

## MOTIONS

**450 TIME CERTAIN: 3:00 PM** – Consider the proposal of Greg Winterowd on behalf of Run our Dream LLC and the recommendation from the Hearings Officer for conditional approval to change the Comprehensive Plan Map designation from Neighborhood Commercial and Medium Density Multi-Dwelling to Urban Commercial, and the Zoning Map designation from Neighborhood Commercial 2 and Residential 1,000 to Storefront Commercial for property at 2815 SW Barbur Blvd (Hearing introduced by Commissioner Eudaly; LU 16-186417 CP ZC) 1.5 hours requested for 450-451

### Motion 5-03-17

**Motion to tentatively adopt Hearings Officer's recommendation with the conditions as specified in the recommendation:** Moved by Fritz and seconded by Saltzman.

COMMISSIONERS VOTED AS FOLLOWS:

YEAS: Fritz, Saltzman, Eudaly

ABSENT: Wheeler and Fish

Disposition

TENTATIVELY ADOPT HEARINGS OFFICER'S RECOMMENDATION;  
CONTINUE TO MAY 17, 2017 AT 9:30 AM

### Motion 5-17-2017

**Motion to adopt findings:** Moved by Fritz and seconded by Saltzman.

COMMISSIONERS VOTED AS FOLLOWS:

YEAS: Fritz, Saltzman, Wheeler

ABSENT: Eudaly and Fish

Disposition: Findings Adopted

## IMPACT STATEMENT

**Proposal:** The request is not for a legislative action, but instead is a Type III Quasi-Judicial Comprehensive Plan Map amendment from Neighborhood Commercial and Medium Density Multi-Dwelling to Urban Commercial, and a Zoning Map Amendment from Neighborhood Commercial 2 and Residential 1,000 to Storefront Commercial.

**Contact name:** Mark Moffett, Senior City Planner, Land Use Services  
**Contact phone:** 503-823-7806  
**Presenter name:** Mark Moffett

**Purpose of proposal and background information:**

The request is not for a legislative action, but instead is a Type III Quasi-Judicial Comprehensive Plan Map amendment Neighborhood Commercial and Medium Density Multi-Dwelling to Urban Commercial, and a Zoning Map Amendment from Neighborhood Commercial 2 and Residential 1,000 to Storefront Commercial, at 2815 SW Barbur Boulevard. Legislative Procedures described in Zoning Code Chapter 33.740 are handled by the Bureau of Planning & Sustainability. Quasi-Judicial Procedures described in Zoning Code Chapter 33.730, commonly known as "Land Use Reviews" are handled by the Bureau of Development Services. Quasi-judicial procedures specifically describe the City Council as the decision-maker for Type III Comprehensive Plan Map Amendment and concurrent review requests, per 33.730.030.E.3.

In this case, the Land Use Review includes a Comprehensive Plan Map Amendment and Zoning Map Amendment. The Hearings Officer has submitted a recommendation of conditional approval. Staff will be presenting the Hearings Officer's recommendation at the hearing.

**Financial and budgetary impacts:**

This is not a legislative action, but rather a Type III quasi-judicial land use review to change the Comprehensive Plan Map and Zoning Map designations on the site. The request comes from the consultant representing the property owner. There are no costs to the City associated with this quasi-judicial land use review. The City resources necessary to review the Comprehensive Plan Map Amendment and Zoning Map Amendment are fully covered by the land use review fees paid by the applicant. As such, this request has no impact on generating or reducing revenue coming to the City.

**Community impacts and community involvement:**

The notification procedures for this Type III land use application followed the public involvement requirements contained within the Portland Zoning Code, as reviewed and adopted by the Portland City Council.

For Type III Land Use Reviews, the Zoning Code requires public notice be mailed to recognized neighborhood and business associations that are within 1,000 feet of the site. For this site, the South Portland Neighborhood Association, the South Portland Business Association, and the Southwest Neighborhoods Inc. (district coalition) all received notice. In addition, all property

owners within the 400 feet of the site are also mailed notice of the public hearing and the site is posted with notice boards. City Bureaus and Tri-Met.

A written Notice of Proposal was sent to the above-referenced entities notifying them of the proposal and seeking their comments. Comments from the public were received by city staff and the Hearings Officer during the review process.

**Budgetary Impact Worksheet**

**Does this action change appropriations?**

**YES:** Please complete the information below.

**NO:** Skip this section

<b>Fund</b>	<b>Fund Center</b>	<b>Commitment Item</b>	<b>Functional Area</b>	<b>Funded Program</b>	<b>Grant</b>	<b>Sponsored Program</b>	<b>Amount</b>