

ORDINANCE NO. **152961**

An Ordinance changing the zoning for Tax Lots 100 and 800, Section 35, T1N, R1W, located north of N.W. Cornell Road, east of N.W. 102nd Avenue, west of Miller Road, from County RU3 to City R10, requiring a Comprehensive Plan Map Amendment designating the site R10, and declaring an emergency.

The City of Portland ordains:

Section 1. The Council finds:

1. Tax Lots 100 and 800, Section 35, T1N, R1W, located north of N.W. Cornell Road, east of N.W. 102nd Avenue, west of Miller Road, 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 January 4, 1982 (Planning Commission File No. 7174-A), after and as a result of a duly authorized and conducted public hearing held on January 4, 1982, has recommended adoption of R10 zoning in said annexed area, and a Comprehensive Plan Map designation of R10.
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.
9. There is a public need to impose conditions to this zoning which have heretofore been imposed upon the property zoned by Ordinance No. 140542, since that property's development is integral to the development of the property zoned herein.

NOW, THEREFORE, the Council directs:

13)
158.78 Ac

4)
159.77 Ac

R10

MUF
19

city boundary

1800'
40.83 Ac
R10

R10
100'
9.10
Ac

13)
23.81
Ac

SEE MAP
IN I 35 B0

SEE MAP
IN I 35 AC

RU 3

MUF
19

WASHINGTON COUNTY
MULTNOMAH COUNTY

4)
2.83
Ac

Zoning proposed

File No.	7174A
1/4 Section	2919 & 2920
Scale	1" = 600'
Request	PLAN DESIGNATION / ZONE
Exhibit	CHANGE



ORDINANCE No.

- a. That the facts, findings, conclusions and recommendation of the Hearings Officer in P.C. File No. 7174-A are adopted by City Council.
- b. The Comprehensive Plan Map is hereby amended to designate this site as R10.
- c. The recently annexed Tax Lots 100 and 800, Section 35, T1N, R1W, located north of N.W. Cornell Road, east of N.W. 102nd Avenue, west of Miller Road, is hereby zoned R10, as set forth on the map attached hereto and incorporated herein by this reference and thereby made a part of this ordinance.
- d. This zoning is subject to the conditions contained in Ordinance No. 140542, incorporated by reference herein.
- e. 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, 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 owner is hereby waived.
- f. 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, **MAR 10 1982**

Commissioner Schwab
January 4, 1982
G.H.Fleerlage/ja

Attest:


Auditor of the City of Portland

Calendar No. **619**

ORDINANCE No. 152961

Title

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for hearing March 10, 1982 at 2:00 p.m.

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

FOUR-FIFTHS CALENDAR	
JORDAN	
LINDBERG	
SCHWAB	
STRACHAN	
IVANCIE	

Filed JAN 7 1982

GEORGE YERKOVICH
Auditor of the CITY OF PORTLAND

By *George E. Hill*
Deputy

INTRODUCED BY
COMMISSIONER SCHWAB

NOTED BY THE COMMISSIONER
Affairs
Finance and Administration
Safety
Utilities
Works

BUREAU APPROVAL
Bureau: Hearings Office
Prepared By: G.H. Flerlage/ja Date: 1/4/82
Budget Impact Review: <input type="checkbox"/> Completed <input checked="" type="checkbox"/> Not required
Bureau Head:

CALENDAR	
Consent	Regular

NOTED BY
City Attorney
City Auditor
City Engineer