

Imago Dei Ministries
Attn: Joel Paul
1302 SE Ankeny Street
Portland, OR 97214

BUREAU OF DEVELOPMENT SVCS
CASE FILE ANDY GULIZIA
1900 SW 4TH AVE #5000
PORTLAND OR 97201

Renee France
Radler White Parks & Alexander
111 SW Columbia St Ste 700
Portland, OR 97201

Order
of
Council

Emailed: Andy Guilizia, Linly Rees, Lauren King, Maja
Haum, BDS Hearings Clerks, Hearing Officers Clerks,
Douglas Morgan, Kurt Krueger, Dawn Krantz, Robert
Haley, Dawn Uchiyama, Stephen Himes, Mari Moore,
Tamara Burkovskaia, Toni Anderson, Meghaan Davis
LU 18-174083 CU

Order mailed: NOV 13 2018

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P O R T L A N D
CITY AUDITOR

Council Clerk
& Contracts

November 13, 2018

Imago Dei Ministries
Attn: Joel Paul
1302 SE Ankeny Street
Portland, OR 97214

RE: LU 18-174083 CU

Consider the appeal of Deborah A. Byrne against the Hearings Officer's decision to approve a Conditional Use Review for a new eight-space parking lot on Imago Dei Ministries property at 1404 SE Ankeny Street (Hearing; LU 18-174083 CU)

To Whom It May Concern:

Enclosed is a copy of the Order of Council on LU 18-174083 CU. This Order must be recorded with the Multnomah County Recorder within 10 days of receipt of this letter. **Please send a check for \$86.00 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: 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

Cc: Renee France, Radler White Parks & Alexander
Encl.

Karla Moore-Love, Council Clerk
City of Portland
1221 SW 4th Avenue, Room 130, Portland, OR 97204
(503) 823-4086
www.portlandoregon.gov/auditor/councilclerk





NOTICE OF FINAL DECISION

TO: All Interested Persons
DATE: November 13, 2018
RE: LU 18-174083 CU

Consider the appeal of Deborah A. Byrne against the Hearings Officer's decision to approve a Conditional Use Review for a new eight-space parking lot on Imago Dei Ministries property at 1404 SE Ankeny Street (Hearing; LU 18-174083 CU)

To Whom It May Concern:

Enclosed is a copy of the Order of Council on LU 18-174083 CU, to deny the appeal Deborah A. Byrne and uphold the Hearing Officer's decision to approve a Conditional Use Review for a new eight-space parking lot on the Imago Dei Ministries property at 1404 SE Ankeny Street. 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: 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.

Karla Moore-Love, Council Clerk
City of Portland
1221 SW 4th Avenue, Room 130, Portland, OR 97204
(503) 823-4086
www.portlandoregon.gov/auditor/councilclerk



**CONSIDER THE APPEAL OF DEBORAH A. BYRNE AGAINST THE HEARINGS OFFICER'S
DECISION TO APPROVE A CONDITIONAL USE REVIEW FOR A NEW EIGHT-SPACE
PARKING LOT ON IMAGO DEI MINISTRIES PROPERTY AT 1404 SE ANKENY STREET
(HEARING; LU 18-174083 CU)**

Applicant/Owner: Imago Dei Ministries
Attn: Joel Paul
1302 SE Ankeny Street
Portland, OR 97214

**Applicant's
Representative:** Renee France
Radler White Parks & Alexander
111 SW Columbia Street, Suite 700
Portland, OR 97201

Site Address: 1404 SE Ankeny Street

Legal Description: BLOCK 278 W 60' OF LOT 3&4, AIKENS; BLOCK 278 LOT 1&2 E 40'
OF LOT 3&4 INC PT VAC ST LOT 5-8, AIKENS; BLOCK 305 INC PT
VAC ST, AIKENS

Zoning: R1 (Multi-Dwelling Residential 1,000), R2.5 (Single-Dwelling
Residential 2,500)

Land Use Review: Type III, CU – Conditional Use Review

Proposal: The real property described above (hereafter the "Subject Property") is developed with a church, which is a Conditional Use in the R1 and R2.5 residential zones. The Applicant requests Conditional Use review approval for a new 8-space parking lot in the northeast corner of the Subject Property. There is already a 12-space parking lot in the southwest corner of the Subject Property, so the proposal would increase the number of parking spaces on the Subject Property from 12 to 20. Type III Conditional Use review is required for the additional parking spaces per Zoning Code Section 33.815.040.B.2.

The City Council appeal hearing was opened in the Council Chambers, 1221 SW 4th Avenue on October 25, 2018 at approximately 2:30 p.m. After hearing public testimony and considering the evidence in the record, Council voted 4-0 to tentatively deny the appeal and uphold the Hearing Officer's decision to approve the proposal. The City Council directed staff to prepare findings for November 7, 2018 at 10:50 a.m. On November 7, 2018 at approximately 10:50 a.m. Council voted 4-0 to adopting findings denying the appeal and upholding the Hearings Officer's decision to approve a Conditional Use review for a new eight-space parking lot on Imago Dei Ministries property at 1404 SE Ankeny Street.

DECISION


Based on evidence in the record and adoption of the Council's Findings and Decision in **Case File LU 18-174083 CU** and by this reference made a part of this Order, **it is the decision of Council to deny the appeal Deborah A. Byrne and uphold the Hearing Officer's decision to approve a Conditional Use Review for a new eight-space parking lot on the Imago Dei church property (Subject Property), per the approved plans in Exhibits C.1 through C.4, and subject to the following condition:**

- A. As part of the permit application submittal for the new parking lot, each of the required site plans and any additional drawings must reflect the information and design approved by this land use review as indicated in Exhibits C.1 through C.4. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 18-174083 CU."

IT IS SO ORDERED:

NOV 13 2018

Date



Mayor Ted Wheeler
Presiding Officer at Hearing of
November 7, 2018
9:30 a.m. Session