

Residential and Open Space zoning project Testimony
Planning and Sustainability Commission
1900 SW 4th Ave room 7100
Portland Oregon 97201

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PLANNING & SUSTAINABILITY
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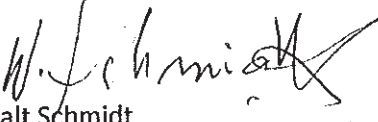
Dear Planning and Sustainability members –

I have owned and operated Halsey Automotive Imports at 7721 NE Halsey since the 1960's. In 1971 I successfully petitioned the Portland Planning Commission for a zone change (ZC 5830) from residential to manufacturing (M3s) – enclosed is the letter from the city auditor confirming City Council approval and the ordinance number 132715 that is in your archives. I have abided by all conditions of the approval since 1971 – I constructed the sidewalk on Halsey, I have provided and maintained landscaping along all street frontages, there is no ingress/egress from Halsey to my property, etc.

In 1980, the city changed the zoning from M3 back to residential without my knowledge as part of the 1980 Comprehensive Plan.

I recently received a notice that the city plans to change my zoning again, this time from R1 to R2 as part of the update to the 1980 Comprehensive Plan and also as part of the Residential and Open Space zoning project. I would like to submit a request that the city change the zoning on my property back to manufacturing instead, because my business is well established and we have no plans to make any changes or to convert the business to residential use. I would also like to point out that the businesses to the east of my property are zoned for manufacturing so this would be in keeping with the adjacent businesses.

Thank you for your consideration.


Walt Schmidt
12135 NE Fargo Street
Portland Oregon 97220

Cc: City Council

Aerial photo

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Q - 7721 NE HALSEY ST
PORTLAND, OR 97220-1553

Related Accounts
Assessor

Property Values (2015)
Market Value: \$739,240.00
Assessed Value: \$411,290.00

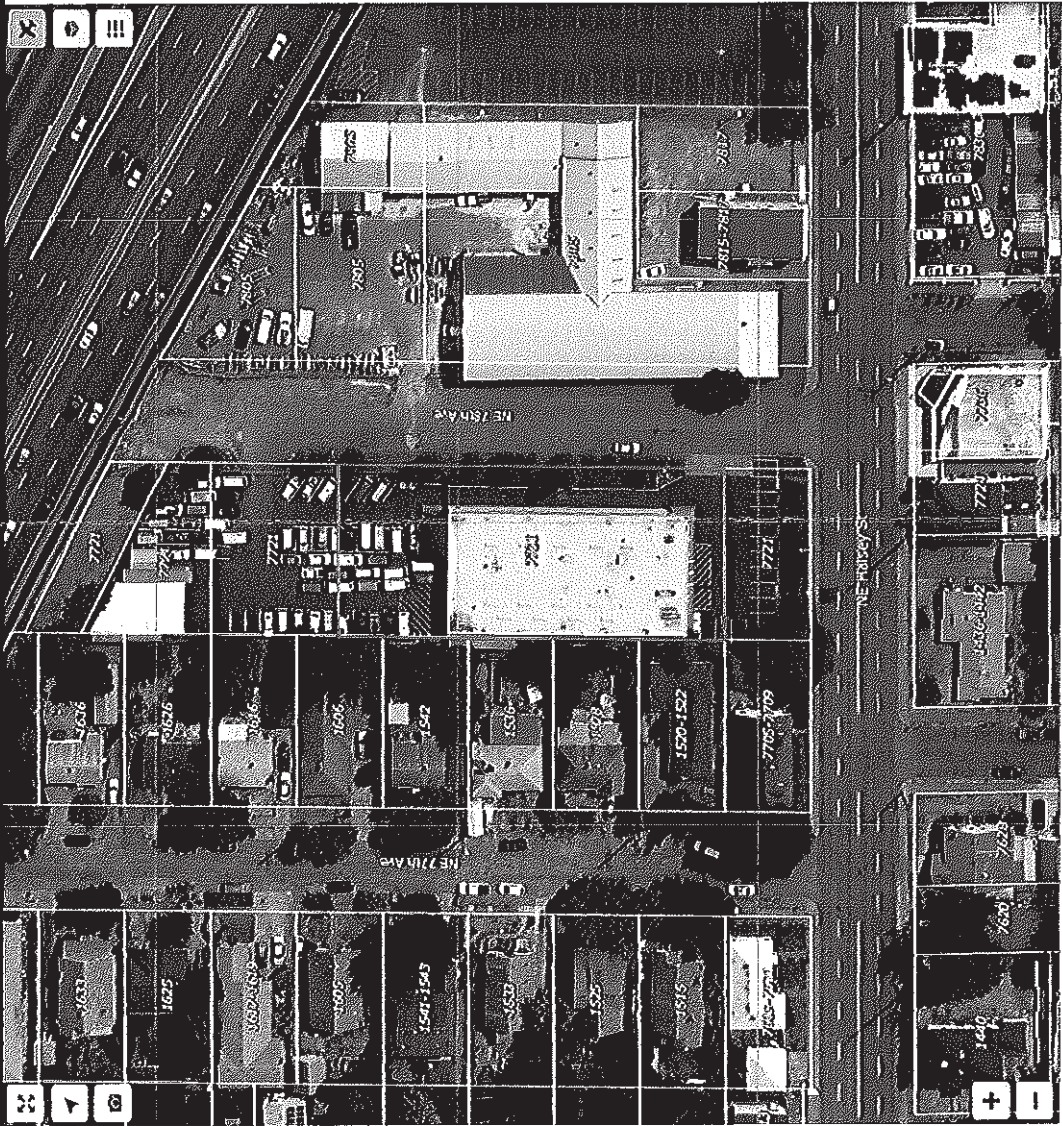
Taxes (2015)
Property Taxes: \$9,725.86
Total Taxes: \$9,725.86

Assessor Detail
Permits & Zoning

Bureau of Development Services
Phone: 503-825-7300
Zoning Hotline: 503-825-7526
Email: ods@portlandoregon.gov
1900 SW 4th Ave, Suite 5000, Portland, OR 97201
www.portlandoregon.gov/bds

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May 13, 1971

Mr. and Mrs. Waldemar J. Schmidt
12135 N. E. Fargo Street
Portland, Oregon 97220

Dear Mr. and Mrs. Schmidt:

The City Council, Wednesday, May 12, 1971, considered your petition to change from Zone A2.58 to M38, Lots 25 through 38 inclusive, Block 38, Jonesmore, located on the west side of N. E. 78th Avenue and north of N. E. Halsey Street.

The Council adopted the report of the City Planning Commission granting M38B for Lot 38, M38 for Lots 25-37 with the condition that all access and egress be in a forward motion; plus additional conditions as follows: 1. sidewalks required on N. E. Halsey; 2. no ingress or egress on Halsey; 3. no windows or storage on west side of property; 4. setback of not less than 10 nor more than 15 feet from west property line; 5. structure to be constructed of concrete block; 6. no repair operations to be carried on after 10 p.m., nor after 5 p.m., except in case of emergency.

The City Attorney is preparing an emergency ordinance to be submitted to the Council for consideration. Following favorable action by the Council, a copy of the ordinance will be forwarded to you.

Yours very truly,

Auditor of the City of Portland

EC:pn
Cal. No. 1783
PC 5830