

Moore-Love, Karla

From: Chris Johnson [citygoose.countrygoose@gmail.com]

Sent: Saturday, April 20, 2013 2:54 PM

To: Moore-Love, Karla

Subject: Re: Communications for City Council

Hi,

Yes, I still plan on attending the council meeting on May 22 @ 9:30.

My address is 4543 SE Harney DR, Portland OR 97206 Phone 503-327-8466.

Topic is way my property is the only property zoned with environmental and protected when there are several properties that share the same stream as my property.

Chris

On Thu, Apr 18, 2013 at 11:14 AM, Moore-Love, Karla <Karla.Moore-Love@portlandoregon.gov> wrote:

Chris,

I'll have to hear from you by 5:00 pm tomorrow, April 19th as I need to give others a chance to fill this spot on May 1st. Let me know by then or I will consider you not interested.

Also, if you are still planning on speaking at the May 22nd 9:30 am meeting, I will need your address, phone number and topic.

Thank you,
Karla

KARLA MOORE-LOVE | COUNCIL CLERK
OFFICE OF THE CITY AUDITOR
503.823.4086

From: Moore-Love, Karla
Sent: Thursday, April 11, 2013 2:54 PM
To: 'citygoosecountrygoose@gmail.com'
Subject: Communications for City Council

Hello Chris,

I have a note on the Communications schedule that you would like to move from your scheduled May 22nd date to an earlier date in April if one were to become available. Sorry but at this time I do not have an opening in April but I do have one on May 1st **but** due to the absence of the Mayor and Commissioner Fritz in the morning, we are only meeting at **2:00 p.m. on May 1st.**

Let me know if you are interested in this date and time. If you are, I will have to have your address, phone number and topic.

Regards,
Karla

KARLA MOORE-LOVE | COUNCIL CLERK
CITY OF PORTLAND | OFFICE OF THE CITY AUDITOR
1221 SW 4TH AVE RM 140
PORTLAND OR 97204-1900

email: Karla.Moore-Love@portlandoregon.gov

503.823.4086 | fax 503.823.4571

Clerk's Webpage: www.portlandoregon.gov/auditor/councilclerk

Moore-Love, Karla

From: Chris Johnson [citygoose.countrygoose@gmail.com]
Sent: Thursday, May 16, 2013 4:35 PM
To: Moore-Love, Karla
Subject: Re: Time Limit for Providing Documents to City Council
Attachments: Sales Proposal.pdf; Zoning Maps.pdf; Water in Blue.pdf

Hi Ms. Moore-Love,

I wish to include the attached documents in my conversation with the City Councilors.

I wish to have the City Councilors explain to me why my property has the zoning restrictions when other similar properties that share the same Errol Creek stream do not have these same zoning restrictions.

Additionally, I would like to have an explanation regarding why the City's purchase to purchase my property gives the City the right to back out of the sale if the appraisal does not support the real market value in the agreement when the sales agreement does not allow me the same right!

Lastly, I would like the City Councilors to providing me with and documents regarding conversations the City's Planning Department had with a potential Home Health Care buyer who wish to purchase my property but did not do so because the Planning Department made it to difficult. Over 70 percent of my 2.46 acres does not allow any use do to the zoning restrictions.

Sincerely,

Chris Johnson

On Thu, May 9, 2013 at 9:18 AM, Moore-Love, Karla <Karla.Moore-Love@portlandoregon.gov> wrote:

Hello Chris,

You are scheduled to speak on Wednesday, May 22nd and you will have three minutes. Communications are the first item on the official agenda and we start at 9:30 a.m.

If you can email me your documents by Thursday, May 16th I will include them in the Council's agenda packets. Otherwise, if you bring them (please provide seven copies) on the 22nd we can distribute them at the Council meeting.

Regards,
Karla

Karla Moore-Love |Council Clerk
Office of the City Auditor
[503.823.4086](tel:503.823.4086)

From: Chris Johnson [mailto:citygoose.countrygoose@gmail.com]

Sent: Tuesday, May 07, 2013 10:53 PM

To: Moore-Love, Karla

Subject: Time Limit for Providing Documents to City Coucil

Ms. Karla Moore-Love,

This there a time deadline for providing documents to the City Council? Also, can you remind me of my allotted time to speak before the City Council. Lastly, is my time to speak on the 21 or 22 of this month at 9:30 AM?

Sincerely,

Chris Johnson

AGREEMENT OF PURCHASE AND SALE

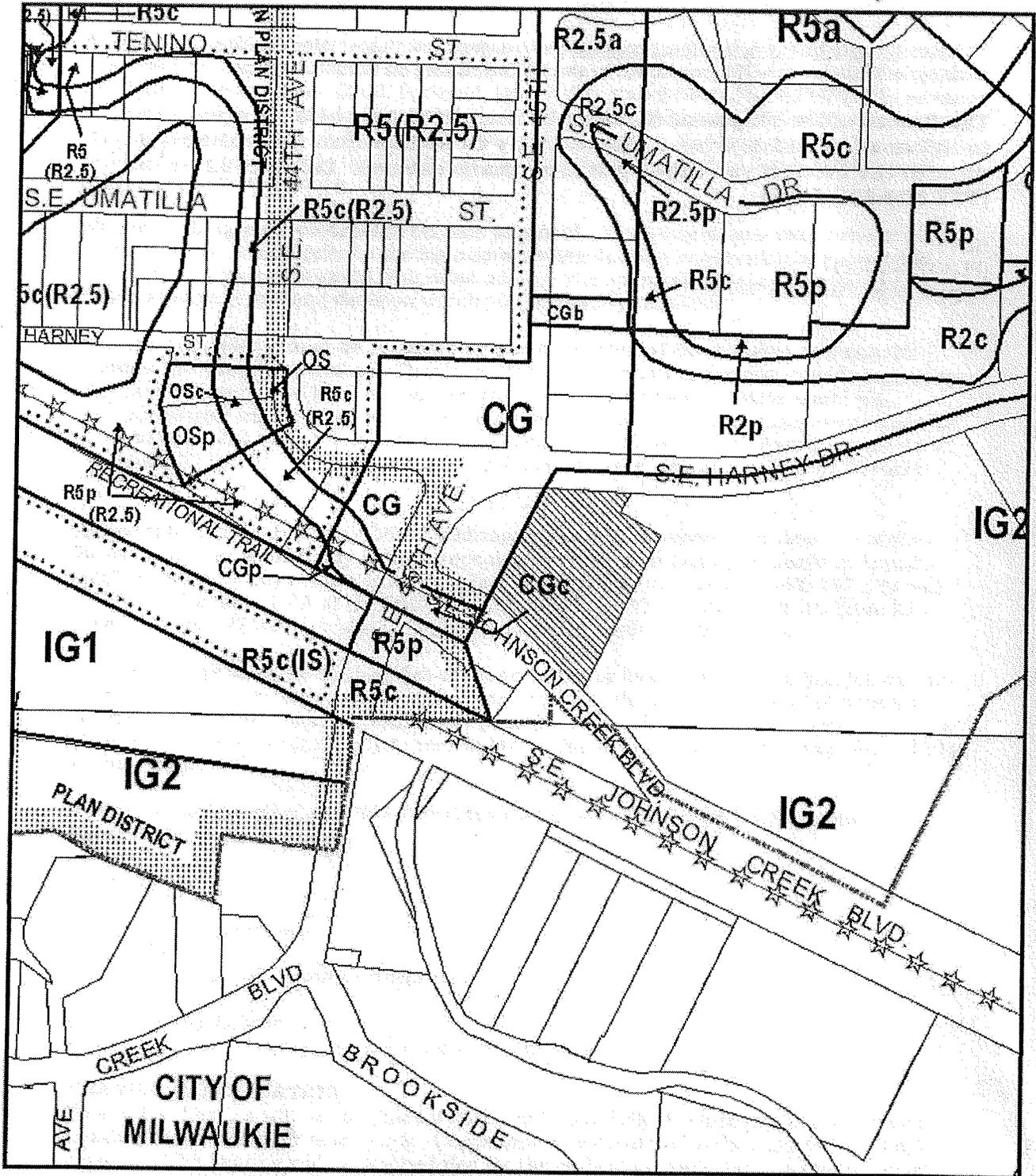
THIS AGREEMENT OF PURCHASE AND SALE ("the Agreement") is made and entered into as of the last date of signature indicated below ("the Effective Date"), by and between Chris A. Johnson ("Seller") and the City of Portland, a municipal corporation ("City").

RECITALS

- A. Seller is the owner of approximately 2.46 acres of real property, described as 4543 SE Harney Dr. Portland, and further known as Errol Heights, Blocks 38/39/40, Lots 4700/4800/4900, Map 3835, Multnomah County, Oregon, together with the improvements thereon, if any, and all rights appurtenant thereto including but not limited to access rights, timber rights, water rights, grazing rights, and development and mineral rights (hereinafter referred to as "the Property" and more particularly described in Exhibit A, attached hereto and incorporated herein).
- B. City desires to purchase from Seller, and Seller desires to sell and convey to City, all right, title, and interest in the Property. The terms of this Agreement are as follows:

TERMS

1. **Purchase and Sale.** Seller agrees to sell and convey to City and City agrees to purchase from Seller the Property upon the terms and conditions set forth in this Agreement.
2. **Purchase Price and Appraisal.** The Purchase Price for the Property shall be Five Hundred Thirty Thousand Dollars (\$530,000) or the Appraised Value if lower than \$530,000. The Purchase Price for the Property will be determined by an independent MAI appraisal in accordance with USPAP and general appraisal standards. The Appraiser for this property will be the next in line on a list of City approved Appraisers. Within 10 days of the Appraiser being hired, the Seller may present to the Appraiser any information that it believes is relevant in determining the appraised value. Once the appraisal is completed, the Seller will be given a copy of the appraisal. All costs of the appraisal will be paid by the City. In the event that the appraisal does not support a real market value of \$530,000.00 or less, this agreement shall terminate, unless otherwise agreed in writing, and the Escrow Deposit shall be returned to the City. The Parties acknowledge that the appraisal will take approximately 5 to 6 weeks to complete.
3. **Closing Date.** This transaction shall close on or before **one hundred twenty (120) days** after the Effective Date, or as soon thereafter as reasonably possible, unless otherwise extended as set forth herein (the "Closing Date" or "Closing").

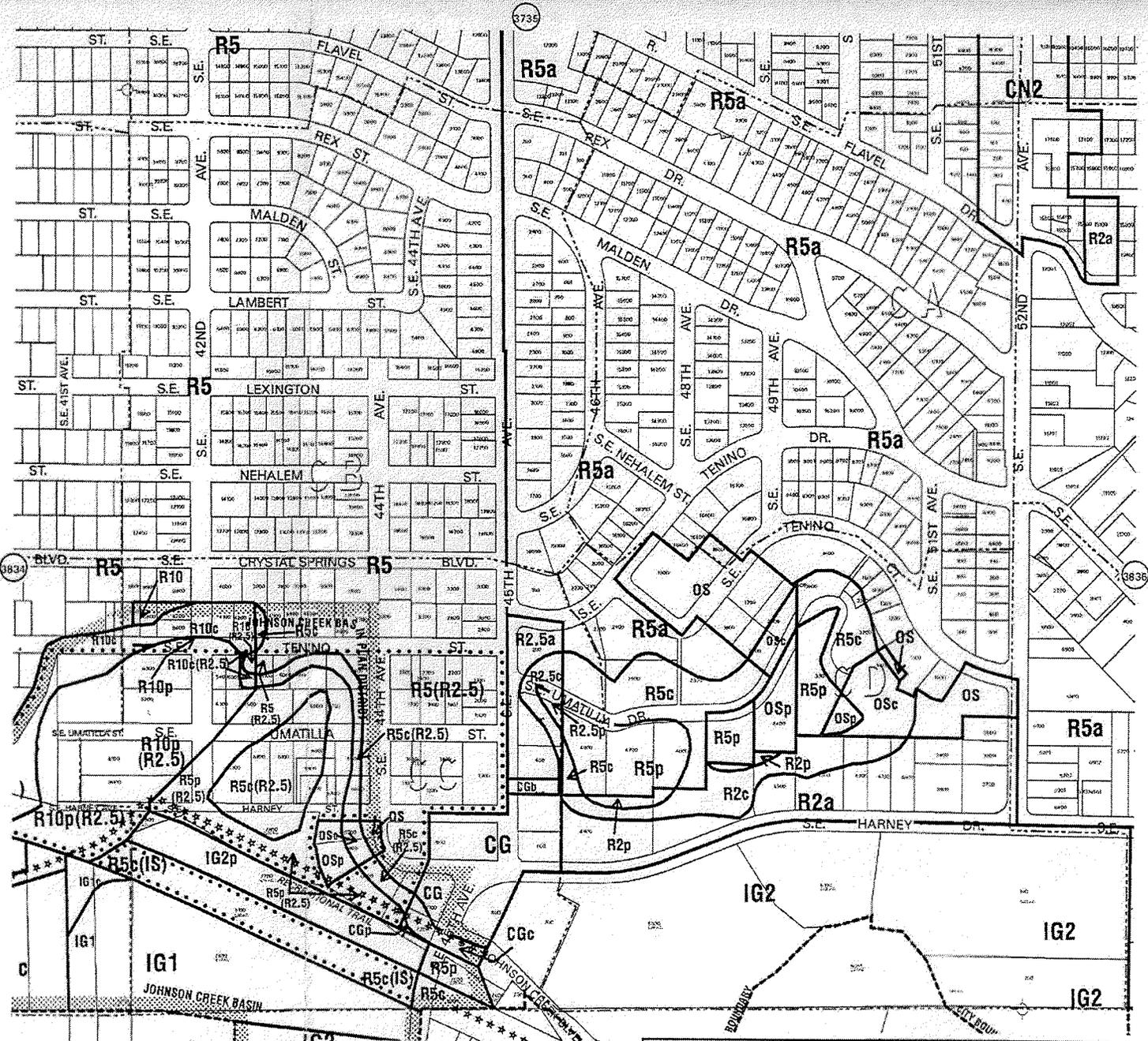


ZONING

 Site



File No.	LU 10-144051 LDPAD
1/4 Section	3835
Scale	1 inch = 200 feet
State Id	1S2E19CC 700
Exhibit	B (Jun 09, 2010)



NOTE: Zoning designations are subject to change; verify zoning prior to development or sales.

- Plan District Boundary
- Historic or Conservation District or N.R.M.P. Boundary
- Zoning Line

R10	Current Zoning	ZONING REVISIONS 12 - 99	CITY OF PORTLAND BUREAU OF PLANNING
	<ul style="list-style-type: none"> Maximum Potential Zoning as per Comprehensive Plan State ID Map Boundary 	BASEMAP ASSUMED: 10 - 99	
		LEGAL DESCRIPTION: SW 1/4 SEC. 19 - 1S - 2E	
		3835	

3735

3834

3836

3835

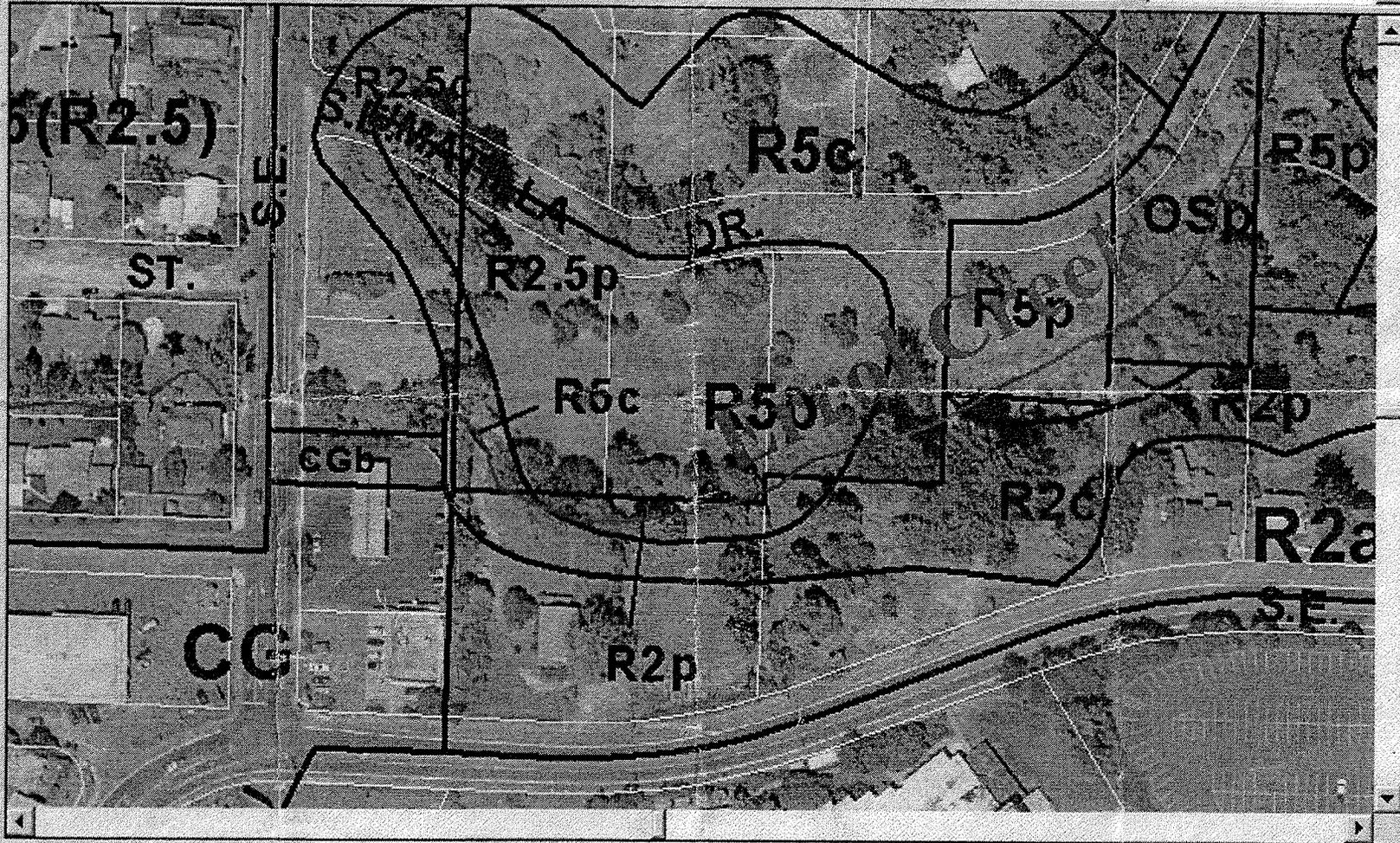
Taxlot Selection | Map Detail

GARTH 2.5



Aerial Photo Year
 2003 2002 2001 2000 '99 '98 '96

Change ID
Taxlot State-id



Boundaries Environment Places/LURs Code Overlays Transit/TSP PDC

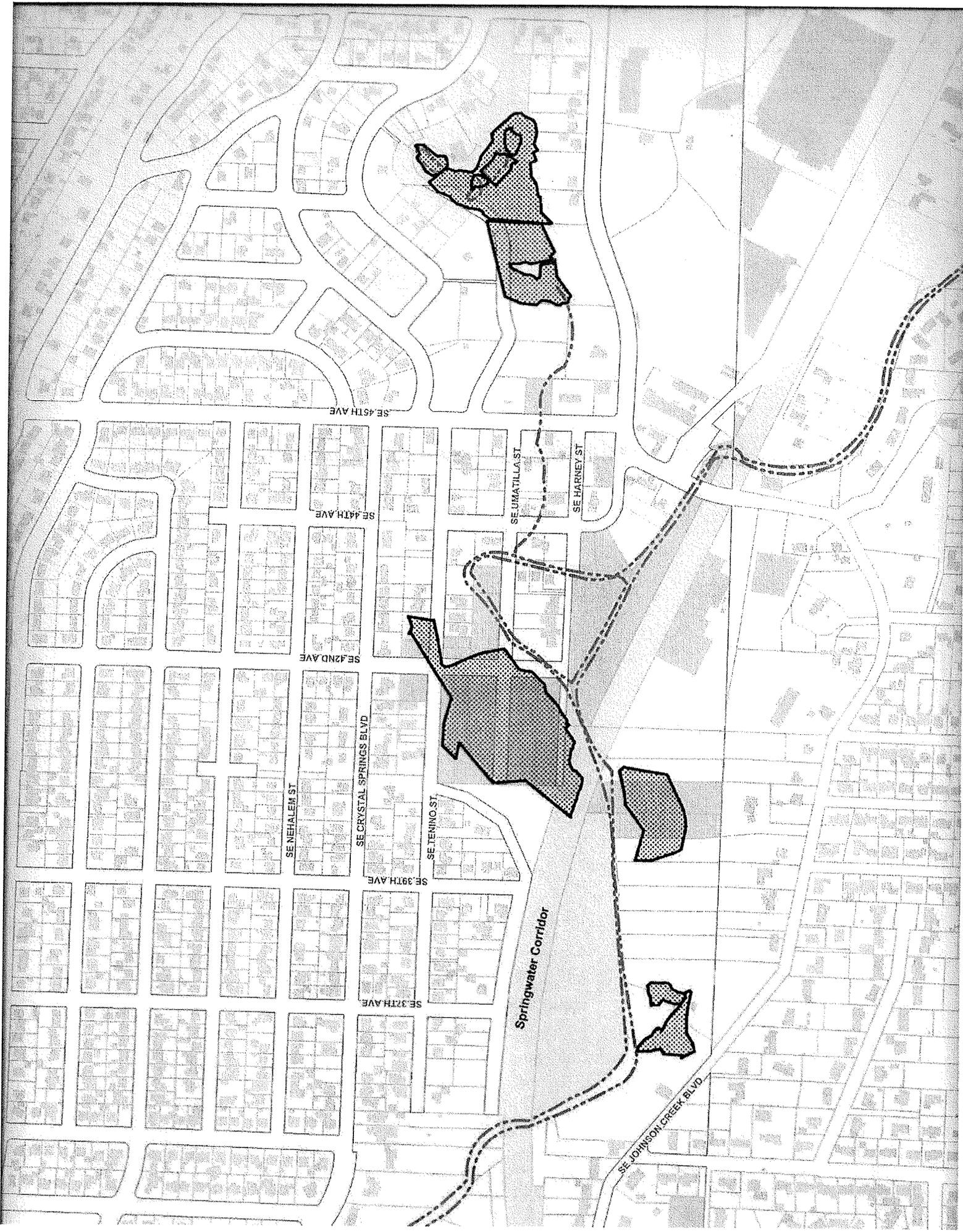
The line measures . mile(s), or 178 feet.

Scale 1"=147'

X:7,660,183 Y:662,462

2:57 PM

5/5/05



SE 46TH AVE

SE 44TH AVE

SE 42ND AVE

SE NEHALEM ST

SE CRYSTAL SPRINGS BLVD

SE 39TH AVE

SE 32TH AVE

SE UMATILLA ST

SE HARNEY ST

SE TENINO ST

Springwater Corridor

SE JOHNSON CREEK BLVD

Request of Chris Johnson to address Council regarding the zoning of his property
(Communication)

MAY 22 2013
PLACED ON FILE

Filed MAY 16 2013

LaVonne Griffin-Valade
Auditor of the City of Portland

By 

COMMISSIONERS VOTED AS FOLLOWS:		
	YEAS	NAYS
1. Fritz		
2. Fish		
3. Saltzman		
4. Novick		
Hales		