

INSTITUTE OF INT'L CHRISTIAN COMM  
ATTN MIKE WINTER PRESIDENT  
6012 SE YAMHILL ST  
PORTLAND OR 97215

RUDY MUNZEL  
BRIDGEWAY REALTY RESOURCES LLC  
2020 SW SALMON ST  
PORTLAND OR 97205

CHRIS HAGERMAN  
THE BOOKIN GROUP LLC  
612 SW WASHINGTON ST SUITE 600  
PORTLAND OR 97205

LANCASTER ENGINEERING  
ATTN MICHAEL ARD PE  
321 SW 4<sup>TH</sup> AVE SUITE 400  
PORTLAND OR 97204

BUREAU OF DEVELOPMENT SERVICES  
HEARINGS CLERK  
1900 SW 4<sup>TH</sup> AVE  
PORTLAND OR 97201

EMAILED: MATT WICKSTROM, KATHRYN BEAUMONT,  
LAUREN KING, BDS HEARINGS CLERKS , DOUG  
MORGAN, CURT KREGER, DAWN KRANTZ, ROBERT  
HALEY, DAWN UCHIYAMA, ELISABETH REESE CADIGAN,  
MARI MOORE, BPS-GIS, GAYLA JENNINGS, TONI  
ANDERSON

LU 15-280008 CP ZC  
ORDER OF COUNCIL MAILED: 02/13/17 



Portland City Auditor  
Council Clerk/Contracts Division

Auditor Mary Hull Caballero  
Council Clerk Karla Moore-Love

February 13, 2017

Institute of International Christian Communications  
ATTN: Mike Winter, President  
6012 SE Yamhill St  
Portland, OR 97215

Rudy Munzel  
Bridgeway Realty Resources LLC  
2020 SW Salmon St  
Portland, OR 97205

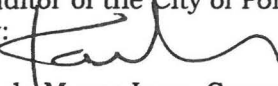
**RE: LU 15-280008 CP ZC**

Consider the proposal of the Institute of International Christian Communications and Rudy Munzel of Bridgeway Realty Resources LLC and the recommendation from the Hearings Officer for approval to change the Comprehensive Plan Map designation for a portion of the site from High Density Single-Dwelling Residential to Low Density Multi-Dwelling Residential and to change the Zoning Map designation from R5 to R2 for property at 6012 SE Yamhill Street (Hearing; LU 15-280008 CP ZC)

Dear Applicant:

On February 9, 2017, at approximately 2:00 p.m., at a regularly scheduled meeting in Council Chambers, the Council voted 5-0 and passed Ordinance No.188225.

This Ordinance must to be recorded with the Multnomah County Recorder within 10 days of receipt of this letter. **Please send a check to this office for \$51.00 payable to the Multnomah County Recorder, indicating the file number on your check.**

Yours sincerely,  
Mary Hull Caballero  
Auditor of the City of Portland  
By:   
Karla Moore-Love, Council Clerk

Encl.

Cc: Chris Hagerman, The Bookin Group





**NOTICE OF FINAL DECISION**

TO: All Interested Persons  
DATE: February 13, 2017  
RE: LU 15-280008 CP ZC

Consider the proposal of the Institute of International Christian Communications and Rudy Munzel of Bridgeway Realty Resources LLC and the recommendation from the Hearings Officer for approval to change the Comprehensive Plan Map designation for a portion of the site from High Density Single-Dwelling Residential to Low Density Multi-Dwelling Residential and to change the Zoning Map designation from R5 to R2 for property at 6012 SE Yamhill Street (Hearing; LU 15-280008 CP ZC)

On February 9, 2017, at approximately 2:00 p.m., at a regularly scheduled meeting in Council Chambers, the Council voted 4-0 and passed Ordinance No.188225.

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 the Board 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. The Board's address is: DSL Building, 775 Summer Street NE, Suite 330, Salem, OR 97301-1283. You may call the Land Use Board of Appeals at 1-503-373-1265 or visit LUBA's website ([www.oregon.gov/LUBA](http://www.oregon.gov/LUBA)) for further information on filing an appeal.

Encl.





## **ORDINANCE No. 188225 As Amended**

\*Amend the Comprehensive Plan Map designation and amend the Zoning Map for property at 6012 SE Yamhill Street at the request of Rudy Munzel (Ordinance; LU 15-280008 CP ZC)

The City of Portland ordains:

Section 1. Council finds:

1. The Applicant seeks, for the properties at 6012 SE Yamhill Street, the following:
  - a. a Comprehensive Plan Map Amendment from High Density Single Dwelling to Low Density Multi-Dwelling for the property at Townhouse Multi-Dwelling Residential for the portion of Lot 6 Block 3, LEONARD TRACTS in the City of Portland, County of Multnomah, State of Oregon, lying southerly of a line created by extending the South Line of Lots 1 and 4 Block 3, LEONARD TRACTS Easterly through and dissecting said Lot 6 Block 3, LEONARD TRACTS; and
  - b. a Zoning Map Amendment from R5 (Residential 5,000) to R2 (Residential 2,000) for LEONARD TRACT, BLOCK 3, LOT 1 EXC PT IN ST, LOT 4, LOT 6, (collectively referred to as the "Property").
2. The City received an application complying with all requirements of Title 33, Planning and Zoning, of the Code of the City of Portland seeking amendment of the Comprehensive Plan Map and Zoning Map with the proper fee for filing paid.
3. The Hearings Officer held a duly noticed public hearing on December 7, 2016, and issued a Recommendation on December 22, 2016, (BDS File No. LU 15-280008 CP ZC). The Hearings Officer recommended approval of the requested Comprehensive Map Amendment and Zoning Map Amendment, with conditions.
4. Based on the findings contained in the Recommendation of the Hearings Officer, the City Council finds the requested Comprehensive Plan Amendment and Zoning Map Amendment are in conformance with the Comprehensive Plan and relevant Title 33 approval criteria.

NOW THEREFORE, the Council directs:

- a. City Council adopts the facts, findings, conclusions and recommendations of the Hearings Officer in BDS File No. LU 15-280008 CP ZC.
- b. The Comprehensive Plan Map Amendment and Zoning Map Amendment for the portion of Lot 6 Block 3, LEONARD TRACTS in the City of Portland, County of Multnomah, State of Oregon, lying southerly of a line created by extending the South Line of Lots 1 and 4 Block

3, LEONARD TRACTS Easterly through and dissecting said Lot 6 Block 3, LEONARD TRACTS is approved as follows: a Comprehensive Plan Map Amendment from High Density Single Dwelling to Low Density Multi-Dwelling Residential for this portion of the Property.

- c. The Zoning Map Amendment for LEONARD TRACT, BLOCK 3, LOT 1 EXC PT IN ST, LOT 4, LOT 6 in the City of Portland, County of Multnomah, State of Oregon is approved as follows: a Zoning Map Amendment from R5 (Residential 5,000) to R2 (Residential 2,000) for the Property.
- d. The Comprehensive Plan Map and Zoning Map Amendments are subject to the conditions below. Any violation of these conditions will be subject to the enforcement procedures in the City code, but will not void the Comprehensive Plan Map and Zoning Map Amendments:

A. As part of the building permit application submittal, the following development-related condition (B) must be noted on each of the 4 required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE - Case File LU 15-280008 CP ZC." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."

B. During future redevelopment of this site, the applicant must either show that, to the satisfaction of BES post-developed stormwater runoff can be infiltrated on-site or must limit total impervious area coverage so that it does not exceed existing conditions (approximately 65%, or 17,000sf). This condition may be waived by BES based on future hydraulic assessments of the combined sewer system. In all cases the City's stormwater management standards current at the time of building permit submittal must be adhered to.

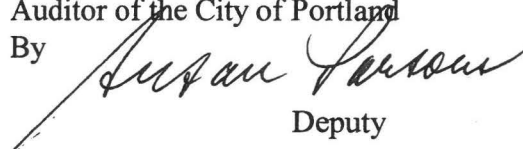
Section 2. The Council declares that an emergency exists because expediting this approval will assist in addressing the City's housing emergency; therefore, this ordinance shall be in full force and effect on and after its passage by Council.

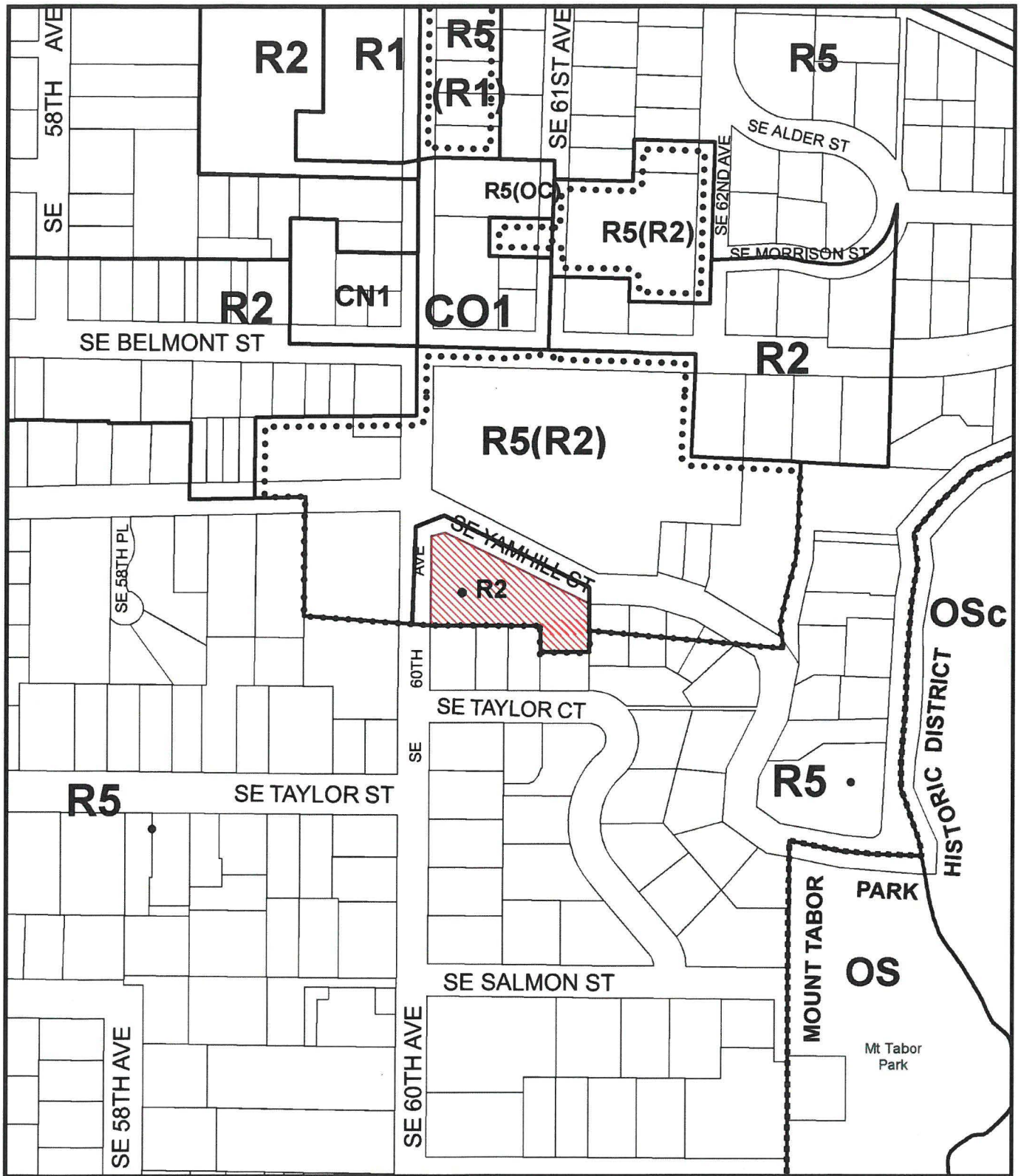
Passed by the Council: **FEB 09 2017**

Commissioner Chloe Eudaly  
Prepared by: Matt Wickstrom, BDS  
Date Prepared: February 9, 2017

**Mary Hull Caballero**  
Auditor of the City of Portland

By

  
Deputy



# PROPOSED ZONING

- Site
- Historic Landmark



File No.	<u>LU 15-280008 CP ZC</u>
1/4 Section	<u>3136</u>
Scale	<u>1 inch = 200 feet</u>
State_Id	<u>1S2E06AA 14600</u>
Exhibit	<u>B.2</u> (Dec 06, 2016)