

**MULTNOMAH COUNTY, OREGON
DECISION OF LAND USE HEARINGS OFFICER**

Case File: CU 5-97

Proposed Action(s) and Uses(s): A Conditional Use to establish a small bakery with a seating area for up to 15 people. The bakery will serve baked goods as well as sandwiches and soup. The property is zoned Rural Center (RC).

Location of Property: Address: 32030 E Historic Columbia River Drive
T1S, R4E, Section 5, Tax lot '23'
Tax Acct. R-99419-0590

Property Owner: Chuck Herndon
PO Box 239
Corbett, OR 97019

Applicant: Jeri Yoder & Chuck Herndon
32030 E. Hist. Col. Riv. Hwy
Troutdale, OR 97060

Plan Designation: Rural Center

Zoning Designation: Rural Center

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MULTNOMAH COUNTY
PLANNING SECTION

I. DECISION

The Hearings Officer hereby APPROVES the application's request for a Conditional Use Permit to establish a bakery serving baked goods as well as sandwiches and soup, as outlined in the Applicant's application and subject to the conditions of approval contained in Section II of this decision. This approval is based on the findings of fact and conclusions in the Staff Report for CS 3-96, incorporated herein by reference.

II. CONDITIONS OF APPROVAL

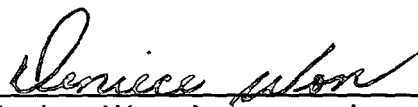
1. Approval is for a small bakery with a seating area for up to 15 people inside and 8 persons outside. The bakery will serve baked goods as well as sandwiches and soup, as proposed. The business will be located in the approximate rear half of an existing building and include use of a 16' x 16' deck. Any changes in scale of use will require a new hearing.
2. Prior to commencement of the bakery and restaurant business the applicant shall apply for and obtain approval of a Design Review permit.

3. Approval of this Conditional Use shall expire two years from the date of the Board Order unless substantial construction has taken place in accordance with MCC 11.15.7110 (C).
4. The applicant shall demonstrate through the Design Review process how the impacts from required off-street parking and landscape requirements can and will be designed so as not to create any adverse impacts on adjoining persons or properties consistent with Plan Policy 13.

III. Exhibit List

- "A" - Applicant Initial Submittals:**
- A 1 - Conditional Use App. Form
 - A 2 - Narrative 3/07/97 (3 pgs)
 - A 3 - Site Plan
 - A 4 - Wildlife Habitat Map (Mult. Co.)
 - A 5 - Property Deed
 - A 6 - Petition/Patron Support (10 pgs)
 - A 7 - Newspaper Clip (Bakery)
 - A 8 - Subsurface Septic Connection Approval (2 pgs)
- SERVICE PROVIDER FORMS**
- A9 - Police Services Review
 - A10 - Fire District Review
 - A11 - School District Review
 - A12 - Certification of On-Site Sewage Disposal
 - A13 - Certificate of Water Service
- "B" - Notification Information:**
- B1 - Notice of Hearing 4/30/97
 - B2 - Affidavit of Posting 5/07/97
 - B3 - Legal Notice - Paper -Affidavit
- "C" - Soils (SCS) Map**
- "D" Staff Report (5/14/97)**

Dated and signed this 2nd day of June, 1996



Deniece Won, Attorney at Law,
Hearings Officer