

**ORDER OF COUNCIL ON APPEAL OF A  
HEARINGS OFFICER'S DECISION APPROVING  
LU 07-139994 CU AD 7010 SE DEARDORFF ROAD**

Appeal of Pleasant Valley Neighborhood Association against the Hearings Officer's decision to approve the application of David Douglas School District, for a conditional use with an adjustment to build a new elementary school at 7010 SE Deardorff Road. (Hearing; LU 07-139994 CU AD)

**Applicant:** Gary Haase  
David Douglas School District #40  
1500 SE 130<sup>th</sup> Ave  
Portland, OR 97233

**Representative:** Terry Rommel, The Rommel Architectural Partnership  
1200 NW Naito Pkwy, Suite 550  
Portland, OR 97209

**Site Address:** 7010 SE Deardorff Road

**Legal Description:** TL 100 8.40 ACRES, SECTION 23 1S 2E; TL 1500 7.69 ACRES,  
SECTION 23 1S 2E

**Tax Account No.:** R992230060, R99230070

**State ID No.:** 1S2E23AC 00100, 1S2E23AC 01500

**Quarter Section:** 3744

**Neighborhood:** Pleasant Valley

**District Coalition:** East Portland Neighborhood Office

**Plan District:** Johnson Creek Basin Plan District - South Subdistrict

**Zoning:** R10, c p; Low-Density Single-dwelling 10,000, with portions site in 'c'  
and 'p' Environmental Conservation and Preservation overlay zones

**Land Use Review:** Type III, CU, Conditinoal Use, with AD, Adjustment

**Proposal:** The David Douglas School District proposed to build a new elementary school for 600 students on this 16-acre site. There will be 46 full-time and 15 part-time staff. Development includes a two-story, 76,000 square-foot classroom building with a gymnasium and cafeteria, and a 72-space parking area. A 6,000 square-foot structure adjacent to one side of the school covers an outside play area, and an open play field is adjacent to another side. The northern approximately one-third of the site is in the resource area of the environmental overlay zones, where no development is proposed. A portion of the northern driveway falls within the 25-foot transition area of the 'c' overlay zone north of the building. The natural drainage-way running through the south part of the site will remain undeveloped.

Two access driveways are proposed from Deardorff Road: one on the south side of the school, leading to the two parking areas; the other on the north side of the school, leading to the bus loading area adjacent to the east side of the school. Access to the north driveway will be limited to school buses and service vehicles,

except during special events when it will be used for parking of approximately 27 vehicles. The south driveway is proposed in roughly the same location as the existing driveway, and will lead to the parking and drop-off areas. The applicant has indicated that the school district will provide school bus service for all students.

Right-of-way improvements will be required and include a 6-foot bike lane (to run along the west side of Deardorff), 6-foot sidewalk and a water quality swale along the school's frontage. On-site stormwater facilities will be provided to capture drainage and minimize the amount of additional stormwater entering Johnson Creek from the site.

The site is in the South subdistrict of the Johnson Creek Basin Plan District. In the South subdistrict, trees greater than 6 inches in diameter are allowed to be removed if they are within 10 feet of a structure and 5 feet of a paved surface. The school requests an Adjustment to this standard (33.537.140 C), to allow removal of 65 to 75 trees, a mix of coniferous and deciduous, which are between the building and Deardorff Road.

The school's location is in a transitioning rural area, and the school is intended to provide environmental learning opportunities due to its forested and sloping quality. The applicants plan to build the school to at least the silver LEED (Leadership in Energy and Environmental Design) standard.

The appeal hearing before the City Council was opened in the Council Chambers, 1221 SW Fourth Avenue on June 5, 2008 at approximately 3:30 p.m., at the conclusion of the public hearing Council voted 3 to 0 to deny the appeal and uphold the Hearing Officer's decision with a condition.

Based on evidence in the record and adoption of the Hearings Officer's decision as the City Council's Findings and Decision in **Case File LU 07-139994 CU AD** and by this reference made a part of this Order, City Council hereby denies the appeal of the Pleasant Valley Neighborhood Association, and upholds the Hearings Officer's decision with an additional condition that sidewalks and or safe walking sanctuaries be constructed and or designated north from the site to the top of the hill on SE 134<sup>th</sup> on the north side of Johnson Creek and south from the site to SE Flavel, and approves the application of David Douglas School District, for a conditional use with an adjustment to build a new elementary school at 7010 SE Deardorff Road.

## **DECISION**

Uphold the Hearings Officer's decision with a condition:

**Condition of Approval.** Sidewalks and or safe walking sanctuaries be constructed and or designated north from the site to the top of the hill on SE 134<sup>th</sup> on the north side of Johnson Creek and south from the site to SE Flavel.

**IT IS SO ORDERED:**  
**JUN 10 2008**

\_\_\_\_\_  
Date

*/S/Tom Potter*

\_\_\_\_\_  
Mayor Tom Potter  
Presiding Officer at Hearing of  
June 5, 2008  
3:30 p.m. Session