

RECEIVED

OCT 31 2 27 PM 1979

GEORGE YERKOVICH, AUDITOR  
CITY OF PORTLAND, ORE.

## ACCEPTANCE

BY \_\_\_\_\_

Portland, Oregon, October 8, 1979

GEORGE YERKOVICH  
Auditor of the City of Portland.  
Room 202, City Hall  
Portland, Oregon 97204

Dear Sir:

This is to advise the City of Portland, Oregon, that I hereby accept the terms and provisions of

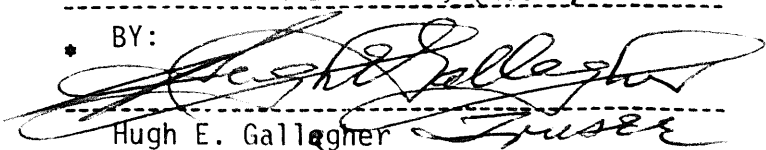
Ordinance No. 148538, passed by the Council October 4, 1979, establishing A2.5, R7 and R10 zoning for Tax Lots 25 and 380, Section 12, T1S, R2E; Tax Lots 62, 121 and 447, Section 7, T1S, R3E; Tax Lot 56, Section 18, T1S, R3E; and portions of Tax Lots 154, 157, 161 and 396, Section 7, T1S, R3E; and Tax Lot 53, Section 18, T1S, R3E, located on the south side of SE Powell Boulevard from SE 157th to SE 174th Avenue, under certain conditions, and declaring an emergency,

and in consideration of the benefits to be received thereunder by me I hereby agree to abide by and perform each and all of the terms and provisions thereof applicable to me.

Very truly yours,

ANDEREGG ENTERPRISES, *inc. A partnership*

BY:

  
 Hugh E. Gallagher

200 SW Market St Suite 1790 Ptld OR 97201

Address

[CORPORATE  
SEAL]APPROVED BY TO FORM:  
Approved as to form:
  
 Christopher P. Thayer
CITY ATTORNEY  
City Attorney

\*When an acceptance is required from a firm or corporation the Acceptance must be signed by an officer of the firm or corporation stating his or her official title, and corporations must affix the corporate seal.

per letter FM Livingston  
Gallagher is in title

Atty Tracy Anderson, Lillian Adams & Lillian Carey  
not necessary  
EE

148538

AUD 50-25-640

Rec'd  
Oct 15  
8:55 AM.

## ACCEPTANCE

Portland, Oregon, \_\_\_\_\_ October 8 \_\_\_\_\_ 1979

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and in consideration of the benefits to be received thereunder by me I hereby agree to abide by and perform each and all of the terms and provisions thereof applicable to me.

Very truly yours,

[CORPORATE  
SEAL]

BLACK BULL ENTERPRISES, INC.

\* BY:



Michael Robinson

P.O. Box 23241 Tigard, OR 97223

Address

APPROVED AS TO FORM  
Approved as to form:

CITY ATTORNEY

City Attorney

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Nov 1 10 00 AM 1979

GEORGE YERKOVICH, AUDITOR  
CITY OF PORTLAND, ORE.

148538

AUD 50-25-640

BY \_\_\_\_\_

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and in consideration of the benefits to be received thereunder by me I hereby agree to abide by and perform each and all of the terms and provisions thereof applicable to me.

Very truly yours,

Leeanne Casey  
\* Leeanne Casey

(CORPORATE  
SEAL)

16430 SE Powell Blvd Portland, OR 97236  
Address

Approved as to form **APPROVED AS TO FORM**

Christopher P. Thomas  
City Attorney

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RECEIVED 148538  
Nov 1 10 00 AM 1979  
GEORGE YERKOVICH, AUDITOR  
CITY OF PORTLAND, ORE.

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and in consideration of the benefits to be received thereunder by me I hereby agree to abide by and perform each and all of the terms and provisions thereof applicable to me.

Very truly yours,

[CORPORATE  
SEAL]

*Tracy Andereg*  
\* Tracy Andereg  
*Lillian Adams*  
\* Lillian Adams

Address \_\_\_\_\_

APPROVED AS TO FORM  
Approved as to form:

*Christopher P. Thomas*  
\_\_\_\_\_  
CITY ATTORNEY  
City Attorney

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## ORDINANCE NO. 148538

An Ordinance establishing A2.5, R7 and R10 zoning for Tax Lots 25 and 380, Section 12, T1S, R2E; Tax Lots 62, 121 and 447, Section 7, T1S, R3E; Tax Lot 56, Section 18, T1S, R3E; and portions of Tax Lots 154, 157, 161 and 396, Section 7, T1S, R3E; and Tax Lot 53, Section 18, T1S, R3E, located on the south side of SE Powell Boulevard from SE 157th to SE 174th Avenue, under certain conditions, and declaring an emergency.

The City of Portland ordains:

Section 1. The Council finds:

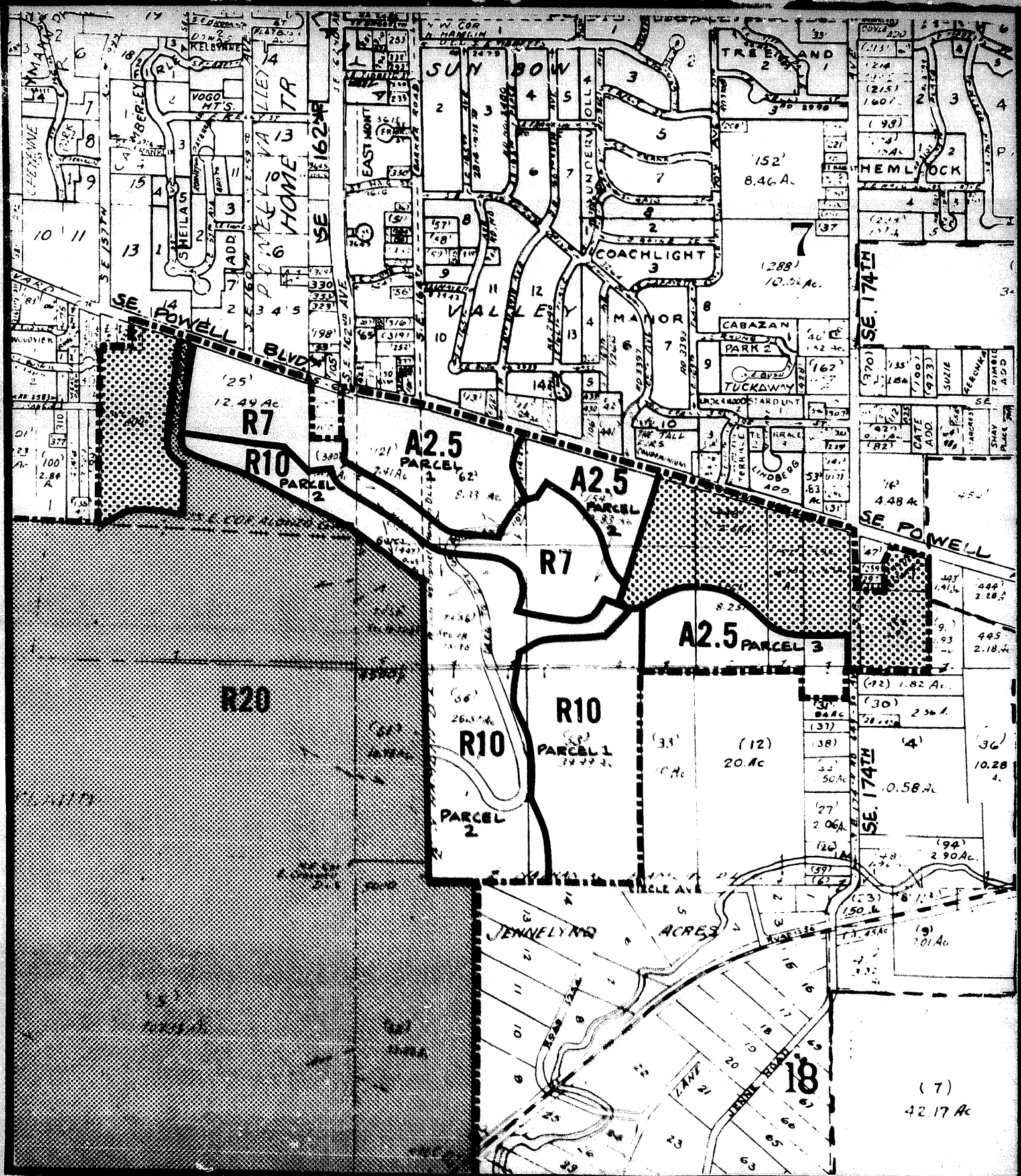
1. The Meadowland Dairy (Anderegg Enterprises, Inc.) property comprising an area of 142.82 acres, along with some additional property lying east of SE 174th Avenue, was annexed to the City of Portland on February 8, 1979.
2. In accordance with Title 33, Planning and Zoning, of the Code of the City of Portland, said area retains the zoning regulations of the former jurisdiction, Multnomah County, until City zoning is established.
3. Tax Lots 25 and 380, Section 12, T1S, R2E; Tax Lots 62, 121 and 447, Section 7, T1S, R3E; Tax Lot 56, Section 18, T1S, R3E; and portions of Tax Lots 154, 157, 161 and 396, Section 7, T1S, R3E; and Tax Lot 53, Section 18, T1S, R3E, located on the south side of SE Powell Boulevard from SE 157th to SE 174th Avenues consisting of 111.5 acres of the Meadowland Dairy, is being considered for establishment of City zoning. The remainder of the annexed area will be considered at a later date.
4. Black Bull Enterprises, Inc., P.O. Box 23241, Tigard, Oregon 97223, by Michael Robinson, contract purchasers; Hugh E. Gallegher, trustee for Anderegg Enterprises, Inc., 200 SW Market Street, Suite 1790, Portland, Oregon 97201, deedholders; Tracy Anderegg, Lillian Adams and LeeAnne Casey, Anderegg Enterprises, Inc., 16430 SE Powell Boulevard, Portland, Oregon 97236, have requested the establishment of City zoning for a portion of this recently annexed property to permit development with a variety of uses.
5. The Portland City Planning Commission by report and recommendation dated August 14, 1979 (PC File 6833), after and as a result of a duly authorized and conducted public hearing held May 31, 1979, has recommended adoption of A2.5, R7 and R10 zoning, under certain conditions, for the above mentioned tax lots and portions of tax lots.
6. A duly authorized and conducted public hearing was held before the City Council at which time all remonstrances, if any, made or filed, were heard and are specifically overruled, and the report and recommendation of the Planning Commission was adopted.

7. The notice requirements for public hearings have been fulfilled according to law.
8. The Zoning Code requires the initiation of City zoning on annexed properties within six months of the annexation in order that all appropriate and pertinent City codes should become applicable to such property.
9. The proposed zoning of this annexed property was considered by the Planning Commission and its recommendation transmitted to the Council as a legislative change as required by City Code.
10. City policy is to establish City zoning that is equivalent to existing County zoning whenever possible, in accordance with existing land uses and the adjacent City zoning pattern, or adopt City zoning for an annexed area which is consistent with and supportive of adopted Multnomah County plans for the area, unless specific findings support a change.
11. The proposed zoning designations are consistent with the Centennial Community Plan, which was adopted by the County on May 8, 1979, after a lengthy adoption process involving the neighborhood and the applicant.
12. There is a public need to affix these City zoning designations to the property in order to conform to the Code of the City of Portland and assure that appropriate planning, zoning and building regulations of the City shall apply. The zoning designations are in accordance with generally accepted land use planning standards in that they reflect the Centennial Community Plan as adopted by Multnomah County (under whose exclusive jurisdiction the property previously lay) are fully integrated with a tentative subdivision plan duly reviewed and approved by the City Planning Commission, and are in the best interests of the general welfare of the public.

NOW, THEREFORE, the Council directs:

- a. The recently annexed Tax Lots 25 and 380, Section 12, T1S, R2E; Tax Lots 62, 121 and 447, Section 7, T1S, R3E; Tax Lot 56, Section 18, R1S, R3E; and portions of Tax Lots 154, 157, 161 and 396, Section 7, T1S, R3E; and Tax Lot 53, Section 18, T1S, R3E, hereby are zoned A2.5, R7 and R10, as set forth on the map and legal descriptions attached hereto and incorporated herein by this reference and thereby made a part of this ordinance.
- b. These zones are established under the following conditions:
  1. Prior to the issuance of any building permit for any portion of the A2.5 zoned property a site plan shall have been approved by the Bureau of Planning. Such site plan shall be reviewed to assure the following concerns have been satisfactorily addressed:
    - A. An internal bicycle and pedestrian circulation system that promotes ready access to the apartment development, to the Tri-Met stops, to the shopping and office areas, and other segments of the neighborhood.





**Zoning**  
(RECOMMENDED)



PROPOSED  
ZONING



PRESENT  
CITY ZONING



AREAS TO BE  
ZONED AT A  
LATER DATE

File No. 6833  
1/4 Section 4634 - 4734

Scale 1" = 800'

Request ANNEXATION ZONING  
Exhibit



## LEGAL DESCRIPTIONS FOR MEADOWLAND DAIRY PROPERTY

Situate in the southeast quarter of Section 12, Township 1 South, Range 2 East, Willamette Meridian, the south one-half of Section 7, Township 1 South, Range 3 East, Willamette Meridian, and the north one-half of Section 18, Township 1 South, Range 3 East, Willamette Meridian, and also being a portion of the Alonzo Gates, D.L.C., and the N. Hamlin, D.L.C., all in the City of Portland, Multnomah County, Oregon and being described as follows:

Zone R10

Parcel 1: Beginning at a point on the line common to the N. Hamlin, D.L.C., and the L. S. Jenne, D.L.C., said point being N89°30'31"E, 1029.70 feet from the northwest corner of the L. S. Jenne, D.L.C.; thence S89°30'31"W on said common line a distance of 594.92 feet; thence N20°27'45"W, a distance of 315.00 feet; thence N19°27'25"W, a distance of 232.30 feet; thence N10°31'21"E, a distance of 169.99 feet; thence N10°17'18"W, a distance of 211.15 feet; thence N20°42'05"W, a distance of 231.71 feet; thence N7°51'24"E, a distance of 334.56 feet; thence N69°12'20"E, a distance of 68.01 feet; thence S85°36'21"E, a distance of 484.84 feet; thence N33°55'20"E, a distance of 226.86 feet to a point on a non-tangent 305.00 foot radius curve left; thence on said curve through a central angle of 15°58'04" (chord bears N89°09'45"E, 84.73 feet) an arc distance of 85.00 feet; thence leaving said curve and running S0°06'37"W, a distance of 1630.98 feet to the point of beginning, containing 23.97 acres, more or less.

Parcel 2: Beginning at the southwest corner of said N. Hamlin, D.L.C., a brass cap monument found and running thence N0°07'00"W on the west line of said N. Hamlin, D.L.C., a distance of 1930.74 feet; thence leaving said west line and running on the southerly and westerly lines of that tract described in Book 798, Pages 507 to 511, Deed Records, said County the following courses: N60°21'42"W, a distance of 422.38 feet; thence N60°24'15"W, a distance of 340.48 feet; thence N63°51'45"W, a distance of 458.20 feet; thence N63°38'13"W, a distance of 173.60 feet; thence N75°25'12"W, a distance of 216.71 feet; thence N25°45'12"W, a distance of 57.97 feet; thence N7°10'48"E, a distance of 89.09 feet to a point; thence leaving said southerly and westerly line and running thence S82°49'12"E, a distance of 660.00 feet to the beginning of a tangent 150.00 foot radius curve right; thence on said curve through a central angle of 45°54'32" (long chord bears S59°51'56"E, 117.00 feet) an arc distance of 120.19 feet to the end thereof and the beginning of a tangent 150.00 foot radius curve left; thence on said curve through a central angle of 60°29'49" (long chord bears S67°09'34"E, 151.12 feet) an arc distance of 158.38 feet to the end thereof; thence N82°35'31"E, a distance of 77.04 feet to a point on a non-tangent 125.00 foot radius curve left; thence on said curve through a central angle of 66°19'57" (long chord bears S40°34'27"E, 136.77 feet) an arc distance of 144.72 feet to the end thereof; thence S73°44'26"E, a distance of 174.47 feet to the beginning of a tangent 250.00 foot radius curve right; thence on said curve through a central angle of 35°49'54" (long chord bears S55°49'29"E, 153.81 feet) an arc distance of 156.34 feet to the end thereof; thence S37°54'32"E, a distance of 222.00 feet to the beginning of a tangent 250.00 foot radius curve left; thence on said curve through a central angle of 52°12'28" (long chord bears S64°00'46"E, 220.00 feet) an arc distance of 227.80 feet to the end thereof; thence N89°53'00"E, a distance of 264.00 feet to the beginning of a tangent 175.00 foot radius curve right; thence on said curve through a central angle of 116°50'07" (long chord



Legal Descriptions for Meadowland Dairy Property  
Page Two

bears S31°41'56"E, 298.16 feet) an arc distance of 356.85 feet to the end thereof; thence S26°43'07"W, a distance of 96.00 feet; thence S63°16'53"E, a distance of 292.00 feet to the beginning of a tangent 175.00 foot radius curve left; thence on said curve through a central angle of 83°58'51" (long chord bears N74°43'42"E, 234.15 feet) an arc distance of 256.51 feet to the end thereof; thence N32°44'16"E, a distance of 46.74 feet to a point on a non-tangent 275.00 foot radius curve left; thence on said curve through a central angle of 42°32'34" (long chord bears S78°32'01"E, 199.53 feet) an arc distance of 204.19 feet; thence leaving said curve and running S00°06'37"W, a distance of 30.41 feet on a non-tangent 305.00 foot radius curve right; thence on said curve through a central angle of 15°58'04" (chord bears S89°09'45"W, 84.73 feet) an arc distance of 85.00 feet; thence leaving said curve and running S33°55'20"W, a distance of 226.86 feet; thence N85°36'21"W, a distance of 484.84 feet; thence S69°12'20"W, a distance of 68.01 feet; thence S7°51'24"W, a distance of 334.56 feet; thence S20°42'05"E, a distance of 231.71 feet; thence S10°17'18"E, a distance of 211.15 feet; thence S1°31'21"W, a distance of 169.99 feet; thence S19°27'25"E, a distance of 232.30 feet; thence S2°27'45"E, a distance of 315.00 feet to a point on the line common to the N. Hamlin, D.L.C., and the L. S. Jenne, D.L.C.; thence S89°30'31"W on said D.L.C. line, a distance of 434.78 feet to the northwest corner of said Jenne, D.L.C.; thence S89°34'03"W on the south line of said Hamlin, D.L.C., a distance of 283.96 feet to the point of beginning, containing 41.89 acres, more or less.

Zone R7

Beginning at a point on the southerly right-of-way line of SE Powell Boulevard and the west line of that parcel described in Book 798, Pages 507 to 511, Deed Records, said County, said point also being N89°29'16"W, a distance of 1381.45 feet and N00°07'00"W, a distance of 1179.22 feet from the northerly southeast corner of the Alonzo Gates, D.L.C., a brass cap monument found; thence S73°44'26"E on said southerly right-of-way line, a distance of 754.27 feet to the northwest corner of that parcel described in Book 578, Page 156, Deed Records, said County; thence S00°07'00"E, on the west line of said parcel, a distance of 348.82 feet; thence S89°53'50"E, on the south line of the aforementioned parcel a distance of 204.79 feet; thence leaving said south line and running N89°44'13"E, a distance of 30.00 feet to the beginning of a non-tangent 325.00 foot radius curve right; thence on said curve through a central angle of 23°02'29" (chord bears S11°24'14"W, 129.82 feet) an arc distance of 130.70 feet to the beginning of a tangent 100.00 foot radius curve left; thence on said curve through a central angle of 6°39'55" (chord bears S19°35'31"W, 11.63 feet) an arc distance of 11.63 feet; thence S73°44'26"E, a distance of 338.70 feet; thence S57°10'02"E, a distance of 101.19 feet; thence S37°54'32"E, a distance of 323.35 feet; thence S65°28'27"E, a distance of 60.33 feet; thence N89°53'00"E, a distance of 324.30 feet; thence N28°17'53"E, a distance of 70.05 feet; thence N30°21'11"E, a distance of 171.60 feet; thence N88°08'40"E, a distance of 74.18 feet; thence N46°47'12"E, a distance of 100.00 feet; thence S57°17'06"E, a distance of 61.39 feet; thence S60°33'48"E, a distance of 165.11 feet; thence S31°27'22"E, a distance of 248.84 feet; thence S1°20'28"E, a distance of 230.06 feet; thence S13°40'25"E, a distance of 53.79 feet; thence S37°16'55"E, a distance of 54.13 feet; thence S58°47'37"E, a distance of 54.84 feet; thence S16°15'34"W, a distance of 130.02 feet to a point on a non-tangent 275.00 foot radius curve

Legal Descriptions for Meadowland Dairy Property  
Page Three

right; thence on said curve through a central angle of 140°24'57" (chord bears N64°28'13"W, 69.01 feet) an arc distance of 69.19 feet; thence S32°44'16"W, a distance of 46.74 feet to the beginning of a tangent 175.00 foot radius curve right; thence on said curve through a central angle of 83°58'51" (chord bears S74°43'42"W, 234.15 feet) an arc distance of 256.51 feet to the end thereof; thence N63°16'53"W, a distance of 292.00 feet; thence N26°43'07"E, a distance of 96.00 feet to the beginning of a tangent 175.00 foot radius curve left; thence on said curve through a central angle of 116°50'07" (chord bears N31°41'56"W, 298.16 feet) an arc distance of 356.85 feet to the end thereof; thence S89°53'00"W, a distance of 264.00 feet to the beginning of a tangent 250.00 foot radius curve right; thence on said curve through a central angle of 52°12'28" (chord bears N64°00'46"W, 220.00 feet) an arc distance of 227.80 feet to the end thereof; thence N37°54'32"W, a distance of 222.00 feet to the beginning of a tangent 250.00 foot radius curve left; thence on said curve through a central angle of 35°49'54" (chord bears N55°49'29"W, 153.81 feet) an arc distance of 156.35 feet to the end thereof; thence N73°44'26"W, a distance of 174.47 feet to the beginning of a tangent 125.00 foot radius curve right; thence on said curve through a central angle of 66°19'57" (chord bears N40°34'28"W, 136.77 feet) an arc distance of 144.72 feet; thence leaving said curve and running S82°35'31"W, a distance of 77.04 feet to the beginning of a tangent 150.00 foot radius curve right; thence on said curve through a central angle of 60°29'49" (chord bears N67°09'34"W, 151.13 feet) an arc distance of 158.38 feet to the beginning of a tangent 150.00 foot radius curve left; thence on said curve through a central angle of 45°54'32" (chord bears N59°51'56"W, 117.00 feet) an arc distance of 120.19 feet to the end thereof; thence N82°49'12"W, a distance of 660.00 feet to a point on the west line of the aforementioned parcel as described in Book 798, Pages 507 to 511, Deed Records, said County; thence N70°10'48"E on said west line a distance of 556.97 feet to the point of beginning, containing 22.25 acres, more or less.

Zone A.25

Parcel 1: Beginning at a point on the southerly right-of-way line of SE Powell Boulevard, said point also being the northeast corner of that parcel described in Book 578, Page 156, and the northeast corner of that parcel described in Book 798, Page 508, Deed Records, said County, said point being N89°29'16"W, 452.95 feet and N0°07'00"W, 916.58 feet from the northerly southeast corner of the Alonzo Gates, D.L.C.; thence on said southerly right-of-way line of SE Powell Boulevard, S73°44'26"E, a distance of 1148.00 feet; thence leaving said right-of-way line and running S16°15'34"W, a distance of 98.00 feet to the beginning of a tangent 280.00 foot radius curve left; thence on said curve through a central angle of 49°23'29" (chord bears S8°26'11"E, 233.97 feet) an arc distance of 241.37 feet; thence leaving said curve and running S30°21'11"W, a distance of 171.60 feet; thence S28°17'53"W, a distance of 70.05 feet; thence S89°53'00"W, a distance of 324.30 feet; thence N65°28'27"W, a distance of 60.33 feet; thence N37°54'32"W, a distance of 323.35 feet; thence N57°10'02"W, a distance of 101.19 feet; thence N73°44'26"W, a distance of 338.70 feet to a point on a non-tangent 100.00 foot radius curve right; thence on said curve through a central angle of 6°39'55" (chord bears N19°35'31"E, 11.63 feet) an

Legal Descriptions for Meadowland Dairy Property  
Page Four

arc distance of 11.63 feet to the beginning of a tangent 325.00 foot radius curve left; thence on said curve through a central angle of  $23^{\circ}02'29''$  (chord bears  $N11^{\circ}24'14''E$ , 129.82 feet) an arc distance of 130.70 feet; thence leaving said curve and running  $S89^{\circ}44'13''W$ , a distance of 30.00 feet to the southeast corner of the aforementioned parcel described in Book 578, Page 156, Deed Records, said County; thence  $N00^{\circ}07'00''W$  on the west line of said parcel a distance of 289.42 feet to the point of beginning, containing 12.94 acres, more or less.

Parcel 2: Beginning at a point on the southerly right-of-way line of SE Powell Boulevard, said point being  $N89^{\circ}29'16''E$ , 1325.73 feet and  $N16^{\circ}15'34''E$ , 373.91 feet from the northerly southeast corner of Alonzo Gates, D.L.C.; thence  $S16^{\circ}15'34''W$ , a distance of 736.04 feet; thence  $N58^{\circ}47'37''W$ , a distance of 54.84 feet; thence  $N37^{\circ}16'55''W$ , a distance of 54.13 feet; thence  $N13^{\circ}40'25''W$ , a distance of 53.79 feet; thence  $N1^{\circ}20'28''W$ , a distance of 230.06 feet; thence  $N31^{\circ}27'22''W$ , a distance of 248.84 feet; thence  $N60^{\circ}33'48''W$ , a distance of 165.11 feet; thence  $N57^{\circ}17'06''W$ , a distance of 61.39 feet; thence  $S46^{\circ}47'12''W$ , a distance of 100.00 feet; thence  $S88^{\circ}08'40''W$ , a distance of 74.18 feet to a point on a non-tangent 280.00 foot radius curve right; thence on said curve through a central angle of  $49^{\circ}23'29''$  (chord bears  $N8^{\circ}26'11''W$ , 233.97 feet) an arc distance of 241.37 feet to the end thereof; thence  $N16^{\circ}15'34''E$ , a distance of 98.00 feet to the southerly right-of-way line of SE Powell Boulevard; thence on said southerly right-of-way line  $S73^{\circ}44'26''E$ , a distance of 815.71 feet to the point of beginning, containing 6.77 acres, more or less.

Parcel 3: Beginning at a point that is  $N89^{\circ}34'03''E$ , a distance of 283.96 feet,  $N89^{\circ}30'31''E$ , a distance of 1029.70 feet, and  $N00^{\circ}06'37''E$ , a distance of 1317.53 feet from the southwest corner of the N. Hamlin, D.L.C., and running thence  $N00^{\circ}06'37''E$ , a distance of 374.37 feet to a point on a non-tangent 245.00 foot radius curve left; thence on said curve through a central angle of  $12^{\circ}30'03''$  (long chord bears  $N72^{\circ}42'58''E$ , 53.35 feet) an arc distance of 53.45 feet to the end thereof and the beginning of a 630.00 foot radius curve right; thence on said curve through a central angle of  $58^{\circ}38'44''$  (long chord bears  $S84^{\circ}12'42''E$  617.06 feet) an arc distance of 644.84 feet to the end thereof and the beginning of a 570.00 foot radius curve left; thence on said curve through a central angle of  $34^{\circ}58'50''$  (long chord bears  $S72^{\circ}22'45''E$ , 342.62 feet) an arc distance of 348.00 feet to the end thereof; thence  $S89^{\circ}52'10''E$ , a distance of 304.84 feet to a point on the west right-of-way line of SE 174th Avenue; thence  $S00^{\circ}07'50''W$  on said right-of-way line a distance of 375.35 feet; thence leaving said west right-of-way line and running  $S89^{\circ}56'39''W$ , a distance of 305.00 feet; thence  $N00^{\circ}06'37''E$ , a distance of 158.69 feet; thence  $S89^{\circ}36'59''W$ , a distance of 991.42 feet to the point of beginning, containing 11.77 acres, more or less.

August 21, 1979

## ORDINANCE No.

- B. Automobile access to the apartments via the internal street system of Anderegg Meadows rather than Powell Boulevard or 174th Avenue.
  - C. A scale and design of buildings that is harmonious with the scale of adjoining single family houses.
  - D. Unobtrusive, well-screened parking areas.
  - E. Generous landscaping.
  - F. The actual density of units per gross acre shall be as specified in the applicant's statement of March 22, 1979, as proposed by Waker Associates, Inc. for the A2.5 zoned areas.
2. The area shown as R10, parcel 1 on Exhibit 5 hereto (designated as Lot 1, Block 10 on the tentative subdivision plan approved by the Planning Commission on May 31, 1979, as S 5-79) shall be submitted and reviewed as a planned unit development with the PUD review paying particular attention to the protection of the highly sensitive steep hillside that constitutes the western half of the property and an internal circulation system that provides convenient access to the development and from the development to other adjoining property to facilitate the development of such adjoining property in the future, as well as each of the concerns mentioned for the A2.5 areas (condition 1) above.
  3. Powell Boulevard and 174th Avenue shall be improved in accordance with City requirements.
  4. Access points to and from Powell Boulevard between 157th Avenue and 174th Avenue shall be limited to the fewest number considered feasible in the judgment of the Bureau of Planning staff.
- c. This order shall not be effective and no change shall be made to the zoning maps until acceptance and recording as provided in Section 33.102.010.

Section 2. The Council declares an emergency exists because there should be no delay in the beneficial use of the above-described property; therefore, this ordinance shall be in force and effect from and after its passage by the Council.

Passed by the Council, **OCT 4 1979**

Commissioner McCready  
President of the Council  
R. Austin/lb  
August 21, 1979

Attest:

  
Mayor of the City of Portland

  
Auditor of the City of Portland



Calendar No. 3416

# ORDINANCE No. 148538

## Title

An Ordinance establishing A2.5, R7 and R10 zoning for Tax Lots 25 and 380, Section 12, T1S, R2E; Tax Lots 62, 121 and 447, Section 7, T1S, R3E; Tax Lot 56, Section 18, T1S, R3E; and portions of Tax Lots 154, 157, 161 and 396, Section 7, T1S, R3E; and Tax Lot 53, Section 18, T1S, R3E, located on the south side of SE Powell Boulevard from SE 157th to SE 174th Avenue, under certain conditions, and declaring an emergency.

1 Day

### THE COMMISSIONERS VOTED AS FOLLOWS:

	Yeas	Nays
Ivancie	1	
Jordan	1	
Lindberg	1	
Schwab	1	
McCready	1	

4

### FOUR-FIFTHS CALENDAR

Ivancie	
Jordan	
Lindberg	
Schwab	
McCready	

### INTRODUCED BY

Comm. McCready, President of the Council

### NOTED BY THE COMMISSIONER

Affairs

Finance and Administration

Safety

Utilities

Works

CM RBL

### BUREAU APPROVAL

Bureau:

Bureau of Planning

Prepared By:

R. Austin/lb

Date:

8/21/79

Budget Impact Review:

☐ Completed

☐ Not required

Bureau Head:

Frank N. Frost

JMF

### NOTED BY

City Attorney

City Auditor

City Engineer

Filed SEP 21 1979

GEORGE YERKOVICH

Auditor of the CITY OF PORTLAND

By

Gordon Coe

Deputy