

**ORDER OF COUNCIL ON PROPOSAL OF  
HAERTL DEVELOPMENT COMPANY, APPLICANT AND COLWOOD PARTNERSHIP,  
OWNER AND THE RECOMMENDATION FROM THE HEARINGS OFFICER FOR DENIAL OF  
A COMPREHENSIVE PLAN MAP AMENDMENT AND ZONING MAP AMENDMENT FOR  
COLWOOD NATIONAL GOLF COURSE LOCATED AT 7313 NE COLUMBIA BLVD  
(HEARING; LU 05-138386 CP ZC)**

Consider the proposal of Haertl Development Company, applicant and Colwood Partnership, owner and the recommendation from the Hearings Officer for denial of a Comprehensive Plan Map Amendment and Zoning Map Amendment for Colwood National Golf Course located at 7313 NE Columbia Blvd (Hearing; LU 05-138386 CP ZC)

**Applicant:** Roland Haertl  
Haertl Development Company  
632 NW View Ridge Lane  
Camas, WA 98607

**Applicant's  
Representatives:** Steve Janik, Attorney  
Ball Janik LLP  
101 SW Main Street, Suite 1100  
Portland, OR 97204

Trina Buitron Whitman  
WRG Design, Inc.  
Portland, OR 97221

**Owners:** Colwood Partnership  
2155 Kalakaua Ave Suite 602  
Honolulu, HI 96815-2354

**Site Address:** 7313 NE Columbia Blvd

**Legal Description:** TL 100 47.56 ACRES, SECTION 17 1 N 2E; TL 100 0.45 ACRES, SECTION 17B 1N 2E; TL 800 2.33 ACRES, SECTION 17 1N 2E; TL 400 48.15 ACRES, SECTION 17 1N 2E; TL 300 32.17 ACRES, SECTION 17 1N 2E;

**Tax Account No.:** R942170040, R942170320, R942171040, R942171960, R942171970

**State ID No.:** 1N2E17 00100, 1N2E17B 00100, 1N2E17AD 00800, 1N2E17 00400, 1N2E17 00300

**Quarter Section:** 2338, 2337, 2438

**Neighborhood:** Cully

**District Coalition:** Central Northeast Neighbors

**Existing Zoning:** OS, Open Space zone

- c, Environmental Conservation overlay zone
- h, Aircraft Landing overlay zone
- x, Portland International Airport Noise overlay zone

**Procedure:** Type III, with a public hearing before the Hearings Officer. The Hearings Officer will make a recommendation to City Council, in a public hearing. The City Council will make the final decision on this request.

**Proposal:** The subject property is currently the site of the Colwood National Golf Course. This site, approximately 138 acres, is presently zoned Open Space (OS), with an Aircraft Landing (“h”) overlay zone mapped on the site, and the Portland International Airport Noise (“x”) overlay zone mapped on the northern half of the site. An Environmental Conservation (“c”) overlay zone encompasses segments of Whitaker Slough and the Columbia Slough, which run through the site. Public Recreational Trail designations are mapped generally in an east-west direction through the site. The site is bordered on the north by the Portland International Airport and by NE Columbia Boulevard to the south. NE Alderwood Road runs through the site in a north-south direction and NE Cornfoot Road runs through the site in an east-west direction.

The applicants are requesting a **Comprehensive Plan Map Amendment** from Open Space to Industrial Sanctuary and a **Zoning Map Amendment** from OS, Open Space to IG2, General Industrial 2 for a majority of the site. The exception is the retention of OS zoning on 22.5 acres of the site, adjacent to the branches of the slough. The applicant proposes to dedicate that portion of the site to Portland Parks and Recreation. In addition, a \$100,000 cash donation will be made to Parks to assist in maintenance and physical improvements to the property. The c, h and x overlay zones will remain unchanged.

The applicant has identified no specific development plans as part of this proposal. The application includes a Transportation Impact Analysis, which assesses possible development scenarios and the resulting traffic impacts and identifies several proposed transportation improvements. The applicant proposes to: (1) fully fund new traffic signals and additional lanes at NE Alderwood/Columbia and Cully/Columbia intersections and (2) contribute funding to add a southbound to westbound right turn lane at NE 82<sup>nd</sup> Avenue/Alderwood intersection. The applicants propose to fund either the construction of a I-205 southbound on-ramp truck/carpool bypass lane from NE Killingsworth or to widen the ramp, with an island and traffic separator, to facilitate eastbound to southbound right turns from NE Killingsworth to I-205 south.

The hearing before the City Council was opened in the Council Chambers, 1221 SW 4<sup>th</sup> Avenue on September 17, 2008 at approximately 6:00 p.m. At the conclusion of the public hearing and after hearing public testimony, Council voted 4-0 to tentatively deny the proposal of Haertl Development Company and Colwood Partnership and uphold the recommendation from the Hearings Officer for denial of a Comprehensive Plan Map Amendment and Zoning Map Amendment for Colwood National Golf Course and asked staff to prepare Findings for October 22, 2008 at approximately 2:00 p.m. On October 22, 2008 at approximately 2:00 p.m. Council voted 4 to 0 to adopt Findings and deny the proposal of Haertl Development Company, applicant and Colwood Partnership, owner and uphold the recommendation from the Hearings Officer for denial of a Comprehensive Plan Map Amendment and Zoning Map Amendment for Colwood National Golf Course located at 7313 NE Columbia Boulevard.

Based on evidence in the record and adoption by Council of its Findings and Conclusions in **Case File LU 05-138386 CP ZC** and by this reference made a part of this Order, City Council hereby denies the proposal of Haertl Development Company, applicant and Colwood Partnership, owner and upholds the recommendation from the Hearings Officer for denial of a Comprehensive Plan Map Amendment and Zoning Map Amendment for Colwood National Golf Course located at 7313 NE Columbia Boulevard.

## **DECISION**

**Denial** of the Comprehensive Plan Map Amendment from the Open Space designation to the Industrial Sanctuary designation.

**Denial** of the Zoning Map Amendment from the OS, Open Space zone to the IG2, General Industrial 2 zone.

## **IT IS SO ORDERED:**

**OCT 28 2008**

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Date

*/S/Tom Potter*

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Mayor Tom Potter  
Presiding Officer at Hearing of  
October 22, 2008  
2:00 p.m. Session