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R Weldon, Deputy Clerk

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**CITY OF PORTLAND**  
**Office of the City Auditor**  
**1221 SW Fourth Avenue, Room 130**  
**Portland, OR 97204-1900**

I hereby certify this Land Use Document No. LU 15-273480 CU AD – Order of Council to be a complete and exact copy of the original as the same appears on file and of record in my office and in my care and custody on January 09, 2017.

**MARY HULL CABALLERO**  
**Auditor of the City Of Portland**  
By *Meghan D*  
**Deputy**

**RETURN TO CITY AUDITOR**  
**131/130/Auditor's Office**

**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 10<sup>th</sup> 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 4<sup>th</sup> 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

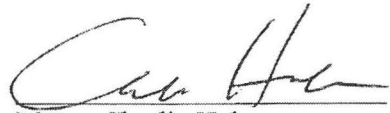
**Approval** of an Adjustment to reduce the distance between an existing Group Living Use and the proposed facility from 600 to 185 feet (33.239.030.B), subject to the following conditions:

- 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

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