

Urban Development Partners
Attn Neeley Wells
PO Box 14761
Portland OR 97293-4761

East/West College Building LLC
525 NE Oregon #200
Portland OR 97232

Beth Azar and Bob Service
615 SE 46th Ave
Portland OR 97215

Joseph E. Weston
Weston Investment Co LLC
PO Box 12127
Portland OR 97212-0127

Sunnyside Neighborhood Assoc
Attn Paul Loney
Land Use & Transp Comm Chair
c/o 3430 SE Belmont Ste 101
Portland OR 97214

Belmont Area Business Assoc
Attn Don Porth - President
c/o SE Uplift
3534 SE Main St
Portland OR 97214

Richard Dwyre
PO Box 1420
Sandy OR 97055-1420 } *for*
8/14/09



**OFFICE OF CITY AUDITOR
CITY OF PORTLAND**

**LaVonne Griffin-Valade, City Auditor
Council/Contracts Division**

Mailing Address:

1221 SW 4th, Room 140
Portland, Oregon 97204-1987
Email: kmoore-love@ci.portland.or.us
Phone: (503) 823-4086 Fax: (503) 823-4571

August 14, 2009

Urban Development Partners
Attn: Neeley Wells
PO Box 14761
Portland OR 97293-4761

RE CASE FILE: LU 09-106993 CP ZC

Consider the proposal of Urban Development Partners, applicant and East/West College Building, LLC, owner and the recommendation from the Hearings Officer for approval of a Comprehensive Plan Map Amendment and Zoning Map Amendment for property located on the south side of SE Belmont Street west of 43rd Avenue (Hearing; LU 09-106993 CP ZC)

Dear Applicant:

On August 12, 2009, at approximately 2:00 p.m., at a regularly scheduled meeting in Council Chambers, the Council voted 5-0 and passed Ordinance No.183093.

This Ordinance must be recorded with the Multnomah County Recorder within 10 days of receipt of this letter. **Please send a check to this office for \$36.00 payable to the Multnomah County Recorder, indicating the file number on your check.**

Yours sincerely,

LaVonne Griffin-Valade
Auditor of the City of Portland

By:

Karla Moore-Love, Council Clerk

Enc.

cc: East/West College Building LLC



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August 14, 2009

NOTICE OF DECISION

RE CASE FILE: LU 09-106993 CP ZC

Consider the proposal of Urban Development Partners, applicant and East/West College Building, LLC, owner and the recommendation from the Hearings Officer for approval of a Comprehensive Plan Map Amendment and Zoning Map Amendment for property located on the south side of SE Belmont Street west of 43rd Avenue (Hearing; LU 09-106993 CP ZC)

To Whom It May Concern:

On August 12, 2009, at approximately 2:00 p.m., at a regularly scheduled meeting in Council Chambers, the Council voted 5-0 and passed Ordinance No.183093.

City Council's decision is the final review process available through the City. You may appeal this decision to the Oregon Land Use Board of Appeals (LUBA) by filing a Notice of Intent to Appeal with the Board within 21 days of the date of decision, as specified in the Oregon Revised Statute (ORS) 197.830. Among other things, ORS 197.830 requires that a petitioner at LUBA must have submitted written testimony during the comment period for this land use review. The Board's address is: Public Utility Commission Building, 550 Capitol Street NE, Suite 235, Salem, OR 97310-2552. You may call the Land Use Board of Appeals at 1-503-373-1265 for further information on filing an appeal.

Yours sincerely,

LaVonne Griffin-Valade
Auditor of the City of Portland
By:


Karla Moore-Love, Council Clerk

Enc.

ORDINANCE No. 183093

*Amend the Comprehensive Plan Map designation and change zoning at a site on the south side of SE Belmont St, between SE 42nd Ave and SE 44th Ave at the request of Urban Development Partners and East/West College Building, LLC (Ordinance; LU 09-106993 CP ZC).

Section 1. Council finds:

1. The Applicant seeks, in the vicinity of the south side of SE Belmont Street, between SE 42nd Avenue and SE 44th Avenue, the following:
 - a. a Comprehensive Plan Map Amendment from Medium Density MD 1000 to Urban Commercial for the area identified as State ID No. 1S2E06BB 12900, 1S2E06BB 13100 and 1S2E06BB 13000, and as described in Exhibit A to this Ordinance (hereinafter collectively referred to as the "Property"); and
 - b. a Zoning Map Amendment from R1 (Residential 1,000) to CM (Mixed Commercial/Residential) for the Property.
2. An application complying with all requirements of Title 33, Planning and Zoning, of the Code of the City of Portland seeking amendment of the Comprehensive Plan Map and Zoning Map has been received with the proper fee for filing paid.
3. The Hearings Officer held a duly noticed public hearing on May 6, 2009 and a Recommendation was issued on May 22, 2009 (BDS File No. LU 09-106993 CP ZC). The Hearings Officer recommended approval of the requested Comprehensive Map Amendment and Zoning Map Amendments.
4. Based on the findings contained in the Recommendation of the Hearings Officer, the Comprehensive Plan Map Amendment and Zoning Map Amendment are found to conform to the Comprehensive Plan and relevant Title 33 approval criteria.

NOW THEREFORE, the Council directs:

- a. City Council adopts the facts, findings, conclusions and recommendations of the Hearings Officer in BDS File No. LU 09-106993 CP ZC.
- b. The Comprehensive Plan Map Amendment and Zoning Map Amendment for the Property, as described in Exhibit A, are approved as follows:
 1. a Comprehensive Plan Map Amendment from Medium Density MD 1000 to Urban Commercial; and
 2. a Zoning Map Amendment from R1 (Residential 1,000) to CM (Mixed Commercial/Residential) for the Property.

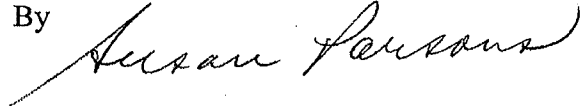
183093

Section 2. The Council declares an emergency exists because there should be no delay in the beneficial use of the above-described properties; therefore, this ordinance shall be in force and effect from and after its passage by the Council.

Passed by the Council
Auditor Griffin-Valade
Ian Simpson/rs
August 3, 2009

AUG 12 2009

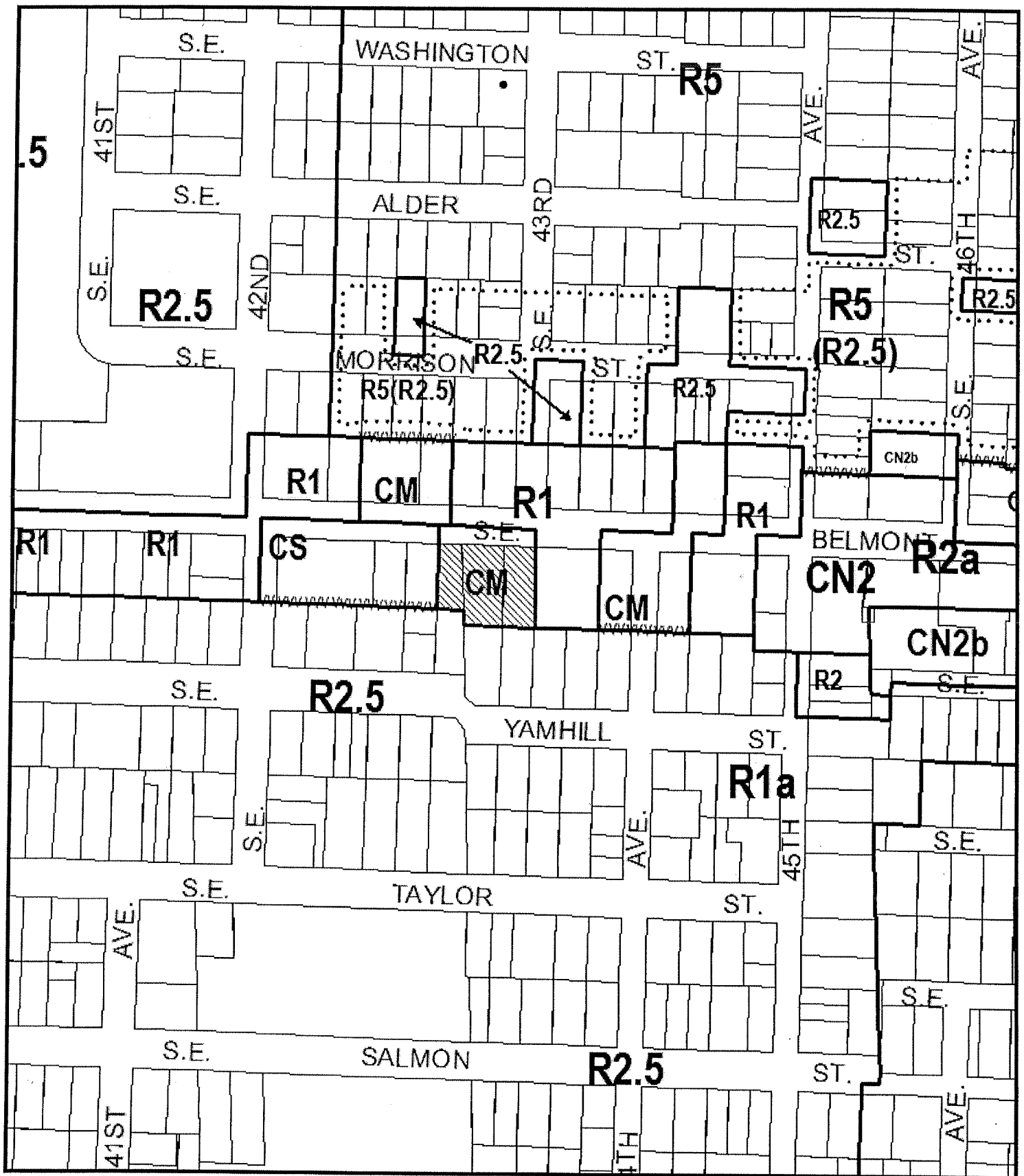
LA VONNE GRIFFIN-VALADE
Auditor of the City of Portland
By


Deputy

1830 93

EXHIBIT A

That portion of Lots 4 and 5, Block 3, GLENCOE PARK, lying North of a line 24 feet North of and parallel with the South line of said lots and Lot 11, Block 3, EDENDALE, TOGETHER WITH that parcel of land adjacent thereto which lies between the North line of said lots and the South line of SE Belmont Street, in the City of Portland, County of Multnomah and State of Oregon.



ZONING
PROPOSED



Site

File No. LU 09-106993 CP,ZC
 1/4 Section 3135
 Scale 1 inch = 200 feet
 State_Id 1S2E06BB 13000
 Exhibit B (Mar 17, 2009)