

ORDINANCE NO. **153102**

An Ordinance establishing a Comprehensive Plan Map designation of M2 and zoning of M2, for Tax Lots 55 and 56, Section 5, T1N, R1E, with a "B" buffer overlay zone on the westerly 125 feet of the property located at the North Portland Road, north of the Columbia Slough, and declaring an emergency.

The City of Portland ordains:

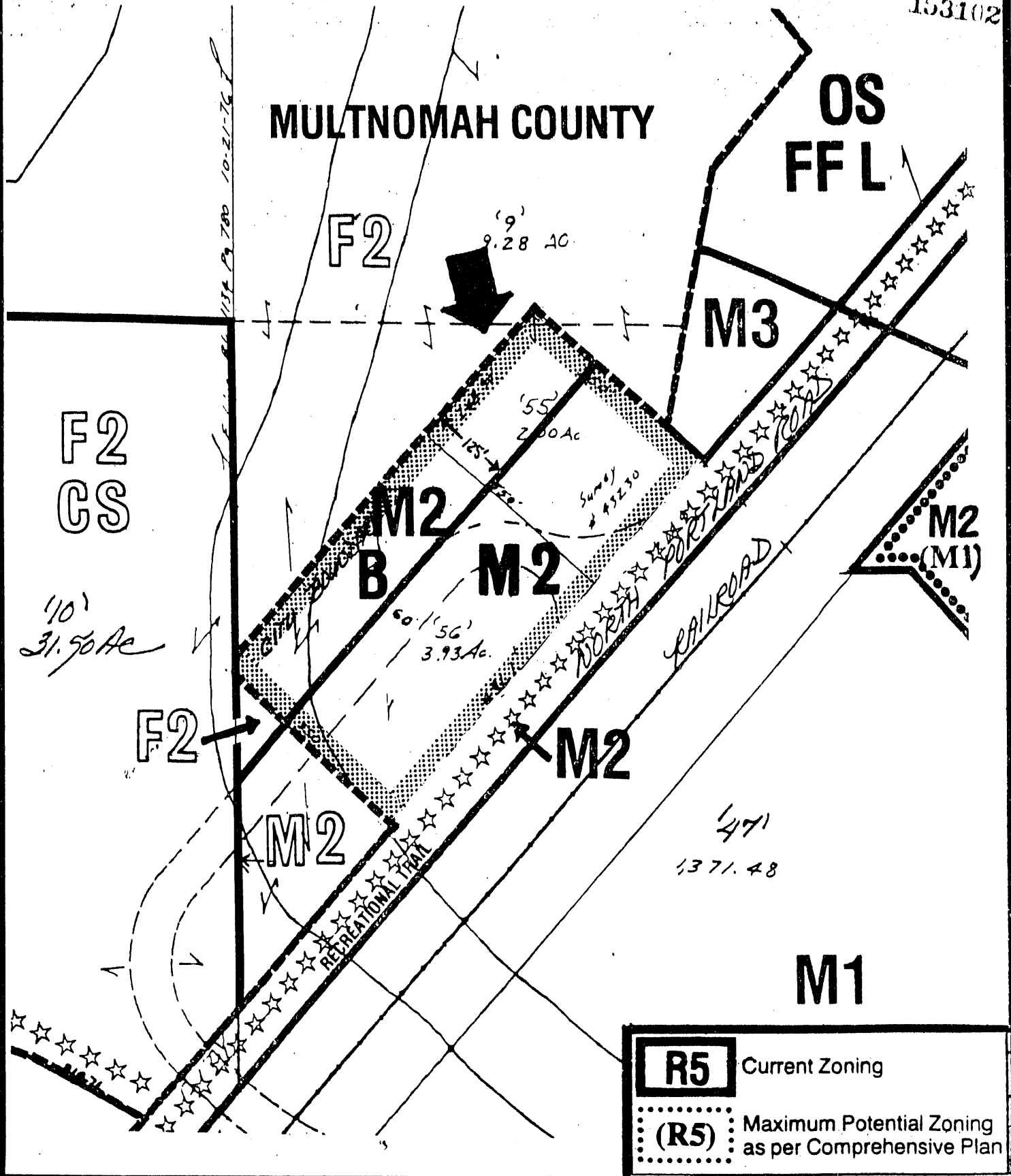
Section 1. The Council finds:

1. Tax Lots 55 and 56, Section 5, T1N, R1E, located at the North Portland Road, north of the Columbia Slough, 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 regulation of the former jurisdiction, Multnomah County, until City zoning is established.
3. The City's Hearings Officer by Report and Recommendation dated February 22, 1982, (Planning Commission File No. 7184A), after and as a result of a duly authorized and conducted public hearing held on February 22, 1982, has recommended adoption of M2 zoning in said annexed area, and a Comprehensive Plan Map designation of M2.
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:

- a. That the facts, findings, conclusions and recommendation of the Hearings Officer in P.C. File No. 7184A are adopted by City Council.

MULTNOMAH COUNTY



R5	Current Zoning
(R5)	Maximum Potential Zoning as per Comprehensive Plan

Zoning proposed

File No.	7184 A
1/4 Section	1925
Scale	1" = 200'
Request	M2 and M2B
Exhibit	



ORDINANCE No.

- b. The Comprehensive Plan Map is hereby amended to designate this site as M2.
- c. The recently annexed Tax Lots 55 and 56, Section 5, T1N, R1E, located at the North Portland Road, north of the Columbia Slough, is hereby zoned M2, and M2B, as set forth on the map attached hereto and incorporated herein by this reference and thereby made a part of this ordinance.
- d. This Zone Change is subject to the following conditions:
 - 1) Within the B, buffer overlay, zone, ten-foot rear and side yards shall be landscaped and screened in substantial compliance with Section 33.58.030(j) of the planning and Zoning Code.
 - 2) Permits for any new development shall be obtained from the Bureau of Buildings and such development shall comply with all requirements which the Bureau of Buildings or any other City agencies may establish. At the time of new development, the trail system adjacent to this site shall be improved to City Engineer standards (if within the right-of-way) or Park Bureau standards (if within private property). The Hearings Officer retains jurisdiction to resolve any otherwise unresolvable problems resulting from this condition.
- 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, **APR 14 1982**

Commissioner Schwab
 February 22, 1982
 P.Norr/lrs

Attest:


 Auditor of the City of Portland

Calendar No. **992**

ORDINANCE No. 153102

Title

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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 OFFICE	
Prepared By: P. NORR/lrs	Date: 2/22/82
Budget Impact Review:	
<input type="checkbox"/> Completed <input type="checkbox"/> Not required	
Bureau Head:	

CALENDAR	
Consent	Regular

NOTED BY
City Attorney
City Auditor
City Engineer

Filed **FEB 25 1982**

GEORGE YERKOVICH
Auditor of the CITY OF PORTLAND

By 
Deputy