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PORTLAND OR, 97204

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8622 N WOLLSEY AVE
PORTLAND OR, 97203-3655

JOY CORCORAN
8502 N WAYLAND #107
PORTLAND OR, 97203

AKEMI ISHIKAWA & SAM
WHITMORE
8935 N CHATAUQUA BLVD
PORTLAND OR 97217

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ATTN: KARL DINKELSPIEL
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KEVIN GEORGE
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SALEM OR 97301

CARLETON HART
ARCHITECTURE
ATTN: COREY MORRIS
830 SW 10TH AVE STE 200
PORTLAND OR, 97205

BRIDGE MEADOWS
ATTN: RENEE MOSELEY
8502 N WAYLAND AVE
PORTLAND OR, 97203

SEAN SUIB
314 SW 9TH AVE
PORTLAND OR 97205

ELAINE ALBRICH
760 SW 9TH AVE SUITE
3000
PORTLAND OR 97205

MARY-MARGARET WHEELER-
WEBER
2209 N SCHOFIELD ST
PORTLAND OR 97217

DORINDA LINDER
8804 N WAYLAND AVE
PORTLAND OR 97203-3638

JESSE D JONES & CARLY
KELLER
8605 N DANA AVE
PORTLAND OR 97203-3607

ALLISON MCMANUS & DYLAN
KRUSE
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JESSICA GALLEGOS
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BRIDGE MEADOWS
ATTN: JAUNITA LAUSH
8502 N WAYLAND AVE
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ESTELLE WINICKI
8502 N WAYLAND #101
PORTLAND OR 97203

MICHAEL SNIDER
8502 N WAYLAND #206
PORTLAND OR 97203

SHAWN POSTERA
9610 N HODGE AVE
PORTLAND OR 97203

SKY PETERKA & KAREN
CARLETON
8514 N DANA AVE
PORTLAND OR 97203

ROBERT AND SUSAN SIRCHA
8808 N DANA AVE
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CLIFFORD L MURRAY
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TR WALSH
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FRANCES HARVEY & MATTHEW
HONEGGAR
8619 N WAYLAND AVE
PORTLAND OR 97203

FULL THROTTLE
INVESTIGATIONS
B ROBBINS & C CHRURCHLEY
522 NW 23RD AVE STE G
PORTLAND OR, 97210

PORTSMOUTH NA
MARY WHEELER
2209 N SCHOFIELD ST
PORTLAND OR 97217

CARLETON HART
ACHICTECTURE
ATTN: CAITLIN MCKEE
830 SW 10TH AVE STE 200
PORTLAND OR 97205-2568

BRIDGE MEADOWS
ATTN: DERENDA SCHUBERT
8502 N WAYLAND AVE
PORTLAND OR 97203

UNIVERSITY PARK NA
TOM KARWAKI
2209 N SCHOFIELD
PORTLAND OR 97217

NEIGHBORHOOD
OFFICE/NORTH
MARY JARON KELLEY
2209 N SCHOFIELD ST
PORTLAND OR 97217

PORTLAND SCHOOL DIST #1
JUSTIN DOLLARD / PAUL
CATHCART
501 N DIXON
PORTLAND OR 97227

BDS
ATTN: LAURA DUVALL
1900 SW 4th AVE, STE 5000
PORTLAND OR 97201

NORTH PORTLAND BA
PRESIDENT/LAND USE CONTACT
PO BOX 17183
PORTLAND OR 97217

PORTSMOUTH NA
TATIANA XENELIS-MENDOZA
5115 N HUDSON
PORTLAND OR 97203

EMAILED: KATHLEEN STOKES, DOUGLAS
HARDY, LAUREN KING, BDS HEARINGS
CLERKS, ROBERT HALEY, STEPHEN
HIMES, DAWN KRANTZ, KURT KRUEGER, MARI
MOORE, DOUGLAS MORGAN, ELISABETH REESE
CADIGAN, TONI ANDERSON, GAYLA JENNINGS
Laura Duvall, Sheila Noland

PENINSULA DRAINAGE DIST #1
LAND USE CORRESPONDENCE
1880 NE ELROD DR
PORTLAND OR 97211

TRI-MET
GRANT O'CONNELL
1800 SW FIRST AVE SUITE 300
PORTLAND OR 97201

LU 15-273480 CU AD
DATE MAILED: 10/18/2016
38 LABELS



October 18, 2016

Bridge Meadows
Derenda Schubert, Executive Director
8502 N Wayland Avenue
Portland, OR 9703

RE: LU 15-273480 CU AD

Appeal of Portsmouth Neighborhood Association against the Hearings Officer's Decision to approve the application of Bridge Meadows for a Conditional Use and Adjustment with conditions for New Meadows, a proposed group living facility, at 8710 N Dana Avenue (Hearing; LU 15-273480 CU AD)

To Whom It May Concern:

Enclosed is a copy of the Order of Council on LU 15-273480 CU AD. This Order must be recorded with the Multnomah County Recorder within 10 days of receipt of this letter. **Please send a check for \$61.00 made payable to the Multnomah County Recorder, indicating the file number on your check and SEND TO: The City of Portland, Office of the City Auditor, 1221 SW 4th Ave. Room 130, Portland, OR 97204-1900**

City Council's decision is the final review process available through the City. You may appeal this decision to the Oregon Land Use Board of Appeals (LUBA) by filing a Notice of Intent to Appeal with LUBA within 21 days of the date of decision, as specified in the Oregon Revised Statute (ORS) 197.830. Among other things, ORS 197.830 requires that a petitioner at LUBA must have appeared orally or in writing during the City's proceedings on this land review. LUBA's address is: Land Use Board of Appeals, DSL Building, 775 Summer Street NE, Suite 330, Salem, OR 97301-1283. You may call LUBA at 1-503-373-1265 or visit LUBA's website (www.oregon.gov/LUBA) for further information on filing an appeal.

Yours sincerely,
Mary Hull Caballero
Auditor of the City of Portland

By:

Karla Moore-Love, Council Clerk

Encl.

cc: Caitlin McKee, Carleton Hart Architecture





NOTICE OF FINAL DECISION

TO: All Interested Persons
DATE: October 18, 2016
RE: LU 15-273480 CU AD

Appeal of Portsmouth Neighborhood Association against the Hearings Officer's Decision to approve the application of Bridge Meadows for a Conditional Use and Adjustment with conditions for New Meadows, a proposed group living facility, at 8710 N Dana Avenue (Hearing; LU 15-273480 CU AD)

Enclosed is a copy of the Order of Council on LU 15-273480 CU AD denying the appeal of the Portsmouth Neighborhood Association and upholding the Hearings Officer's decision with two modifications. If you wish to obtain a copy of the City Council's findings and decision, please contact Karla Moore-Love, Council Clerk by email at: Karla.Moore-Love@portlandoregon.gov or at (503) 823-4086.

City Council's decision is the final review process available through the City. You may appeal this decision to the Oregon Land Use Board of Appeals (LUBA) by filing a Notice of Intent to Appeal with LUBA within 21 days of the date of decision, as specified in the Oregon Revised Statute (ORS) 197.830. Among other things, ORS 197.830 requires that a petitioner at LUBA must have appeared orally or in writing during the City's proceedings on this land review. LUBA's address is: Land Use Board of Appeals, DSL Building, 775 Summer Street NE, Suite 330, Salem, OR 97301-1283. You may call LUBA at 1-503-373-1265 or visit LUBA's website (www.oregon.gov/LUBA) for further information on filing an appeal.

Yours sincerely,
Mary Hull Caballero
Auditor of the City of Portland

By:

Karla Moore-Love, Council Clerk

Encl.



**ORDER OF COUNCIL ON APPEAL OF
PORTSMOUTH NEIGHBORHOOD ASSOCIATION AGAINST HEARINGS OFFICER'S DECISION
TO APPROVE THE APPLICATION OF BRIDGE MEADOWS FOR A CONDITIONAL USE AND
ADJUSTMENT WITH CONDITIONS FOR NEW MEADOWS, A PROPOSED GROUP LIVING
FACILITY AT 8710 N DANA AVENUE (HEARING; LU 15-273480 CU AD)**

Applicant: Bridge Meadows
Derenda Schubert, Executive Director
8502 N Wayland Avenue
Portland, OR 97203

**Applicant's
Representative:** Caitlin McKee, Project Designer
Carleton Hart Architecture
830 SW 10th Avenue
Portland, OR 97205

Site Address: 8710 N Dana Avenue

Legal Description: BLOCK 174 LOT 25-30 DEPT OF REVENUE, UNIVERSITY PK

Zoning: R5 – Single-Dwelling Residential 5,000 zone

Procedure: Type III, with a public hearing before the Hearings Officer. The decision of the Hearings Officer can be appealed to City Council.

Proposal: Applicant requested Conditional Use Review approval for a proposed new housing facility for approximately 14 young people (ages 17-24) who are transitioning from foster care to adulthood. Four of the rooms will be available for a parent and one child and there will be a Residential Assistant living on-site. Applicant's proposed New Meadows facility will house a maximum of 19 individuals (including children) and will provide housing as well as mentorship, counseling, workforce development, educational support, and life skills training. The residents at Applicant's facility will have guidance from a full-time master level counselor and be involved with the neighboring Bridge Meadows community. Five parking spaces will be provided at the rear (north side) of the building. Applicant's proposed facility is classified as a Group Living Use (with shared services and a communal cooking/dining area) and therefore requires a Conditional Use Review.

Applicant also requested an Adjustment to reduce the required spacing between other nearby Group Living Uses from 600 to 185 feet (where the Bridge Meadows project, which includes a mix of Household Living and Group Living Uses, is located).

The City Council hearing on the appeal of Portsmouth Neighborhood Association was opened in the Council Chambers, 1221 SW 4th Avenue, on September 14, 2016 at approximately 2:45 p.m. At the conclusion of the public hearing and after hearing public testimony, Council voted 5-0 to tentatively deny the appeal and uphold the Hearings Officer's decision with two modifications. #1: page 33, IV(A) add after "Exhibits C.1-C.5" the words "except for changes to the parking that may be negotiated through a good neighbor agreement." #2: page 34, IV(E) change "representatives met in good faith" to "representatives strived to meet in good faith", and ordered staff to prepare findings for October 12, 2016 at 11:00 a.m. On October 12, 2016 at approximately 11:00 a.m. Council voted 4-0 to adopt findings denying the appeal of the Portsmouth Neighborhood Association.

DECISION

Based on evidence in the record and adoption of the Council's Findings and Conclusions in **Case File LU 15-273480 CU AD** and by reference made a part of this Order, **it is the decision of Council to deny the appeal of the Portsmouth Neighborhood Association:**

With this decision, the City Council affirms the Hearings Officer's decision of approval, with a modification to the Hearings Officer's Conditions A and E.

Approval of a Conditional Use Review for a Group Living Use for young adults (ages 17-24) transitioning from foster care. The facility will house up to 19 individuals, that includes a Residential Assistant and children, and provides mentoring, counseling, and other life skills training for the young adults; and

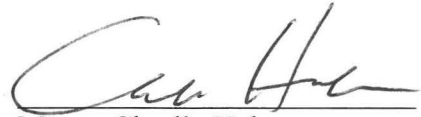
Approval of an Adjustment to reduce the distance between an existing Group Living Use and the proposed facility from 600 to 185 feet (33.239.030.B), subject to the following conditions:

- A. As part of the building permit application submittal, each of the required site plans and any additional drawings must be in substantial conformance with the information and design approved by this land use review as indicated in Exhibits C.1-C.5, unless changes to the parking are negotiated through a good neighbor agreement. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 15-273480 CU AD."
- B. An architectural (split-faced) masonry wall must be constructed along the north property line. The wall must be at least 6-feet tall along the entire length except the first five feet from the west property line. To provide adequate sight-distance at the driveway, the wall in the 5-foot length from the west property line may be no taller than 3.5 feet. This wall is in addition to the required L3, high screen landscaping, as shown in Exhibit C.2.
- C. A 6 foot-tall fully sight-obscuring wood fence must be installed along the east property line, from the north property line to the edge of the interior walkway, for a distance of approximately 45 feet, to screen the accessory buildings and pavilion/patio area. This fence is required in addition to the proposed landscaping along this property line, as shown in Exhibit C.2.
- D. The Group Living facility must establish and enforce "house rules" that include the following requirements:
 1. Residents must sign an agreement that they will abide by the rules.
 2. Quiet hours must begin at 9 PM and not end until 6 AM.
 3. Residents and acquaintances must not loiter at or near the facility.
 4. No littering is allowed at the facility and residents will be responsible for outdoor clean-up.
- E. Prior to obtaining final occupancy approval from the Bureau of Development Services for the construction of the Group Living facility, the Applicant must develop with the Portsmouth Neighborhood Association and representatives of Bridge Meadows a Good Neighbor Agreement (GNA) or must document that the New Meadows and Bridge Meadows representatives strived to meet in good faith with the neighborhood association for the purpose of reaching agreement on a GNA. If a GNA is signed by the required three parties, the GNA must be submitted to the Bureau of Development Services within 30 days of execution.

F. Safety and crime prevention measures must be implemented as identified in Exhibit A.4.

IT IS SO ORDERED:

OCT 18 2016
Date



Mayor Charlie Hales
Presiding Officer at Hearing of
October 12, 2016
9:30 a.m. Session