



**MULTNOMAH COUNTY**  
**LAND USE AND TRANSPORTATION PROGRAM**  
1600 SE 190<sup>TH</sup> Avenue Portland, OR 97233  
PH: 503-988-3043 FAX: 503-988-3389  
<http://www.co.multnomah.or.us/landuse>

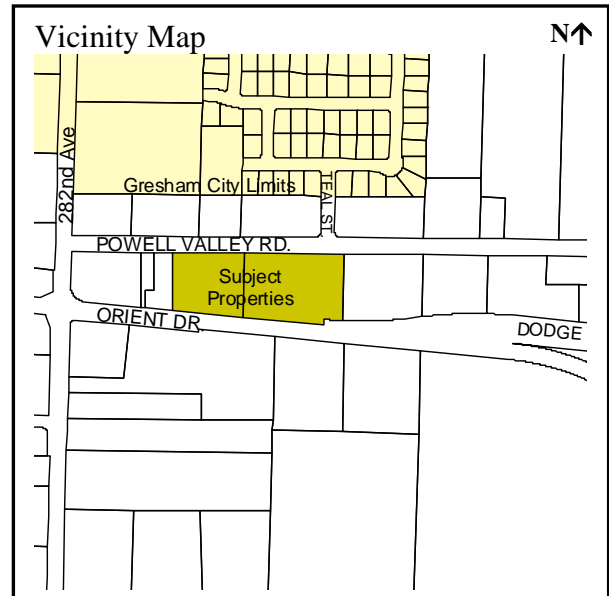
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## NOTICE OF DECISION

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This notice concerns a Planning Director Decision on the land use case(s) cited and described below.

**Case File:** T2-09-066  
**Permit:** Alteration of a Non-Conforming Use  
**Location:** 28425 SE Orient Drive  
Tax Lot 200 & 300, Section 19BC,  
Township 1 South, Range 4 East, W.M  
Alt Acct # R994190820 & R994190990  
**Applicant:** Michael Doane  
**Owner:** Orient Properties LLC  
**Base Zone:** Orient Commercial-Industrial  
**Overlays:** Goal 14 Buffer



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**Summary:** Request to install an above ground scale for the existing auto wrecking yard business and replace sewage disposal facilities.

**Decision:** Approved with Conditions.

Unless appealed, this decision is effective January 19, 2010, at 4:30 PM.

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Issued by:

By: \_\_\_\_\_  
George A. Plummer, Planner

For: Karen Schilling- Planning Director

Date: Tuesday, January 5, 2010

Instrument Number for Recording Purposes: # 2009125130

**Opportunity to Review the Record:** A copy of the Planning Director Decision, and all evidence submitted associated with this application, is available for inspection, at no cost, at the Land Use Planning office during normal business hours. Copies of all documents may be purchased at the rate of 30-cents per page. The Planning Director Decision contains the findings and conclusions upon which the decision is based, along with any conditions of approval. For further information on this case, contact George A. Plummer, Staff Planner at 503-988-3043, ext. 29152.

**Opportunity to Appeal:** This decision may be appealed within 14 days of the date it was rendered, pursuant to the provisions of MCC 37.0640. An appeal requires a \$250.00 fee and must state the specific legal grounds on which it is based. To obtain appeal forms or information on the procedure, contact the Land Use Planning offices at 1600 SE 190th Avenue (Phone: 503-988-3043). This decision cannot be appealed to the Land Use Board of Appeals until all local appeals are exhausted.

**This decision is final at the close of the appeal period, unless appealed. The deadline for filing an appeal is January 19, 2010, at 4:30 pm.**

**Applicable Approval Criteria:** Multnomah County Code (MCC): MCC 36.3500: Orient Commercial-Industrial OCI and MCC 36.7200: Nonconforming Uses. Copies of the referenced Multnomah County Code sections can be obtained by contacting our office at 503-988-3043 or by visiting our website at <http://www.co.multnomah.or.us/landuse>.

### **Scope of Approval**

1. Approval of this land use permit is based on the submitted written narrative(s) and plan(s). No work shall occur under this permit other than that which is specified within these documents. It shall be the responsibility of the property owner(s) to comply with these documents and the limitations of approval described herein.
2. **This land use permit expires two years from the date the decision is final if; (a) development action has not been initiated; and/or (b) building permits have not been issued as required. The property owner may request to extend the timeframe within which this permit is valid, as provided under MCC 37.0690 or 37.0700, as applicable. The request for a permit extension must be submitted prior to the expiration of the approval period.**

### **Conditions of Approval**

The conditions listed are necessary to ensure that approval criteria for this land use permit are satisfied. Where a condition relates to a specific approval criterion, the code citation for that criterion follows in parenthesis.

1. After the decision is final (after appeal period expires) and prior to building permit sign-off, the property owner shall record the Notice of Decision (pages 1 – 3) of this decision with the County Recorder. The Notice of Decision shall run with the land. Proof of recording shall be made prior to the issuance of any permits and a copy filed with Land Use Planning. Recording shall be at the applicant's expense. [MCC 37.0670]
2. The scale shall be used only in conjunction with the existing verified nonconforming use on the subject properties: the auto wrecking business and incidental metal recycling. [MCC 36.7204]

3. The sewage holding tank shall be operated according the sanitation permit which approves it and/or any changes required by state law or amendments to a permit approved by the proper authorities.  
[MCC 36.3550 (E)]

**Note:** Once this decision is final, application for building permits may be made with the City of Gresham. When ready to have zoning signed off for building permits signed off, the applicant shall call the Staff Planner, George Plummer, at (503) 988-3043 ext. 29152, for an appointment for review and approval of the conditions and to sign the building permit plans. Please note, Multnomah County must review and sign off the building permits before the applicant submits building plans to the City of Gresham. Three (3) sets each of the site plan and building plans are needed for building permit sign off. At the time of building permit review, a fee of \$53.00 will be collected. In addition, an erosion control inspection fee of \$77.00 may be required.

**Notice to Mortgagee, Lien Holder, Vendor, or Seller:**

ORS Chapter 215 requires that if you receive this notice it must be promptly forwarded to the purchaser.

## **Findings of Fact**

**FINDINGS:** Written findings are contained herein. The Multnomah County Code (MCC) criteria and Comprehensive Plan Policies are in **bold** font. Staff analysis and comments are identified as ‘**Staff:**’ and address the applicable criteria. Staff comments may include a conclusionary statement in *italic* font (titles are also in italic font).

### **1. PROJECT DESCRIPTION**

**Staff:** The applicant is proposing an installation of a scale for the weighing of automobiles and other incidental materials to be recycled (Exhibits A.1 – A.3). The applicant states:

“The scale will be used to provide our customers with a higher level of customer service and will make our business competitive with others in the local area. The scale will be used to complete transactions within our facility. Customer will enter the facility and drive onto the scale. They will then drive off of the scale and unload their material. The customer will then drive back across the scale; this will result in a net weight of their material being determined. The scale will result in our customers not being asked to make three additional vehicle trips in order to complete a transaction. This will result in a smoother and more efficient transaction for our customers and our business.”

“Over time, the wrecking yard business has evolved to where the scrap value of the hulks (vehicles that have been stripped of all valuable parts) is a significant portion of revenues. In order to provide our customers with the same level of that they experience at our competitors sites, we need to install a scale.”

“The scale will improve current practices as described above. It will allow our customers to remain for the entire transaction, therefore reducing the amount of vehicle trips in the current area. This will result in our current practices operating more efficiently and smoothly.”

Additionally as a result of this review, the septic system review resulted in a determination that the septic system needed to be replaced with a holding tank system.

### **2. PROPERTY DESCRIPTION & HISTORY**

**Staff:** Orient Auto Parts is located on two properties between SE Orient Drive and SE Powell Valley Road within the Orient Commercial – Industrial Zone district in the West of Sandy Rural Plan Area. The subject properties area located in an area were there are several commercial business including three auto wrecking businesses.

Multnomah County Land Use Planning has maintained files on the wrecking business on these properties since before 1977. A file labeled Auto Wrecking – 28425 SE Orient Drive, 1977-1997 Metro Auto Wrecking and Recycling (R.S. Davis) contains records that demonstrate an auto wrecker business has occupied the site continuously since at least 1977 when it became a non-conforming use (Exhibits B.18 and B.19). The applicant states:

“Loop Hi-Way Towing built the building onsite in 1959, and operated a towing and auto wrecking business. The site has operated in this fashion since 1959, with various owners. Currently and historically, the site has bought automobiles and some scrap metals from local citizen’s farms and nurseries.”

“We have paid to use the local feed scales or other scales in about a 10 mile radius, or bought material by just offering to pay what we estimated the weight and consequent value to be. This arrangement requires our customers to drive back and forth, between our facility and whatever scale is most convenient and available, in effect doubling the transportation impact, costs and time, as well being inconvenient for our customers.”

### **3. ORIENT COMMERCIAL-INDUSTRIAL ZONE**

#### **3.1. Allowed Uses (MCC 36.3520), Review Uses (MCC 36.3525) & Conditional Uses (MCC 36.3530)**

**Staff:** Allowed uses are uses in the Orient Commercial-Industrial (OCI) Zone are listed under MCC 36.3520 and are allowed outright if they meet the standards of the zone (Exhibit B.4). Wrecking yards and metal recycling are not included in the listed uses that allowed outright. While manufacturing and processing of motor vehicle parts and accessories are uses listed as allowed through review uses [MCC 36.3525(B)(1)(I)] in the OCI Zone, auto wrecking and metal recycling are uses that are not listed as allowed review uses. Auto wrecking and metal recycling are not listed as uses allowed through the Condition Use Permit process for the OCI Zone. Given that auto wrecking and metal recycling are not listed in any of the above cited categories for the OCI zone, to alter the existing the use by adding a scale requires an Alteration to a Nonconforming Use review. Additionally while septic systems are allowed in the OCI Zone, the system will serve a nonconforming business thus the repair the on-site sewage disposal is also covered under this decision. *An Alteration to a Nonconforming Use Permit is required for the proposed alterations to the existing business.*

#### **3.2. Dimensional Standards and Development Requirements**

##### **3.2.1. MCC 36.3550 (B) Minimum Yard Dimensions – Feet**

<b>Front</b>	<b>Side</b>	<b>Street Side</b>	<b>Rear</b>
<b>30</b>	<b>10</b>	<b>30</b>	<b>30</b>

**Staff:** The proposed scale meets the minimum yard setbacks and while the on-site sewage disposal system meets the minimum yard setbacks it is below the ground and does need to meet these requirements. *These standards are met.*

##### **3.2.2. MCC 36.3550 (E) On-site sewage disposal, storm water/drainage control, water systems unless these services are provided by public or community source, required parking, and yard areas shall be provided on the lot.**

- (1) Sewage and stormwater disposal systems for existing development may be off-site in easement areas reserved for that purpose.**
- (2) Stormwater/drainage control systems are required for new impervious surfaces. The system shall be adequate to ensure that the rate of runoff from the lot for the 10 year 24-hour storm event is no greater than that before the development.**

**Staff:** The proposed development includes the replacement of the existing septic system with a holding tank that requires periodic pumping approved by the City of Portland sanitarian (Exhibit A.6).

The applicant has submitted a Storm Water Certificate completed by Brian K. Feeney, stating that an on-site storm water drainage control is not required for this site in relationship to the placement of the scale (Exhibit A.5). *These standards are met.*

### **3.3. Off-Street Parking and Loading (MCC 36.3580) and Access (MCC 36.3585)**

**Staff:** Because the scale is located in a maneuvering area used for the processing of wrecked autos, the proposed development does not impact the Off-Street Parking and Loading area on the properties or impact the access to Orient Drive. *These standards are met.*

## **4. Alteration of a Nonconforming Use**

### **4.1. Verification of Nonconforming Use Status**

#### **4.1.1. MCC 36.7204(A) The Planning Director shall verify the status of a nonconforming use upon application for a determination by an owner on application for any land use or other permit for the site, or on finding there is a need for a determination (e.g., on learning of a possible Code violation). The determination shall be based on findings that the use:**

- (1) Was legally established and operating at the time of enactment or amendment of this Zoning Code, and**
- (2) Has not been abandoned or interrupted for a continuous two year period.**

**Staff:** The subject properties are currently zoned Orient Commercial-Industrial (OCI), however auto wrecking yard and metal recycling are not a listed uses in the zone as discussed in finding 3.1 (Exhibits B.3 and B.4). This zoning designation was enacted on January 6, 2003.

Documents within the Multnomah County file labeled *Auto Wrecking – 28425 SE Orient Drive, 1977-1997 Metro Auto Wrecking and Recycling (R.S. Davis)* demonstrate that an auto wrecking and recycling business has occupied the site continuously and in compliance with zoning regulations, as a non-conforming use since 1977 (Exhibit B.18 and B.19).

A land use inventory map from the 1960s shows the site was a wrecking business and list a case file MC 1-62 for the subject properties (Exhibit B.8). The auto wrecking and metal recycling business was an allowed use under the zoning designation, Manufacturing 2 (M2) for the subject properties until October 6, 1977. On April 5, 1977 County Land Use Planning staff checked the property and determined the business was non-conforming, though the auto wrecking and metal recycling business was an allowed use at that time (Exhibits B.19). We believe that the business was determined to be non-conforming as part of an inventory of businesses that would become nonconforming when the zoning designation was changed to Rural Center on October 6, 1977. The applicant states that;

“Loop Hi-Way Towing built the building onsite in 1959, and operated a towing and auto wrecking business. The site has operated in this fashion since 1959, with various owners. Currently and historically, the site has bought automobiles and some scrap metals from local citizen’s farms and nurseries.”

The October 6, 1977 zoning designation change to Rural Center (RC) for these properties resulted in the business becoming a nonconforming use (Exhibit B.11). The uses allowed under RC including review uses in the RC Zone did not include auto wrecking or metal recycling (Exhibit

B.12). The RC Zone designation for these properties remained until the current zoning designation of OCI was adopted on January 6, 2003 (B.11 through B.17).

The afore mentioned file, *Auto Wrecking – 28425 SE Orient Drive, 1977-1997 Metro Auto Wrecking and Recycling (R.S. Davis)*, contains reviews for auto wrecking license renewal reviews from 1978 through 1997 and other files contain renewal reviews up to the current date including the most recent license renewal review, Case T1-09-021 signed on July 23, 2009 (Exhibit B.20).

As part of the Oregon Department Of Motor Vehicles wrecker license renewal for Orient Auto Parts the nonconforming status of the auto wrecking business has been verified regarding the wrecker use for the last ten years. These reviews have included findings that the Orient Auto Parts wrecking yard business has been determined to be a non-conforming use. The wrecker license review documents in our records go back to 1978 (Exhibit B.18). The records for the last ten years indicate that there has not been a period of two years or more when the business has been abandoned or interrupted, that the business has been continual operated through that period.

These records demonstrate that the auto wrecker business has occupied the site continuously and in compliance with zoning regulations since 1977 as a non-conforming use. Examination of Department land use inventory maps and zoning maps indicates that the business was in existence on the properties prior to 1977. Our records show building permits where obtained for the buildings on the site (Exhibit B.9). *The documents demonstrate that the business has operated continuously since it became a nonconforming use and is in compliance with zoning regulations through the nonconforming use code.*

**4.1.2. MCC 36.7204(B) The Planning Director shall verify the status of a nonconforming use as being the nature and extent of the use at the time of adoption or amendment of the Zoning Code provision disallowing the use. When determining the nature and extent of a nonconforming use, the Planning Director shall consider:**

- (1) Description of the use;**
- (2) The types and quantities of goods or services provided and activities conducted;**
- (3) The scope of the use (volume, intensity, frequency, etc.), including fluctuations in the level of activity;**
- (4) The number, location and size of physical improvements associated with the use;**
- (5) The amount of land devoted to the use; and**
- (6) Other factors the Planning Director may determine appropriate to identify the nature and extent of the particular use.**
- (7) A reduction of scope or intensity of any part of the use as determined under this subsection (B) for a period of two years or more creates a presumption that there is no right to resume the use above the reduced level. Nonconforming use status is limited to the greatest level of use that has been consistently maintained since the use became nonconforming. The presumption may be rebutted by substantial evidentiary proof that the long-term fluctuations are inherent in the type of use being considered.**

**Staff:** Orient Auto Parts has been operated primary as an auto parts supplier and automobile wrecking business, recycling of used auto parts, towing and wrecking automobiles and recycling of metal from wrecked autos and minor incidental recycling of miscellaneous metal. The site includes a metal building used for the business including office, work area and parts storage, outdoor storage of wrecked and crushed vehicles, and miscellaneous equipment. The business operating hours are 8 am to 5 pm, Monday through Friday and 9 am to 2 pm, Saturdays. The business is located on two parcels with a total area of 3.25 acres which is entirely used by the

business. Aerial photos from 1977, 1994 and 2008 show that the entire area of these properties has been and are currently used utilized for the wrecking business (Exhibits B.5 – B.7). These properties are entirely fenced with vegetative screening along the property lines abutting the Orient Drive and Powell Valley Road, except for a small section between the driveways.

- 4.1.3. MCC 36.7204(C) In determining the status of a nonconforming use, the Planning Director shall determine that, at the time of enactment or amendment of the Zoning Code provision disallowing the use, the nature, scope and intensity of the use, as determined above, was established in compliance with all land use procedures, standards and criteria applicable at that time. A final and effective County decision allowing the use shall be accepted as a rebuttable presumption of such compliance.**

**Staff:** Between 1958 and 1977 the zoning designation for the subject properties was Manufacturing 2 (M2) which allowed auto wrecking and metal recycling (Exhibits B.10 – B.12). The applicant states that the business (an auto parts, wrecking, and towing business) was established in 1959. This type of business also includes the incidental recycling of miscellaneous metal materials. Our record indicate that there was a wrecking business on these properties during this period and the 1977 aerial photos shows what appears to be an auto wrecking business. The applicant states that the business was established in 1959. *Given the information we have in our files, the business was legally established.*

On October 6, 1977 the zoning designation was changed to Rural Center (RC) for these properties (Exhibit B.13). The uses allowed including review uses in the RC Zone did not include auto wrecking or metal recycling (Exhibit B.14). Thus these uses on these properties became non-conforming after the RC Zone designation was adopted for these properties. The RC Zone designation for these properties remained until the current zoning designation of OCI was adopted on January 6, 2003. County review of auto wrecking licenses are final and effective County decisions allowing the use to continue. *Given the business predated these zoning designation, County records showing continued use and the County auto wrecking license reviews, the existing business is a verified nonconforming use.*

- 4.1.4. MCC 36.7204(D) Except for nonconforming uses considered under MCC 36.7214 (B), the Planning Director may impose conditions to any verification of nonconforming use status to insure compliance with said verification.**

**Staff:** A condition will require that the scale be used only in conjunction with the existing verified nonconforming use in relation to the auto wrecking business and incidental metal recycling.

- 4.1.5. MCC 36.7204(E) An applicant may prove the continuity, nature and extent of the nonconforming use only for the 10-year period immediately preceding the date of application. Evidence proving the continuity, nature and extent of the use for the 10-year period preceding application creates a rebuttable presumption that the use, as proven, existed at the time the applicable zoning ordinance or regulation was adopted and has continued uninterrupted until the date of application. Evidence proving the continuity, nature and ex-tent of the use for the 10-year period preceding application does not create a rebuttable presumption that the use lawfully existed at the time the applicable zoning ordinance or regulation was adopted.**



**Staff:** The County has reviewed wrecking licenses for Orient Auto Parts on the subject properties on a consistence basis since prior to 1978 (Exhibits B.18 and B.19). *A ten year continuance of the auto wrecking and metal recycling business has been demonstrated by existing county files.*

- 4.1.6. (F) For purposes of verifying a nonconforming use, the Planning Director shall not require an applicant for verification to prove the existence, continuity, nature and extent of the use for a period exceeding 20 years immediately proceeding the date of application. Evidence proving the continuity, nature and extent of the use for the 20-year period preceding application does not create a rebuttable presumption that the use law-fully existed at the time the applicable zoning ordinance or regulation was adopted.**

**Staff:** We have not required the applicant provide verification to prove the existence, continuity, nature and extent of the use for a period exceeding 20 years immediately proceeding the date of application. However County records predate the 20 year period.

**4.2. Alteration, Expansion or Replacement of Nonconforming Uses**

- 4.2.1. MCC 36.7214(A) Alteration, expansion or replacement of a nonconforming use includes a change in the use, structure, or physical improvement of no greater adverse impact on the neighborhood, or alterations, expansions or replacements required for the use to comply with State or County health or safety requirements.**

**Staff:** The proposed alteration is to add a scale to weight automobiles and incidental scrape metal. Additionally due to failure of the existing septic system that system will be replaced with an approved holding tank system. *These actions qualify as an alteration to the Non-Conforming Use.*

- 4.2.2. MCC 36.7214(B) After verification of the status of a nonconforming use pursuant to the applicable provisions of MCC 36.7204, the Planning Director shall authorize alteration of a nonconforming use when it is demonstrated that:**

- (1) The alteration, expansion or replacement is necessary to comply with state or local health or safety requirements, or**
- (2) The alteration is necessary to maintain in good repair the existing structures associated with the nonconformity.**

**Staff:** This proposal includes the replacement of the existing on-site sewage disposal septic system with a sewage holding tank. This type of system will be required to be pumped and the sewage properly disposed. City of Portland Sanitarian determined that the existing system was failing, thus required the proposed replacement. The proposed system has been approved by the City of Portland Sanitarian (Exhibit A.6). This permit authorizes the replacement of the existing septic system as necessary to comply with state or local health or safety requirements. The scale must meet (C) below. *The proposed sewage disposal system meets this standard.*

- 4.2.3. MCC 36.7214 (C) After verification of the status of a nonconforming use pursuant to the applicable provisions of MCC 36.7204, the Planning Director may authorize alteration, expansion or replacement of any nonconforming use when it is found that such alteration, expansion or replacement will not result in a greater adverse impact on the neighborhood. In making this finding, the Planning Director shall consider the factors listed below. Adverse impacts to one of the factors may, but shall not automatically, constitute greater adverse impact on the neighborhood.**

- (1) The character and history of the use and of development in the surrounding area;**

- (2) The comparable degree of noise, vibration, dust, odor, fumes, glare or smoke detectable within the neighborhood;**
- (3) The comparative numbers and kinds of vehicular trips to the site;**
- (4) The comparative amount and nature of outside storage, loading and parking;**
- (5) The comparative visual appearance;**
- (6) The comparative hours of operation;**
- (7) The comparative effect on existing flora;**
- (8) The comparative effect on water drain-age or quality; and**
- (9) Other factors which impact the character or needs of the neighborhood.**

**Staff:** The applicant states that the properties have been used as an auto parts, wrecking, and towing business since 1959. This type of business also includes the incidental recycling of other metal materials. The character and history of the use is discussed in Section 4.1 above. The surrounding area has historically been a mixed use area with a mix of businesses, single family dwellings, utilities, and farms. Historically this stretch of properties north of Orient Drive, between Orient and Powell Valley Road, from the intersection with SE 282<sup>nd</sup> to the intersection of Dodge Park Boulevard has been used for auto wrecking/recycling and farm equipment sales since the early days of zoning. Businesses in the immediate area include two other auto wrecking businesses, a farm implement business, a agriculture products business, landscaping business and nursery stock farms. Loop-Hiway Towing and Wrecking is located directly adjacent to the east and Lucky Brothers Auto Wrecking adjacent and east of Loop-Hiway Towing and Wrecking. Adjacent to the west is Fisher Implement Co which sells new and used farm equipment. Across Orient Drive is United Agri Products which sells fertilizer and other agricultural products. Other land uses south of Orient Drive include a mix of single family dwellings and farms growing nursery crops. North of Powell Valley Road is a landscaping business, a water district tank, a farm implement yard (Fisher Implement Co) and dwellings. The city of Gresham boundary is about 200 feet to the north with single family dwellings on urban size lots.

The applicant states:

“There will be no additional noise, dust, fumes, vibration associated with the scale. In fact, the noise and dust should decrease because the scale will allow customers coming in to complete a transaction with one trip to the property rather than 2 or 3 trips as it is now.”

While there may be minor amount of noise resulting from entering and leaving the scale platform, this noise should be at about a similar level as the existing background noise level for the existing operation, thus staff concurs with the applicant that the scale will not increase noise in the surrounding neighborhood nor will it increase dust, fumes, vibration, glare or smoke in the surrounding neighborhood. As the applicant has pointed out, the scale will actual reduce impacts in the neighborhood by reducing the number of truck trips through the neighborhood.

The applicant is proposing no change with the outside storage, except for the small area the scale will sit (Exhibit A.2 and A.3). No change in loading, or parking or visual appearance of the properties. The scale will be about 10 inches above the ground level. The entire property is fenced with vegetation screening the fence and the operation. The applicant states the “business hours of operation will remain the same.” The applicant is not proposing to increase or decrease the vegetation on the property, “all existing landscaping will remain.” The applicant submitted a storm water certificate and narrative by a professional engineer addressing stormwater drainage related

to the scale (Exhibit A.5). Staff finds there are no other known factors that will impact the neighborhood.

*The auto wrecking businesses are historically established on the subject properties and in this area, the proposed scale will be used in conjunction with the existing business with no real change in that business will result from the scale, thus staff concludes will not result in a greater adverse impact on the neighborhood.*

## 6. Conclusion

Based on the findings and other information provided above, the applicant has carried the burden necessary to demonstrate that Orient Auto Parts is a nonconforming use which through this permit is verified. The applicant has demonstrated that the proposed scale will not result in a greater adverse impact on the neighborhood and thus can be approved as an alteration of a nonconforming use. Additionally the applicant has also demonstrated that existing septic system that system must be replaced with an approved holding tank system for public health and safety. Thus the application for an Alteration of Non-Conforming Use Permit to establish a scale for the auto wrecking and metal recycling business and the replacement of the septic system with a sewage holding tank are approved. This approval is subject to the conditions of approval established in the Conditions of Approval section of this report.

## 7.00 Exhibits

‘A’ Applicant’s Exhibits

‘B’ Staff Exhibits

Exhibit #	# of Pages	Description of Exhibit	Date Received/ Submitted
A.1	1	Application form	11/04/09
A.2	4	Narrative	11/04/09
A.3	1	Site plan	11/04/09
A.4	1	Google Maps aerial photo	11/04/09
A.5	2	Storm Water Certificate completed by Brian K. Feeney, PE	11/04/09
A.6	3	Certification of On-Site Sewage Disposal completed and signed by Erin Mick, city of Portland Sanitarian including a site plan showing proposed holding tank location also signed by Ms. Mick.	12/14/09
‘B’	#	Staff Exhibits	
B.1	2	A&T Property Information	
B.2	1	A&T Tax Map with subject properties highlighted	
B.3	1	Current Zoning Map with subject properties highlighted	
B.4	6	Current Orient Zoning Code	
B.5	1	2008 aerial photo with subject properties highlighted	
B.6	1	1994 aerial photo with subject properties highlighted	
B.7	1	1977 aerial photo with subject properties highlighted	
B.8	1	Land use inventory map from the 1960s with subject properties labeled	
B.9	1	Copy of building permit cards for buildings on the properties	
B10	1	1962 Zoning Map (represents 1958 zoning) with subject properties labeled	

B.11	1	1977 Zoning Map showing zoning prior to 10/6/77 with subject properties labeled	
B.12	4	General Manufacturing District Zoning Code from 1958 through 10/5/77	
B.13	1	10/6/77 Zoning Map with subject properties labeled	
B.14	6	Rural Center Zoning District Code adopted 10/6/77	
B.15	6	Rural Center Zoning District Code adopted 3/23/1982 merged and renumbered previous code	
B.16	4	Rural Center Zoning District Code through 1/6/2003	
B.17	1	1999 Zoning Map with subject properties labeled	
B.18	18	Wrecker License Renewal Review Records 1978 through 2002	
B.19	1	1977 Nonconforming use card and photos	
B.20	5	Case T1-09-021 signed on July 23, 2009	