

## ORDINANCE NO. 151359

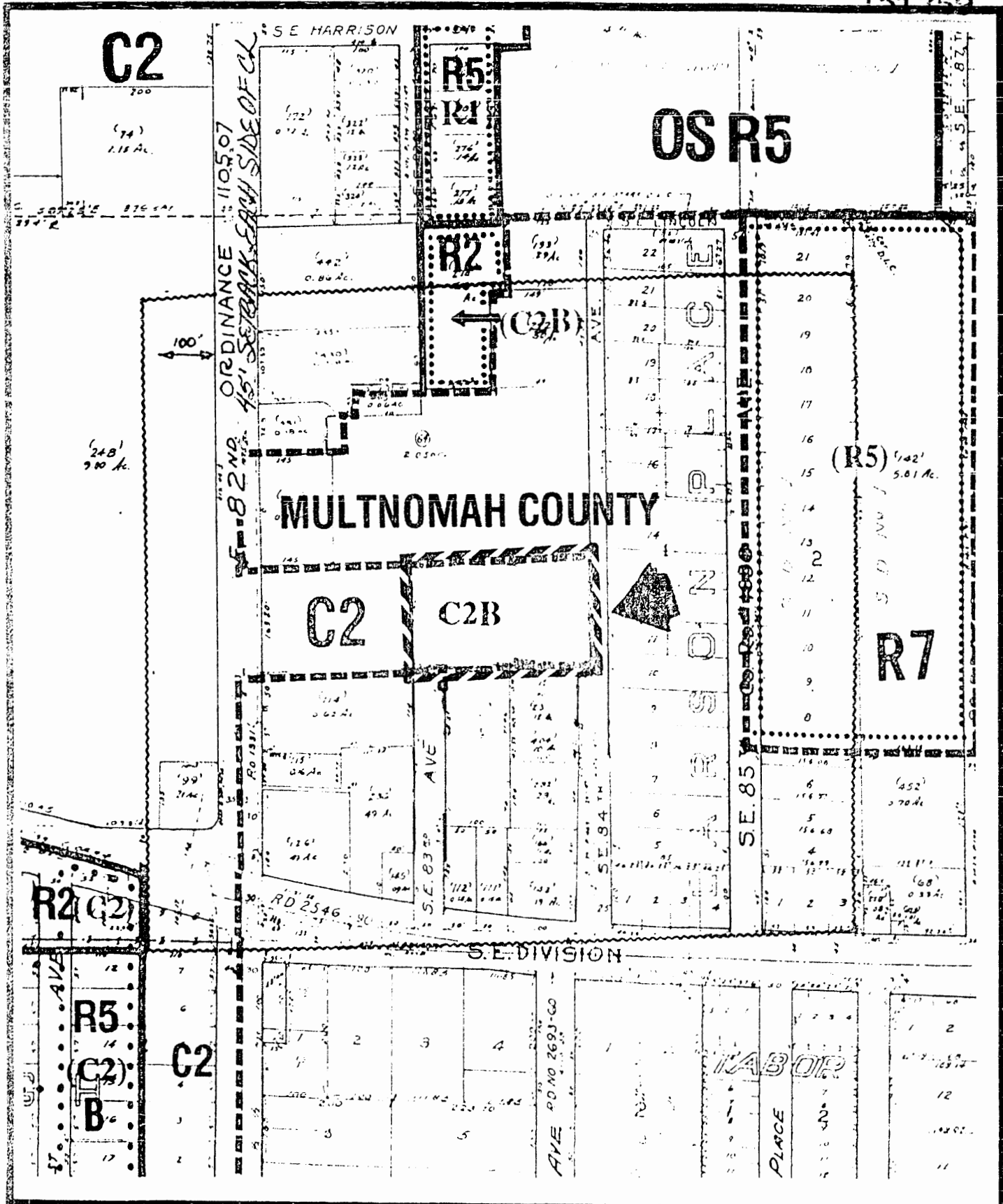
An Ordinance changing the zoning for Tax Lot 124, Section 4, T1S, R2E (except for the western approximately 220 feet, which is zoned City C2), located at 2330 S.E. 82nd Avenue, north of S.E. Division, from County A2 and A20P to City C2B, requiring a Comprehensive Plan Map Amendment, and declaring an emergency.

The City of Portland ordains:

Section 1. The Council finds:

1. Tax Lot 124, Section 4, T1S, R2E (except for the western approximately 220 feet, which is zoned City C2); located at 2330 S.E. 82nd Avenue, north of S.E. Division, has been annexed to the City.
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. The City's Hearings Officer by Report and Recommendation dated March 10, 1981 (Planning Commission File No. 6766-PA), after and as a result of a duly authorized and conducted public hearing held on March 9, 1981, has recommended adoption of C2B 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 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.
6. 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.
7. 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.
8. 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.

NOW, THEREFORE, the Council directs:



# Zoning proposed



File No.	6766
1/4 Section	3239
Scale	1" = 12,000'
Request	Establish zoning
Exhibit	

**ORDINANCE No.**

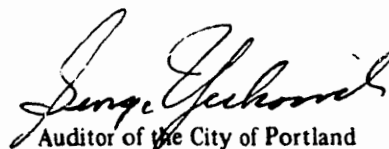
- a. That the facts, findings, conclusions, and recommendation of the Hearings Officer in P.C. File No. 6766-PA are adopted by City Council.
- b. The Comprehensive Plan Map is hereby amended to designate this site as C2B.
- c. The recently annexed Tax Lot 124, Section 4, T1S, R2E (except for the western approximately 220 feet, which is zoned City C2); located at 2330 S.E. 82nd Avenue, north of S.E. Division, is hereby zoned C2B; as set forth on the map attached hereto and incorporated herein by this reference and thereby made a part of this ordinance.
- d. 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, and amend the Comprehensive Plan Map of the City accordingly. 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.
- e. This order shall not be effective and no change shall be made to the Zoning Maps or the Comprehensive Plan Map until recorded as provided herein.

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, **APR 8 1981**

Commissioner Schwab  
March 10, 1981  
G.H.Fleerlage/ja

Attest:

  
Auditor of the City of Portland

Calendar No. 1072

**ORDINANCE No. 151359**

**Title**

An Ordinance changing the zoning for Tax Lot 124, Section 4, T1S, R2E (except for the western approximately 220 feet, which is zoned City C2), located at 2330 S.E. 82nd Avenue, north of S.E. Division, from County A2 and A20P to City C2B, requiring a Comprehensive Plan Map Amendment, and declaring an emergency.

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

FOUR-FIFTHS CALENDAR	
Jordan	
Lindberg	
Schwab	
Ivancie	

Filed MAR 13 1981

**GEORGE YERKOVICH**  
Auditor of the CITY OF PORTLAND

By *George Yerovich*  
Deputy

INTRODUCED BY
COMMISSIONER SCHWAB

NOTED BY THE COMMISSIONER
Affairs
Finance and Administration
Safety
Utilities
Works

<b>BUREAU APPROVAL</b>
Bureau: Hearings Office
Prepared By: G.H. Fleeher/da Date: 3/10/81
Budget Impact Review: <input type="checkbox"/> Completed <input checked="" type="checkbox"/> Not required
Bureau Head:

CALENDAR	
Consent <input checked="" type="checkbox"/>	Regular <input type="checkbox"/>

NOTED BY
City Attorney
City Auditor
City Engineer