



OFFICE OF CITY AUDITOR  
CITY OF PORTLAND

LaVonne Griffin-Valade, City Auditor  
Council/Contracts Division

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October 4, 2013

Larry Hill  
Legacy Health System  
2801 N Gantenbein Avenue Suite 1009  
Portland, OR 97227

**RE CASE FILE: LU 13-146707 CP ZC**

Consider the proposal of Legacy Health System and the recommendation from the Hearings Officer for approval, to change the Comprehensive Plan Map designation from Industrial Sanctuary to Institutional Campus and the Zoning Map designation from IG1 General Industrial 1 to IRd Institutional Residential, with a design overlay for property in the vicinity of N Kerby Ave near N Stanton St (Hearing; LU 13-146707 CP ZC)

Dear Applicant:

On October 2, 2013, at approximately 9:30 a.m., at a regularly scheduled meeting in Council Chambers, the Council voted 4-0 and passed Ordinance No.186274.

This Ordinance must to be recorded with the Multnomah County Recorder within 10 days of receipt of this letter. Please send a check to this office for \$46.00 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: Julia Kuhn, Kittelson & Associates, Inc.  
Thomasina Gabriele, Gabriele Development Services



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October 4, 2013

**NOTICE OF DECISION**

**RE CASE FILE: LU 13-146707 CP ZC**

Consider the proposal of Legacy Health System and the recommendation from the Hearings Officer for approval, to change the Comprehensive Plan Map designation from Industrial Sanctuary to Institutional Campus and the Zoning Map designation from IG1 General Industrial 1 to IRd Institutional Residential, with a design overlay for property in the vicinity of N Kerby Ave near N Stanton St (Hearing; LU 13-146707 CP ZC)

To Whom It May Concern:

On October 2, 2013, at approximately 9:30 a.m., at a regularly scheduled meeting in Council Chambers, the Council voted 4-0 and passed Ordinance No.186274.

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 appeared orally or in writing during the City's proceedings on this land review. The Board's address is: DSL Building, 775 Summer Street NE, Suite 330, Salem, OR 97301-1283. You may call the Land Use Board of Appeals at 1-503-373-1265 or visit LUBA's website ([www.oregon.gov/LUBA](http://www.oregon.gov/LUBA)) 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. 186274

Amend the Comprehensive Plan Map designation and change zoning of property that is in the vicinity of N Kerby Ave near N Stanton St at the request of Legacy Health System (Ordinance; LU 13-146707 CP ZC)

The City of Portland ordains:

Section 1. Council finds:

1. The Applicant seeks, in the vicinity of property at N Kerby Avenue near N Stanton Street, the following:
  - a. a Comprehensive Plan Map Amendment from Industrial Sanctuary to Institutional Campus for the property identified as State ID No. 1N1E27AC 00700, legally described as Block 1 Lot 1-9 TL 700, ABENDS ADD, a recorded plat in Multnomah County (hereinafter referred to as the "Property"); and
  - b. a Zoning Map Amendment from IG1 to IRd for the Property; and
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 August 12, 2013, and a Recommendation was issued on August 14, 2013, (BDS File No. LU 13-146707 CP ZC). The Hearings Officer recommended approval of the requested Comprehensive Map Amendment and Zoning Map Amendment, with conditions.
4. The requested Comprehensive Plan Amendment and Zoning Map Amendment, based on the findings contained in the Recommendation of the Hearings Officer, are found to be in conformance with the Comprehensive Plan and relevant Title 33 approval criteria.

NOW THEREFORE, the Council directs:

- a. City Council adopts the findings and conclusions in Attachment A.
- b. The Comprehensive Plan Map Amendment and Zoning Map Amendment for the Property legally described as Block 1 Lot 1-9 TL 700, ABENDS ADD, a recorded plat in Multnomah County, are approved as follows:
  1. A Comprehensive Plan Map Amendment from Industrial Sanctuary to Institutional Campus for the Property.

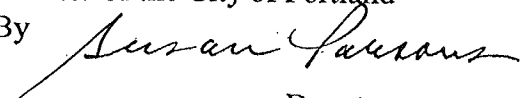
2. Zoning Map Amendment from General Industrial 1 [IG1] to Institutional Residential with design overlay [IRd] for the Property.
3. The Comprehensive Plan Map and Zoning Map Amendments are subject to the conditions below. Any violation of these conditions shall be subject to the enforcement procedures in the City code, but will not void the Comprehensive Plan Map and Zoning Map Amendments:
  - A. As part of the building permit application submittal, the following development-related conditions (B) must be noted on each of the 4 required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE – Case File LU 13-146707 CP ZC." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
  - B. Because a lease agreement between the City of Portland and Legacy Emanuel will allow an Industrial Service use to continue on the site until December 31, 2014, the Comprehensive Plan Map Amendment and concurrent Zone Map Amendment will become effective on January 1, 2015.

Passed by the Council: OCT 02 2013

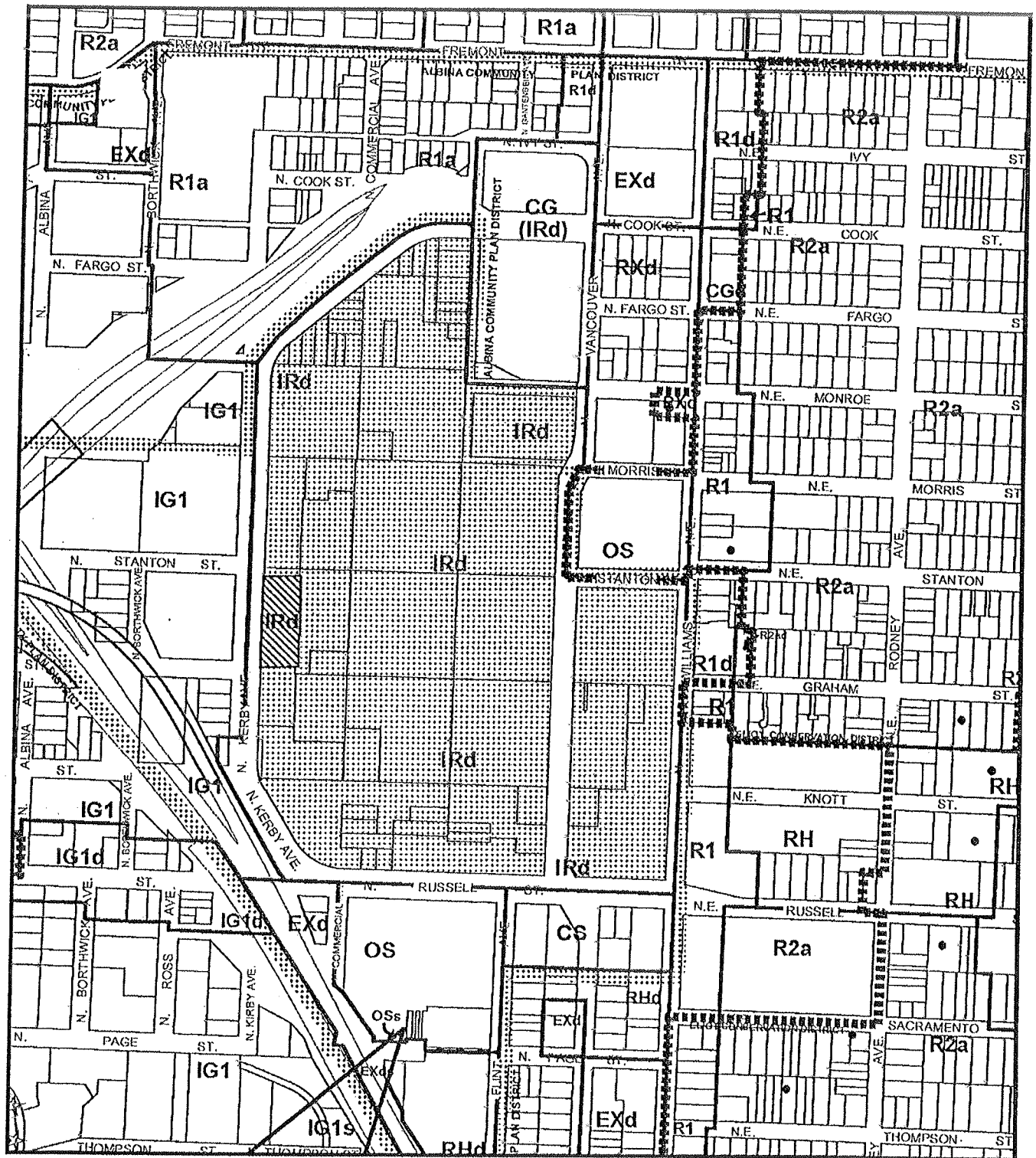
Commissioner Amanda Fritz  
Prepared by: Sylvia Cate, BDS  
Date Prepared: September 26, 2013

**LaVonne Griffin-Valade**  
Auditor of the City of Portland

By






Deputy



# ZONING PROPOSED



-  Site
-  Also Owned
-  Historic Landmark

File No. LU 13-146707 CP,ZC  
 1/4 Section 2730  
 Scale 1 inch = 400 feet  
 State Id 1N1E27AC 700  
 Exhibit B (May 06, 2013)