

**Zoning  
PROPOSED**



File No. 7049 ANNEXATION ZONING  
 1/4 Section 4122  
 Scale 1" = 200'  
 Request ESTABLISH CITY R7 ZONING  
 Exhibit

ORDINANCE NO. 151574

151574

An Ordinance changing the zoning for Tax Lots 200 and 202, Section 36, T1S, R1W, located north of S.W. Oak Street, west of S.W. 65th Avenue, from RU4 to R7, requiring a Comprehensive Plan Map Amendment, and declaring an emergency.

The City of Portland ordains:

Section 1. The Council finds:

1. Tax Lots 200 and 202, Section 36, T1S, R1W, located north of S.W. Oak Street, west of S.W. 65th Avenue, have 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, Washington County, until City zoning is established.
3. The City's Hearings Officer by Report and Recommendation dated April 17, 1981 (Planning Commission File No. 7049-PA), after and as a result of a duly authorized and conducted public hearing held on April 16, 1981, 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 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:

**ORDINANCE No.**

- a. That the facts, findings, conclusions, and recommendation of the Hearings Officer in P.C. File No. 7049-PA are adopted by City Council.
- b. The Comprehensive Plan Map is hereby amended to designate this site as R7.
- c. The recently annexed Tax Lots 200 and 202, Section 36, T1S, R1W, located north of S.W. Oak Street, west of S.W. 65th Avenue, are hereby zoned R7, 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 the Comprehensive Plan Map of the City shall be amended 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.

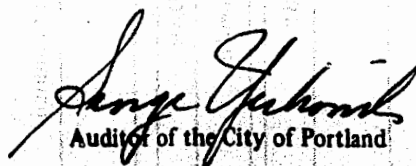
Section 2. The Council declares an emergency exists because there should be no delay in the beneficial use of the above-described property; therefore, this ordinance shall be in force and effect from and after its passage by the Council.

Passed by the Council,

**MAY 21 1981**

Commissioner Schwab  
April 17, 1981  
P.Norr/ja

Attest:

  
Auditor of the City of Portland

THE COMMISSIONERS VOTED AS FOLLOWS:		
	Yeas	Nays
JORDAN	/	
LINDBERG	/	
SCHWAB	/	
STRACHAN	/	
IVANCIE		/

FOUR-FIFTHS CALENDAR	
JORDAN	
LINDBERG	
SCHWAB	
STRACHAN	
IVANCIE	

Calendar No. 1559

## ORDINANCE No. 151574

### Title

An Ordinance changing the zoning for Tax Lots 200 and 202, Section 36, T1S, R1W, located north of S.W. Oak Street, west of S.W. 65th Avenue, from RU4 to R7, requiring a Comprehensive Plan Map Amendment, and declaring an emergency.

Filed APR 24 1981

GEORGE YERKOVICH  
Auditor of the CITY OF PORTLAND

By *George Yerkovich*  
Deputy

INTRODUCED BY	
COMMISSIONER SCHWAB	
NOTED BY THE COMMISSIONER	
Affairs <i>[Signature]</i>	
Finance and Administration	
Safety	
Utilities <i>[Signature]</i>	
Works <i>[Signature]</i>	
BUREAU APPROVAL	
Bureau: Hearings Office	
Prepared By: <i>[Signature]</i>	Date: 4/17/81
Budget Impact Review:	
<input type="checkbox"/> Completed	<input checked="" type="checkbox"/> Not required
Bureau Head: <i>[Signature]</i>	
CALENDAR	
Consent <input checked="" type="checkbox"/>	Regular <input type="checkbox"/>
NOTED BY	
City Attorney <i>[Signature]</i>	
City Auditor	
City Engineer	