

RECEIVED

JUL 29 9 17 AM 1981

151906

ACCEPTANCE

GEORGE YERKOVICH AUDITOR
CITY OF PORTLAND ORE.

BY _____

Portland, Oregon, July 6 1981

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. 151906, passed by the Council July 2, 1981, granting a revocable permit to Muecke Properties, Inc., deedholder, and Open Door Fellowship Church, Paul R. Mackie, applicant, to allow use of the existing building as a church, in zone R5; located at 2712 SE Salmon, Tax Lot 1 of Lots 1-3, 6-8, Block 3, Murray Hill Addition, under certain conditions, with a variance,

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,

OPEN DOOR FELLOWSHIP CHURCH

[CORPORATE SEAL]

* *Paul R. Mackie Pastor*

1604 SE 22nd, Portland, OR 97214

Address

APPROVED AS TO FORM
Approved as to form:

Stephen P. Thomas

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.

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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,

MUECKE PROPERTIES, INC.

THE BANK OF CALIFORNIA N/A TRUSTEE
R. K. Paulsen TRUST OFFICER

[CORPORATE SEAL]

2732 SE Salmon, Portland, OR 97214

Address

APPROVED AS TO FORM
Approved as to form:

John P. Thomas

City Attorney

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ORDINANCE NO. 151906

An Ordinance granting a Revocable Permit for five years, to Muecke Properties, Inc., deedholder, and Open Door Fellowship Church, Paul R. Mackie, applicant, to allow use of the existing building as a church, in zone R5; located at 2712 S.E. Salmon, Tax Lot 1 of Lots 1-3, 6-8, Block 3, Murray Hill Addition, under certain conditions, with a Variance, and declaring an emergency.

The City of Portland ordains:

Section 1. The Council finds:

1. Muecke Properties, Inc., deedholder, and Open Door Fellowship Church, Paul R. Mackie, applicant, have filed application for a Conditional Use to allow use of the existing building as a church, in zone R5; located at 2712 S.E. Salmon.
2. The legal description of said property is Tax Lot 1 of Lots 1-3, 6-8, Block 3, Murray Hill Addition.
3. Applicant has paid the proper fee for the filing of such an application.
4. A duly authorized and conducted public hearing has been held by the City's Hearings Officer on June 1, 1981 (Planning Commission File No. CU 48-81), and the Hearings Officer recommends denial of a Conditional use, but approval of a Revocable Permit for five years, under certain conditions, and with a Variance.
5. Use of this extremely large three-story dwelling as a church, if properly conditioned, could preserve the structure until such time as it might become feasible to rehabilitate it for full use as housing.
6. The City Auditor has complied with the notice requirements of the ordinance for the hearing before the Hearings Officer.

NOW, THEREFORE, the Council directs:

- a. That the facts, findings, conclusions, and recommendation of the Hearings Officer in P.C. File No. CU 48-81 are adopted by City Council.
- b. That a Revocable Permit be granted for five years to allow use of the existing building as a church, in zone R5; located at 2712 S.E. Salmon, on Tax Lot 1 of Lots 1-3, 6-8, Block 3, Murray Hill Addition.
- c. This Revocable Permit is granted under the following conditions:
 - 1) No structural changes to the dwelling or the site shall be allowed that would preclude use as housing at some time in the future.
 - 2) At least one housing unit of a minimum of 500 square feet in area shall be maintained in the dwelling and be used for housing purposes.

ORDINANCE No.

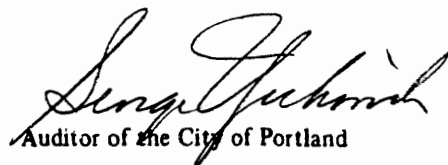
- 3) The applicant shall submit a parking plan, including rideshare and transit incentives as well as a park and walk plan, to the Bureau of Planning for approval prior to the issuance of an Occupancy Permit. The park and walk portion of the plan need not be implemented absent the development of a parking problem in the immediate area.
 - 4) If two signs are installed, no outdoor bulletin board shall be erected. Maximum square footage of Code provisions shall not be exceeded.
 - 5) The Revocable Permit hereby granted is personal to the permittee and may not be transferred, assigned or otherwise disposed of by said permittee.
 - 6) The Revocable Permit hereby granted shall be revocable at the pleasure of the City Council and no expenditures of money hereunder or lapse of time or any act or thing shall operate as an estoppel against the City of Portland, or be held to give the permittees any vested or other right.
 - 7) Permittee shall comply with the provisions of the Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the City, whether presently existing or hereafter enacted.
- d. This Revocable Permit is granted with the following Variance:
- 1) A Variance reducing the minimum lot area from the required 15,000 square feet to 14,810 square feet.
- e. Neither this ordinance nor any permit issued hereunder shall be effective until accepted, filed and recorded in accordance with law.

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, **JUL 2 1981**

Commissioner Schwab
G.H. Fleerlage/sa
6/2/81

Attest:


Auditor of the City of Portland

Calendar No. 2208

ORDINANCE No. 151906

Title

An Ordinance granting a Revocable Permit for five years, to Muecke Properties, Inc., deedholder, and Open Door Fellowship Church, Paul R. Mackie, applicant, to allow use of the existing building as a church, in zone R5; located at 2712 S.E. Salmon, Tax Lot 1 of Lots 1-3, 6-8, Block 3, Murray Hill Addition, under certain conditions, with a Variance, and declaring an emergency.

THURSDAY

Filed JUN 5 1981

GEORGE YERKOVICH Auditor of the CITY OF PORTLAND.

By [Signature] Deputy

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

FOUR-FIFTHS CALENDAR	
JORDAN	
LINDBERG	
SCHWAB	
STRACHAN	
IVANCIE	

INTRODUCED BY
COMMISSIONER SCHWAB
NOTED BY THE COMMISSIONER
Affairs
Finance and Administration
Safety
Utilities
Works

BUREAU APPROVAL
Bureau:
HEARINGS OFFICER
Prepared By: G.H. Fleeher/sa Date: 6/2/81
Budget Impact Review:
<input type="checkbox"/> Completed <input checked="" type="checkbox"/> Not required
Bureau Head:

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

NOTED BY
City Attorney
City Auditor
City Engineer