

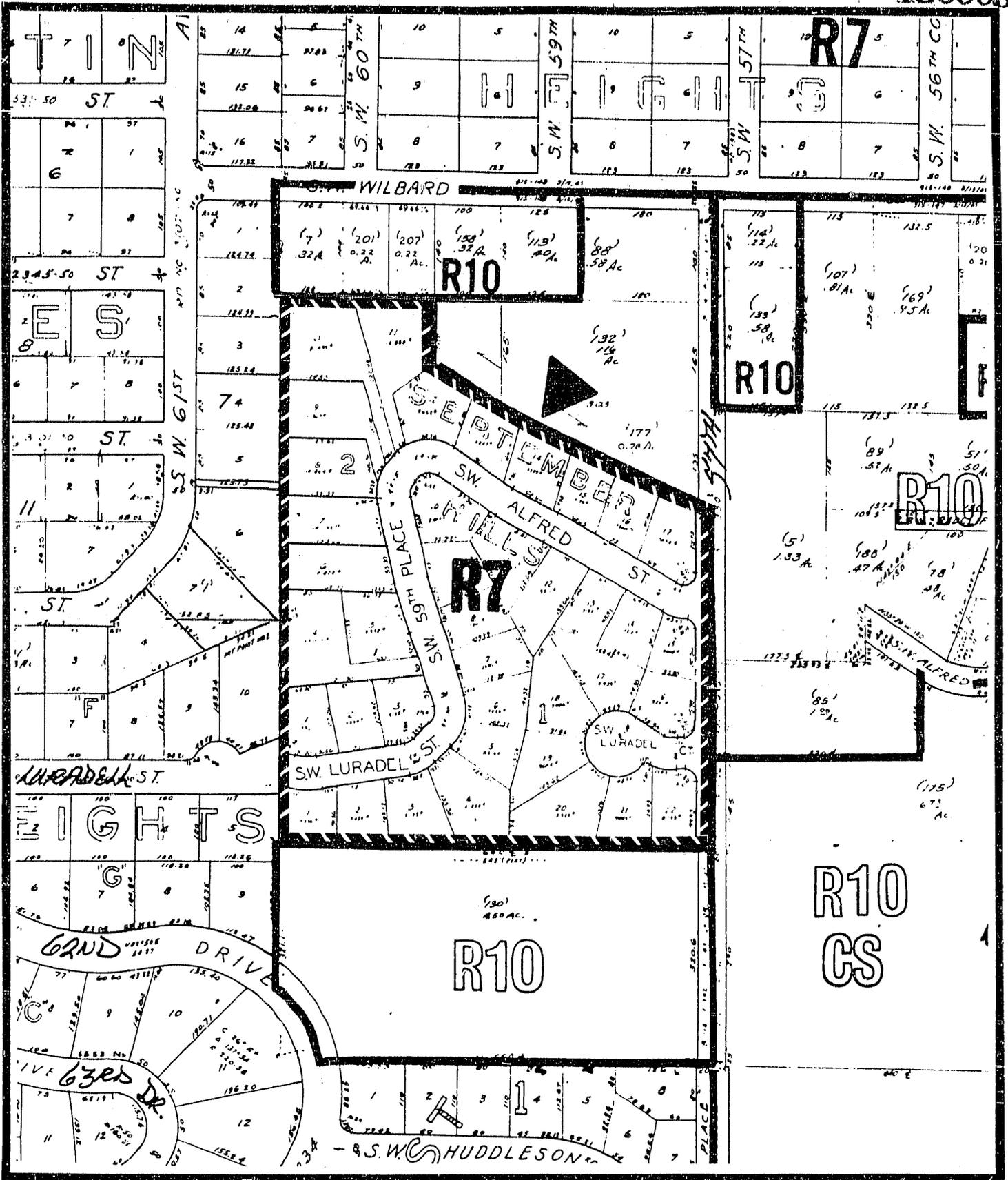
ORDINANCE NO. **150005**

An Ordinance establishing R7 zoning in the recently annexed parcel, all of Blocks 1 and 2, September Hills, located between S.W. 57th Avenue, S.W. Luradel, S.W. 61st Avenue, and S.W. Wilbard, and declaring an emergency.

The City of Portland ordains:

Section 1. The Council finds:

1. All of Blocks 1 and 2, September Hills, located between S.W. 57th Avenue, S.W. Luradel, S.W. 61st Avenue, and S.W. Wilbard, has been annexed to the City.
2. In accordance with Title 33, Planning 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. The City's Hearings Officer by report and recommendation dated June 17, 1980 (Planning Commission File No. 6953), after and as a result of a duly authorized and conducted public hearing held on June 16, 1980, has recommended adoption of R7 zoning in said annexed area.
4. The City Auditor has complied with the notice requirements of the ordinance for the hearing before the Hearings Officer.
5. The City Council after due deliberation in open session adopted the report of the Hearings Officer.
6. The Zoning Code requires the initiation of City zoning on annexed property within six months of the annexation in order that all appropriate and pertinent City codes should become applicable to such property.
7. 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.
8. This action, in essence a transition between County and City zones because of annexation, is not a "rezoning" in the usually accepted sense. Rather it is the application of a City zoning consistent with the pre-existing zoning scheme of the City of Portland.
9. There is a public need to affix this City zoning designation to the property in order to conform to the Code of the City of Portland and assure that appropriate and pertinent planning, zoning and building regulations of the City shall apply. The zoning designation is in accordance with generally accepted land use planning standards in that it reflects the use to which the property has previously been put and is consistent with the pre-existing zoning scheme of the City of Portland.



**Zoning
proposed**



File No. 6953
 1/4 Section 4023
 Scale 1" = 200'
 Request COUNTY R7 TO CITY R7
 Exhibit 3

ORDINANCE No.

NOW, THEREFORE, the Council directs:

- a. The recently annexed parcel, all of Blocks 1 and 2, September Hills, located between S.W. 57th Avenue, S.W. Luradel, S.W. 61st Avenue, and S.W. Wilbard, hereby is zoned R7, as set forth on the map attached hereto and incorporated herein by this reference and thereby made a part of this ordinance.
- b. The City Auditor shall file a certified copy of this ordinance in the appropriate record file of the County in which said annexed property is located. The City Auditor shall enter the property zoned as set forth in Section 1 hereof, in the zoning maps of the City. Establishment of said zone classification is for the benefit of the public and the requirement of acceptance of this ordinance by the property owners is hereby waived.

Section 2. The Council declares that an emergency exists because there should be no delay in the establishment of zone for the annexed area; therefore, this ordinance shall be in force and effect from and after its passage by the Council.

Ordinance No. 150005

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JUL 16 1980

I hereby certify that the foregoing is a true and correct copy of the original as filed in the office of the City Auditor on July 16, 1980.

GEORGE AERFOALCH

ATTORNEY GENERAL
 GEORGE AERFOALCH

Passed by the Council, JUL 16 1980

Mayor McCreedy
 June 17, 1980
 G.H.Fleerlage/ja

Attest:

Serge Gubinski
 Auditor of the City of Portland

Calendar No. 2547

ORDINANCE No. 150005

Title

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THE COMMISSIONERS VOTED AS FOLLOWS:		
	Yeas	Nays
Ivancie		
Jordan		
Lindberg		
Schwab		
McCready		

FOUR-FIFTHS CALENDAR	
Ivancie	
Jordan	
Lindberg	
Schwab	
McCready	

INTRODUCED BY
MAYOR McCREADY

NOTED BY THE COMMISSIONER
Affairs
Finance and Administration <i>CM</i>
Safety
Utilities
Works

BUREAU APPROVAL
Bureau: Hearings Office
Prepared By: G.H. Flerlage/ja <i>ja</i> Date: 6/17/80
Budget Impact Review: <input type="checkbox"/> Completed <input checked="" type="checkbox"/> Not required
Bureau Head:

NOTED BY
City Attorney
City Auditor
City Engineer

Filed JUN 27 1980

GEORGE YERKOVICH
Auditor of the CITY OF PORTLAND

By *Gordon Crull*
Deputy

150005