENT CALENDAR

- C-1 Appointment of Commissioner Pauline Anderson to the METRO Public Policy Advisory Committee for Regional Convention, Trade, Performing Arts and Spectator Facilities
- C-2 Appointment of José E. Solano to the Metropolitan Arts Commission for a Term Ending July, 1992
- C-3 Appointment of Elizabeth J. Warman to the Private Industry Council Board of Directors for a Term Ending June 30, 1992

DEPARTMENT OF GENERAL SERVICES

- R-1 First Reading of an ORDINANCE Establishing an Audit Committee and Financial Audit Policy (Continued from August 2, 1990)

NON-DEPARTMENTAL

- R-2 First Reading and Possible Adoption of an ORDINANCE Submitting Proposed County Home Rule Charter Amendments to the Voters at the General Election to be Held November 6, 1990; and Declaring an Emergency (Continued from August 2, 1990)
- R-3 Resolution in the Matter of Unincorporated Multnomah County Annexations
- R-4 Budget Modification Non #1 Authorizing Reclassification of Two Assistant Clerk of the Board Positions to Staff Assistant Positions within the Office of the Board Clerk to Reflect Changes in Responsibilities for Management of Board Records and Increase in Technical Nature of Work Performed

DEPARTMENT OF HUMAN SERVICES

HEALTH SERVICES AND SOCIAL SERVICES DIVISIONS

- R-5 Ratification of an Intergovernmental Agreement Between the State of Oregon Children's Services Division and Multnomah County, to Provide Weekly In-Home Visits by Community Health Nurses within the Health Services Division, to Monitor 40 Pregnant or Parenting Teens
- R-6 Ratification of Intergovernmental Agreement Amendment No. 1 Between the Oregon Health Sciences University and Multnomah County, Which Transfers One Client from OHSU TO Goodwill Industries within the Social Services Division DD Program
- R-7 Ratification of an Intergovernmental Agreement Between the City of Portland and Multnomah County, to Renew the Mutually Funded City/County Regional Drug Initiative Staff within the Social Services Division A&D Program

DEPARTMENT OF ENVIRONMENTAL SERVICES

- R-8 Request for Approval of the Sale of Two Tax Foreclosed Properties as Provided by ORS 275.200, Consisting of a Vacant House Located at 3813 NE Cleveland; and a 25 x 100 Foot Parcel of Land Located South of 3648 N Michigan Avenue
- R-9 Budget Modification DES #1 Authorizing Transfer of Funding from Professional Services to Personal Services within the Expo Center/Multnomah County Fair Division for Temporary Workers of the 1990 Fair

0702C/27-30/dr
7/31/90



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
SHARRON KELLEY • DISTRICT 4 • 248-5213
~~SHARRON KELLEY~~ • Clerk • 248-3277

NOTICE OF PUBLIC HEARING

AUGUST 14, 1990

The Multnomah County Board of Commissioners will hold a public hearing for the purpose of taking testimony and public input on issuance of general obligation bonds of Multnomah County. The bond will finance construction of three new courtrooms and related improvements in the downtown Courthouse, and renovation of the Portland Building for occupancy by the District Attorney.

The public hearing will begin with an update by the County's Departmental staff followed by public testimony on:

TUESDAY, AUGUST 14, 1990
at 9:30 A.M.
MULTNOMAH COUNTY COURTHOUSE
1021 S.W. 4th. Avenue, Room 602
Portland, Oregon

At the conclusion of the public hearing the Multnomah County Board of Commissioners will determine whether to submit the question of issuing and selling general obligation bonds not to exceed \$7.8 million to the voters at the September 18, 1990 election.

All interested persons may attend the hearing and will be given a reasonable opportunity to be heard.



MULTNOMAH COUNTY OREGON

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

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RICK BAUMAN • DISTRICT 3 • 248-5217
SHARRON KELLEY • DISTRICT 4 • 248-5213
CLERK'S OFFICE • 248-3277

Tuesday, August 7, 1990 - 9:30 AM

Multnomah County Courthouse, Room 602

PLANNING ITEMS

The following Decisions of the Planning Commission of July 9, 1990 are Reported to the Board for Acknowledgement by the Presiding Officer:

1. CU 12-90 APPROVE, SUBJECT TO CONDITIONS, development of this property with a non-resource related single family residence, for property located at 23680 NW Moran Road

ACKNOWLEDGED.

0044C/4/dr



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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SHARRON KELLEY • DISTRICT 4 • 248-5213
CLERK'S OFFICE • 248-3277

Tuesday, August 7, 1990 - 9:30 AM

Multnomah County Courthouse, Room 602

PLANNING ITEMS

The following Decisions of the Planning Commission of July 9, 1990 are Reported to the Board for Acknowledgement by the Presiding Officer:

2. CU 14-90 APPROVE, SUBJECT TO CONDITIONS, development of this property with a non-resource related single family residence, for property located at 12485 NW Skyline Blvd

ACKNOWLEDGED.

0044C/5/dr



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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RICK BAUMAN • DISTRICT 3 • 248-5217
SHARRON KELLEY • DISTRICT 4 • 248-5213
CLERK'S OFFICE • 248-3277

Tuesday, August 7, 1990 - 9:30 AM

Multnomah County Courthouse, Room 602

PLANNING ITEMS

The following Decisions of the Planning Commission of July 9, 1990 are Reported to the Board for Acknowledgement by the Presiding Officer:

3. CU 13-90 APPROVE, SUBJECT TO CONDITIONS, continued use of a portion of the residence as a one-person tax office, for property located at 12704 NE Halsey Street

ACKNOWLEDGED.

0044C/6/dr



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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CLERK'S OFFICE • 248-3277

Tuesday, August 7, 1990 - 9:30 AM

Multnomah County Courthouse, Room 602

PLANNING ITEMS

The following Decisions of the Planning Commission of July 9, 1990 are Reported to the Board for Acknowledgement by the Presiding Officer:

4. CU 15-90 DENY requested conditional use to allow an existing 30' x 40' building as a kennel for show dogs and pet grooming facility;
HV 10-90 DENY requested variances, all for property at 5031 SE Jenne Road

STAFF ADVISED THAT AN APPEAL HAS BEEN FILED.
HEARING ON THE RECORD SCHEDULED FOR 9:30 AM,
TUESDAY, SEPTEMBER 18, 1990. TESTIMONY LIMITED
TO 15 MINUTES PER SIDE.

0044C/7/dr



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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RICK BAUMAN • DISTRICT 3 • 248-5217
SHARRON KELLEY • DISTRICT 4 • 248-5213
CLERK'S OFFICE • 248-3277

Tuesday, August 7, 1990 - 9:30 AM

Multnomah County Courthouse, Room 602

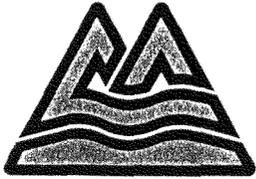
PLANNING ITEMS

The following Decisions of the Planning Commission of July 9, 1990 are Reported to the Board for Acknowledgement by the Presiding Officer:

5. LD 22-90 APPROVE, SUBJECT TO CONDITIONS, the tentative plan for the Type I land division request, a rural subdivision resulting in four lots, all for property at 34799 East Crown Point Highway

ACKNOWLEDGED.

0044C/8/dr



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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RICK BAUMAN • DISTRICT 3 • 248-5217
SHARRON KELLEY • DISTRICT 4 • 248-5213
CLERK'S OFFICE • 248-3277

Tuesday, August 7, 1990 - 9:30 AM

Multnomah County Courthouse, Room 602

PLANNING ITEMS

The following Decisions of the Planning Commission of July 9, 1990 are Reported to the Board for Acknowledgement by the Presiding Officer:

6. CU 8-90 PUBLIC HEARING - DE NOVO

Review the Decision of the Planning Commission of June 11, 1990, approving, subject to conditions, the relocation of an existing rural service commercial use for an automobile, truck and farm equipment repair shop, in an MUA-20, multiple use agricultural zone, all for property located at 400 NE Evans Road

TESTIMONY HEARD. CONTINUED TO TUESDAY, AUGUST 14, 1990 FOR THE PURPOSE OF VIEWING SLIDES. REBUTTAL WILL BE LIMITED TO 5 MINUTES PER SIDE.

0044C/9/dr

- ZC 6-90** Approve, subject to conditions, request for amendment of Sectional Zoning Map #414, changing the described property from LR-7, low density residential district (minimum lot size of 7,000 square feet) to LR-5, low density residential district (minimum lot size of 5,000 square feet);
- LD 19-90** Approve, subject to conditions requested five-lot land division, all for property located at **12636 SE Boise Street.**

The following Decisions are reported to the Board for acknowledgement by the Presiding Officer:

- CS 4-90** Approve, subject to conditions, requested change in zone designation from LR-5, low density residential district to LR-5, C-S, low density residential, community service district, to allow construction of a church and parking facility to serve approximately 985 members, for property located at **5544 SE 128th Avenue.**
- CU 8-90** Approve, subject to conditions, the relocation of an existing rural service commercial use for an automobile, truck and farm equipment repair shop onto this property, for property located at **400 NE Evans Road.**
- CU 10-90** Approve, subject to conditions, request for a conditional use for development of this property with a non-resource related single family residence, for property located at **38755 NE Knieriem Road**
- CU 9-90** Approve, subject to conditions, requested conditional use for development of this property with a non-resource related single family residence, for property located at **34234 SE Smith Road.**
- CU 11-90** Approve, subject to conditions, requested conditional use to convert an existing single family residence into a sporting goods and hobby supply store;
- SEC 6-90** Approve an SEC, Area of Significant Environmental Concern permit because the subject site is within the Columbia River Gorge Scenic Area, all for property located at **35935 East Crown Point Highway.**

FF1

Date 8/7/90

NAME

David M Stefanek

ADDRESS

324 NE Evans Rd

Street

Corbett, Or

City

97019

Zip

I wish to speak on Agenda Item # CU 8-90

Subject 800 NE Evans Rd

 FOR

 ✓ AGAINST

#2

Date 9-7-90

NAME

Chris Mijares

ADDRESS

400 NE EVANS Rd

Street

Corbett

City

Ore

97019

Zip

I wish to speak on Agenda Item #

CU-8-90

Subject

~~FOR~~

AGAINST

#3

Date 8-7-90

NAME

FRANK A. WINDUST, JR.

ADDRESS

36039 E. CROWN PT NY.

Street

CORBETT, OR

City

97019

Zip

I wish to speak on Agenda Item # CU 8-90
Subject _____

FOR

AGAINST

PLEASE WRITE LEGIBLY!

#4

Date 8-7-90

NAME

M. Keith EVANS, JR

ADDRESS

311 S.E. EVANS ROAD

Street

CORBETT

City

OREGON

97019

Zip

I wish to speak on Agenda Item # _____
Subject _____

CU 8-90

____ FOR

____ AGAINST

PLEASE WRITE LEGIBLY!

#5

Date 8-7-90

NAME

LENNART A. SWENSON

ADDRESS

38909E. CROWN PT. HWY.

Street

CORBETT

City

97019

Zip

I wish to speak on Agenda Item #

CU8-90

Subject _____

____ FOR

X AGAINST

PLEASE WRITE LEGIBLY!

#6

Date 8/7/90

NAME MALCOLM FREUND

ADDRESS 228 NE EVANS RD

Street
CORBETT City
97019 Zip

I wish to speak on Agenda Item # CU 8-90
Subject _____

FOR AGAINST



DEPARTMENT OF ENVIRONMENTAL SERVICES
Division of Planning and Development
2115 S.E. Morrison Street
Portland, Oregon 97214 (503) 248-3043

Decision

This Decision consists of Conditions, Findings of Fact and Conclusions.
June 11, 1990

CU 8-90, #661

Conditional Use Request
Limited Rural Service Commercial Use

Applicant requests conditional use approval to allow the relocation of an existing rural service commercial use for an automobile, truck and farm equipment repair shop onto this Lot of Record in the Multiple Use Agriculture district.

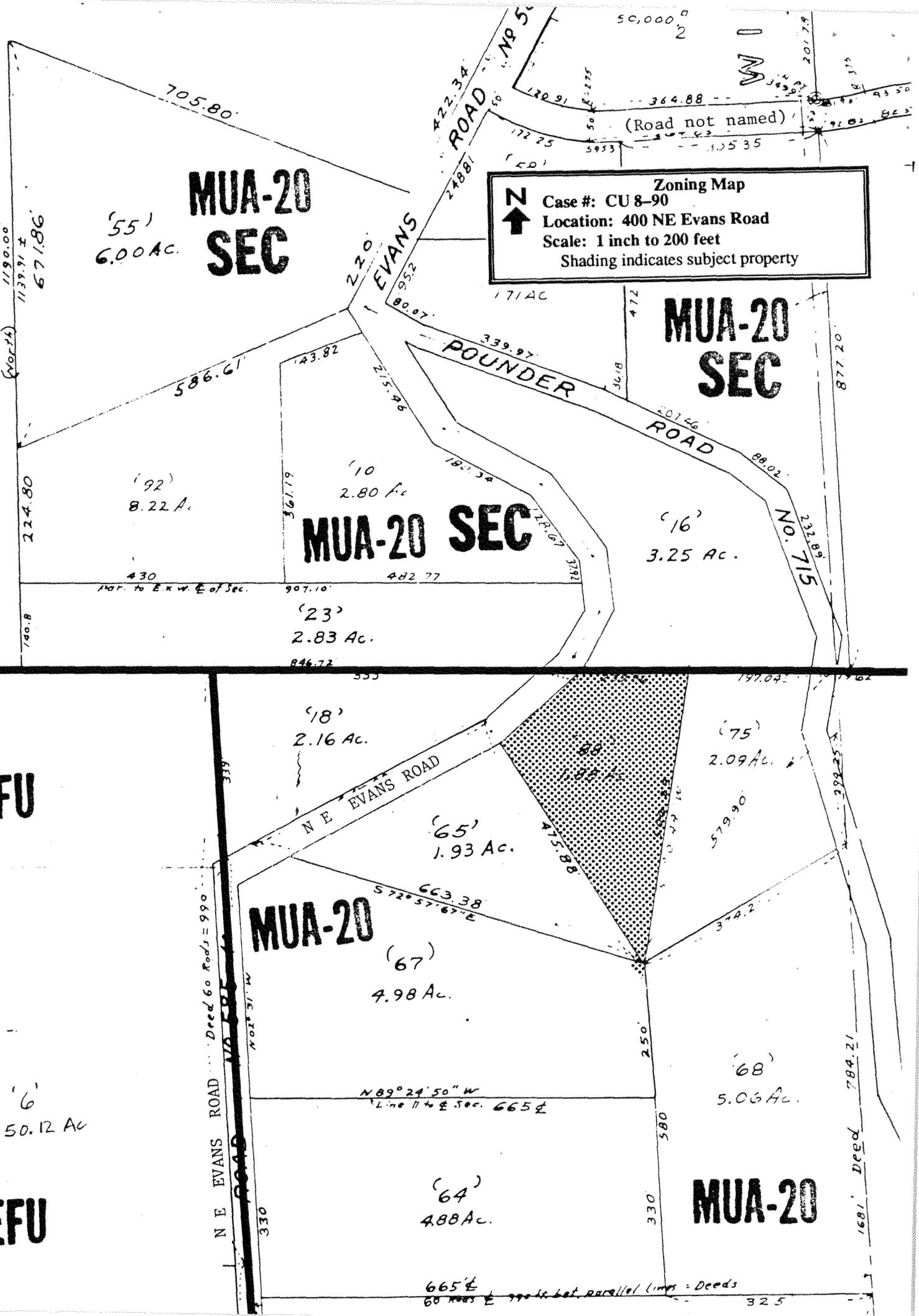
Location: 400 NE Evans Road
Legal: Tax Lot '88', Section 34, T1N, R4E
Site Size: 1.88 acres
Size Requested: Same
Property Owner: Chris D & Victoria L. Mijares
400 NE Evans Road, Corbett 97019
Applicant: Same
Comprehensive Plan: Multiple Use Agriculture
Present Zoning: MUA-20

Planning Commission

Decision: APPROVE, subject to conditions, the relocation of an existing rural service commercial use for an automobile, truck and farm equipment repair shop onto this property, based on the following Findings and Conclusions.

CU 8-90

4c.



EFU

EFU

MUA-20 SEC

MUA-20 SEC

MUA-20 SEC

MUA-20

MUA-20

NE EVANS ROAD

EVANS ROAD

POUNDER ROAD

NE EVANS ROAD

NO. 715

N 89° 24' 50" W
Line 11 to E. Sec. 665 E

665' E
60 rods E 990 ft bet. parallel lines = Deeds

1190.00
1139.91 ±
671.86

224.80

140.8

705.80

586.61

43.82

361.19

907.10

846.72

220' EVANS

EVANS ROAD

171 AC

339.97

24881

181.34

482.77

663.38

572° 57' 67" E

665' E

60 rods E

N

↑

Case #: CU 8-90
Location: 400 NE Evans Road
Scale: 1 inch to 200 feet
Shading indicates subject property

Case #: CU 8-90

Location: 400 NE Evans Road

Scale: 1 inch to 200 feet

Shading indicates subject property

(16)
3.25 AC.

(23)
2.83 AC.

(18)
2.16 AC.

(65)
1.93 AC.

(67)
4.98 AC.

(64)
4.88 AC.

(75)
2.09 AC.

(68)
5.06 AC.

(6)
50.12 AC

50,000

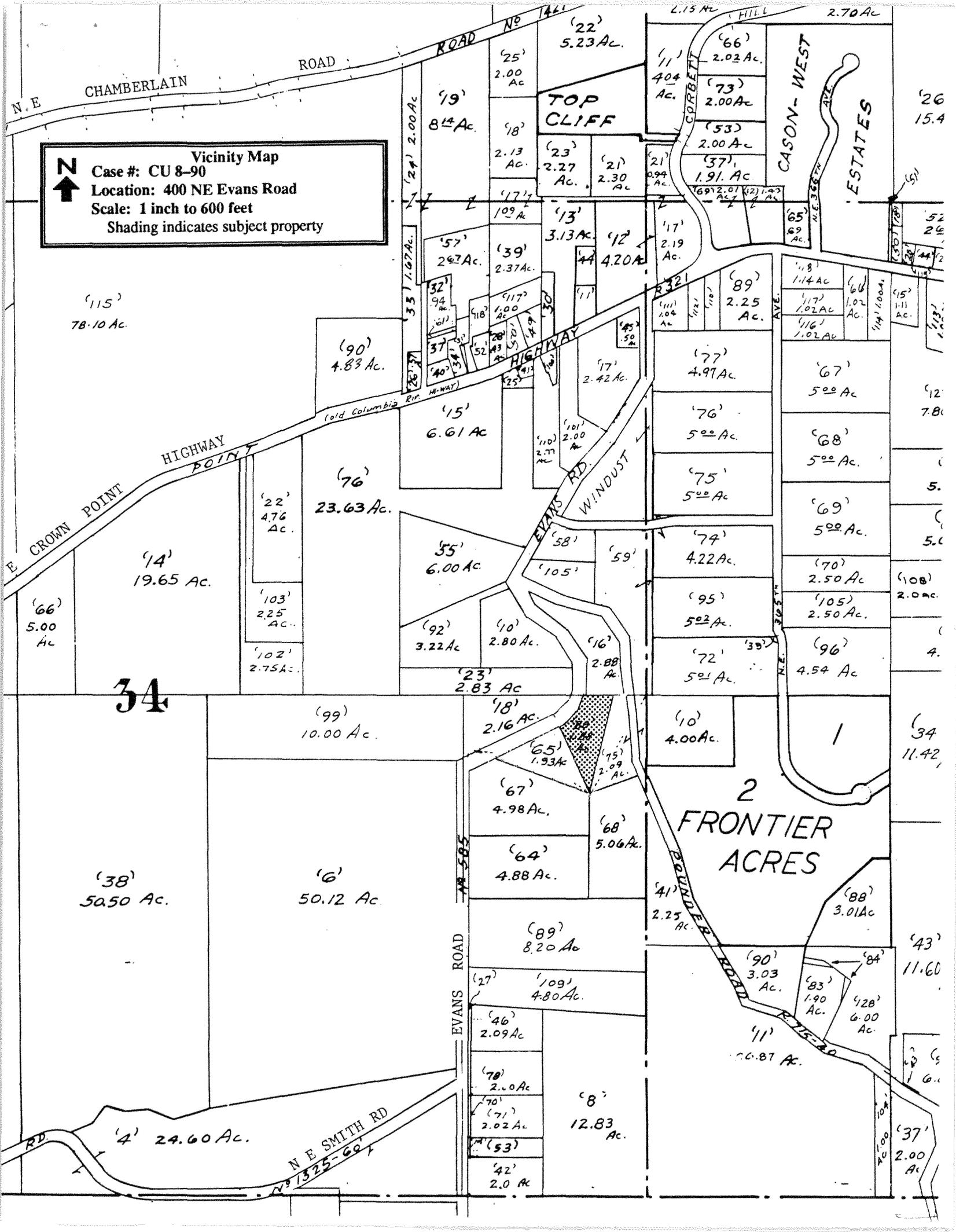
(Road not named)

877.20

1681' Deed

325

N
↑
 Vicinity Map
 Case #: CU 8-90
 Location: 400 NE Evans Road
 Scale: 1 inch to 600 feet
 Shading indicates subject property



34

2 FRONTIER ACRES

TOP CLIFF

CASON-WEST ESTATES

EVANS ROAD

HIGHWAY POINT

EVANS HIGHWAY

WINDUST RD.

BOUNDER ROAD

NE SMITH RD
 N^o 1325-60

CHAMBERLAIN ROAD

N. E

ROAD NO 144

2.15 AC HILL

2.70 AC

'115'
78.10 Ac.

'90'
4.83 Ac.

'15'
6.61 Ac.

'76'
23.63 Ac.

'14'
19.65 Ac.

'66'
5.00 Ac.

'22'
4.76 Ac.

'103'
2.25 Ac.

'102'
2.75 Ac.

'55'
6.00 Ac.

'92'
3.22 Ac.

'10'
2.80 Ac.

'23'
2.83 Ac.

'99'
10.00 Ac.

'18'
2.16 Ac.

'65'
1.93 Ac.

'67'
4.98 Ac.

'64'
4.88 Ac.

'38'
50.50 Ac.

'6'
50.12 Ac.

'89'
8.20 Ac.

'109'
4.80 Ac.

'46'
2.09 Ac.

'78'
2.00 Ac.

'70'
2.02 Ac.

'53'
2.0 Ac.

'8'
12.83 Ac.

'4'
24.60 Ac.

'42'
2.0 Ac.

'53'
2.0 Ac.

'25'
2.00 Ac.

'19'
8.14 Ac.

'18'
2.13 Ac.

'23'
2.27 Ac.

'17'
2.19 Ac.

'13'
3.13 Ac.

'12'
4.20 Ac.

'17'
2.42 Ac.

'17'
2.00 Ac.

'58'
2.00 Ac.

'105'
2.77 Ac.

'59'
2.00 Ac.

'16'
2.88 Ac.

'10'
4.00 Ac.

'10'
4.00 Ac.

'41'
2.25 Ac.

'109'
4.80 Ac.

'27'
4.80 Ac.

'70'
2.02 Ac.

'71'
2.02 Ac.

'53'
2.0 Ac.

'22'
5.23 Ac.

'11'
4.04 Ac.

'23'
2.27 Ac.

'21'
2.30 Ac.

'17'
2.19 Ac.

'13'
3.13 Ac.

'12'
4.20 Ac.

'17'
2.42 Ac.

'17'
2.00 Ac.

'58'
2.00 Ac.

'105'
2.77 Ac.

'59'
2.00 Ac.

'16'
2.88 Ac.

'10'
4.00 Ac.

'10'
4.00 Ac.

'41'
2.25 Ac.

'109'
4.80 Ac.

'27'
4.80 Ac.

'70'
2.02 Ac.

'71'
2.02 Ac.

'53'
2.0 Ac.

'11'
4.04 Ac.

'66'
2.02 Ac.

'73'
2.00 Ac.

'53'
2.00 Ac.

'37'
1.91 Ac.

'89'
2.25 Ac.

'77'
4.97 Ac.

'76'
5.00 Ac.

'75'
5.00 Ac.

'74'
4.22 Ac.

'95'
5.22 Ac.

'72'
5.21 Ac.

'10'
4.00 Ac.

'10'
4.00 Ac.

'41'
2.25 Ac.

'90'
3.03 Ac.

'90'
3.03 Ac.

'11'
66.87 Ac.

'83'
1.90 Ac.

'128'
6.00 Ac.

'53'
2.00 Ac.

'66'
2.02 Ac.

'73'
2.00 Ac.

'53'
2.00 Ac.

'37'
1.91 Ac.

'89'
2.25 Ac.

'77'
4.97 Ac.

'76'
5.00 Ac.

'75'
5.00 Ac.

'74'
4.22 Ac.

'95'
5.22 Ac.

'72'
5.21 Ac.

'10'
4.00 Ac.

'10'
4.00 Ac.

'41'
2.25 Ac.

'90'
3.03 Ac.

'90'
3.03 Ac.

'11'
66.87 Ac.

'83'
1.90 Ac.

'128'
6.00 Ac.

'53'
2.00 Ac.

'66'
2.02 Ac.

'73'
2.00 Ac.

'53'
2.00 Ac.

'37'
1.91 Ac.

'89'
2.25 Ac.

'77'
4.97 Ac.

'76'
5.00 Ac.

'75'
5.00 Ac.

'74'
4.22 Ac.

'95'
5.22 Ac.

'72'
5.21 Ac.

'10'
4.00 Ac.

'10'
4.00 Ac.

'41'
2.25 Ac.

'90'
3.03 Ac.

'90'
3.03 Ac.

'11'
66.87 Ac.

'83'
1.90 Ac.

'128'
6.00 Ac.

'53'
2.00 Ac.

'26'
15.4

'52'
2.6

'44'
1.2

'113'
1.1

'12'
7.8

'5'
5.0

'5.0'
5.0

'108'
2.0

'4'
4.0

'34'
11.42

'1'
1.0

'34'
11.42

'88'
3.01 Ac.

'43'
11.60

'128'
6.00 Ac.

'11'
66.87 Ac.

'37'
2.00 Ac.

'53'
2.00 Ac.

CONDITIONS OF APPROVAL:

Prior to the issuance of a Land Use permit the applicant shall:

1. Satisfy the applicable standards of Design Review, including sight-obscuring landscaping
2. Satisfy the requirements of Engineering Services regarding any further improvements of NE Evans Road.
3. If necessary, obtain a *Hillside Development and Erosion Control Permit* pursuant to MCC .6700-6730. Contact Mark Hess at 248-3043 for application materials.
4. All repair work and storage to be within a building. No more than four vehicles may be parked outside the building at any one time.

FINDINGS OF FACT:

I. Applicant's Proposal:

The applicant requests Planning Commission approval for the relocation of an existing rural service commercial use for an automobile, truck and farm equipment repair shop onto this property.

2. Ordinance Considerations:

The Planning Commission may approve a rural service commercial use in the Multiple Use Agricultural District when it is demonstrated that:

- (A) The lot is comprised of soils not predominately in Agricultural Capability Classes I, II or III.
- (B) The following Conditional Use approval criteria are satisfied:
 - (1) Is consistent with the character of the area;
 - (2) Will not adversely affect natural resources;
 - (3) Will not conflict with farm or forest uses in the area;
 - (4) Will not require public services other than those existing or programmed for the area;
 - (5) 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;
 - (6) Will not create hazardous conditions; and
 - (7) Will satisfy the applicable policies of the Comprehensive Plan.

3. Site and Vicinity Characteristics:

The subject property is a Lot of Record of 1.88 acres located on the east side of NE Evans Road approximately one-fourth of a mile south of the community of Corbett. It developed with an accessory building which is proposed to be utilized for the repair business. The remainder of the property is vegetated with a mixture of conifer and deciduous trees. The property is not within a designated big game winter habitat area.

Properties in the surrounding area range in size from less than two acres to over 50 acres in size. Many of the smaller lots are developed with rural residences, while most of the larger parcels are used for agricultural purposes.

The applicant proposes to relocate an automobile, truck and farm equipment repair repair business which has been conducted on property immediately to the south into the accessory building on this property. All necessary public facilities and services required by the proposed use are available to the property.

4. Compliance with Ordinance Criteria:

The applicant provides the following demonstration of compliance with the approval criteria in Finding No. 2:

(A) The soils of this property are approximately one-half Mershon silt loam on 8 to 15 percent slopes and one-half Hamplumbrepts on slopes of 50 to 90 percent. The former have an Agricultural Capability Classification of IIIe (high erosion potential), while the latter have a classification of VIe (high erosion potential). Therefore, the property is not dominated by Class I-III soils.

(B) The general Conditional Use criteria are satisfied as follows:

(a) This automotive and farm equipment repair business is consistent with the character of the area in that it has operated on adjacent property for nearly 20 years. It is similar to other such limited service commercial operations being practiced in this rural community in conjunction with a rural residence

(b) There is no indication that the use has or will adversely affected natural resources in the surrounding area. The repair service is proposed to be conducted wholly inside of the existing accessory building.

(c) This use will not conflict with farm or forest uses in the area. In fact, the use is intended to complement the above uses as the operation has catered to the needs of local farmers and loggers for the last 20 years.

(c) This use will not require any services other than those existing or programmed for the area. The site is presently served by the Corbett Water District, The Corbett Fire District, The Corbett School District, and Cascade Utilities Telephone Company.

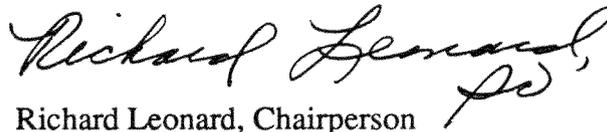
- (d) The subject site is located outside a big game management or winter habitat area as defined by the Oregon Department of Fish and Wildlife
- (e) There are no hazardous conditions that have been identified that would result from the proposed relocation.
- (f) The proposal satisfies Policy No. 10—Multiple Use Agricultural Land Use of the Comprehensive Framework Plan which allows rural service commercial uses as Conditional Uses.

CONCLUSIONS:

1. The applicant has carried the burden necessary for the approval of a rural service commercial use in the MUA-20 zoning District.
2. Conditions are necessary to insure compliance with all Code provisions.

In the Matter of CU 8-90

Signed June 11, 1990


Richard Leonard, Chairperson

Filed with Clerk of the Board on June 21, 1990

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 4:30 p.m. on Monday, July 2, 1990 on the required Notice of Review Form which is available at the Planning and Development Office at 2115 SE Morrison Street.

The Decision in this item will be reported to the Board of County Commissioners for review at 9:30 a.m. on Tuesday, July 3, 1990 in Room 602 of the Multnomah County Courthouse. For further information call the Multnomah County Planning and Development at 248-3043.

8. Grounds for Reversal of Decision (use additional sheets if necessary):

See Item 8 on the attached sheet

9. Scope of Review (Check One):

(a) On the Record

(b) On the Record plus Additional Testimony and Evidence

(c) De Novo (i.e., Full Rehearing)

10. If you checked 9(b) or (c), you must use this space to present the grounds on which you base your request to introduce new evidence (Use additional sheets if necessary). For further explanation, see handout entitled Appeal Procedure.

See Item 10 on the attached sheet.

Signed: David M. Stephens

Date: 6/27/90

For Staff Use Only

Fee:

Notice of Review = \$150.00

Transcription Fee:

Length of Hearing 77 min x \$1.75/minute = \$ 134.75

Total Fee = \$ 284.75

Received by: Sharon Paulsen Date: 6/27/90 Case No. CV 8-90

Item 8

The staff report stated that the business had been operating on adjacent property for 20 years but FAILED to state that:

- . The operation has always been illegal with no conditional use permit, no building permit, and no business license.
- . The operation started as a hobby and has recently expanded significantly.

The decision is inconsistent with past County Planning Commission reviews of development in the area.

Item 10

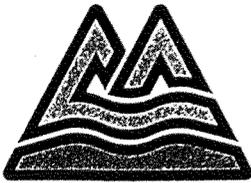
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The proposed shop poses a danger to horseback riders. The proposed shop appears to be about 30 feet from the road right of way with the roof at road level and near a curve in the road. There is a steep bank on each side of the road. The road has moderate traffic ranging from motor cycles to log trucks. It also has significant horse and rider traffic. A sudden noise from the shop such as pounding on sheet metal dents or scream of air tools will, sooner or later, send a spirited horse out of control. These are sounds that are not consistent with the area or familiar to horses. The potential for serious injury is obvious.

The proposed site which is on the main road between the Columbia River Scenic Highway and the Oxbow park area on the east side of the Sandy river and will have a substantial negative impact on the area.

The shop could be located within a mile of the proposed site in an area already approved for commercial development. This would save the rural / agricultural environment of the proposed site without disrupting the business or the customers.

NOTE: I am going to be out of town from July 1-15 and would appreciate two weeks to prepare for this hearing after I return to Corbett.



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
SHARRON KELLEY • DISTRICT 4 • 248-5213
JANE McGARVIN • Clerk • 248-3277

Date: 08/07/90 Time: 9:30 am Place: Room 602, Multnomah County Courthouse

CU 8-90 Public Hearing - DeNovo

Review the Decision of the Planning Commission of June 11, 1990, **approving, subject to conditions**, the relocation of an existing rural service commercial use for an automobile, truck and farm equipment repair shop, in an MUA-20, multiple use agricultural zone, all for property located at **400 NE Evans Road**.

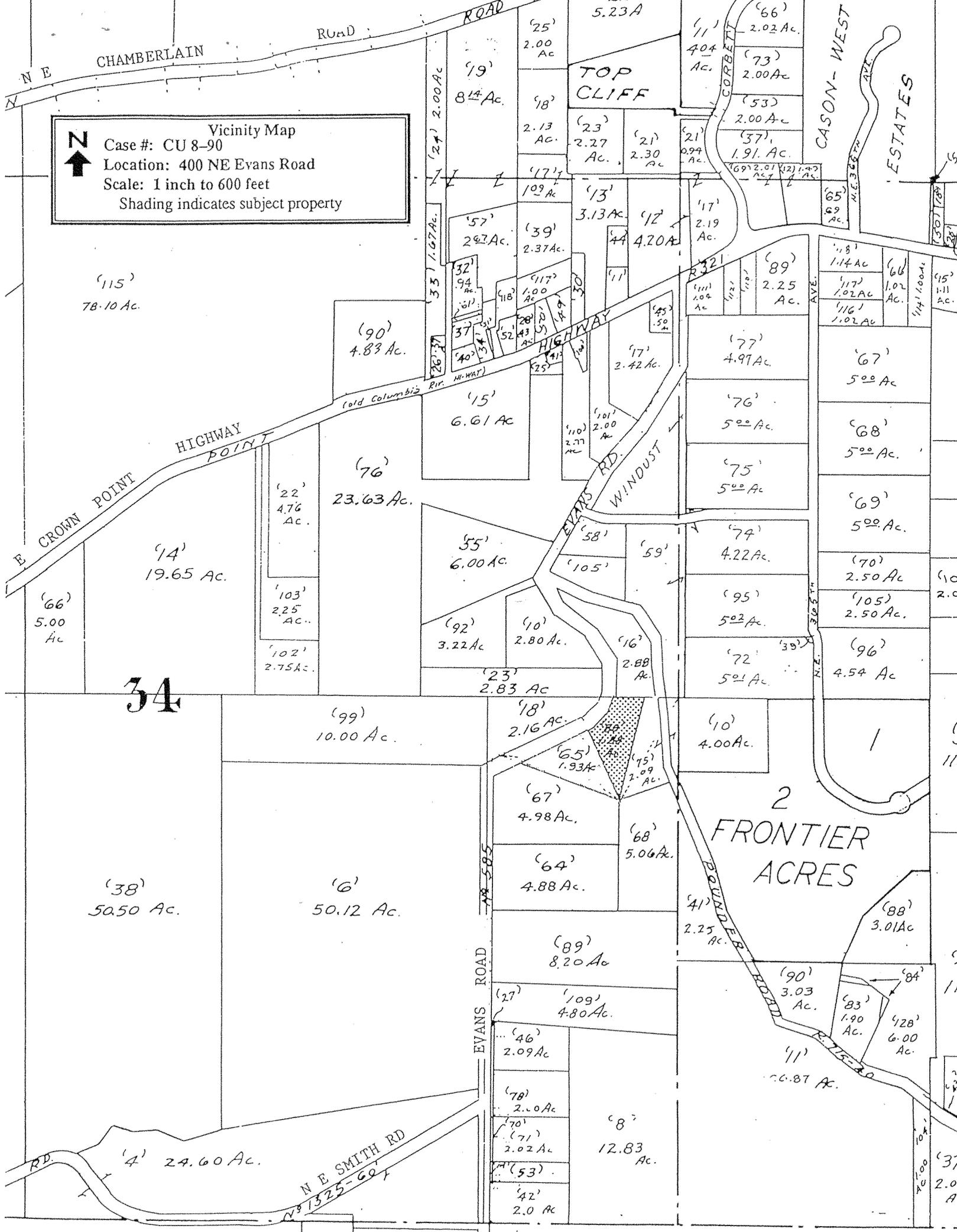
This item has been appealed by an adjoining property owner

Scope of Review

De Novo

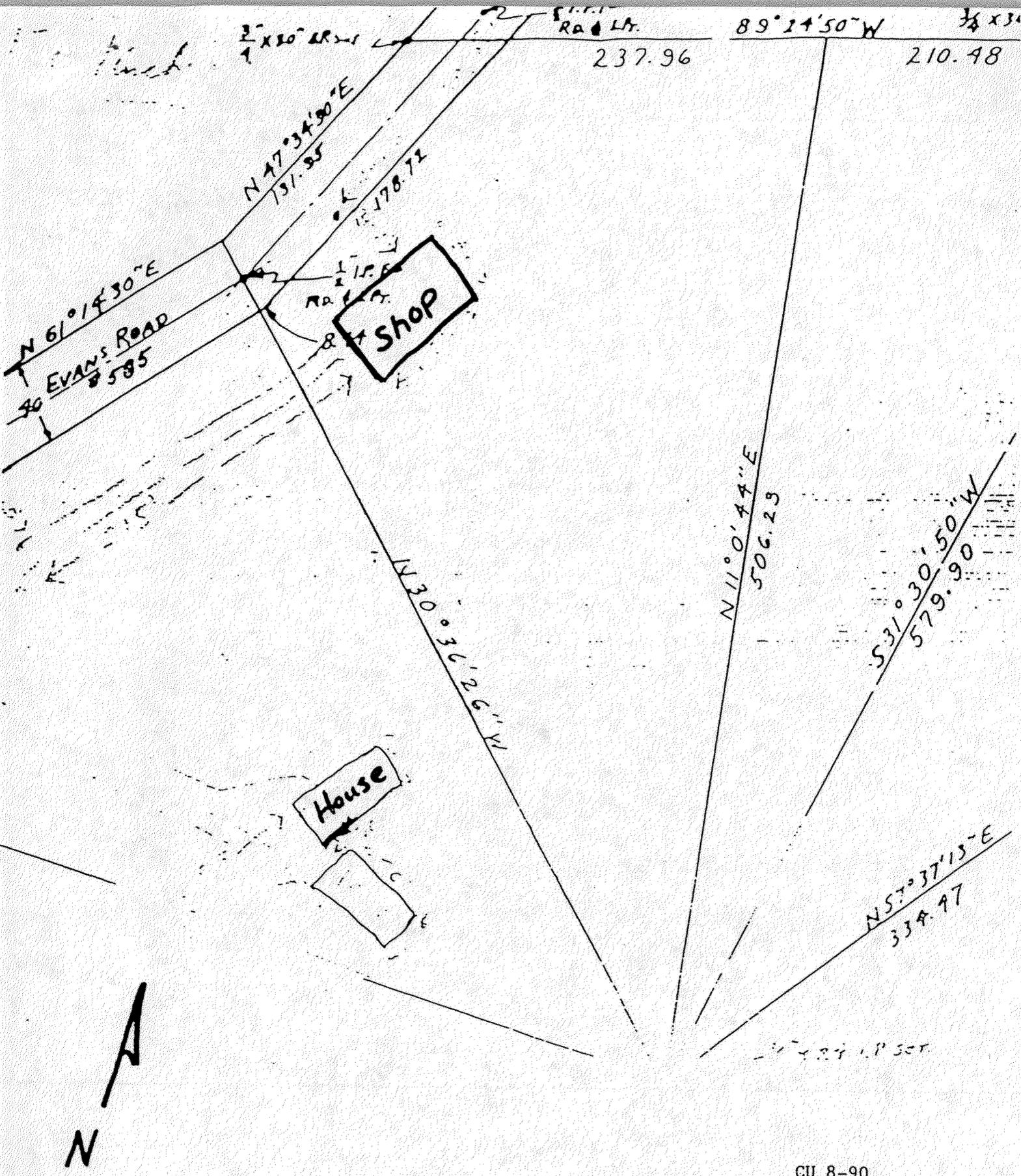
1990 AUG - 6 PM 3:30
CLERK'S OFFICE
MULTNOMAH COUNTY
OREGON

*18 Notices Mailed
7-24-90
M.B*



N
 ↑
 Vicinity Map
 Case #: CU 8-90
 Location: 400 NE Evans Road
 Scale: 1 inch to 600 feet
 Shading indicates subject property

CHAMBERLAIN ROAD
 NE SMITH RD
 EVANS ROAD
 WINDUST RD
 EVANS RD
 BOUNDARY ROAD
 CROWN POINT HIGHWAY
 TOP CLIFF
 CORBETT
 CASON - WEST
 ESTATES
 (115) 78.10 Ac.
 (66) 5.00 Ac.
 (14) 19.65 Ac.
 (22) 4.76 Ac.
 (103) 2.25 Ac.
 (102) 2.75 Ac.
 (90) 4.83 Ac.
 (76) 23.63 Ac.
 (35) 6.00 Ac.
 (92) 3.22 Ac.
 (10) 2.80 Ac.
 (23) 2.83 Ac.
 (99) 10.00 Ac.
 (38) 50.50 Ac.
 (6) 50.12 Ac.
 (4) 24.60 Ac.
 (25) 2.00 Ac.
 (19) 8.14 Ac.
 (18) 2.13 Ac.
 (23) 2.27 Ac.
 (21) 2.30 Ac.
 (17) 10.9 Ac.
 (57) 2.27 Ac.
 (39) 2.37 Ac.
 (32) 9.94 Ac.
 (117) 1.00 Ac.
 (118) 1.00 Ac.
 (37) 1.00 Ac.
 (40) 1.00 Ac.
 (28) 1.00 Ac.
 (52) 1.00 Ac.
 (11) 4.20 Ac.
 (17) 2.42 Ac.
 (101) 2.00 Ac.
 (110) 2.77 Ac.
 (58) 2.88 Ac.
 (105) 2.88 Ac.
 (16) 2.88 Ac.
 (18) 2.16 Ac.
 (65) 1.93 Ac.
 (75) 2.09 Ac.
 (67) 4.98 Ac.
 (64) 4.88 Ac.
 (89) 8.20 Ac.
 (27) 2.09 Ac.
 (46) 2.09 Ac.
 (78) 2.00 Ac.
 (70) 2.02 Ac.
 (71) 2.02 Ac.
 (53) 2.00 Ac.
 (42) 2.00 Ac.
 (8) 12.83 Ac.
 (22) 5.23 Ac.
 (11) 4.04 Ac.
 (66) 2.02 Ac.
 (73) 2.00 Ac.
 (53) 2.00 Ac.
 (37) 1.91 Ac.
 (69) 2.01 Ac.
 (12) 1.40 Ac.
 (17) 2.19 Ac.
 (89) 2.25 Ac.
 (77) 4.97 Ac.
 (76) 5.00 Ac.
 (75) 5.00 Ac.
 (74) 4.22 Ac.
 (95) 5.02 Ac.
 (72) 5.01 Ac.
 (10) 4.00 Ac.
 (68) 5.06 Ac.
 (41) 2.25 Ac.
 (10) 4.00 Ac.
 (88) 3.01 Ac.
 (90) 3.03 Ac.
 (83) 1.90 Ac.
 (84) 6.00 Ac.
 (11) 66.87 Ac.
 (67) 5.00 Ac.
 (68) 5.00 Ac.
 (69) 5.00 Ac.
 (70) 2.50 Ac.
 (105) 2.50 Ac.
 (96) 4.54 Ac.
 (118) 1.14 Ac.
 (117) 1.02 Ac.
 (116) 1.02 Ac.
 (66) 1.02 Ac.
 (15) 1.11 Ac.
 (114) 1.00 Ac.
 (15) 1.11 Ac.
 (108) 2.00 Ac.
 (3) 11.4 Ac.
 (4) 11.4 Ac.
 (37) 2.00 Ac.



CU 8-90



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

504.75
504.75

NOTICE OF REVIEW

1. Name: STEFONEK, MICHAEL, DAVID

2. Address: 324 NE EVANS RD, CORBETT, OR 97019
Last Middle First
Street or Box City State and Zip Code

3. Telephone: (503) 695-5565

4. If serving as a representative of other persons, list their names and addresses:

5. What is the decision you wish reviewed (e.g., denial of a zone change, approval of a subdivision, etc.)?

Approval of a conditional use request.

6. The decision was announced by the Planning Commission on June 11, 1990

7. On what grounds do you claim status as a party pursuant to MCC 11.15.8225?

I presented written testimony before the hearing and oral testimony at the hearing

8. Grounds for Reversal Decision (use additional sheets if necessary):

See Item 8 on the attached sheet

9. Scope of Review (Check One):

- (a) On the Record
- (b) On the Record plus Additional Testimony and Evidence
- (c) De Novo (i.e., Full Rehearing)

10. If you checked 9(b) or (c), you must use this space to present the grounds on which you base your request to introduce new evidence (Use additional sheets if necessary). For further explanation, see handout entitled *Appeal Procedure*.

See Item 10 on the attached sheet.

Signed: David M. Stepanek Date: 6/27/90

For Staff Use Only

Fee:

Notice of Review = \$150.00
 Transcription Fee:
 Length of Hearing 77 min x \$1.75/minute = \$ 134.75
 Total Fee = \$ 284.75

Received by: Sharon D. [Signature] Date: 6/27/90 Case No. C11 8-90

Item 8

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DEPARTMENT OF ENVIRONMENTAL SERVICES
Division of Planning and Development
2115 S.E. Morrison Street
Portland, Oregon 97214 (503) 248-3043

Decision

This Decision consists of Conditions, Findings of Fact and Conclusions.
June 11, 1990

CU 8-90, #661

Conditional Use Request
Limited Rural Service Commercial Use

Applicant requests conditional use approval to allow the relocation of an existing rural service commercial use for an automobile, truck and farm equipment repair shop onto this Lot of Record in the Multiple Use Agriculture district.

Location: 400 NE Evans Road
Legal: Tax Lot '88', Section 34, T1N, R4E
Site Size: 1.88 acres
Size Requested: Same
Property Owner: Chris D & Victoria L. Mijares
400 NE Evans Road, Corbett 97019
Applicant: Same
Comprehensive Plan: Multiple Use Agriculture
Present Zoning: MUA-20

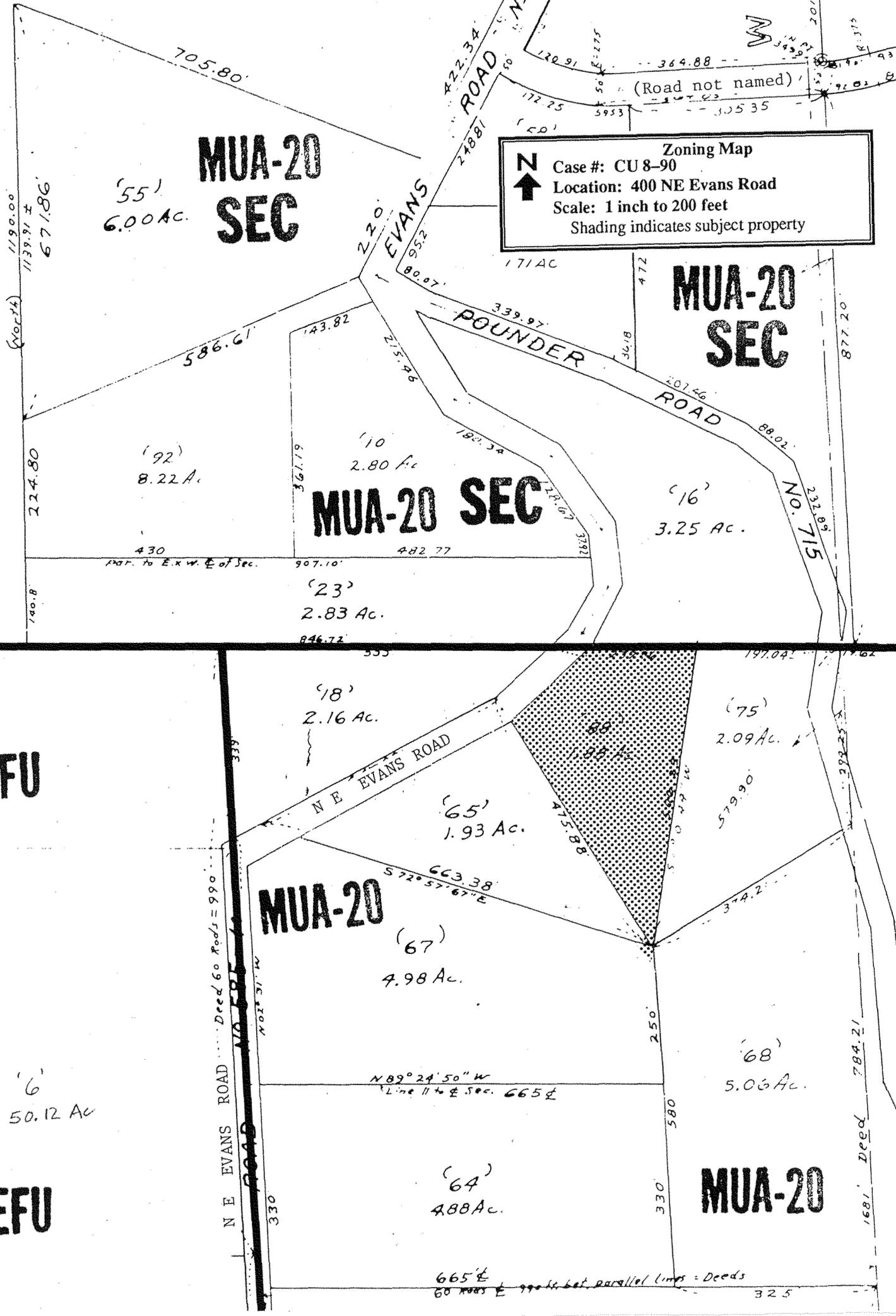
_____ Notices
15 _____ Decision Notices
mailed on 6-14-90
by MB

Planning Commission

Decision: APPROVE, subject to conditions, the relocation of an existing rural service commercial use for an automobile, truck and farm equipment repair shop onto this property, based on the following Findings and Conclusions.

CU 8-90

3 Ac.



Zoning Map

Case #: CU 8-90
 Location: 400 NE Evans Road
 Scale: 1 inch to 200 feet
 Shading indicates subject property

EFU

EFU

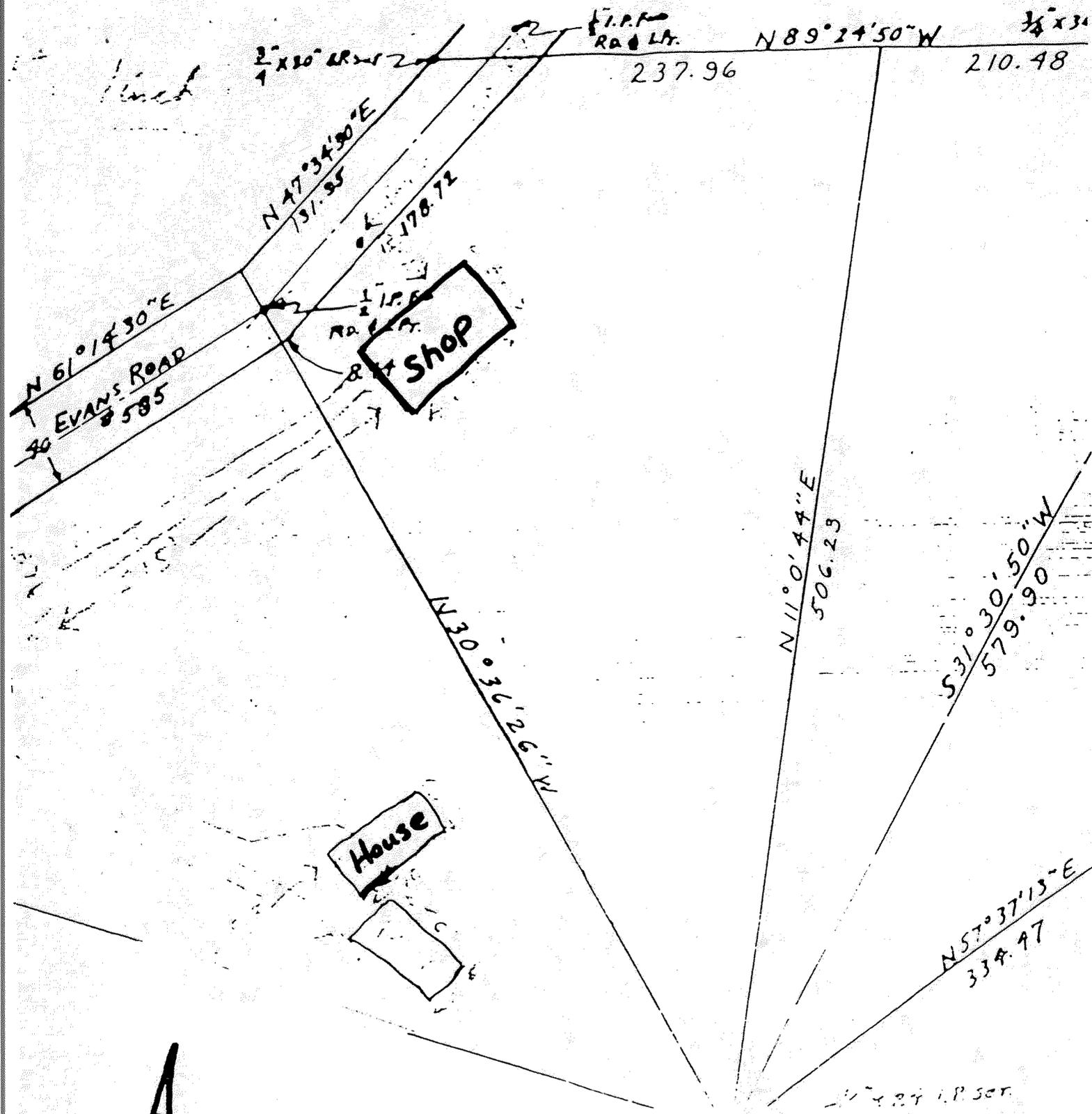
MUA-20 SEC

MUA-20 SEC

MUA-20 SEC

MUA-20

MUA-20



CONDITIONS OF APPROVAL:

Prior to the issuance of a Land Use permit the applicant shall:

1. Satisfy the applicable standards of Design Review, including sight-obscuring landscaping
2. Satisfy the requirements of Engineering Services regarding any further improvements of NE Evans Road.
3. If necessary, obtain a *Hillside Development and Erosion Control Permit* pursuant to MCC .6700-6730. Contact Mark Hess at 248-3043 for application materials.
4. All repair work and storage to be within a building. No more than four vehicles may be parked outside the building at any one time.

FINDINGS OF FACT:

I. Applicant's Proposal:

The applicant requests Planning Commission approval for the relocation of an existing rural service commercial use for an automobile, truck and farm equipment repair shop onto this property.

2. Ordinance Considerations:

The Planning Commission may approve a rural service commercial use in the Multiple Use Agricultural District when it is demonstrated that:

- (A) The lot is comprised of soils not predominately in Agricultural Capability Classes I, II or III.
- (B) The following Conditional Use approval criteria are satisfied:
 - (1) Is consistent with the character of the area;
 - (2) Will not adversely affect natural resources;
 - (3) Will not conflict with farm or forest uses in the area;
 - (4) Will not require public services other than those existing or programmed for the area;
 - (5) 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;
 - (6) Will not create hazardous conditions; and
 - (7) Will satisfy the applicable policies of the Comprehensive Plan.

3. Site and Vicinity Characteristics:

The subject property is a Lot of Record of 1.88 acres located on the east side of NE Evans Road approximately one-fourth of a mile south of the community of Corbett. It developed with an accessory building which is proposed to be utilized for the repair business. The remainder of the property is vegetated with a mixture of conifer and deciduous trees. The property is not within a designated big game winter habitat area.

Properties in the surrounding area range in size from less than two acres to over 50 acres in size. Many of the smaller lots are developed with rural residences, while most of the larger parcels are used for agricultural purposes.

The applicant proposes to relocate an automobile, truck and farm equipment repair repair business which has been conducted on property immediately to the south into the accessory building on this property. All necessary public facilities and services required by the proposed use are available to the property.

4. Compliance with Ordinance Criteria:

The applicant provides the following demonstration of compliance with the approval criteria in Finding No. 2:

(A) The soils of this property are approximately one-half Mershon silt loam on 8 to 15 percent slopes and one-half Hamplumbrepts on slopes of 50 to 90 percent. The former have an Agricultural Capability Classification of IIIe (high erosion potential), while the latter have a classification of VIe (high erosion potential). Therefore, the property is not dominated by Class I-III soils.

(B) The general Conditional Use criteria are satisfied as follows:

(a) This automotive and farm equipment repair business is consistent with the character of the area in that it has operated on adjacent property for nearly 20 years. It is similar to other such limited service commercial operations being practiced in this rural community in conjunction with a rural residence

(b) There is no indication that the use has or will adversely affected natural resources in the surrounding area. The repair service is proposed to be conducted wholly inside of the existing accessory building.

(c) This use will not conflict with farm or forest uses in the area. In fact, the use is intended to complement the above uses as the operation has catered to the needs of local farmers and loggers for the last 20 years.

(c) This use will not require any services other than those existing or programmed for the area. The site is presently served by the Corbett Water District, The Corbett Fire District, The Corbett School District, and Cascade Utilities Telephone Company.

- (d) The subject site is located outside a big game management or winter habitat area as defined by the Oregon Department of Fish and Wildlife
- (e) There are no hazardous conditions that have been identified that would result from the proposed relocation.
- (f) The proposal satisfies Policy No. 10–Multiple Use Agricultural Land Use of the Comprehensive Framework Plan which allows rural service commercial uses as Conditional Uses.

CONCLUSIONS:

1. The applicant has carried the burden necessary for the approval of a rural service commercial use in the MUA–20 zoning District.

2. Conditions are necessary to insure compliance with all Code provisions.

In the Matter of CU 8-90

Signed June 11, 1990


Richard Leonard, Chairperson

Filed with Clerk of the Board on June 21, 1990

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 4:30 p.m. on Monday, July 2, 1990 on the required Notice of Review Form which is available at the Planning and Development Office at 2115 SE Morrison Street.

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COLUMBIA
LABORATORIES, INC.

Since 1973



Quality Analytical Services

June 11, 1990

To Members
Multnomah County Planning Commission
Subject: Conditional Use Application
Chris and Victoria Mijares

028-90
Applicant's
Exhibit A
Dated 6/11/90
pc

Mr. Mijares has been repairing my business, farm and personal vehicles and equipment for the past fifteen years. His work has proven to be very satisfactory and I, as I'm sure are many others, depend on him for the service he provides. To my knowledge his is the only business of its kind in the Corbett area, and because of the difficulty of transporting farm and logging equipment as well as badly damaged vehicles, his proximity is of substantial value to the people of this community.

187

I've discussed with Mr. Mijares his plans to utilize a second building on his property which already exists, which would allow him inside storage for vehicles which he must now park outside. This has been his plan for sometime, and I applaud his interest in trying to upgrade the appearance of our community.

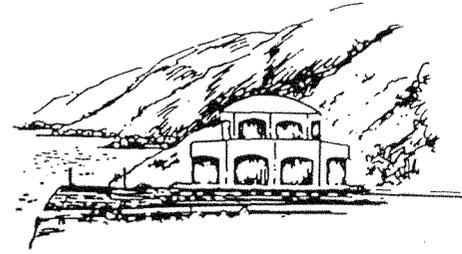
I heartily recommend approval of this application because this business and the way it is managed is a definite asset to our community.

Sincerely,

Don Gibbons

LAWRENCE G. McCLELLAN
Superintendent
VICTORIA L. MIJARES
Deputy Clerk
SUSAN T. SULLIVAN
Elementary Principal
DR. JIM L. KUHLMANN
High/Middle School Principal

MULTNOMAH COUNTY
CORBETT SCHOOL DISTRICT NO. 39
35800 E. Crown Point Highway
Corbett, Oregon 97019
(503) 695-2236



June 8, 1990

Multnomah County Planning
Commission
2115 SE Morrison
Portland, OR 97214

2087

Re: Conditional Use Request for Repair Shop/Residence

During the past ten years, Corbett School District has experienced a good relationship with Chris Mijares of 400 NE Evans Road; Corbett. Mr. Mijares has repaired several of the school's vehicles, and in fact has donated his time and materials in welding our mowers and tractors.

Mr. Mijares provides a valuable service to the Corbett community, and we would encourage the planning commission to find in favor of his request for conditional use of his property.

Yours truly,

Lawrence G. McClellan
Superintendent

Mr. & Mrs. Montey Morgan
201 N. E. Evans Rd.
Corbett, Oregon 97019
(503) 695-5691

Multnomah County Planning Com.
2115 S. E. Morrison
Portland, Oregon 97214

3/77

To whom it may concern:

We have lived in Corbett for over 15 years and have found Mr. & Mrs. Mjars to be courteous, quiet neighbors. They are most considerate of their neighbors and Mr. Mjars operates his business in a manner that certainly does not offend.

We, as their neighbors, have no objections to the operation of that business.

Please feel free to call.

Sincerely
Janita Morgan

June 11, 1990

To Whom it may Concern,

4/87

Chris Mijares has worked on our farm equipment and cars for the past eight years. We have been extremely satisfied with his fine workmanship and fair prices. It is important in a rural area such as ours to have this type of quality business available, as it is very difficult to transport farm equipment long distances.

We started taking our business to Chris on the recommendation of a neighbor who was equally satisfied with the work performed by him. It would be a significant loss to the community if Chris Mijares were forced to move his place of business.

Sincerely,

Deius Annus, PE
Sylvia Annus
33401 N.E. Chamberlain Rd.
Corbett, Ore. 97019

Multnomah County Planning Commission
2115 S.E. Morrison St.
Portland, OR

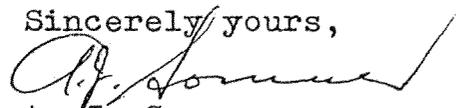
June 11, 1990

577

Gentlemen:

Chris Mijares has been my neighbor and has worked on my vehicles and farm equipment for the last five years. He gives excellent service and I would like to see him continue his business.

Sincerely yours,



A. J. Somner
37003 N.E. Reed Rd.
Corbett, OR 97019

June 11, 1990

To: Members Mult. County Planning Commission
Subject: Conditional Use Application
Chris and Victoria Mijares 6 of 7

Mr. Mijares has done repair work on our vehicles for a long time. We feel quite fortunate to have someone in our area do such outstanding work. It means a lot to us not to have to go farther in town when we have someone of such high caliber in our community.

We recommend approval of this application and regard Mr. Mijares a responsible and dedicated member of our community.

Sincerely,

Stan and Susan Benintendi

7077

131 SE Pounder Rd
Corbett Or. 97019

June 11 1990

To whom it may concern:

We hope that Chris Mijares may continue to operate his shop at 400 NE Pounder Rd, Corbett, Or. We have had our ^{car} repaired by Chris and also have taken farm machinery to him for repair. It helps to have a good shop and a good shopman in the neighborhood.

Sincerely, 
Ken Innis
Gladys d. Innis
Ken and Gladys Innis

May 29, 1990

To: Department of Environmental Services
Division of Planning and Development

Re: CU-8-90, #661
Conditional Use Request (Repair Shop/Residence)
Chris D. and Victoria L. Mijares
400 N.E. Evans Rd, Corbett, OR 97019
Tax Lot '88', Section 34, 1N-4E, 1989 Assessor's Map

To Whom it May Concern:

We are in receipt of a notice regarding a request for a conditional use permit for Chris D. and Victoria L. Mijares and wish to submit our written disapproval of the Multnomah County issuance of this permit.

Given the location of the property being in such close proximity to the Columbia Gorge and its newly created scenic corridor, it would seem that a commercial business of the nature is not visually in conformance with guidelines currently established to ensure the continued beauty of the surrounding area. The visual impact of the types of vehicles that will be stored within the maintenance shop and surrounding area is a negative impact to both the property itself and surrounding properties.

There is no guarantee that additional expansion of these facilities will not occur in the near future. This would further add to the number of vehicles and buildings within the site. Storage of vehicle parts and service machinery may also occur outside of the shop. Living next to a potential "Junk Yard" is not acceptable to anyone.

Another consideration is one of the added noise resulting from the type of business. Noise from working machinery and vehicles entering and leaving the site may occur at any time of day. A business situated at the same location of the owners residence does not assure that conventional 8:00am to 5:00pm working hours will result. Night time and weekend work is a strong possibility.

Additional traffic congestion will also result from the pick up and deliveries of the vehicles being serviced. Given that the property's driveway location is in such close proximity to two blind roadway curves, the possibility of an additional traffic accident source is apparent. Persons driving and walking along the adjacent roadway do not expect to encounter commercial vehicles in what is a residential and farming area. One potential accident is one to many.

In summary, there is no other commercial development of this nature in this general area that we know of and it should remain that way. Many property owners such as ourselves have moved to this area to avoid living next to both visual and noise pollution found in businesses of this nature. We STRONGLY urge you to reject this request and maintain the character and scenic beauty of our neighborhood and community.

Respectfully submitted,

Michael F. Cicerich Christine M. Cicerich

Michael F. Cicerich and Christine M. Cicerich
(503)695-2737
415 N.E. Evans Rd
Corbett, OR 97019
Tax Lot '18', Section 34, 1N-4E

We also request a copy of the Staff Report when it becomes available.

Enclosed is a self addressed stamped envelope.

RECEIVED
MAY 31 1990

Multnomah County
Zoning Division

LOCAL CUSTOMER LIST

*C 21 8-90
 Applicant's
 Exhibit B
 Dated 6/11/90
 PC*

Aho, Dave & Jan Corbett, OR	695-5100	Coyote Archery 36039 E Crown Point Corbett, OR	695-2696
Anderson, Harvey 1330 Seidl Rd Troutdale, OR	695-2653	Crown Point Towing & Automotive 31925 E Crown Point Springdale, OR	695-5656
Angelo, Anthony 37246 E Crown Point Corbett, OR	695-5344	Cunningham, Joe Corbett, OR	695-2522
Angelo, Dave 37500 E Crown Point Corbett, OR	695-5331	Davenport, Ted 41421 E Larch Mtn Corbett, OR	695-2697
Angelo Construction Corbett, OR	695-5344	Davis, Clint 40601 E Larch Mtn Corbett, OR	695-5737
Annus, Heino 33401 NE Chamberlain Corbett, OR	695-2536	Davis, Sherwood 36250 SE Gordon Crk Corbett, OR	695-5291
Becker, Bob 32420 SE Stevens Corbett, OR	695-5271	Dhone, Jim 34001 NE Mershon Corbett, OR	695-5178
Benintendi, Stan 37710 NE Reed Rd Corbett, OR	695-5866	Doan, Al 32813 E Crown Point Corbett, OR	695-5246
Big Bear's Market 31815 E Crown Point Troutdale, OR	695-2255	Dotson, Doreen Troutdale, OR	695-2564
Burbach, Ron Corbett, OR	695-5739	DuFresne, Phil 31815 E Crown Point Troutdale, OR	695-5812
Cerruti, Richard 30510 NE Mershon Troutdale, OR	695-5487	Dunkin, Lois & Marsh 2025 SE Littlepage Corbett, OR	695-5324
Chamberlain, Wayne 33915 E Crown Point Corbett, OR	695-5221	Ellis, Clifford 1020 SE Evans Rd Corbett, OR	695-2681
Columbia Laboratories Corbett, OR	695-2287	Elwood, Art 32526 SE Stevens Corbett, OR	695-5305
Corbett School Dist 35800 E Crown Point Corbett, OR	695-2236		

Evans, Keith 311 SE Evans Rd Corbett, OR	695-5281	Kirby & Son Janitorial Corbett, OR	695-5321
Falconer, Tom Corbett, OR	695-5935	Kitchen, Al 30940 NE Mershon Troutdale, OR	695-5152
Freund, Malcolm 228 NE Evans Rd Corbett, OR	695-5373	Kitchen, Doug Corbett, OR	695-5519
Gattman, Charles 1900 Seidl Rd Troutdale, OR	695-5912	Lewis, Wayne 32000 E Crown Point Troutdale, OR	695-2626
Gibbons, Don & Nancy 1621 NE 366th Corbett, OR	695-5993	Mershon, Bud 30426 NE Mershon Troutdale, OR	695-5356
Granberg, David 41100 SE Gordon Crk Corbett, OR	695-2861	Moore, John 29601 Lampert Rd Troutdale, OR	695-5843
Innis, Ken 131 SE Pounder Rd Corbett, OR	695-5342	Mt. Hood Roofing Troutdale, OR	695-5624
Kerslake, Dan 32516 SE Stevens Corbett, OR	695-5491	Muck, Bill 39072 E Knieriem Rd Corbett, OR	695-5167
Kerslake Nick 2028 SE Christensen Corbett, OR	695-5473	O'Brien, Dick 527 NE 365th Corbett, OR	695-5651
Kerslake, Steve 32516 SE Stevens Rd Corbett, OR	695-5587	Oregon Upholstry 642 SE Northway Rd Corbett, OR	695-5119
Kerslake Farms Corbett, OR	695-5491	Pitts, Orien 645 SE Pounder Rd Corbett, OR	695-5349
Kimbley, Al 34525 SE Kimbley Rd Corbett, OR	695-5410	Poffenberger, Buck 36710 E Crown Point Corbett, OR	695-2622
King, Ivan Bridal Veil, OR	695-2746	Pounder Oil Service Corbett, OR	695-2555
Kirby, Floyd 1337 NE Crestview Corbett, OR	695-5386	Pulliam George 41900 SE Trout Crk Corbett, OR	695-2881

Ross, Jim 150 SE Pounder Rd Corbett, OR	695-2760	Ulmer, Rick 36806 NE Reed Rd Corbett, OR	695-5639
Royal Chinook Inn 2605 NE Corbett Hill Corbett, OR	695-2297	Venable, Carleton 1916 SE Henkle Rd Corbett, OR	695-5490
Samuel, Terry Corbett, OR	695-2679	Wand, IB 31625 NE Wand Rd Troutdale, OR	695-5343
Scott, Bob & Nev 31700 E Crown Point Troutdale, OR	695-2553	Windust, Frank 37938 SE Rickert Rd Corbett, OR	695-5132
Scott, Ted 31925 E Crown Point Troutdale, OR	695-2887	Windust, John 2207 NE Corbett Hill Corbett, OR	695-5389
Scott's Garage 31924 E Crown Point Troutdale, OR	695-5656		
Sherman, Harold 430 SE Pounder Rd Corbett, OR	695-5914		
Shrader, Ken 533 NE 365th Corbett, OR	695-5825		
Sommer, Art 37003 NE Reed Rd Corbett, OR	695-5606		
Sturm, Don Corbett, OR	695-2743		
Tarpley, Jim 29926 E Woodard Troutdale, OR	695-2582		
Thorud, Wilbur 35200 E Crown Point Corbett, OR	695-2542		
Troxel, Mike 38401 SE Loudon Rd Corbett, OR	695-5365		
Ulmer, Dave 1830 SE Christensen Corbett, OR	695-5693		

LOCAL CUSTOMER LIST

Aho, Dave & Jan Corbett, OR	695-5100	Coyote Archery 36039 E Crown Point Corbett, OR	695-2696
Anderson, Harvey 1330 Seidl Rd Troutdale, OR	695-2653	Crown Point Towing & Automotive 31925 E Crown Point Springdale, OR	695-5656
Angelo, Anthony 37246 E Crown Point Corbett, OR	695-5344	Cunningham, Joe Corbett, OR	695-2522
Angelo, Dave 37500 E Crown Point Corbett, OR	695-5331	Davenport, Ted 41421 E Larch Mtn Corbett, OR	695-2697
Angelo Construction Corbett, OR	695-5344	Davis, Clint 40601 E Larch Mtn Corbett, OR	695-5737
Annus, Heino 33401 NE Chamberlain Corbett, OR	695-2536	Davis, Sherwood 36250 SE Gordon Crk Corbett, OR	695-5291
Becker, Bob 32420 SE Stevens Corbett, OR	695-5271	Dhone, Jim 34001 NE Mershon Corbett, OR	695-5178
Benintendi, Stan 37710 NE Reed Rd Corbett, OR	695-5866	Doan, Al 32813 E Crown Point Corbett, OR	695-5246
Big Bear's Market 31815 E Crown Point Troutdale, OR	695-2255	Dotson, Doreen Troutdale, OR	695-2564
Burbach, Ron Corbett, OR	695-5739	DuFresne, Phil 31815 E Crown Point Troutdale, OR	695-5812
Cerruti, Richard 30510 NE Mershon Troutdale, OR	695-5487	Dunkin, Lois & Marsh 2025 SE Littlepage Corbett, OR	695-5324
Chamberlain, Wayne 33915 E Crown Point Corbett, OR	695-5221	Ellis, Clifford 1020 SE Evans Rd Corbett, OR	695-2681
Columbia Laboratories Corbett, OR	695-2287	Elwood, Art 32526 SE Stevens Corbett, OR	695-5305
Corbett School Dist 35800 E Crown Point Corbett, OR	695-2236		

Evans, Keith 311 SE Evans Rd Corbett, OR	695-5281	Kirby & Son Janitorial Corbett, OR	695-5321
Falconer, Tom Corbett, OR	695-5935	Kitchen, Al 30940 NE Mershon Troutdale, OR	695-5152
Freund, Malcolm 228 NE Evans Rd Corbett, OR	695-5373	Kitchen, Doug Corbett, OR	695-5519
Gattman, Charles 1900 Seidl Rd Troutdale, OR	695-5912	Lewis, Wayne 32000 E Crown Point Troutdale, OR	695-2626
Gibbons, Don & Nancy 1621 NE 366th Corbett, OR	695-5993	Mershon, Bud 30426 NE Mershon Troutdale, OR	695-5356
Granberg, David 41100 SE Gordon Crk Corbett, OR	695-2861	Moore, John 29601 Lampert Rd Troutdale, OR	695-5843
Innis, Ken 131 SE Pounder Rd Corbett, OR	695-5342	Mt. Hood Roofing Troutdale, OR	695-5624
Kerslake, Dan 32516 SE Stevens Corbett, OR	695-5491	Muck, Bill 39072 E Knieriem Rd Corbett, OR	695-5167
Kerslake Nick 2028 SE Christensen Corbett, OR	695-5473	O'Brien, Dick 527 NE 365th Corbett, OR	695-5651
Kerslake, Steve 32516 SE Stevens Rd Corbett, OR	695-5587	Oregon Upholstry 642 SE Northway Rd Corbett, OR	695-5119
Kerslake Farms Corbett, OR	695-5491	Pitts, Orien 645 SE Pounder Rd Corbett, OR	695-5349
Kimbley, Al 34525 SE Kimbley Rd Corbett, OR	695-5410	Poffenberger, Buck 36710 E Crown Point Corbett, OR	695-2622
King, Ivan Bridal Veil, OR	695-2746	Pounder Oil Service Corbett, OR	695-2555
Kirby, Floyd 1337 NE Crestview Corbett, OR	695-5386	Pulliam George 41900 SE Trout Crk Corbett, OR	695-2881

Ross, Jim 150 SE Pounder Rd Corbett, OR	695-2760	Ulmer, Rick 36806 NE Reed Rd Corbett, OR	695-5639
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Samuel, Terry Corbett, OR	695-2679	Wand, IB 31625 NE Wand Rd Troutdale, OR	695-5343
Scott, Bob & Nev 31700 E Crown Point Troutdale, OR	695-2553	Windust, Frank 37938 SE Rickert Rd Corbett, OR	695-5132
Scott, Ted 31925 E Crown Point Troutdale, OR	695-2887	Windust, John 2207 NE Corbett Hill Corbett, OR	695-5389
Scott's Garage 31924 E Crown Point Troutdale, OR	695-5656		
Sherman, Harold 430 SE Pounder Rd Corbett, OR	695-5914		
Shrader, Ken 533 NE 365th Corbett, OR	695-5825		
Sommer, Art 37003 NE Reed Rd Corbett, OR	695-5606		
Sturm, Don Corbett, OR	695-2743		
Tarpley, Jim 29926 E Woodard Troutdale, OR	695-2582		
Thorud, Wilbur 35200 E Crown Point Corbett, OR	695-2542		
Troxel, Mike 38401 SE Loudon Rd Corbett, OR	695-5365		
Ulmer, Dave 1830 SE Christensen Corbett, OR	695-5693		

We Jim & Helga Larson Residing
at 401 N.E. Pounder Rd Have no
objections and support the truck and
farm repair shop. We have lived
next door for nine years and
have had no problems.

James Larson
Helga Larson

I David WITKLAIB RESIDING
AT 509 N.E. POUNDER RD. FULLY
SUPPORT my neighbor (Chris) TRUCK
& FARM REPAIR shop. This business
IS QUIET AND ISNT A NUISANCE ~~OR~~
bother to me.

David Witklaib
695-5377
509 N.E. POUNDER RD.
CASHOT, OR
972069

August 6, 1998

To whom it may concern

I fully support Chris
Mijares Truck and Farm Business.

I live within 300 feet of
this business. I have no
objections to this business

J. Ward Evans

405 N.E. Evans Road
Carbett, Oregon 97019

I, Mary Samuel, residing
at 800 N.E. Evans Rd.,

SUPPORT Chris' Truck & Farm
REPAIR shop 100%. Chris' has
WORKED on several of our
vehicles and has done an
excellent job. He's been
a fantastic neighbor & his
business has not been a
problem for our neighborhood.

Mary E. Samuel

695-2679

800 N.E. EVANS RD
CORBETT, OR 97019

Multnomah County -

To whom it may concern -

I am a close neighbor to
Chris Meyares and his repair
shop and have no objection
to him continuing his operation
and his business.

I had my car repaired at
his shop and the work was
satisfactory and convenient.

Belle V. Evans
5 S. E. Evans Rd
Corbett, Or.

I JOE GALLARDO DUE NOT HALVE ANY
PROBLEMS WITH CHRIS MITARES DOING
REPAIR BUISNESS ON AUTO & TRUCK. THE BUISNESS
DOSE NOT PRESENT ANY NOISE PROBLEMS TO
US.

JOE A. GALLARDO
716 N.E. EVANS RD
CORBETT 01297019

August 6, 1990

TO WHOM IT MAY CONCERN:

This is to express our approval of Chris Mijares operating a body and paint shop at 400 N. E. Evans Road in Corbett, Oregon. Chris has operated his self-employed business for several years and is a hard working, honest Corbett resident.

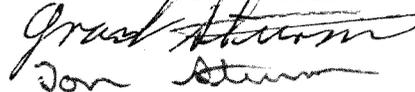
We have a farm on Evans Road and feel that Chris Mijares is a real asset to our community. He operates a good business and provides a service for our local school district buses and many others as well.

We fully support the operation of his business in our area and are hoping for your support also.

Thank you.

Sincerely,

STURMS' BERRY FARMS

Handwritten signatures of Grant and Don Sturm in cursive script.

Grant & Don Sturm
1001 S. E. Evans Rd.
Corbett, Oregon

COLUMBIA
LABORATORIES, INC.

Since 1973



Quality Analytical Services

June 11, 1990

To Members
Multnomah County Planning Commission
Subject: Conditional Use Application
Chris and Victoria Mijares

Mr. Mijares has been repairing my business, farm and personal vehicles and equipment for the past fifteen years. His work has proven to be very satisfactory and I, as I'm sure are many others, depend on him for the service he provides. To my knowledge his is the only business of its kind in the Corbett area, and because of the difficulty of transporting farm and logging equipment as well as badly damaged vehicles, his proximity is of substantial value to the people of this community.

I've discussed with Mr. Mijares his plans to utilize a second building on his property which already exists, which would allow him inside storage for vehicles which he must now park outside. This has been his plan for sometime, and I applaud his interest in trying to upgrade the appearance of our community.

I heartily recommend approval of this application because this business and the way it is managed is a definite asset to our community.

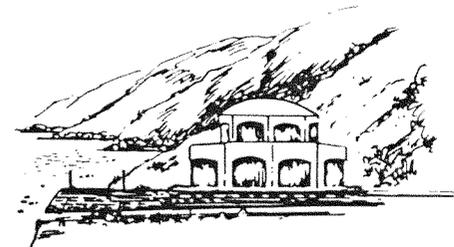
Sincerely,

A handwritten signature in black ink, appearing to read "Don Gibbons", is written over a horizontal line.

Don Gibbons

LAWRENCE G. McCLELLAN
Superintendent
VICTORIA L. MIJARES
Deputy Clerk
SUSAN T. SULLIVAN
Elementary Principal
DR. JIM L. KUHLMANN
High/Middle School Principal

MULTNOMAH COUNTY
CORBETT SCHOOL DISTRICT NO. 39
35800 E. Crown Point Highway
Corbett, Oregon 97019
(503) 695-2236



June 8, 1990

Multnomah County Planning
Commission
2115 SE Morrison
Portland, OR 97214

Re: Conditional Use Request for Repair Shop/Residence

During the past ten years, Corbett School District has experienced a good relationship with Chris Mijares of 400 NE Evans Road; Corbett. Mr. Mijares has repaired several of the school's vehicles, and in fact has donated his time and materials in welding our mowers and tractors.

Mr. Mijares provides a valuable service to the Corbett community, and we would encourage the planning commission to find in favor of his request for conditional use of his property.

Yours truly,

Lawrence G. McClellan
Superintendent

Mr. & Mrs. Montey Morgan
201 N. E. Evans Rd.
Corbett, Oregon 97019
(503) 695-5691

Multnomah County Planning Com.
245 S. E. Morrison
Portland, Oregon 97214

To whom it May Concern:

We have lived in Corbett for over 15 years and have found Mr & Mrs. Morgan to be courteous, quiet neighbors. They are most considerate of their neighbors and Mr Morgan operates his business in a manner that certainly does not offend.

We, as their neighbors, have no objections to the operation of that business.

Please feel free to call.

Sincerely
Juvita Morgan

June 11, 1990

To Whom it may Concern,

Chris Mejares has worked on our farm equipment and cars for the past eight years. We have been extremely satisfied with his fine workmanship and fair prices. It is important in a rural area such as ours to have this type of quality business available, as it is very difficult to transport farm equipment long distances.

We started taking our business to Chris on the recommendation of a neighbor who was equally satisfied with the work performed by him. It would be a significant loss to the community if Chris Mejares were forced to move his place of business.

Sincerely,

Heino Annus, PE
Sylvia Annus
33401 N.E. Chamberlain Rd.
Corbett, Ore. 97019

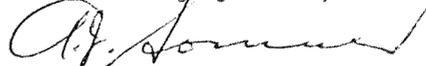
Multnomah County Planning Commission
2115 S.E. Morrison St.
Portland, OR

June 11, 1990

Gentlemen:

Chris Mijares has been my neighbor and has worked on my vehicles and farm equipment for the last five years. He gives excellent service and I would like to see him continue his business.

Sincerely yours,



A. J. Somner
37003 N.E. Reed Rd.
Corbett, OR 97019

131 SE Pounder Rd
Corbett Or. 97019

June 11 1990

To whom it may concern:

We hope that Chris Mijares may continue to operate his shop at 400 NE Pounder Rd, Corbett, Or. We have had our ^{car} repaired by Chris and also have taken farm machinery to him for repair. It helps to have a good shop and a good shopman in the neighborhood.

Sincerely,
Ken Innis
Gladys d. Innis
Ken and Gladys Innis

June 11, 1990

To: Members Mult. County Planning Commission
Subject: Conditional Use Application
Chris and Victoria Mijares

Mr. Mijares has done repair work on our vehicles for a long time. We feel quite fortunate to have someone in our area do such outstanding work. It means a lot to us not to have to go farther in town when we have someone of such high caliber in our community.

We recommend approval of this application and regard Mr. Mijares a responsible and dedicated member of our community.

Sincerely,

Stan and Susan Benintendi



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

*CU 15-90
 HD 10-90
 See
 #202.50
 Tuesday
 to see
 office
 of Review
 Monday
 7/30/90
 keep 4:30
 pm
 [Signature]*

NOTICE OF REVIEW

1. Name: TODD, DELORES, CATHY

2. Address: 5031 ^{Last} S.E 174th ^{Middle} PORTLAND ^{First} OR 97236
Street or Box City State and Zip Code

3. Telephone: (503) 661-3631

4. If serving as a representative of other persons, list their names and addresses:

N/A

5. What is the decision you wish reviewed (e.g., denial of a zone change, approval of a subdivision, etc.)?
CU 15-90 #522 DENIAL OF CONDITIONAL USE
HV 10-90 #522 DENIAL OF VARIANCE

6. The decision was announced by the Planning Commission on 7-9, 1990

7. On what grounds do you claim status as a party pursuant to MCC 11.15.8225?

I AM the Applicant.

Please return this original form

8. Grounds for Reversal of Decision (use additional sheets if necessary):

Proper set backs for kennel bldg have been leased from property owner to north. Also, there are many exhibitors who live within the county and the fact that there is no distinction made for hobbyists vs commercial kennels should be addressed. (this was brought up by George Douglas at the 7-9-90 hearing)

9. Scope of Review (Check One):

- (a) On the Record
- (b) On the Record plus Additional Testimony and Evidence
- (c) De Novo (i.e., Full Rehearing)

10. If you checked 9(b) or (c), you must use this space to present the grounds on which you base your request to introduce new evidence (Use additional sheets if necessary). For further explanation, see handout entitled Appeal Procedure.

My neighbor to the north has leased to me the additional property needed for the proper set backs for the kennel bldg.

Signed: Cathy De Jodd Date: 7/30/90

202.50

For Staff Use Only		
Fee:		
Notice of Review =	\$150.00	
Transcription Fee:		
Length of Hearing	_____ x \$1.75/minute =	\$ _____
Total Fee =	\$ _____	
Received by:	_____	Date: _____ Case No. _____

Cathy Todd

CU 15-90 #522

HU 10-90 #522

The additional testimony & evidence I plan to submit to the Board includes the following:

1) That the County discriminates against dog owners by allowing any number of horses or other livestock in RR but limits dogs;

2) The County does not discriminate between commercial & hobby kennels;

3) That there are over 500 parties in the County showing dog now who have more than 3 dogs;

4) That the County should set up a hobby kennel licensing structure. The County would actually make money from the fees that are not currently collected from the licensing of show dogs. People who show dogs do not allow them to become set large, bite the mailman, etc so these animals are not costing the County any money as far as the courts or Animal Control is concerned.

5) Mr. George Douglas, a planning commissioner mentioned this at my original hearing & it's a matter I feel should be addressed by the County Commissioners as the regulations within Portland are less strict than in the County and I feel there should be a greater degree of uniformity.

Cathy Judd

RECEIVED

JUL 31 1990

Multnomah County
Zoning Division

#1

Date 8/7/90

NAME

Nancy Rosenkrund

ADDRESS

5830 N.W. CORNELL ROAD

Portland
Street
City

97210
Zip

I wish to speak on Agenda Item #

Logging Issue

Subject # 7

X

FOR

AGAINST

the suspension

PLEASE WRITE LEGIBLY!

#2

Date 8/7/90

NAME Richard Seidman, Friends of Taxes

ADDRESS P.O. Box 40851

Street
Portland, OR City
97240 Zip

I wish to speak on Agenda Item # 7
Subject Resolution on logging

FOR AGAINST by Forest Park

PLEASE WRITE LEGIBLY!

#3

Date 8/6/90

NAME

TIM BAUMAN

ADDRESS

2534 SE. 23rd

Street

PORTLAND

City

97202

Zip

I wish to speak on Agenda Item #

7

Subject WILDLIFE COR. RES.

 FOR

 AGAINST

PLEASE WRITE LEGIBLY!

#4

Date 8-7-90

NAME

Howard Thorn

ADDRESS

10080 S.W. Fifth St. Apt. 22

Street

Beaverton OR 97005

City

Zip

I wish to speak on Agenda Item #

7

Subject

Forest Park

FOR

AGAINST

#5

Date 8/7/90

NAME

JANE GLAZER

ADDRESS

2378 S.W. MADISON ST.

Street

PORTLAND, OR. 97205

City

Zip

I wish to speak on Agenda Item # 7

Subject FOREST PARK

FOR

AGAINST

*Resolution to
suspend*

#60

Date 8/7/90

NAME

Deb Slout

ADDRESS

3116 SE Clinton

Street

PH

97202

City

Zip

I wish to speak on Agenda Item #

7

Subject

Forest Park



FOR

AGAINST

#7

Date 6/8/90

NAME

John Ferguson

ADDRESS

19110 SE White Crest

Street

City

Beavering

OR

97009

Zip

I wish to speak on Agenda Item #

7

Subject

halting logging - Forest Park

X

FOR

 AGAINST

#8

Date

8/7

NAME

Andee Carlstrom

ADDRESS

15400 N.W. McNamee Rd

Street

Portland

City

97231

Zip

I wish to speak on Agenda Item #

7

Subject

 FOR AGAINST

#9

Date

8/6/90

NAME

JOHN HAMPTON

ADDRESS

9400 SW BARNES RD

Street

PORTLAND

City

OREGON

97225

Zip

I wish to speak on Agenda Item #

7

Subject

FOR

AGAINST

#10

Date 8/7/96

NAME

Ray Wilkeson - OFIC

ADDRESS

Po Box 12519

Street

Salem, OR

City

97309

Zip

I wish to speak on Agenda Item #

7

Subject

Logging resolution

FOR

AGAINST

#11

Date 8/7/90

NAME

Donna PFISTER

ADDRESS

13253 N.W. McNamee Road

Street
Portland

City

97231

Zip

I wish to speak on Agenda Item #

#7

Subject

Logging - Forest Park

~~FOR~~

~~AGAINST~~

resolution

#12

Date 8/7/90

NAME

Nora Riches

ADDRESS

12600 N.W. Rock Creek Rd

Street

Portland

City

97231

Zip

I wish to speak on Agenda Item #

#7

Subject

Logging Resolution

FOR

AGAINST

#13

Date 8-7

NAME

Roy Porter

ADDRESS

29526 Dodge PK Bv

Street

Gresham

City

97080

Zip

I wish to speak on Agenda Item #

7

Subject

FOR

AGAINST

#14

Date 8/7

NAME

DAVE MAZZA/SIERRA CLUB

ADDRESS

POB 9012

Street

PDX

City

97207

Zip

I wish to speak on Agenda Item #

7

Subject

FOREST PARK

FOR

AGAINST

#15

Date 8/7/90

NAME

RICHARD MEYER

ADDRESS

PORTLAND AUDUBON SOCIETY
5651 NW CORNELL RD.

Street
PTLD. OR 97210

City

Zip

I wish to speak on Agenda Item #

7

Subject Logging Suspension

FOR

AGAINST

#16

CROWN PACIFIC, LTD.

Date 8/7

NAME

FRED CROWE

ADDRESS

5992 SE MONROE

Street

MILW.OR97222

City

Zip

I wish to speak on Agenda Item # _____

Subject. FOREST PARK

____ FOR

. X AGAINST

#17

Date 8/7/90

NAME

DON JOYCE

ADDRESS

226 NW HERMOSA Blvd

Street

Portland, Oregon 97210

City

Zip

I wish to speak on Agenda Item # _____

Subject logging / Forest Park

____ FOR

AGAINST

108

Date 8/7

NAME

Jim Ferner

ADDRESS

14245 Swinwalken

Street
Burn

City

Zip

I wish to speak on Agenda Item #

Subject. STOP CLEARCUTTING

X FOR

AGAINST

17

Date 8/7

NAME

Jay Ward

ADDRESS

8120 SW 56th AVPortland
StreetOR97215

City

Zip

I wish to speak on Agenda Item # _____

Subject, wildlife corridor FOR AGAINST

~~#1020~~

Date 7 Aug. '90

NAME

John Saemann

ADDRESS

159 SW Florence, # 25

Street
Gresham

97080

City

Zip

I wish to speak on Agenda Item #

7

Subject, _____

FOR

AGAINST

~~100~~ 21

Date 8-7

NAME Carl Jones

ADDRESS PO Box 82913

Portland OR 97282
Street City Zip

I wish to speak on Agenda Item # 7
Subject Wildlife Committee

X FOR _____ AGAINST

Multnomah County, Oregon

To BORO

Date 8/7 Time 9:15

WHILE YOU WERE OUT

M. Brian Grover

of 15053 SE KELLOGG

Phone Milwaki, OR 97267
654-5828

TELEPHONED	<input checked="" type="checkbox"/>	PLEASE CALL	<input type="checkbox"/>
RETURNED YOUR CALL	<input checked="" type="checkbox"/>	WILL CALL AGAIN	<input type="checkbox"/>
WANTS TO SEE YOU	<input type="checkbox"/>	RUSH	<input type="checkbox"/>

Message _____

Resolution #7 support for measure
8/7/90



Multnomah County, Oregon

To Board

Date 8/7 Time 9:15

WHILE YOU WERE OUT

M Jim Clark

of 1025 SE 151st

Phone Portland, OR 97233
254-4522

TELEPHONED	<input type="checkbox"/>	PLEASE CALL	<input type="checkbox"/>
RETURNED YOUR CALL	<input type="checkbox"/>	WILL CALL AGAIN	<input type="checkbox"/>
WANTS TO SEE YOU	<input type="checkbox"/>	RUSH	<input type="checkbox"/>

Message support
measure

(Forest Park
Resolution) #7

Multnomah County, Oregon

To Board

Date _____ Time 9:20

WHILE YOU WERE OUT

M. Karen McReynolds

of 2226 NE 12~~th~~

Phone Portland, OR 97212
281-9208

TELEPHONED	<input checked="" type="checkbox"/>	PLEASE CALL	<input type="checkbox"/>
RETURNED YOUR CALL	<input type="checkbox"/>	WILL CALL AGAIN	<input type="checkbox"/>
WANTS TO SEE YOU	<input type="checkbox"/>	RUSH	<input type="checkbox"/>

Message support for
measure # 7
forest park.

By:

Meeting Date: ~~8-2-90~~ AUG 07 1990

TIME CERTAIN: 10:30

Agenda No.: #7

(Above space for Clerk's Office Use)

AGENDA PLACEMENT FORM
(For Non-Budgetary Items)

SUBJECT: WILDLIFE CORRIDOR RESOLUTION

BCC Informal _____ (date) BCC Formal (Planning) Tuesday 8-7-90 (date)

DEPARTMENT Non-Departmental DIVISION BCC

CONTACT Diane Luther TELEPHONE 248-5220

PERSON(S) MAKING PRESENTATION Mark Hess & Public Testimony

ACTION REQUESTED:

INFORMATIONAL ONLY POLICY DIRECTION APPROVAL

ESTIMATED TIME NEEDED ON BOARD AGENDA: 1 1/2 hours

CHECK IF YOU REQUIRE OFFICIAL WRITTEN NOTICE OF ACTION TAKEN: _____

BRIEF SUMMARY (include statement of rationale for action requested, as well as personnel and fiscal/budgetary impacts, if applicable):

Resolution is needed to express Board support for halting logging while Board acts to preserve Wildlife Corridor. Policy direction is needed for staff to pursue options to preserve Corridor.

(If space is inadequate, please use other side)

SIGNATURES:

ELECTED OFFICIAL Pauline Anderson

Or

DEPARTMENT MANAGER _____

(All accompanying documents must have required signatures)

1990 AUG -2 11:53
OREGON COUNTY

Jay Ward

Handout #1
(from 8/2/90 formal)

We, the undersigned Commissioners of Multnomah County, acknowledge that FOREST PARK, a 5000 acre mixed age woodland within said County is a unique and irreplaceable benefit to the citizens of Multnomah County and the City of Portland. That among the special qualities of FOREST PARK are the diversity of the wildlife within, the relatively wild nature of the park, the proximity to the City of Portland, and the recreational opportunities it provides to the public. Maintaining and improving on the biological diversity of FOREST PARK is a goal worthy of our attentions as Commissioners, and to facilitate that goal we have provided for a two part study to determine wildlife habitat and migration requirements within FOREST PARK, and on such forested lands as are adjacent to the park and determined to be of critical import.

We, are concerned that logging operations adjacent to the park, on private lands will undermine the viability of the wildlife "corridor" and hence, the reliability of the aforementioned research's results, causing irreparable harm to the inhabitants of the park, and loss of the park's value to the citizens of Multnomah County.

Therefore, we, the Commissioners of Multnomah County, do call on those principals involved in the logging operations, to postpone their activities until such a time as the study necessitates(not to exceed 13 months) and that all subsequent activities consider the findings of said study in their revised activities in the future.

We, also call on the Oregon Department of Fish and Wildlife, and any other agencies so qualified, to conduct an inventory of Threatened and Endangered Species on those lands adjacent to FOREST PARK, to determine their presence(if any), and what specific requirements those species might have. It is of utmost importance that these recommendations be considered immediately, as delay will effectively render them moot.

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

For the purpose of requesting that)
logging on land adjacent to Forest)
Park be suspended; and to request)
that Oregon Department of Fish and) RESOLUTION
Wildlife conduct an inventory of)
endangered species on private lands)
near Forest Park)

WHEREAS Forest Park, a 5000-acre mixed age woodland within Multnomah County is a unique and irreplaceable benefit to the citizens of the County and the City of Portland; and

WHEREAS among the special qualities of Forest Park are diversity of wildlife, the relatively wild nature of the Park, proximity to the city of Portland, and recreational opportunities; and

WHEREAS maintaining the biological diversity of the Park is an important public goal, and in recognition of that goal the Board of County Commissioners has provided for a two-part study to determine habitat and migration requirements of wildlife in the Park and on lands near the Park; and

WHEREAS certain current logging operations on private lands will undermine the viability of habitat and migration areas near the Park and the reliability of the study, thereby causing irreparable harm to the inhabitants of the Park and loss of the Park's value to the citizens of Multnomah County; and

WHEREAS evidence exists that Threatened and Endangered Species may occupy lands near Forest Park; NOW THEREFORE

BE IT RESOLVED that the Board of County Commissioners calls on those principals conducting logging operations adjacent to Forest Park to suspend logging until the "Wildlife Corridor" study is completed, and to conduct all subsequent activities in consideration of the study's findings; and

BE IT FURTHER RESOLVED that the Board of County Commissioners requests that the Oregon Department of Fish and Wildlife, and any other agencies so qualified, immediately conduct an inventory of Threatened and Endangered Species on those lands near Forest Park, and determine the habitat and migration needs of those species.

ADOPTED this 7th day of August, 1990.

BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY

BY _____
Gladys McCoy, Chair

REVIEWED:

LAWRENCE KRESSEL, County Counsel
For Multnomah County

By *Lawrence Kressel*
Lawrence Kressel

Friends of Trees

August 7, 1990

Multnomah County Board of Commissioners
1021 S.W. Fourth
Portland, OR 97204

Dear Commissioners:

I am Richard Seidman, Executive Director of Friends of Trees, a non-profit grassroots urban forestry organization based in Portland. Friends of Trees is mostly involved in tree-planting projects to plant new trees. In the past year, we've planted over 1000 trees in Multnomah County. However, we are also concerned with preserving existing trees, for the sake of ourselves and future generations.

I urge you to adopt the resolution before you today as a stopgap measure in the current crisis over logging on the outskirts of Forest Park. And I ask you to begin taking steps to control the cutting of trees in unincorporated areas throughout the County.

-- The abundance of trees and wildlife close to the city is a unique and irreplaceable aspect of our community. This is especially true of the existing natural areas adjoining Forest Park.

-- The County is under tremendous development pressure. Metro's Regional Forecast projects that 66,000 more people will be living in Multnomah County by 2010.

-- County governments across the United States have adopted tree protection ordinances. Multnomah County currently has little or no control over the clearing of land for development. And when it comes to the logging of forested land, the State Forestry Department, under the Oregon Forest Practices Act, has the authority to supersede any or all local restrictions or regulations.

Obviously, the current situation is bleak for the wildlife, the trees, and thus the citizens of our county.

Therefore, I ask you to take these steps today.

1. Pass this resolution to request a moratorium on logging adjacent to Forest Park until the study of a possible migration corridor is complete.

2. Assign staff to draft a comprehensive County Tree Protection Ordinance which will regulate removal of trees in natural areas and in land being developed throughout unincorporated areas of Multnomah County.

3. Assign staff to explore ways to modify the Oregon Forest Practices Act so as to give local governments control over logging operations within their jurisdiction.

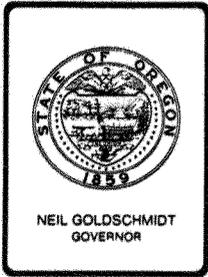
Thank you for working to preserve our region's unique environment. Friends of Trees wants to work with you to keep our county liveable and vital.

Sincerely,

A handwritten signature in cursive script, appearing to read "Richard Seidman".

Richard Seidman
Executive Director

SCR 115 Just 0



Department of Fish and Wildlife

OFFICE OF THE DIRECTOR

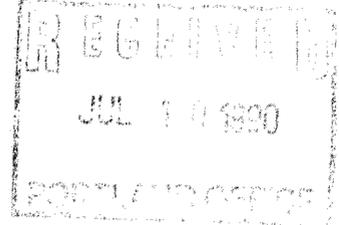
2501 SW FIRST AVE., PO BOX 59, PORTLAND, OREGON 97207

PHONE (503) 229-5400, Ext. 402

July 5, 1990

FAX (503) 229-6134

John Hampton
Willamina Lumber Co.
Willamina, OR 97396



Dear Mr. Hampton:

In response to your question pertaining to the biological need for a corridor to the ocean, I would offer the following.

Our Northwest Regional Office has been involved with the question for some time. They have indicated that the existing zoning requirements and proper forest management practices will provide for the natural movement of animals.

We will continue to work with groups and/or individuals to insure that these protections continue to provide for movement and habitat diversity.

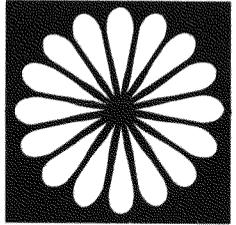
If I can be of further assistance please let me know.

Sincerely,

Randy Fisher
Director

rff

**NORTHWEST
DISTRICT ASSOCIATION**
1819 N.W. EVERETT STREET #205
PORTLAND, OREGON 97209
(503) 223-3331



NWDA

Multnomah County Planning Commission
1021 S.W. 4th, Rm. 602
Portland, OR. 97204

Aug. 4, 1990

Dear Members of the Planning Commission:

Protections for the Wildlife Corridor North of Forest Park are desperately needed. The interest that the Northwest District Association has in affording to it this protection stems from the critical role that Forest Park plays in our own neighborhood. We are the densest residential area in the Pacific Northwest, with much intermingled commercial use. Our area is gravely deficient in developed city parks for the size of our population. Forest Park functions as the major facility for recreation and contact with the outdoors in Northwest Portland. We need for it to be healthy and home to a wide variety of wildlife.

The link between the park and the Coast Range allows deep forest birds, amphibians, and larger wildlife to move back and forth and find adequate breeding range, cover, and feeding area. Without that link it could become ecologically very limited. We don't want a sterile stand of trees, we want a living wholesome habitat for the hundreds of species that now enjoy the park.

Thank you for your attention.

Sincerely,

A handwritten signature in cursive script that reads "Chris Wrench".

Chris Wrench
Chair, Health & Environment Committee

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

For the purpose of requesting that)	
logging on land adjacent to Forest)	
Park be suspended; and to request)	
that Oregon Department of Fish and)	RESOLUTION
Wildlife conduct an inventory of)	
endangered species on private lands)	90-117
near Forest Park)	

WHEREAS Forest Park, a 5000-acre mixed age woodland within Multnomah County is a unique and irreplaceable benefit to the citizens of the County and the City of Portland; and

WHEREAS among the special qualities of Forest Park are diversity of wildlife, the relatively wild nature of the Park, proximity to the city of Portland, and recreational opportunities; and

WHEREAS maintaining the biological diversity of the Park is an important public goal, and in recognition of that goal the Board of County Commissioners has provided for a two-part study to determine habitat and migration requirements of wildlife in the Park and on lands near the Park; and

WHEREAS certain current logging operations on private lands will undermine the viability of habitat and migration areas near the Park and the reliability of the study, thereby causing irreparable harm to the inhabitants of the Park and loss of the Park's value to the citizens of Multnomah County; and

WHEREAS evidence exists that Threatened and Endangered Species may occupy lands near Forest Park; NOW THEREFORE

BE IT RESOLVED that the Board of County Commissioners calls on those principals conducting clearcut logging operations adjacent to Forest Park to suspend logging until the "Wildlife Corridor" study is completed, and to conduct all subsequent activities in consideration of the study's findings; and

BE IT FURTHER RESOLVED that the Board of County Commissioners requests that the Oregon Department of Fish and Wildlife, and any other agencies so qualified, immediately conduct an inventory of Threatened and Endangered Species on those lands near Forest Park, and determine the habitat and migration needs of those species.

ADOPTED this 7th day of August, 1990.



BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY

BY *Gladys McCoy*
Gladys McCoy, Chair

REVIEWED:

LAWRENCE KRESSEL, County Counsel
For Multnomah County

By *Lawrence Kressel by PGM*
Lawrence Kressel

Meeting Date: AUG 07 1990

Agenda No.: #8

(Above space for Clerk's Office Use)

AGENDA PLACEMENT FORM
(For Non-Budgetary Items)

SUBJECT: Briefing on National Center and national issues facing Counties in Providing health care

BCC Informal 8/7/90 (date) BCC Formal _____ (date)

DEPARTMENT Nondepartmental DIVISION County Chair's Office

CONTACT Fred Neal TELEPHONE 248-3308

PERSON(S) MAKING PRESENTATION Mary Uyeda, Co-Director, National Center for County Health Policy

ACTION REQUESTED:

INFORMATIONAL ONLY POLICY DIRECTION APPROVAL

ESTIMATED TIME NEEDED ON BOARD AGENDA: 30 minutes

CHECK IF YOU REQUIRE OFFICIAL WRITTEN NOTICE OF ACTION TAKEN: _____

BRIEF SUMMARY (include statement of rationale for action requested, as well as personnel and fiscal/budgetary impacts, if applicable):

Briefing on National Center and national issues facing Counties in Providing Health Care

CLERK OF COUNTY COMMISSIONERS
MULTNOMAH COUNTY
OREGON
1990 AUG - 2 PM 2:17

(If space is inadequate, please use other side)

SIGNATURES:

ELECTED OFFICIAL Mary Uyeda

Or

DEPARTMENT MANAGER _____

(All accompanying documents must have required signatures)