



Land Use Planning Division
 1600 SE 190th Ave
 Portland OR 97233
 Ph: 503-988-3043 Fax: 503-988-3389
<https://multco.us/landuse/>

**GENERAL
 APPLICATION
 FORM**

10/31/2019 10:35AM 000001 #3669

0011 KATHY
 PERMITS-TYPE 3 \$5000.00
 PERMITS-TYPE 3 \$5000.00
 NOTICE FEE \$183.00
 MISC - LUP \$20.00
 CHECK #10203-00

PROPERTY IDENTIFICATION
 Property Address 2326 SE Troutdale Rd. Troutdale, OR 97060
 State Identification 1S3E01C-01200 Site Size .93 acre
 A&T Alternate Account Number R# 993010130

OTHER PARCEL (if applicable)
 Property Address _____
 State Identification _____ Site Size _____
 A&T Alternate Account Number R# _____

PROPERTY OWNER(S) OR CONTRACT PURCHASER(S)
 Name Colleen Cahill
 Mailing Address 2326 SE Troutdale Rd.
 City Troutdale State OR Zip Code 97060 Phone# 5033414192

I authorize the applicant below to make this application.
Colleen Cahill
 Property Owner Signature #1 _____ Property Owner Signature #2 _____
 NOTE: By signing this form, the property owner or property owner's agent is granting permission for Planning Staff to conduct site inspections on the property.
 If no owner signature above, a letter of authorization from the owner is required.

APPLICANT'S NAME AND SIGNATURE
 Applicant's Name Colleen Cahill
 Mailing Address 2326 SE Troutdale Rd.
 City Troutdale State OR Zip Code 97060 Phone # 503-341-4192
 Fax _____ E-mail Cahillstudio@comcast.net
Colleen Cahill
 Applicant's Signature

GENERAL DESCRIPTION OF APPLICATION (REQUIRED)
 Please provide a brief description of your project and permits you are seeking.
 Type IV comprehensive map and zoning map amendment to change the plan designation/zoning of the property from EFU to RR.

For Staff Use

CASE NUMBER
T4-2019-12624

LAND USE PERMIT(S)
Zone Change
Boat Exception

DATE SUBMITTED
10/31/2019

RECEIVED BY
CL

Compliance Related
 Adjacent to Washington/
 Clackamas/Columbia
 County

PA 2019-12049
 PF/PA No.

Related Case No. _____

Related Case No. _____

ZONING

EFU
 Zoning District

NA
 Zoning Overlay

Property Owner Property Address 2019 Assessed Value
 R337210 CAHILL,COLLEEN 2326 SE TROUTDALE RD, TROUTDALE, OR 97060 **\$291,470**

GENERAL INFORMATION

Property Status A Active
 Property Type RP Residential
 Legal Description SECTION 01 1S 3E, TL 1200 0.93 ACRES
 Alternate Account Number R993010130
 Neighborhood R030
 Map Number 1S3E01C -01200
 Property Use B - RESIDENTIAL IMPROVED
 Levy Code Area 027

RELATED PROPERTIES

Split/Merge data prior to February 6, 2018 is not available online, please call Multnomah County Assessment & Taxation division.

Linked Properties -
 Property Group ID -
 Grouped Properties -
 Split / Merge Date -
 Split / Merge Accounts -
 Split / Merge Message -

OWNER INFORMATION

Owner Name CAHILL,COLLEEN
 Mailing Address 2326 SE TROUTDALE RD TROUTDALE, OR 97060-8402

IMPROVEMENTS

▼ Expand/Collapse All

Improvement #1	Improvement Type	Building Type	Class
-	SINGLE FAMILY RESIDENTIAL	1 STY	3.0

LAND SEGMENTS

LAND NO	LAND TYPE	LAND SIZE
L1	RES RESIDENTIAL LAND	0.93 acres
TOTALS		40,511 Sq. ft / 0.93 acres

ASSESSED VALUES

YEAR	IMPROVEMENTS	LAND	SPECIAL MARKET / USE	RMV	MS VALUE	EXEMPTIONS	MSO ASSESSED
2019	\$149,990	\$239,000	\$0 / \$0	\$388,990	\$388,990		\$291,470
2018	\$149,990	\$239,000	\$0 / \$0	\$388,990	\$388,990		\$282,990
2017	\$151,780	\$229,000	\$0 / \$0	\$380,780	\$380,780		\$274,750
2016	\$137,800	\$209,000	\$0 / \$0	\$346,800	\$346,800		\$266,750
2015	\$123,810	\$186,000	\$0 / \$0	\$309,810	\$309,810		\$258,990
2014	\$96,860	\$186,000	\$0 / \$0	\$282,860	\$282,860		\$251,450
2013	\$81,880	\$165,500	\$0 / \$0	\$247,380	\$247,380		\$244,130

SALES HISTORY

DEED	SELLER	BUYER	INSTR #	DATE	CONSIDERATION AMOUNT
BSD	KELSEY,MARK & CAHILL-KELSEY,COLLEEN	CAHILL,COLLEEN	2008021528	2/13/2008	-
QCD	O'NEILL,TIMOTHY C	KELSEY,MARK & CAHILL-KELSEY,COLLEEN	99134071	7/9/1999	\$4,000
INST	O'NEILL,TIMOTHY C	O'NEILL,TIMOTHY C	94138153		-

▪ If applicable, the described property is receiving special valuation based upon its use. Additional rollback taxes which may become due based on the provisions of the special valuation are not indicated in this listing.

TOTAL TAXES DUE	
Current Year Due	\$4,986.51
Past Years Due	\$0.00
Total Due	\$4,986.51
<div style="border: 1px solid black; padding: 5px; display: inline-block;">Pay My Bills</div>	

TAX SUMMARY

Effective Date: 10/31/2019 [Details](#)

TAXYEAR	TOTAL BILLED	AD VALOREM	SPECIAL ASMT	PRINCIPAL	INTEREST	DATE PAID	TOTAL OWED
2019	\$5,140.73	\$5,140.73	\$0	\$5,140.73	\$0.00	-	\$4,986.51
2018	\$4,897.90	\$4,897.90	\$0	\$4,897.90	\$0.00	-	\$0.00
2017	\$4,696.68	\$4,696.68	\$0	\$4,696.68	\$0.00	-	\$0.00
2016	\$4,122.32	\$4,122.32	\$0	\$4,122.32	\$0.00	-	\$0.00
2015	\$4,034.94	\$4,034.94	\$0	\$4,034.94	\$0.00	-	\$0.00
2014	\$3,937.61	\$3,937.61	\$0	\$3,937.61	\$0.00	-	\$0.00
2013	\$3,704.97	\$3,704.97	\$0	\$3,704.97	\$0.00	-	\$0.00
2012	\$3,629.00	\$3,629.00	\$0	\$3,629.00	\$0.00	-	\$0.00
2011	\$3,510.72	\$0.00	\$0	\$3,510.72	\$0.00	-	\$0.00
2010	\$3,426.66	\$0.00	\$0	\$3,426.66	\$0.00	-	\$0.00
2009	\$3,342.76	\$0.00	\$0	\$3,342.76	\$0.00	-	\$0.00
2008	\$3,246.68	\$0.00	\$0	\$3,246.68	\$0.00	-	\$0.00

TAXYEAR	RECEIPT NUMBER	TRANSACTION DATE	PAYMENT AMOUNT
2018	MULT-215639	11-19-2018	\$4,750.96
2017	8728801	11-9-2017	\$4,555.78
2016	8402701	11-14-2016	\$3,998.65
2015	8026457	11-12-2015	\$3,913.89
2014	7661353	11-10-2014	\$3,819.48
2013	7319967	11-12-2013	\$3,593.82
2012	6972549	11-13-2012	\$3,520.13
2011	6511719	11-7-2011	\$3,405.40
2010	6182557	11-9-2010	\$3,323.86
2009	5823773	11-12-2009	\$3,242.48
2008	5503476	11-13-2008	\$3,149.28

**MCC 39.1205 TYPE IV QUASI-JUDICIAL PLAN AND ZONE CHANGE
APPROVAL CRITERIA.**

(A) Quasi-judicial Plan Revision.

(1) The plan revision is consistent with the standards of ORS 197.732 if a goal exception is required, including any OAR's adopted pursuant to these statutes;

Response: A goal exception is required so this criterion applies.

ORS 197.732 (2) A local government may adopt an exception to a goal if:

(a) The land subject to the exception is physically developed to the extent that it is no longer available for uses allowed by the applicable goal;

(b) The land subject to the exception is irrevocably committed as described by Land Conservation and Development Commission rule to uses not allowed by the applicable goal because existing adjacent uses and other relevant factors make uses allowed by the applicable goal impracticable; or

(c) The following standards are met:

Response: The applicant chooses to address “irrevocably committed” exception criteria (2)(a) and (b) rather than “reasons” exception criteria (2)(c).

(2)(a) The land subject to the exception is physically developed to the extent that it is no longer available for uses allowed by the applicable goal;

Response: The subject property, currently zoned Exclusive Farm Use (EFU), is less than an acre in size. The parcel was created in 1886 when the original land grant owners, William and Mary Jones deeded the land to School District #10 of Multnomah County to be used for a new school to replace the nearby aging one-room log-cabin school house, known as Cedar School, built in 1857. The second Cedar School was built shortly after the land was deeded to the school district and remained in place until a newer school was built on the site and opened in 1927. The school district used the building as a school house and for other purposes until 1971 when it was vacated. After the school district vacated the property, ownership reverted back to descendants of the Jones family who sold the property in 1976. The school house building is still present today and is now used as a single-family dwelling and in-house photography studio.

Since construction of the former Cedar School building on this site in 1886, the property has not been used for farming, nor has it been available for farm use. Virtually the entire .93 acres is physically developed with buildings, driveways, parking area and walkways, or large trees and landscaping. The property is clearly developed to the extent that is unavailable for EFU resource land uses. (See Exhibit A-1, Aerial Photo Site Map)

(2)(b) The land subject to the exception is irrevocably committed as described by Land Conservation and Development Commission rule to uses not allowed by the applicable goal because existing adjacent uses and other relevant factors make uses allowed by the applicable goal impracticable;

OAR 660-004-0028 Exception Requirements for Land Irrevocably Committed to Other Uses

(2) Whether land is irrevocably committed depends on the relationship between the exception area and the lands adjacent to it. The findings for a committed exception therefore must address the following:

(a) The characteristics of the exception area;

Response: By definition the "exception area" is that area of land for which a "committed exception" is taken, which in the case of this application, is the .93 acre parcel. As previously described, the exception area is characterized as a fully developed parcel containing an old school house now being used as a residence along with several outbuildings, driveway and parking area, and significant landscaping with mature trees and shrubs. The property is not farmed and in its present state has no potential to be commercially farmed. The exception area can best be described as rural residential in character.

(b) The characteristics of the adjacent lands;

Response: The subject property is surrounded on three sides by agricultural land normally planted in field crops; but that land is buffered from the subject property by mature trees and shrubs that provide a clear separation between farm use and rural residential use. The subject property fronts on SE Troutdale Road, a paved two-lane county collector street. Across Troutdale Road from the subject property are several rural residences on small tracts. The properties along SE Troutdale Rd immediately across from the exception area are zoned Rural Residential.

(c) The relationship between the exception area and the lands adjacent to it; and

Response: Because of the large trees and extensive shrubbery that line the perimeter of the exception area, there is a distinct buffer between it and the adjacent farm land to its north, south and east. Arborvitae line the property wherever gaps occur in the more mature landscape plantings in order to provide continuous screening from adjacent farm lands. The exception area is open along its frontage to the west at the driveway and two walkway connections to SE Troutdale Road, which orients the site more to the rural residential zoned properties located across the road than it does to the adjacent agricultural land.

(d) The other relevant factors set forth in OAR 660-004-0028(6).

Response: See responses to relevant factors in (6) below.

(3) Whether uses or activities allowed by an applicable goal are impracticable as that term is used in ORS 197.732(2)(b), in Goal 2, Part II(b), and in this rule shall be determined through consideration of factors set forth in this rule, except where other rules apply as described in OAR 660-004-0000(1). Compliance with this rule shall constitute compliance with the requirements of Goal 2, Part II. It is the purpose of this rule to permit irrevocably committed exceptions where justified so as to provide flexibility in the application of broad resource protection goals. It shall not be required that local governments demonstrate that every use allowed by the applicable goal is "impossible." For exceptions to Goals 3 or 4, local governments are required to demonstrate that only the following uses or activities are impracticable: (underlining added)

Response: This application is a Goal 3 exception so the following uses are applicable.

(a) Farm use as defined in ORS 215.203;

Response: Demonstration that farm use is impracticable on the subject property is found in the response to ORS 197.732(2)(a) above.

(b) Propagation or harvesting of a forest product as specified in OAR 660-033-0120; and

Response: For the same reasons that the subject property is irrevocably committed to nonresource uses and is unsuited to commercial agricultural, the same is true for the propagation and harvesting of a forest product. This fully developed .93 acre parcel simply does not lend itself to forestry related uses.

(c) Forest operations or forest practices as specified in OAR 660-006-0025(2)(a).

Response: Forest operations and forest practices including, but not limited to, reforestation of forest land, road construction and maintenance, harvesting of a forest tree species, application of chemicals, and disposal of slash, are totally impracticable on this fully developed .93 acre parcel located in close proximity to other rural residences.

(4) A conclusion that an exception area is irrevocably committed shall be supported by findings of fact that address all applicable factors of section (6) of this rule and by a statement of reasons explaining why the facts support the conclusion that uses allowed by the applicable goal are impracticable in the exception area.

Response: The applicant believes the responses to the exception criteria given in this narrative provide sufficient findings of fact in support of conclusions that uses allowed by goal 3 are impracticable in the exception area.

(5) Findings of fact and a statement of reasons that land subject to an exception is irrevocably committed need not be prepared for each individual parcel in the exception area. Lands that are found to be irrevocably committed under this rule may include physically developed lands.

Response: Because the exception area consists of only one parcel, reasons provided herein why the exception area is irrevocably committed to a nonresource use necessarily apply to this individual parcel.

(6) Findings of fact for a committed exception shall address the following factors:

(a) Existing adjacent uses;

Response: An explanation of existing adjacent uses is given under Criterion (2) above.

(b) Existing public facilities and services (water and sewer lines, etc.);

Response: There are no public water or sewer lines serving the subject property. Water is provided from an individual on-site well that is believed to have been originally dug to serve the school and has since provided abundant, domestic water for users of the site. The well meets domestic needs by currently pumping out 10 gallons of water per minute. (See Exhibit D, Certification of Water Service form)

The City of Troutdale has an above-ground water reservoir on a two-acre parcel approximately one-quarter mile to the east of the site immediately across from the adjacent farm land. A 12-inch water transmission line from this city-owned property provides domestic water to the residents of the City. The water main runs west from the reservoir site along SE Strebin Road to its intersection with SE Troutdale Road placing it less than 250 feet from the nearest corner of the subject property. This line has the capacity to serve undeveloped properties along Strebin Road and SE Troutdale Road, including the subject property.

Sewage from the subject property is discharged into an onsite private septic system that was installed either at the time of the 1927 school house construction, or some time since then. The system consists of a 1,000 gallon concrete septic tank to hold solids while the liquid waste is discharged to an onsite drain field. The septic system was built to handle the needs of a school and now provides more than adequate treatment and holding capacity for the current four-bedroom single family dwelling use. The nearest Troutdale sewer line serves lots within a city subdivision located on the north side of SE Strebin Road, approximately 500 feet northeast of the subject property.

The subject property lies within Multnomah County Rural Fire District #10 which contracts with the City of Gresham for fire service; thus, fire service is provided by nearby Gresham. The closest fire station is located near Kane Drive and SE Division Street in Gresham -- less than three miles from the subject property.

Police service is provided by the Multnomah County Sheriff's Department, which has offices nearby in the City of Troutdale.

The exception area is located less than 500 feet from the closest city limits of Troutdale to the north. The City provides a full range of urban services and public facility infrastructure.

(c) Parcel size and ownership patterns of the exception area and adjacent lands:

(A) Consideration of parcel size and ownership patterns under subsection (6)(c) of this rule shall include an analysis of how the existing development pattern came about and whether findings against the goals were made at the time of partitioning or subdivision. Past land divisions made without application of the goals do not in themselves demonstrate irrevocable commitment of the exception area. Only if development (e.g., physical improvements such as roads and underground facilities) on the resulting parcels or other factors makes unsuitable their resource use or the resource use of nearby lands can the parcels be considered to be irrevocably committed. Resource and nonresource parcels created and uses approved pursuant to the applicable goals shall not be used to justify a committed exception. For example, the presence of several parcels created for nonfarm dwellings or an intensive commercial agricultural operation under the provisions of an exclusive farm use zone cannot be used to justify a committed exception for the subject parcels or land adjoining those parcels.

(B) Existing parcel sizes and contiguous ownerships shall be considered together in relation to the land's actual use. For example, several contiguous undeveloped parcels (including parcels separated only by a road or highway) under one ownership shall be considered as one farm or forest operation. The mere fact that small parcels exist does not in itself constitute irrevocable commitment. Small parcels in separate ownerships are more likely to be irrevocably committed if the parcels are developed, clustered in a large group or clustered around a road designed to serve these parcels. Small parcels in separate ownerships are not likely to be irrevocably committed if they stand alone amidst larger farm or forest operations, or are buffered from such operations;

Response: The exception area consists of a single .93 acre parcel that was created in 1886 when the land owners deeded the property to the local school district in order to build a school to replace the original Cedar School that was constructed in 1857 on a nearby site. Cedar School was one of the earliest school houses in East County. The second Cedar School was built on the current site in 1886 and was replaced by the existing school that was built in 1927. The present structure continued to be used by the school district (later consolidated with Troutdale School District) until 1971. The property was sold to a private party (William Rogers) in 1976 whereupon the school house was converted to a single-family residence. In 1978 William Rogers sold the property to Timothy and Gail O'Neill, glasswork artists, who not only occupied the building as their residence but also converted the auditorium and classrooms into art studios and an art gallery. The current owner, Colleen Cahill, purchased the property in 1999 and continues to occupy it as a single-family dwelling as well as a studio/office for her photography business.

The adjacent agricultural land that lies to the north, east and south of the exception area consists of three parcels under the same ownership. The adjacent farm unit totals 28.58 acres consisting of three individual parcels of 1.15, 8.48 and 18.95 acres.

The 1.15 acre adjacent parcel to the north appears to be a lot of record that was created many years ago for unknown reasons. This parcel, along with the 8.48 acres to the east and the 18.95 acres to the south, has been in the Baker family since they settled the area decades ago. These three parcels are part of the original Baker farmstead that still exists today. Although the Baker family no longer farms the property, they lease it to others who continue to farm the land.

The four closest rural residential properties across Troutdale Road from the exception area are each separately owned. Parcel sizes vary as follows: 4.95, 5.11, 7.33 and 10.11 acres. The smallest of these parcels has existed since at least the mid-1950s, whereas as the other three parcels were more recently created and do not show up on the County assessor maps until after the 1970s.

(d) Neighborhood and regional characteristics;

Response: The exception area is located in proximity to the neighboring cities of Gresham to the west and Troutdale to the north. Full scale urban subdivisions are located at the edges of both cities and those within the City of Troutdale provide a visual backdrop to the subject property because of their nearness.

The northeast corner of the subject property lies within 250 feet of the urban growth boundary that encompasses lands outside the Troutdale city limits but within its urban planning area. These lands are subject to city zoning under an intergovernmental agreement between Troutdale and Multnomah County. Since these rural lands are earmarked for future incorporation into the city and for urban level development, Troutdale has zoned them R-10, which allows lots as small as 10,000 square feet to be created.

Approximately 0.2 miles to the east of the subject property is a 14.5 acre parcel occupied by the Open Door Baptist Church and Open Door Christian Academy – a private school with grades pre-school through high school. The academy has a current enrollment of 300 students and 20 teachers. Although located on the south side of SE Strebin road outside the Troutdale city limits and outside the urban growth boundary, the church/school complex receives water and sewer service from Troutdale through an extra-territorial service agreement.

Urban subdivisions within the City of Gresham to the west are separated from the exception area by the rural residential parcels across Troutdale Road from the subject property. This separation is further enhanced by the riparian corridor associated with Beaver Creek, which flows along the rear of the rural residential parcels.

From a regional perspective, the subject property lies within the boundaries of the Metro regional government. In 2010 in conjunction with its regional city and county partners, Metro designated lands outside the current Urban Growth Boundary (UGB) but within its jurisdictional boundaries as either Urban or Rural Reserves. An urban reserve designation means that the lands can be considered for future inclusion within the UGB and ultimate urban level development. A rural reserve designation means that the lands shall remain rural without the prospect of inclusion within the UGB for at least fifty years.

During the process of designating urban and rural reserves, the subject property and surrounding lands were proposed as rural reserves. However, when the City of Troutdale opposed this designation and expressed its desire to see this area designated as urban in order to serve as a future expansion area for the city, Metro and Multnomah County decided to leave an area of approximately 220 acres undesignated – meaning it is neither urban nor rural. The undesignated status leaves the door open for further review and consideration of this area for inclusion within the UGB and urban development in twenty years – in approximately the year 2030. Thus on the regional scale, the exception area is a potential candidate for designation as urban reserve and inclusion within the UGB if there is need for additional lands to meet projected urban growth over a twenty-year planning horizon.

(e) Natural or man-made features or other impediments separating the exception area from adjacent resource land. Such features or impediments include but are not limited to roads, watercourses, utility lines, easements, or rights-of-way that effectively impede practicable resource use of all or part of the exception area;

Response: There are no natural features or impediments separating the exception area from the adjacent agricultural resource land. The only man-made feature that provides separation from these resource lands is the extensive stand of trees, shrubs and other landscaping that line the perimeter of the exception area. Much of the vegetation has been in existence for decades and some of the trees appear to date back to the time of the second Cedar School's construction on this site in 1886, if not before. Based on their size, two cedar trees at the southeast corner of the property, two maples at the northeast corner, and four Douglas firs and a maple tree on the southern border appear to be over 100 years old. Some may have existed on the property long before the school was built. These trees can be considered natural features that distinguish the exception area from the cleared, open farm lands surrounding it.

(f) Physical development according to OAR 660-004-0025; and

OAR Chapter 660

Division 4 INTERPRETATION OF GOAL 2 EXCEPTION PROCESS

660-004-0025

Exception Requirements for Land Physically Developed to Other Uses

(1) A local government may adopt an exception to a goal when the land subject to the exception is physically developed to the extent that it is no longer available for uses allowed by the applicable goal. Other rules may also apply, as described in OAR 660-004-0000(1).

Response: In responses to previous criteria, this narrative has explained why the land subject to an exception is physically developed to the extent that it is no longer available for goal 3 uses.

The applicant does not believe that other rules described in OAR 660-004-0000(1) apply to this particular exception request.

(2) Whether land has been physically developed with uses not allowed by an applicable goal will depend on the situation at the site of the exception. The exact nature and extent of the areas found to be physically developed shall be clearly set forth in the justification for the exception. The specific area(s) must be shown on a map or otherwise described and keyed to the appropriate findings of fact. The findings of fact shall identify the extent and location of the existing physical development on the land and can include information on structures, roads, sewer and water facilities, and utility facilities. Uses allowed by the applicable goal(s) to which an exception is being taken shall not be used to justify a physically developed exception.

Response: This goal exception is being sought for the purpose of allowing the already developed .93 acre exception area to be used as a single-family dwelling, just as it has been since 1976. Single-family dwellings in conjunction with farming operations are permitted on Goal 3 agricultural lands so the requested use is not inconsistent with allowed uses on EFU lands. In the case of the exception area, however, the existing dwelling is not farm related and the subject property has no potential for agricultural use because it is physically developed.

The applicant believes the nature and extent to which the exception area has been physically developed has been adequately described in the previous responses to the exception criteria. This nature and extent of this physical development is demonstrated on the aerial photographs included with this application narrative. (Exhibits A-1 and A-2)

(g) Other relevant factors.

Response: The applicant has not identified any other factors for a findings of fact related to a committed exception for this property.

(7) The evidence submitted to support any committed exception shall, at a minimum, include a current map or aerial photograph that shows the exception area and adjoining lands, and any other means needed to convey information about the factors set forth in this rule. For example, a local government may use tables, charts, summaries, or narratives to supplement the maps or photos. The applicable factors set forth in section (6) of this rule shall be shown on the map or aerial photograph.

Response: Exhibit A-3 is an aerial photo showing the exception area and adjacent lands. It provides evidence to support a committed exception finding.

(2) The proposal conforms to the intent of relevant policies in the comprehensive plan or that the plan policies do not apply. In the case of a land use plan map amendment for a commercial, industrial, or public designation, evidence must also be presented that the plan does not provide adequate areas in appropriate locations for the proposed use;

Response: This application seeks a land use plan map amendment for agricultural resource lands; therefore, it is unnecessary to present evidence that the plan does not provide adequate areas in appropriate locations for the proposed use.

Relevant Comprehensive Plan Policies

Exclusive Farm Use Zones

3.6 Designate and maintain as exclusive agricultural land, areas which are:

1. Predominantly agricultural soil capability I, II, III, and IV, as defined by the U.S. Soil Conservation Service, and

Response: According to Soil Conservation Service maps the subject property consists of high value agricultural soils (Quatama Loam, Class IIw). However, the farmer of the adjacent agricultural land has stated that the soils in the immediate area of the subject property are not prime farming soils and require additional soil supplements to be as productive as other nearby agricultural land. Regardless, because the subject parcel is fully developed and irrevocably committed to a nonfarm use, it is not capable of being farmed. Thus, an EFU designation is not appropriate for the site.

2. Of parcel sizes suitable for commercial agriculture, and

Response: The subject parcel is only .93 acres in size and is much too small to be a commercially viable farm property. Because it is fully developed with a former school, now used as a single family dwelling, it does not lend itself to being incorporated into any adjacent farmland for agricultural purposes. On the basis of parcel size, the site is not suitable for commercial agriculture.

3. In predominantly commercial agriculture use, and

Response: The subject property has not been used for agriculture since the parcel was established over 130 years ago for the purpose of constructing Cedar school. Even then, there are several trees on the site that likely pre-date construction of the school, which suggests that the property might not ever have been farmed. For this reason, the site is not appropriate for EFU designation.

5. Other areas, predominantly surrounded by commercial agriculture lands, which are necessary to permit farm practices to be undertaken on these adjacent lands.

Response: Although the subject parcel is surrounded on three sides by commercial agricultural land, this parcel is not necessary to permit those farm practices from being undertaken. Farming has occurred adjacent to the subject property throughout the many decades it has been used as a school and residence. Long time farming practices have thrived without need or dependence on the subject property for their existence. This standard for designating lands for EFU zoning does not apply to the subject property.

3.7 Restrict the use of exclusive farm use lands to agriculture and other uses, consistent with state law, recognizing that the intent is to preserve the best agricultural lands from inappropriate and incompatible development.

Response: The subject property was removed from agricultural use (if it was actually used for agriculture) in 1886 and committed to a nonfarm use long before EFU zoning was established under Oregon's statewide planning program, enacted in the early 1970s. Because this property was set aside as a school site over a hundred years ago, and developed for that use, it would seem that a conscious decision was made at that time that use as a school was neither an inappropriate nor incompatible development in a largely agricultural setting. Conversion of the old school to a single family residence has not altered those conditions to render the site as an inappropriate and incompatible development within an agricultural area. Past and present uses of this site meet the intent of preserving the best agricultural lands from inappropriate and incompatible development.

3.8 Maximize retention of the agricultural land base by maintaining Exclusive Farm Use designated areas as farm lands with agriculture as the primary allowed use.

Response: If this small parcel were in agricultural use, then maintaining its EFU designation would make much more sense. However, as has been stated numerous times in this narrative, since it was created in 1886 this .93 acre parcel has been fully developed as a school and now as a rural residence. For this reason, retaining EFU zoning on the property does nothing toward maximizing retention of the agricultural land base.

4. Not impacted by urban service, or

Response: The subject property is not currently impacted by urban services, but as previously mentioned in this narrative, public (city) water and sewer service lines are within 250 feet and 500 feet respectively of the property. Both of these urban services can be extended to the property if and when it is brought into the urban growth boundary for annexation into the City of Troutdale, which has expressed a willingness to do so in the future.

3.9 Do not support zone changes that remove productive agricultural land from the protection afforded under Goal 3 of the Oregon Statewide Planning Program.

Response: For the various reasons already stated in this narrative, approval of this rezone request will not cause the removal of productive agricultural land since the subject property is not currently in farm use, nor has it been in farm use for well over 100 years. It is irrevocably committed to nonfarm development.

Rural Residential Areas

2.5 Designate limited areas for rural residential development based upon the following criteria:

- 1. Significant parcelization when an average of five (5) acres or less has already occurred, the majority of which are separately owned and developed;***

Response: The land across Troutdale Road from the subject property is zoned rural residential because of significant parcelization and other characteristics that justify rural residential zoning. These rural residential lands, which lie between Troutdale Road on the east and the Gresham city limits on the west, stretch from the Troutdale city limits on the north for approximately 1.5 miles south to the Gresham city limits at SE Powell Valley Road. The four rural residential parcels closest to the subject property are separately owned and range in size from 4.95 acres to 10.11 acres, with an average parcel size of 6.87 acres. The subject parcel is only .93 acres and is adjacent to a 1.15 acre parcel immediately north of it.

Because of significant parcelization, this standard for designating Rural Residential areas is applicable to the subject property.

It is worth pointing out that the subject property was zoned MUA-20 in 1977 when the County first adopted new rural zoning in compliance with statewide planning goals and guidelines. The zoning included a Community Service (CS) overlay to reflect the school located on the property. For reasons unknown to the applicant, this zoning designation was changed to EFU-CS sometime in the early 1980's. The CS designation has since been removed due to the abandonment of the school and its conversion to a residence.

- 2. The area is not a cohesive commercial farm or forest resource area;***

Response: The subject property, in conjunction with those rural residential parcels to the west along Troutdale Road, is not part of a commercial farm or forest resource area. The property has more in common with the rural residentially zoned parcels across the road than it does with the farm lands that surround it to the north, east and south. This may explain why the subject property was once zoned as MUA-20, a non-resource zoning designation. It also explains why a Rural Residential designation is appropriate.

3. The designated area is compatible with any adjacent farm or forest uses and would not cause any substantial conflict with these natural resource uses;

Response: The subject parcel has existed as a nonfarm use since construction of Cedar School on this site began in 1886. To the applicant's knowledge, its use both as a school originally and now as a residence has been compatible with adjacent farm uses and has never caused any conflicts with those uses. As a school site it has long been accepted as an invaluable asset to the surrounding community. Historically the property has served as more than just a school. While it was a school house the building served as an important gathering place for the local community who used it for dances, theater productions and other community events.

According to an information sheet about Cedar School prepared by the Troutdale Historical Society: "In addition to serving Scouts, 4-H and Campfire Girls, the building was a community meeting place. Pie socials, spelling bees and literary society meetings occurred frequently." After the school was closed the building "served for brief periods as a church, warehouse, square dance club, and college drama classroom." All of these activities occurring on this site over the years have posed no conflict with the natural resource use of the surrounding farm lands. (See Exhibit F-1, Troutdale Historical Society information sheet, April 1979)

Even with its use as a single family residence since 1976, the property continues to blend in harmoniously with surrounding agricultural lands. Approval of this rezone request to Rural Residential will not alter the longstanding relationship of this site to adjacent agricultural uses. (See Exhibit E-1, Letter from adjacent agricultural land owner, Robert Baker and Exhibit E-3, Letter from nearby farmers, the Strebin Family)

4. The land resource is predominantly forest or forest-agricultural in nature (discounting the residences), rather than agricultural in character;

Response: The land in question is not forest or forest-agricultural in nature. Therefore, this policy standard for designating lands for RR zoning does not apply.

5. There are no physical development limitations which would cause the area to be hazardous for development; and

Response: The subject property has no physical limitations which would cause it to be hazardous for development. The site has been fully developed since 1886 without exhibiting any development hazards.

6. Limited, but adequate, services must be available for the area, including those provided on-site (water and subsurface sewage disposal), as well as off-site (school, fire, police).

Response: Since the Cedar School was originally constructed the subject property has received water from an onsite domestic well while sewage has been handled through

onsite subsurface sewage disposal. These facilities continue to provide safe, reliable service to the site.

The subject property lies within Multnomah County Rural Fire District #10 which contracts with the City of Gresham for fire service; thus, fire service is provided by nearby Gresham. The closest fire station is located near Kane Drive and SE Division Street in Gresham -- approximately three miles from the subject property. Gresham Fire has certified that the subject property is in compliance with the fire apparatus access standards of the Oregon Fire Code as implemented by them. (See Exhibit C, Fire Service Agency Review Form with Revised Review Comments, October 30, 2019)

Police service is provided by the Multnomah County Sheriff's Department, which has offices nearby in the City of Troutdale.

The property is within the Gresham-Barlow school district although the closest elementary school (Sweetbriar Elementary) is located less than a mile from the property and is within the Reynolds school district.

Provision of these various services is further grounds for designating the site as Rural Residential.

2.6 Protect farmland and forest land from encroachment by residential and other non-farm or non-forest uses that locate in the RR zone.

Response: Granting the request to zone this property RR will not result in encroachment by a nonfarm use on nearby farmland. This fully-developed, nonfarm parcel has been in existence for over 100 years without having any adverse impacts on those farmlands. Because of the extensive mature landscaping along its entire perimeter, there is a clear separation between the subject property and adjacent farmlands which affords protection of those farmlands from current or future non-farm use encroachment. RR zoning of this property will not result in encroachment upon adjacent farmland.

2.7 Ensure that new, replacement, or expanding uses in the RR zone minimize impacts to farm and forest land by requiring recordation of a covenant that recognizes the rights of adjacent farm and forestry practices.

Response: There is currently no recorded covenant of this nature. The applicant does not object to a requirement for such a covenant if this rezone application is approved.

2.8 New non-agricultural businesses should be limited in scale and type to serve the needs of the local rural area.

Response: The owner/occupant of the property runs a small photography business out of the home. The photography business includes an office and a studio where customers can be photographed.

The applicant understands that continued operation of this business requires a County Home Occupation permit and fully intends to seek this permit if the rezone application is approved and the residence is legitimized. The application process for the Home Occupation will establish the appropriate nature and scale of this business in order for it to satisfy this policy.

Strategy 2.8-1: Review the appropriateness of review uses, conditional uses and community service uses in the RR zone through a public process that involves community stakeholders prior to amending the Zoning Code.

Response: This rezone application entails a public process that includes public hearings before the County Planning Commission and County Board of Commissioners. Notification of these hearings will be sent to surrounding property owners and other community stakeholders on record with the County. A sign will also be posted on the property to alert the general public about the rezone request. Public comment will be solicited and taken throughout this process to record both support and opposition to the rezone request as well as any concerns it raises. Through this public process the appropriateness of the various types of allowed uses in the RR zone will be fully evaluated and considered in the final decision to amend the zoning.

Historic Resources

The following policies and strategies direct the County to continue to recognize significant historic resources and to implement strategies to protect them, including the adaptive reuse of historic structures where such reuse can increase the ability of properties to maintain their condition and historic value.

Response: The following policies are relevant to this comprehensive plan map amendment/rezone application because the property contains a historic building – Cedar School – constructed in 1927. Although the building is no longer used as a school, it retains historic significance for the community.

The current owner/occupant is actively engaged in preserving the building's historical integrity. During development of the Multnomah County Comprehensive Plan in 2016, the property owner engaged in an online petition drive to garner community support for her effort to preserve Cedar School, as well as support for preservation of historic sites in general. That petition drive resulted in nearly 500 signatures on the owner's Facebook page. In a strong show of support for her cause, the Troutdale Historic Society obtained 22 personal signatures for her petition. (See Exhibit F-4, petition and signatures)

6.1 Recognize significant historic resources and apply appropriate historic preservation measures to all designated historic sites.

Strategy 6.1-1: Maintain an inventory of significant historic resources which meet the historical site criteria:

1) Historical Significance - Property is associated with significant past events, personages, trends or values, and has the capacity to evoke one or more of the dominant themes of national or local history.

2) Architectural Significance (Rarity of Type and/or Style) - Property is a prime example of a stylistic or structural type, or is representative of a type once common and is among the last examples surviving in the County. Property is a prototype or significant work of an architect, builder or engineer noted in the history of architecture and construction in Multnomah County.

3) Environmental Considerations - Current land use surrounding the property contributes to an aura of the historic period, or property defines important space.

4) Physical Integrity - Property is essentially as constructed on original site. Sufficient original workmanship and material remain to serve as instruction in period fabrication.

5) Symbolic Value - Through public interest, sentiment, uniqueness or other factors, property has come to connote an ideal, institution, political entity or period.

6) Chronology - Property was developed early in the relative scale of local history or was an early expression of type/style.

Response: Multnomah County has recognized Cedar School as a historic resource since the County's first historic and cultural resource inventory was conducted in 1976 for the State Historic Preservation Office. Two years later the County planning staff conducted a limited survey of historic resources which resulted in the adoption of an ordinance in 1980 which officially designated 18 historic resources within the unincorporated County. Although the ordinance did not include Cedar School among the 18 sites, it remained on the County's inventory of historic properties.

In 1988 the County contracted with a planning consulting firm to conduct a comprehensive historic resource survey of rural unincorporated Multnomah County. The resulting report issued in September 1990 identified 68 historic resources. Once again Cedar School was included in the inventory because it is "a singular example of a historic period revival style, (and) is a handsome composition of brick ornamented with glazed terra cotta." (Multnomah County Historic Context Statement, September 1990, p.51) The report's Statement of Significance for Cedar School states that "(T)he building is an excellent example of Mediterranean style architecture suggesting that it may have been designed by Herman Brookman or other prominent architect. .. The building is the only known specimen of this historic building type in unincorporated Multnomah County." (See Exhibit F-2, Cedar School Statement of Significance)

The report went on further to say that "(B)ecause of the scarcity of rural schoolhouses, and the important role they played as focal points for the social life of small communities they should be given careful consideration for designation (as historic resources)." (p. 54)

Cedar School deserves to be recognized as a significant historic resource because it meets all the above listed historical site criteria.

Strategy 6.1-2: Use the National Register of Historic Places, the Oregon Historic Sites Database and local historical society databases in compiling an inventory of historic resources.

Response: The property is included in the Oregon Historic Sites Database as well as the Troutdale Historical Society inventory. These two inventories were the bases for the County including it in its own inventory conducted in 1976. The property is not, however, on the National Register of Historic Places.

In 1978 the previous owners of the property, Timothy and Gail O'Neill, applied to have the property listed on the National Register of Historic Places. That request was evaluated by the Oregon State Board for Historical Preservation but was denied on a split vote. Notes from that decision state that despite its name, the Board at that time was not particularly interested in history, but rather, emphasized architecture as its principal interest. Those notes further disclose that the majority of the Board members did not feel the building was compelling enough architecturally to merit designation nor did they believe the building was old enough to justify historic significance (it was only 51 years old at the time). The Board was also put off by alterations that had been made to the building, such as residential use of the rear wing, some window replacements, and a greenhouse added to the rear elevation. The property owners were encouraged to resubmit their nomination with advice on what to include in order to strengthen the application. There is no record that they tried again to be listed on the National register.

Strategy 6.1-3: Develop and maintain a historical preservation program for Multnomah County which includes:

- 1) A review of, and compliance with, the laws related to historic preservation.***
- 2) Ongoing identification and inventory of significant sites, working with area citizens groups, local historical societies, the Oregon Historical Society, the State Historic Preservation Office, the Oregon Natural History Museum and other historic and archeological associations.***
- 3) Developing a handbook on historic preservation to assist County staff, area citizen groups, land owners, and developers in understanding and using applicable federal and state programs.***
- 4) Fostering, through ordinances or other means, the private restoration and maintenance of historic structures for compatible uses and development based on historic values.***
- 5) Encouraging the installation of appropriate plaques or markers on identified sites and structures.***

Response: To the applicant's knowledge the County has not enacted a comprehensive historical preservation program which encompasses the various measures outlined in

this policy strategy. The lack of such a program leaves the owners of historical properties in Multnomah County on their own to pursue ways to maintain and restore these sites. This is the challenge the current owner of Cedar School is facing as she struggles to keep the nearly century-old building in good repair so that it continues to be a showcase for the surrounding community's heritage.

Strategy 6.1-4: The Zoning Code should:

- 1) Amend the Historic Preservation overlay district to include a process for the owner of a historic resource to obtain a historic landmark designation.***
- 2) Amend the Historic Preservation overlay district to provide opportunities for owners of historic landmarks to preserve and maintain the resource by allowing as conditional uses, where possible, a use which can be shown to contribute to the preservation and reuse of the historic landmark.***
- 3) Provide for a 120-day delay period for the issuance of a demolition permit or a building permit that substantially alters the historic nature of a historic landmark. During this period, a review of the land use permit application to demolish or substantially alter, including the impacts and possible means to offset the impacts, would be undertaken.***

Response: The County's Historic Preservation Overlay (HP) zoning district has not yet been applied to the subject property. The property owner desires to obtain this overlay zoning to recognize and acknowledge the site's historic significance and to afford her additional opportunities to preserve it.

Item 2 of this strategy was the direct outcome of public input provided during preparation of the new County Comprehensive Plan adopted in September 2016. This strategy item was determined to be a critical element for owners of historic properties seeking a source of income to assist with upkeep and maintenance of aging historic buildings. The applicant was among the historic preservation advocates who appealed to the County to include this strategy item in the Comprehensive Plan in order to influence action on this important historic preservation measure. Unfortunately, the County has not yet acted to amend the HP overlay district as called for in this strategy; so permitted, review and conditional uses of historic properties are limited to those listed in the underlining base zone. (See Exhibit F-3, Gresham Outlook article, April 24, 2015)

(3) The uses allowed by the proposed changes will:

(a) Not destabilize the land use pattern in the vicinity;

Response: The uses that are contemplated to occur on the site under the proposed RR zoning are the existing single family dwelling and the home occupation photography business. Although RR zoning is considered a more "intensive" zone than EFU, in reality the EFU zone allows a much broader range of uses, many of which are more intensive than what is permitted in RR. For example, the EFU zone allows exploration and production of geothermal resources, operations for exploration of minerals,

churches and cemeteries in conjunction with churches, and fire service facilities. None of these are permitted in the RR zone. The list of review uses for EFU is much more expansive and intensive than RR. Included among the review uses permitted in EFU but not in RR are:

- Farm stands
- Wineries
- Off-street parking and loading
- Parking of no more than seven log trucks
- Large wineries
- Up to 18 days of agri-tourism or other commercial events at a winery

The vast range of allowed uses under EFU zoning, which is considerably more extensive and invasive than those allowed on RR lands, poses greater potential to destabilize the land use pattern in the vicinity than RR zoning of this property would.

Long-time prior use of the property as a school was never found to have destabilized the land use pattern in this vicinity; nor has the present use of the property as a dwelling since 1976 destabilized the land use pattern in the area. These uses have proven to be a good fit for the parcel, which provides generous perimeter landscaping to buffer the property from adjacent agricultural lands. The uses are consistent with the rural residential development pattern on RR zoned properties immediately across Troutdale Road from the subject property.

(b) Not conflict with existing or planned uses on adjacent lands; and

Response: There is clearly no conflict with existing rural residences that occupy the adjacent properties along Troutdale Road to the west. Past and current uses of the subject property have coexisted in harmony with agricultural activities on adjacent farm lands. (See Exhibit E-2, letter from the adjacent farm operator, Ray Fujii)

(c) That necessary public services are or will be available to serve allowed uses.

Response: The water well and septic system that serve the subject property are believed to have been installed in conjunction with the original use of the site as a school; however, undocumented replacements and upgrades could possibly have occurred since then. These systems continue to provide more than adequate service for the single-family residence and photography studio that now occupy the property. Allowed uses in the RR zone would not trigger the need for additional public services from what is already available to the site.

(4) Proof of change in a neighborhood or community or mistake in the planning or zoning for the property under consideration are additional relevant factors to be considered under this subsection.

Response: As previously noted, the subject property was zoned MUA-20 for a period of time when the County first adopted new rural zoning in compliance with statewide

planning goals and guidelines. This was likely done in recognition of the development status of the property with a non-farm use and its close proximity to neighboring rural residences zoned RR. If MUA-20 zoning were still present, the non-farm residence on the property would be allowable. For reasons unknown to the applicant, in the early 1980's the zoning designation was changed to EFU-CS thereby rendering the residence as an unallowable nonfarm dwelling. In the absence of the facts, one could argue that this zone change was a mistake.

A relevant factor that the neighborhood is positioned for change is the fact that Metro and the County have not designated the subject property and surrounding area as either urban or rural reserves. The area has been undesignated to allow it to be evaluated for possible inclusion within the UGB in or around the year 2030. Continued build out of lands within neighboring Troutdale and Gresham, along with dwindling developable land within the current UGB in general, will place increasing pressure on this undesignated area for future inclusion within the UGB. (See Exhibit E-8, Letter from City of Troutdale)

(B) Quasi-Judicial Zone Change. The burden of proof is upon the person initiating a zone change request. That burden shall be to persuade that:

(1) Granting the request is in the public interest;

Response: The term “public interest” is not defined in the Multnomah County Zoning Code nor does it appear to be defined anywhere within ORS land use planning enabling legislation. Thus, the term can be, and has been, broadly construed in the context of land use law.

As it pertains to this rezone application, the public interest being addressed is the right to continue use of a historic old school house as a legal single-family dwelling and the opportunity to obtain a home occupation permit for the owner’s photography studio within the dwelling. It is in the public interest that the old Cedar School be preserved and properly maintained so that it provides a visual connection to history for the local community and for all those who once attended the school or its many extracurricular activities such as civic, social, and recreational events.

Since purchasing and occupying the site in 1999, the applicant has dedicated an enormous amount of time, energy and money into repair and upkeep of the building and grounds. This has been particularly challenging given the age of the building with its frequent need for structural, mechanical and electrical repairs and upgrades. The owner has a deep devotion to preservation of the property, which is demonstrated by the photographic display of previous school classes, historical newspaper clippings, and memorabilia from Cedar School’s past. Visitors to the home or to the photography studio are welcomed upon their entry by this display, giving them an immediate understanding and appreciation for the property’s rich history. The building’s bright brick exterior with its unique architecture sets it apart from other properties and serves as a constant reminder of its place in East Multnomah County’s heritage.

Granting this rezone request from EFU to RR will enable the former Cedar School building to be occupied as a legally authorized residence along with operation of an allowed home occupation. This occupancy is the best assurance of the property’s continuous maintenance and its preservation as a historical resource. Granting this request is clearly in the public interest. (See Exhibit E-4, Letter from neighbors, Dan and Jolene Cox, Exhibit E-5, Letter from Open Door Baptist Church and Exhibit E-6, Letter from Troutdale Historical Society)

(2) There is a public need for the requested change and that need will be best served by changing the classification of the property in question as compared with other available property;

Response: Our manmade world is enriched by the presence of historical resources that link us to our past and remind us of people, places, and events that shaped who we are as a society today. All those who live in the vicinity of Cedar School and those simply

passing by the site are profoundly struck by the simple grandness of this historic building. The Troutdale Historical Society is on record supporting this rezone application because the Society recognizes the historical importance of the building and the risk of losing it if the current owner is denied use of it as a residence. If RR zoning, which will allow residential use of the building, is denied, the prospect increases that the owner will vacate the site and the likelihood increases that a less sympathetic owner will let the building fall into such disrepair that demolition becomes necessary. For this reason, there is a public need to change the zoning of the subject property and that need is best served by changing the zoning classification to Rural Residential. Because of Cedar School's historical significance and unique characteristics, no other property in the vicinity could satisfy this public need. (See Exhibit E-7, Letter from Troutdale Historian, Sharon Nesbitt)

(3) The proposed action fully accords with the applicable elements of the Comprehensive Plan; and

Response: This zone change criterion has been addressed by previous responses to MCC 39.1205(A)(2), Quasi-judicial Plan Revision criteria.

(4) Proof of change in a neighborhood or community or mistake in the planning or zoning for the property under consideration are additional relevant factors to be considered under this subsection. The existence of home occupations shall not be used as justification for a zone change.

Response: Evidence of change occurring in the neighborhood is found in the presence of residential subdivisions a short distance northeast of the subject property. Although located within nearby City of Troutdale, these subdivisions of former agricultural land are an example of the change that has surrounded the Cedar School site. The most recent of these subdivisions occurs on land owned by the Baker family, who also own the farm land immediately adjacent to the subject property. The Bakers sold 12.3 acres of their farmland for development in 2007. They own another 27 acres which lies just outside the city limits but within the urban growth boundary and is, therefore, a prime candidate for annexation and development. In fact, this property is already zoned for residential development (R-10) by the City under an intergovernmental agreement with the County that transferred land use jurisdiction to Troutdale. The southern boundary of this 27-acre tract is only 248 feet from the nearest corner of the subject property.

As population growth within the Portland Metropolitan area intensifies, so too does the pressure to develop more of the unincorporated lands within the UGB. In 2008, for example, the City of Troutdale annexed two parcels just northwest of the subject property. The City's annexation of these 14.15 acres, located approximately 500 feet from the subject property at their nearest points, further demonstrates the change the neighborhood is experiencing.

As previously mentioned in this narrative, the subject property was zoned MUA-20 for a period of time when the County first adopted rural zoning in compliance with newly

established statewide planning goals and guidelines. This was likely done in recognition of the development status of the property with a non-farm use and its close proximity to neighboring rural residences zoned RR. In the early 1980's the zoning designation was changed to EFU-CS thereby rendering the residence as a non-allowable dwelling. One could argue that this zone change was a mistake and should have retained MUA-20 zoning to this day.

CONCLUSION

For the reasons explained in this application narrative, the request to amend the comprehensive plan map and to rezone the subject property from EFU to RR is justified and should be granted.

List of Exhibits

- A. Aerial Photos of Subject Property
 - A-1 Site Map
 - A-2 Site Map with Building Setbacks
 - A-3 Vicinity Map

- B. Floor Plan of Existing Residence

- C. Fire Service Agency Review Form and Revised Fire Agency Comments

- D. Certification of Water Service Form

- E. Supporting Letters
 - E-1 Bob Baker
 - E-2 Ray Fujii
 - E-3 Strebin Letter
 - E-4 Cox Letter
 - E-5 Open Door Baptist Church
 - E-6 Troutdale Historical Society
 - E-7 Sharon Nesbitt
 - E-8 City of Troutdale

- F. Historic Resources
 - F-1 Information Sheet on Cedar School, Troutdale Historical Society, April 1979
 - F-2 Statement of Significance for Cedar School, Multnomah County Historic Context Statement, September 1990
 - F-3 Newspaper article on efforts to preserve Cedar School, Gresham Outlook, April 24, 2015
 - F-4 Petition of Those Who Value the Preservation of Historic Sites, Cover Sheet and Signature Sheet

- G. Lot of Record Status
 - G-1 Survey 40027, filed with Multnomah County Survey Dept. on Dec. 12, 1976
 - G-2 Legal Description from Title Insurance documents related to sale of the property from William Rogers to Timothy C. and Gail J. O'Neil dated May 23, 1978.
 - G-3 Legal Description of the property from a 1992 Bargain and Sale Deed between Timothy O'Neil and Sean O'Neil, recorded in Book 2587, Page 256 Multnomah County Deed Records.
 - G-4 Legal Description of the property from a 1994 Bargain and Sale Deed between Sean O'Neil and Timothy O'Neil.
 - G-5 Legal Description of the property from a 2013 mortgage security instrument between Nationstar Mortgage LLC and Colleen Cahill.

Colleen Cahill Property Site Map



Legend

- Survey Record
- ▭ Subdivision Plat
- ▭ Condo Plat
- ▭ Partition Plat
- Road Survey
- ▭ HBS007
- ▭ Township
- ▭ Section
- o -- Survey Pin



Notes

Tax Account Number
R9930101030
1S3E01C-01200

Scale: 1: 564
Printed: 10/11/2019



This map is provided for informational purposes only. Information used to develop this map has been obtained from many sources, and is not guaranteed to be accurate. Multnomah County assumes no responsibility for the accuracy of information appearing on this map.

Exhibit A-1

Colleen Cahill Property Site Map



Legend

- Survey Record
- Subdivision Plat
- Condo Plat
- Partition Plat
- Road Survey
- HB3067
- Township
- Section

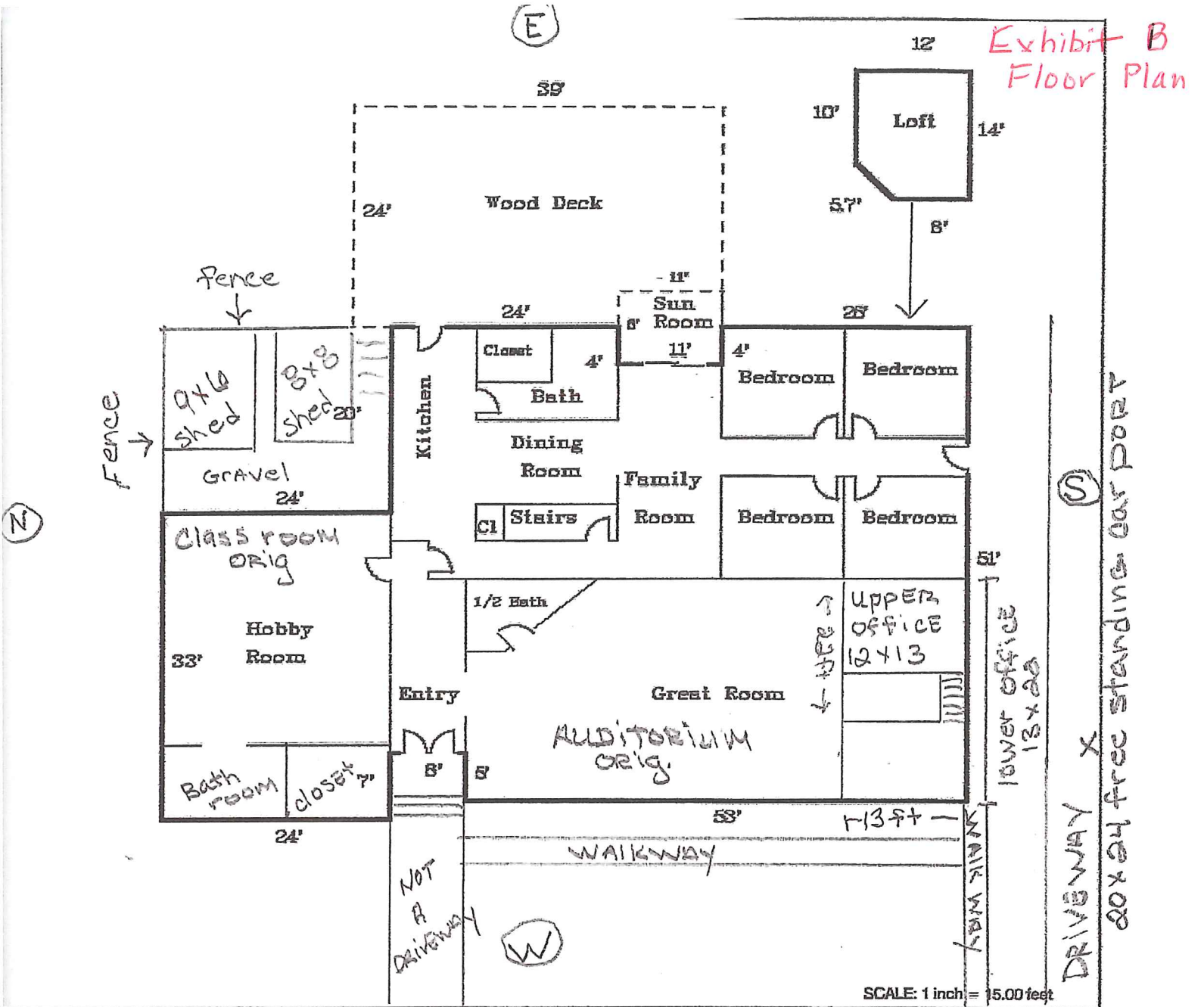
Notes

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Scale: 1: 564
Printed: 10/11/2019



Exhibit B
Floor Plan



AREA CALCULATIONS SUMMARY

Area	Name of Area	Size	Totals
GLA1	First Floor	3819.00	3819.00
GLA2	Loft over Great Room	160.00	160.00
P/P	Enclosed Sun Room	88.00	
P/P	Wood Deck	980.00	1068.00
		(rounded)	
TOTAL LIVABLE		3979	

LIVING AREA CALCULATIONS

Breakdown			Subtotals
24.00	X	53.00	1272.00
26.00	X	53.00	1378.00
11.00	X	49.00	539.00
24.00	X	33.00	792.00
-8.00	X	7.00	-56.00
-53.00	X	2.00	-106.00
12.00	X	14.00	168.00
-2.00	X	4.00	-8.00



Land Use Planning Division
 1600 SE 190th Ave, Ste 116
 Portland OR 97233
 Ph: 503-988-3043 Fax: 503-988-3389
 multco.us/landuse

Exhibit C 10/15/19
**FIRE SERVICE AGENCY
 REVIEW**

TO THE APPLICANT: Take this form to the Structural Fire Service Provider* that serves your property along with the following:

- A site plan drawn to scale showing the subject property, its improvements, location of fire hydrants and driveway information;
- A floor plan of the proposed development; and
- A fire flow report from your water purveyor (if applicable) [Not applicable for Properties served by MCRFD#14 customers]
- After the fire official signs this form, include it with your application material. See Fire Code Application Guide for fire-related access standards and fire flow information.

*If your property is not served by a structural fire service provider, your project is to be reviewed by the appropriate building official serving your property.

Address of Site: 23216 SE Troutdale Rd. Troutdale, OR 97060
 Map & Tax Lot: 153E01C-01200 'R' number R993010130
 Description of Proposed Use: Residence (Zoning Change)
 Total Square Footage of Building (including roof projections, eaves & attached structures): 4,000 sq ft.
 Applicant Name: Colleen Cahill Phone: 503-341-4192
 Mailing Address: 23216 SE Troutdale Rd
 City: Troutdale State: OR Zip Code: 97060 Email: cahillstudio@comcast.net

STRUCTURAL FIRE SERVICE AGENCY REVIEW

Fire Agency completing this form: Gresham Fire Date of Review 10/24/2019

- The subject property is located within our service boundaries or is under contract.
- The subject property is outside of our service boundaries and will not be providing fire protection services via contract. (Additional review is not needed.)

**** Access Review by Structural Fire Service Agency Providing Service ****

- The proposed development is in compliance with the fire apparatus access standards of the Oregon Fire Code standards as implemented by our agency.
- The following access improvements must be completed prior to issuance of the building permit and be re-inspected by our agency before flammable materials are placed on the property.

see attached

- The proposed development is not in compliance with the adopted Fire Service Agency's access standards. The proposed building/structure is required to have a fire sprinkler system installed in compliance with Section 903.1.3 (NFPA 13D) of the Oregon Fire Code.

Fire Official: Please sign or stamp the presented site plan & floor plan and attach it to this form.

Sharon Chandler, Fire Inspector
 Signature & Title of Fire Official

See Other Side



1333 NW Eastman Parkway, Gresham, Oregon 97030-3813

Phone (503) 618-2355 • Fax (503) 666-8330

www.greshamoregon.gov/fes

"Service...Excellence"

October 30, 2019

****REVISED****

Fire Access and Water Supply Plan Review Comments

2326 SE Troutdale Rd. Multnomah County

Zoning change for single family dwelling

The revised site map submitted 10/29/19 meets Gresham Fire Department's defensible space requirements.

1. Property must have approved address numbers that are legible and visible at all times from the street fronting the property. Numbers shall be visible from both directions at the street entrance, this may require a two-sided sign at the street. Sign at the street shall be green with reflective white numbers a minimum on 4" in size with a minimum ½" stroke. ***OFC 505.1***

Thank you,
Samantha Chandler
Fire Inspector
Gresham Fire & Emergency Services
503-618-2345
Samantha.Chandler@GreshamOregon.gov



MULTNOMAH COUNTY
LAND USE & TRANSPORTATION PROGRAM
1600 S.E. 190TH AVENUE
PORTLAND OR 97233
503-988-3043 FAX 503-988-3389
www.co.multnomah.or.us/dbcs/LUT/land_use

CERTIFICATION OF WATER SERVICE

Take this form to the Water District that serves the property.

Address of Site 2326 SE Troutdale Rd. Troutdale, OR 97060
Map & Tax Lot Number Tax lot 01200, Section 01C, Township 1
South, Range 3 EAST WM Alt. Acct R99301D130

If Residential Use, Total Number of Units _____

Applicant's Name Colleen Cahill
Mailing Address 2326 SE Troutdale Rd. City Troutdale
State OR Zip Code 97060

-TO THE APPLICANT-

Approval of most land uses involving a new or expanded use or involving creation of a new parcel requires a determination that the water system is adequate.

If you propose to use a public water system, deliver this form to the appropriate water district prior to making any land use application. After the water district fills in the following section and returns it to you, include this form with your application.

If you will be using a private water system, complete the bottom section of this form.

-TO BE COMPLETED BY A DISTRICT OFFICIAL AND RETURNED TO THE APPLICANT-

The District will provide service from a _____ inch line located _____

The proposed use should be required to make the following water system improvements:

Name of District _____ Name of Official _____

Date _____ Office held by Official _____

-TO BE COMPLETED BY THE APPLICANT IF A PRIVATE WATER SYSTEM WILL BE USED-

If you propose to use a private water system, a determination that the system is adequate must be made to satisfy Comprehensive Plan Policy 37. There are two different times that determination can be made:

- (1) In the initial review of your proposal if the on-site well or other form of private system is existing at the time of the land use application, OR
- (2) After the initial review but before issuance of a building permit when documentation is provided to the Planning Director that a water system is in place. At that time public notification will again be given which may result in a new public hearing.

Describe Water Source, Including Location well located on the South
east corner of the property

Describe Supply of Water Available (i.e., Gallons Per Minute) 10 gallons per minute

October 07, 2012, 3:25 PM

To The Multnomah County planning Commission:

It is my understanding that my neighbor, Colleen Cahill, wishes to change the zoning of her property located at 2326 Se. Troutdale road. I own the agricultural property that surrounds her location.

Ms Cahill has done an excellent job of maintaining that property and the old Cedar school as her residence. That structure has been there for nearly 100 years and I see no reason that granting her request would have any impact on the agricultural use of my property.

My father Bill Baker, attended Cedar school as a child, and many of the descendants of long time residents including myself, appreciate the school as a local landmark and community asset.

Thank you for your time,
Robert W. Baker



10/18/19

Multnomah County Planning Commission,

To whom it may concern,

My name is Ray Fujii. My family has been farming land in the greater Troutdale area for as long as I can remember. Part of the land that we actively farm surrounds the Cedar School which is the home of Colleen Cahill. My father James M. Fujii went to school there and that it's the last historical school in Troutdale since they demolished the old Troutdale grade school. We are a friendly community out here who support each other. I am behind anything that will help Colleen and her family and also help protect the Cedar School building. We have never had any issues with the owners of the Cedar School in all of the time that we have farmed here, I do not see that changing. I do not see how a zoning change will impact or conflict with my farming practices negatively. The existence of this building has never interfered with or diminished the land being worked around it. I support the zone change from EFU to RR.

Thank you,

A handwritten signature in blue ink that reads "Ray Fujii". The signature is written in a cursive, flowing style.

Ray Fujii

Fujii Farms

503 312-1432 cell

October 28, 2019

Multnomah County Planning Commission

1600 SE 190th Ave,

Portland, OR 97233

To whom it may concern:

My family and I have held a close relationship with the Cahill family for nearly 20 years. We operate Strebin Farms LLC East of the Historic school, where the Cahill family lives. We value our relationship with each and every neighbor in this small community, and hope that you allow the Historic Cedar School house to remain the residence of the Cahill family.

We have been informed that the Multnomah County has changed the zoning to EFU from MUA-20 for this parcel of ground. As farmers ourselves we do not see where this parcel of Historic ground fits the criteria for Exclusive Farm Use. The parcel of ground is divided with the Historic School house in the front and the backyard. Operating this ground with commercial equipment would be extremely difficult. Colleen and her family have been nothing shy of a perfect neighbor and have kept the Historic parcel in great shape. Our farming business continues to operate with no disturbances from this parcel of ground or the Cahill family.

We feel that this parcel of ground should fall under (MUA-20) or rural residential, as it fits the following description, "The purposes of the Multiple Use Agriculture District are to conserve those agricultural lands not suited to full-time commercial farming for diversified or part-time agriculture uses; to encourage the use of non-agricultural lands for other purposes, such as forestry, outdoor recreation, open space, low density residential development and appropriate Conditional Uses, when these uses are shown to be compatible with the natural resource base, the character of the area and the applicable County policies. (Multnomah County)".

As neighbors of this family and parcel of ground, we ask that you exclude their ground from EFU zoning to allow them to continue their daily lives. Colleen and her family have done a tremendous amount to support our community with her involvement and maintaining a historic site... we now ask that the Multnomah County supports their family and this Historic parcel.

Sincerely,

Daniel Strebin and The Strebin Family

William B. Strebin
Madeline Strebin
Paul B. Strebin
Marcene E. Strebin

October 27, 2019

To the Multnomah Planning Commission:

We are writing this letter in regard to our neighbor, Colleen Cahill. Colleen lives in the home directly across Troutdale Road from our home. She has been our neighbor for the entire sixteen years that we have lived in our house.

It has come to our attention that she is now having to deal with zoning issues for her property, though it has never been an issue for many years.

Even though her home is surrounded by farmland, having her living in this location is in no way causing any kind of problem or inconvenience to our farm and its production. In fact, we very much appreciate the way she has beautifully restored this historical school. She has invested so much of her time and finances to restore this school, and we are very proud of what she has done to preserve it for future generations to enjoy.

We want to let you know that we completely support the county in changing the zoning for this property from Exclusive Farm use, to Rural Residential. We feel strongly that this property with the historical school needs to be protected, and are confident that it is in excellent hands with Colleen.

Thank you for your consideration in this matter.

Sincerely,

Dan E Cox
Jolene Cox

Dan and Jolene Cox

Jason Stamper
27710 SE Strebin Road
Troutdale, OR 97060
503.750.8848
jstamper@opendoorbaptist.org

October 24, 2019

To the Multnomah Planning Commission,

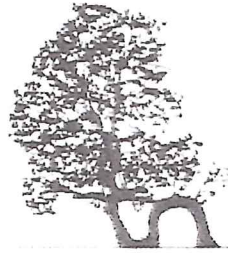
It has been our privilege to be neighbors of Colleen Cahill and the Cedar School. She has been an important part of our community for quite some time. The Cedar School has made a lot of memories for East Side residents. She has maintained the property and made it a beautiful part of our little neighborhood. On the East side, there are not a lot of places that can be said to have "history." The Cedar School certainly qualifies.

We at Open Door Baptist Church have been here since the late 1970s. Colleen has been a tremendous asset to us. We encourage the county to change the zoning to allow for Colleen to continue the work she has already been doing. She fits in so perfectly with the surrounding farmland. It is both picturesque and fitting for the area. Failure to change the zoning does nothing to help Multnomah County. In fact, it just makes it harder for those of us who appreciate having Colleen in our neighborhood.

Respectfully,



Jason Stamper
Pastor
Open Door Baptist Church



TROUTDALE HISTORICAL SOCIETY
219 East Historic Columbia River Highway • Troutdale, OR 97060

Phone: 503-661-2164

E-mail: info@troutdalehistory.org

Web Site: www.troutdalehistory.org

October 28, 2019

Multnomah County Planning Commission
1600 SE 190th Avenue
Portland, OR 97233

RE: The Historic Cedar School
Colleen Cahill-Kelsey, owner
2326 SE Troutdale Road
Troutdale, Oregon 97060

Dear Multnomah County Planning Commission:

As a neighbor to Cedar School, Troutdale Historical Society, supports any zoning protection that will help the owner/occupant remain in, and continue to restore the historic school.

An invisible line is all that separates Troutdale from the neighboring Cedar school, which played a big part in Troutdale's community history. Its location on Troutdale road attests to rural neighborhood.

Troutdale Historical Society has a long record of preserving historic buildings that have been important to this community. The former Multnomah County Farm, being a fine example. We don't believe that as a community we can go wrong preserving these sites.

Please consider the historic building, its education history, its history as a community institution, and its story of survival and restoration to this day in giving some kind of protective status to the building and grounds.

Sincerely,

Erin Janssens, President

cc: Colleen Cahill-Kelsey

Oct. 13, 2019

From Sharon Nesbit
snesbit@aol.com

In reference to Multnomah County zoning protection of Cedar School, as the author of Troutdale's history, I support any zone change that will help preserve the building in its location.

Though not in Troutdale city limits, Cedar school played a role in education in the wider community and its students and families were most closely associated with Troutdale. It is a building and site that deserves due respect.

In the days when schools had to be in walking distance for students, the rural communities around Troutdale had a number of small schools. Cedar school started in 1857, at about the same time settlers created Troutdale's first school in the Columbia River lowlands. Cedar School, District 10, served farm children at two locations, and in three different buildings, the present structure going up in 1927. Later, with classroom crowding during World War II, it was used an adjunct to Troutdale school.

The Reynolds school district has replaced both Troutdale and Fairview grade schools, built about the same time as Cedar School, due to earthquake standards. That leaves Cedar School as one of the few remaining rural school buildings still standing in the area.

Cedar School's location outside Troutdale's growth boundary is in the rural environment that it has always known, a community of homes and farmsteads. The school gives a sense of place as the center of that community and should remain a landmark.

Sharon Nesbit
Historian
116 S.E 8th St.
Troutdale, OR
97060

CITY OF TROUTDALE

"Gateway to the Columbia River Gorge"

October 29th, 2019



Mayor

Casey Ryan

City Council

David Ripma

Randy Lauer

Jamie Kranz

Glenn White

Nick Moon

Zach Hudson

City Manager

Ray Young

Multnomah County Planning Commission
Department of Community Services
1600 SE 190th Ave.
Portland, OR 97233

Re: Property at 2326 SE TROUTDALE RD, TROUTDALE OR, commonly known as "The Cedar School"

Dear Planning Commission Members,

The City of Troutdale is providing this letter of support in hopes you approve a "Plan Revision" for the above property. This property is currently outside our city limits, but it is a part of our community. From our prospective, approving the plan revision is in the best interest of the citizens for the following reasons:

1. It is an isolated residential property surrounded by agricultural property which is owned by others. Her parcel has no agricultural use.
2. The property is not designated a "rural reserve" property by the Metro 2040 Growth Concept Map. Therefore the parcel is not "biased" by a rural designation.
3. The property is closely connected with the cultural and residential nature of the City of Troutdale. We have lots of residential properties in close proximity. Additional residential zoned land, a few hundred feet to the north of the subject parcel, are ready to be annexed into the City as soon as the land owners request it.

We hope you approve the owner's application for the plan revision, and approve her requested designation. If you have any questions please do not hesitate to call the City.

Sincerely,

Ray Young
City Manager
City of Troutdale

Cc Mayor Casey Ryan

THE CEDAR SCHOOL

Exhibit F-1

The first Cedar School was a 12 by 18 foot, one-room log cabin built in 1857 by settlers in the Beaver Bend area between Stark Street (Baseline Road) and Division Street (Sectionline Road.)

William B. (Uncle Billy) Jones and his wife, Mary, donated the land on which the school stands with the proviso that it be used for educational purposes, a condition which applied until 1974 when Jones' descendants agreed to sell the site.

The school's name originated from the cedar logs used to build it. Cracks in the logs were filled with lime and sand. Order was frequently disrupted by students who couldn't resist tossing pieces of chinking at each other or the teacher. The desks were wooden slabs 8 to 10 feet long. Seats and blackboards were handmade.

Books donated by the community sometimes proved so difficult that the teacher needed help solving some of the arithmetic problems. The teachers, usually men, earned about \$50 a month.

One was Benjamin Franklin Rollins, a one-armed man from Kansas, who used his artificial hook to maintain discipline. He is best remembered for naming Gresham. In 1884, he set out to secure a post office for his general merchandise store in what is now the Gresham area. Though many names were suggested, Rollins chose an unknown name and sent his petition off for the approval of Postmaster General Walter Quinton Gresham. Naturally, the petition was approved.

Nearby Troutdale was recognized with a postal designation in 1880. Ten years later the town boomed with construction of a meat packing plant, a half dozen hotels and saloons, several stores and a newspaper. The earliest record of a Troutdale school is 1868. It is likely that Cedar School was the first in this area.

About 1886, the log school was replaced with a one-room frame building, 20 by 40 feet. Another room was added later. Until a well was dug, students walked a quarter mile to a neighbor's well to provide the school with water.

By 1908, school enrollment had grown to 66 pupils and the district was divided. Twenty-one students went to Victory School further east on Division Street.

In 1920, Cedar School parents formed a PTA. In 1926, the present brick building was constructed. Members of the PTA saw to it that the school bell (which has since vanished) was preserved and mounted on the south end of the new building. They also erected a sign: "Cedar School District #10."

In addition to serving Scouts, 4-H and Campfire Girls, the building was a community meeting place. Pie socials, spelling bees and literary society meetings occurred frequently. Children roller-skated on the concrete floor of the rear playroom.

Only two major crises were known to have disrupted the relative peace of the district. In 1856, the Indian attack on the blockhouse near the site of Bonneville Dam caused many settlers to pack their goods and flee to Portland. However, the Indian uprising never reached this area.

In the early 1880s, many of the large fir trees were felled in a storm called "The Big Blow." People recalled walking miles on the fallen trunks without setting a foot on the ground. Previous to that an early Cedar School teacher, Nancy Jane Powell, wrote of riding her horse to school on woods paths that never saw sunlight.

In 1931, a school homecoming welcomed many former students who had attended the log school. In 1940, Cedar School was consolidated with Troutdale ending 83 years of continuous use. After that the building was used sporadically when Troutdale classrooms were overcrowded. After a boundary change brought Cedar School into the Gresham district it served for brief periods as a church, warehouse, square dance club and college drama classroom.

Historic Significance Statements?
Site Plans 1988 Survey

RESOURCES RECOMMENDED FOR DESIGNATION

NO. HISTORIC NAME

1. Samuel Lueth House
 2. Abe Zurbrugg Farm
 3. Jacob Linder Farm
 4. William Fraser Farm
 7. Philo Holbrook House
 9. Louis Folkenberg House
 10. Folkenberg School
 12. Stehuken-Miller House
 13. John Johnson Farm
 14. James L. Reeder Farm
 15. Edwin Taylor House
 16. Isaac Gillihan Barn
 19. Ray Byers Barn
 20. Frank Wand Farm
 21. William Reed House
 23. Corbett Union High School
 24. Abel Blanc Barn
 25. Corbett Grade School
 26. W.H. Fehrenbacher Farm
 27. Dorothy Jacobson House
 28. Charles Coopey Building
 29. Henry Latourell House
 31. Forest Hall
 32. Fritz Luscher House
 33. William Kiernan House
 34. William Reed Farm
 35. Corbett Hopkins Farm
 36. Cedar School
 37. Alfred Baker Farm
 38. J. Feser House
 39. Pleasant Valley Grange No. 348
 41. James Ritchey House
 42. Gustave Ritchey Farm
 44. Frank Michels Farm
 46. Joseph Pounder Farm
 47. Charles Church House
 49. Joseph Gill Farm
 55. Pleasant Rook Farm
 59. Leonard Lauderbach House
 60. Kelly House
 62. F.J. Erz House
 64. Adolph Sester Farm
 65. W. B. and Leona Davies House
 66. Valentine Gebhardt House
- 50-60, Pleasant Home/Orient Rural Historic District (Note: Some of these resources are also
62-65. considered to be individually eligible)

STATEMENT OF SIGNIFICANCE

Resource No. 36

Historic Name: Cedar School

According to the resident in 1988, the present location was the one of the earliest schools in east county. The subject building was built in the mid-1920s. The building is an excellent example of Mediterranean style of architecture, suggesting that it may have been designed by Herman Brookman or other prominent architect.

Cedar School is a modified L-plan building. Constructed of red brick, the building is ornamented with cast stone. Most noteworthy features include the blind arch, medallions and arched entrance. Here, cast stone is used as a decorative material. The subject building is the only known specimen of this historic building type in unincorporated Multnomah county.

The building has had some alterations. The rear wing had been resided; windows have been altered on several elevations; and a greenhouse has been added to the rear elevation. Despite these changes the historic character of the building is clearly evident.

SOURCES: Ethier, Linda. Interview with Julie Koler, April, 1988.
Multnomah County Tax Assessor records, Portland, OR.
TICOR Title Co. records, Portland, OR.

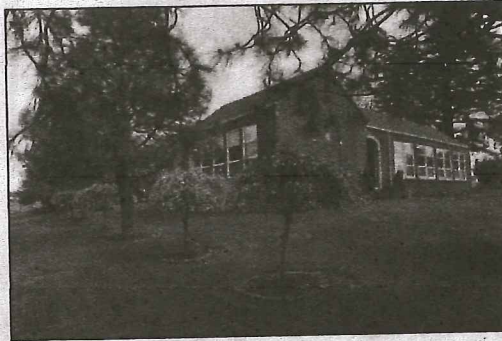
SCHOOLS

The Outlook Friday, April 24, 2015

Historic school owner seeks way to help pay for upkeep

Owner looks for zoning change to allow events at house

By KATY SWORD
The Outlook



The Cedar School has been owned by Colleen Cahill for 16 years. Now she's hoping to find a way to pay for the building's cost of upkeep.

CONTRIBUTED PHOTO:
COLLEEN CAHILL

Sixteen years ago, Colleen Cahill purchased the Cedar School in Troutdale.

"It was in a horrific state of disrepair. Windows falling out, no heat in the building, just basically a barn," Cahill said of the 1857-vintage school on Troutdale Road. "Someone could have demolished it at that point when I purchased it. It might have been easier for me to tear it down."

So she spent the last 16 years fixing up the building, "one window at a time," as she said. "It's been definitely a labor of love."

The school has been Cahill's home, as well as her photography studio. But with her last child out of high school, Cahill started taking a hard look at her finances — and if she can afford to keep Cedar School.

"I said I would hold onto the building and keep everything the way it was until she graduated, then I would make some life changes for myself," she said. "Even though it's a labor of love, it's been a burden."

Cahill considered selling, but that wouldn't ensure the school would remain intact.

"If I put it on the market,

whoever purchased this building could do anything they wanted to and level it," she said. "That scared the living daylights out of me that someone could take a historic home like this and demolish it."

Founded in 1857, the school was part of the Cedar District until 1940, when it was consolidated with Troutdale Schools. Cedar was then used as an overflow space until the 1950s, and intermittently by the city of Gresham and Mt. Hood Community College until 1971, when it was abandoned and returned to the heirs of William Jones.

The building has been privately owned since its sale in 1976.

That led Cahill to seek out alternative options to selling, such as renting out the space for events.

"The county said, 'Sure, that would be awesome, but you're not coded for that,'" she said.

But there's the possibility that with the review of land-use laws, Cahill could be given an exception to host events in her space.

"The biggest problem with Cedar School is it's within an exclusive farm-use zone," said Rich Faith, Multnomah County senior planner. "The EFU zone under state land-use laws is the most protected zone. The school, which is currently occupied as a residence ... is simply functioning as a non-farm dwelling. That presents a conflict with the state law in terms of what other activities you're permitted to have there."

This means the county would have to present options to the Citizen Advisory Council to review and determine the best way to allow Cahill — and other historic building owners — to use their space to raise revenue.

"We're exploring how perhaps there are opportunities under the framework of state law that might open the door for these kinds of activities," Faith said. "We are not sure of the answer yet."

The change would likely come under Goal 5 of the Oregon land-use planning goals. Goal 5 addresses a number of things, he said, historic re-

sources among them. Cahill's request would fall under this section of the county's review.

Along with seeking county advice, and hopefully moving toward a solution, Cahill has started a petition online to gather support for her efforts.

"The petition is basically just me wanting to have some ammo to go into Multnomah County," she said. "Right now I'm teetering on over 500 signatures. The interest is there, and people are passionate about it."

With her outreach, she's learned the community is more than supportive of her hope to use Cedar School as an event space. The school down the street offered to let her use the parking lot, free of charge. And her neighbor farmer said he would shut down activity when she hosted events.

"That's so cool that the people around you are willing to do those things to help you out," Cahill said. "It really touches your heart to know there are that many people out there that care and are willing to do things to be helpful."

With the wheels in motion, Cahill just has to wait for the next few months until the process can move forward.

"We usually put together a background paper in some of these major policy issues for the benefit of the advisory committee," Faith said. "Here's the issue and potentially some ways we could address that. Then they talk about it and let us know what they think is the best way to handle that."

Gresham High Jazz Band takes second place

school bands competed in the festival.

Transition center hosts

these students master to live independently. Come visit between 1-4 p.m. Friday, April 24. The center is at 2632 S.E. 162nd Ave. For more information, call

These workshops cover Minecraft, CAD, digital sculpting and simple customizing.

Participants will learn to design things for 3D printers and

Exhibit
A.1.4.F-3

To All Those Who Value the Preservation of Historical Sites Help Protect Troutdale's Historic Cedar School

Exhibit F-4

I need your support!

Help protect my home, The Historic Cedar School, from the possibility of deterioration or demolition.

Communication has started with the Multnomah County Planning Department in regards to taking the steps needed to protect this piece of early Troutdale history. Though the framework for this course of action has not been definitively decided, we need all the support we can get from both local appreciators of this property and those who find it important to preserve our local history.

This is where you come in!

By signing this petition you are not only showing the importance of protecting the Cedar School, my home, but other historic homes in the area that did not want or meet the specific criteria to be on the National Historic Register yet still have significant historic value to the communities they are in. The link to the online petition is below.

<https://www.change.org/p/all-those-who-value-the-preservation-of-historical-sites-help-protect-troutdale-s-historic-cedar-school> You can also send a letter of support to: Colleen Cahill 2326 SE Troutdale Rd. Troutdale, Or. 97060

You can see more images of the Historic Cedar School here on my website:

<http://www.colleencahillstudios.com/historic-cedar-school-3/>

If you have any questions at all please do not hesitate to contact me at:

cahillstudio@comcast.net or (503) 228-1465

Kind regards,

Colleen Cahill



Exhibit A.1.4.F-4

All Those Who Value the Preservation of Historical Sites

Help Protect Troutdale's Historic Cedar School & other Historical Buildings & Homes in Multnomah County

DATE	NAME	ADDRESS	PHONE #	SIGNATURE
4/14/15	Robert Healin	29219 SE Lusted Rd Gresham, OR	503 663 7449	Robert Healin
4/14/15	MEL LITTLE	1050 SE PALOMA PL. GRESHAM, OR	(503) 661-4127	Mel Little
4-14-15	Bob Baker	1932 SE Troutdale Rd Troutdale OR 97060	503 665-9656	Robert Baker
4-14-15	RAY FUJII	2511 S. TROUTDALE RD TROUTDALE 97060	503 663 6659	Ray Fujii
4-15-15	Cheryl Graven	718 N Main Ave Gresham OR 97030	503 3133556	Cheryl Graven
4-19-15	Joleen Cox	2365 SE Troutdale Rd, Troutdale OR 97060	503-669-2246	Joleen K Cox
4/19/15	DAVID HIPMIA	4220 S. Troutdale Blvd, Troutdale, OR 97060	503 666-5462	David Hipmia
4/19/15	STEVEN POST	2148 SW SPENCE CT. TROUTDALE 97060	503 661 8044	Steven Post
4/19/15	Rich Allen	1202 SE Kibling Troutdale, OR 97060	503-312-8060	Richard Allen
4/19/15	Toni Becker	2049 SW 25th Ave Troutdale, OR 97060	503-863-9169	Toni Becker
4/19/15	DAVID BECKER	2049 S.W. 257 th Ave Troutdale 97060	503-914-7599	David Becker
4-19-15	Sharon Petri	1417 SE 207th Ave Gresham OR 97030	503 665 5631	Sharon Petri
4/19/15	Kathleen Forrest	310 SW 26th Circle Troutdale OR 97060	503 668-1570	Kathleen Forrest
4/19/15	CATHY PEETZ	12305 SE McGillivray Blvd, Vancouver, WA 98683	360-892-2115	Cathy Peetz
4/19/15	Janet Vandiver	1475 N.E. Country Club Ave Gresham	503-665-4854	Janet Vandiver
4/19/15	Jean Helman	284 N.E. Wava-Troutdale or 97060		Jean Helman
4/19/15	Claire Finkel	1213-B N.W. 131 st Way - VANCOUVER, WA	360-574-0164	Claire Finkel
4-19-15	Adrienne Clausen	481 N.E. 24 th St Gresham Or 97030	503 665 5288	Adrienne Clausen
4-19-15	Susan Handy	P.O. Box 43 Troutdale, OR	503-666-4441	Susan Handy
4-19-15	Neil SIMIEN	2350 SW 257 th Ave, Troutdale, OR	503-912-3795	Neil Simien
4-19-15	GREG HAINY	P.O. BOX 43 TROUTDALE 97060	503-666-4441	Greg Hainy
4-19-15	Zelma Sutherland	225 S.W. 4 th St Troutdale 97060	503-665-2275	Zelma Sutherland

Exhibit F-4

**Lot of Record Status for Parcel 1S3E10C-01200,
Addressed as 2326 SE Troutdale Rd., Troutdale, Oregon**

The subject parcel was created in 1886 when William B. and Mary J. Jones donated the land to School District No. 10 to be used as a school. The deed of conveyance from Jones to the School District was recorded with Multnomah County on March 24, 1886 in Book 84 page 311, Multnomah County Deed Records.

When the School District ceased using the building it was sold to William Rogers in 1976. The parcel was surveyed in 1976 in conjunction with this sale (Registered Survey No. 40027). The 1976 survey updated the property description from the original 1886 description, which used antiquated "rods" for distances and imprecise land features as reference points.

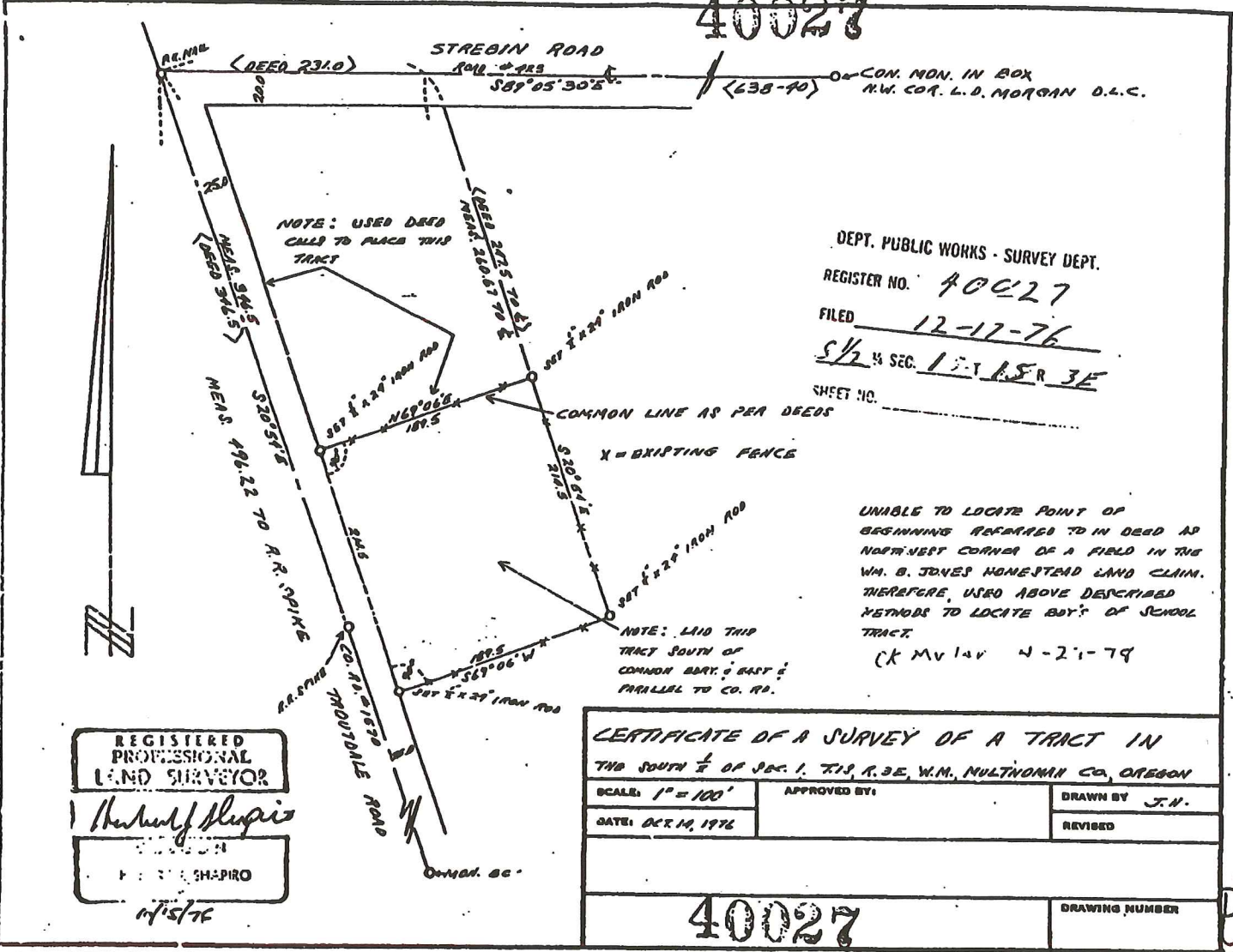
Subsequent to this survey, the updated legal description has been used on all deeds of conveyance and other legal documents where a legal description of the property is given. In all cases the updated legal description refers to the original 1886 legal description by stating that it is to conform to that certain tract of land contained in deed from Wm. B. Jones and Mary J. Jones to School District No. 10 recorded in Book 84, page 311 of the Records of Multnomah County.

The following attachments provide documentation of this account:

1. Survey 40027, filed with Multnomah County Survey Dept. on Dec. 12, 1976
2. Legal Description from Title Insurance documents related to sale of the property from William Rogers to Timothy C. and Gail J. O'Neil dated May 23, 1978.
3. Legal Description of the property from a 1992 Bargain and Sale Deed between Timothy O'Neil and Sean O'Neil, recorded in Book 2587, Page 256 Multnomah County Deed Records.
4. Legal Description of the property from a 1994 Bargain and Sale Deed between Sean O'Neil and Timothy O'Neil.
5. Legal Description of the property from a 2013 mortgage security instrument between Nationstar Mortgage LLC and Colleen Cahill.

Exhibit G-1

40027



DEPT. PUBLIC WORKS - SURVEY DEPT.
 REGISTER NO. 40027
 FILED 12-17-76
 S 1/2 SEC. 1 T. 15 R. 3 E
 SHEET NO. _____

UNABLE TO LOCATE POINT OF BEGINNING REFERRED TO IN DEED AS NORTHWEST CORNER OF A FIELD IN THE WM. B. JONES HOMESTEAD LAND CLAIM. THEREFORE, USED ABOVE DESCRIBED METHODS TO LOCATE BOUNDARY OF SCHOOL TRACT.
 CK MV 14v 4-21-79

REGISTERED PROFESSIONAL LAND SURVEYOR
Herbert Shapiro
 HERBERT SHAPIRO
 11/1/76

CERTIFICATE OF A SURVEY OF A TRACT IN THE SOUTH 1/2 OF SEC. 1, T. 15, R. 3 E, W.M., MULTNOMAH CO, OREGON

SCALE: 1" = 100'	APPROVED BY:	DRAWN BY J.N.
DATE: DEC. 14, 1976		REVISED
40027		DRAWING NUMBER

REDUCED COPY
 EXHIBIT #1

Exhibit G-2

SCHEDULE A

Amount \$ 39,000.00
Premium \$ 187.00

Date May 23, 1978

At 8:00 A. M.

INSURED

-----TIMOTHY C. O'NEIL and GAIL J. O'NEIL-----

The estate or interest referred to herein is, at the date hereof, vested in

-----WILLIAM E. ROGERS-----

The land referred to in this policy is described as

A tract of land located in the Southeast quarter of Section 1, Township 1 South, Range 3 East of the Willamette Meridian, Multnomah County, Oregon, described as follows:

Beginning at the intersection of the centerline of County Road No. 533 and the centerline of County Road No. 423 extended Westerly; thence South 20° 54' East following the centerline of said County Road No. 533 a distance of 346.5 feet to the most Southerly corner of a tract of land described in deed to Tillie Hillyard, recorded August 1, 1913 in Book 632 page 317; thence North 69° 06' East following the Southeasterly line of said Hillyard tract a distance of 25 feet to an iron pipe set on the Northeasterly line of County Road No. 533 and the true point of beginning of the tract herein to be described; thence continuing North 69° 06' East a distance of 189.5 feet to an iron pipe set at the most Easterly corner of said Hillyard tract; thence South 20° 54' East a distance of 214.5 feet to an iron pipe; thence South 69° 06' West, a distance of 189.5 feet to an iron pipe set on the Northeasterly line of said County Road No. 533; thence North 20° 54' West following the North-easterly line of said County Road No. 533, a distance of 214.5 feet to the true point of beginning.

This legal description is to conform with that certain tract of land contained in deed wherein Wm. B. Jones and Mary J. Jones, his wife, were grantors and the Directors of School District No. 10, Multnomah County, Oregon were grantees, which deed was filed for record March 24, 1886 at 11:00 A.M. in Book 84 page 311, Multnomah County Deed Records.-----

466116
10a

PAGE 2 OF POLICY NO

EXHIBIT # 2

PAGE 1/2

Exhibit A.1.4.G-2



BARGAIN AND SALE DEED - STATUTORY FORM
INDIVIDUAL GRANTOR

Timothy Charles O'Neill Grantor,
conveys to Sean O'Neill
Grantee, the following real property situated in Multnomah
County, Oregon, to-wit:

See Exhibit "A" attached hereto and incorporated herein.

SUBJECT TO First Interstate Bank of Oregon Mortgage Number 5001,
which Grantee specifically assumes and agrees to pay.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

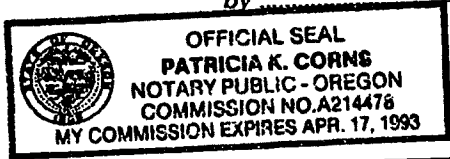
The true consideration for this conveyance is \$ * (Here comply with the requirements of ORS 93.030)
*In exchange for Grantee's prior maintenance and work on the premises
and Grantee's promise to pay the mortgage above described.

Dated this August 19, 1992

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Timothy Charles O'Neill

STATE OF OREGON, County of Multnomah ss.
This instrument was acknowledged before me on Timothy Charles O'Neill, 1992
by Timothy Charles O'Neill



Notary Public for Oregon
My commission expires 4-17-93

BARGAIN AND SALE DEED

Timothy Charles O'Neill GRANTOR
Sean O'Neill GRANTEE
Post Office Box 543
Troutdale, Oregon 97060
GRANTEE'S ADDRESS, ZIP

After recording return to:
Gary J. Susak
Suite 600, Oregon Telco Bldg.
2125 S.W. Fourth Avenue
Portland, Oregon 97201
NAME, ADDRESS, ZIP

Until a change is requested, all tax statements shall be sent to the following address:
Sean O'Neill
Post Office Box 543
Troutdale, Oregon 97060
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, } ss.
County of

I certify that the within instrument was received for record on the day of 1992, at o'clock M., and recorded in book/reel/volume No. on page or as fee/title/instrument/microfilm/reception No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

By Deputy

Exhibit G-4

BARGAIN AND SALE DEED—STATUTORY FORM
INDIVIDUAL GRANTOR



Sean O'Neill
Grantor,
conveys to Timothy Charles O'Neill
Grantee, the following real property situated in Multnomah
County, Oregon, to-wit:

See Exhibit "A" attached hereto and incorporated herein.

SUBJECT TO First Interstate Bank of Oregon Mortgage Number 5001,
which Grantee specifically assumes and agrees to pay.

IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE

The true consideration for this conveyance is \$.....* (Here comply with the requirements of ORS 93.030)
* In exchange for Grantee's promise to pay the mortgage above described
and to hold Grantor harmless therefrom.

Dated this 14 day of September, 1994

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

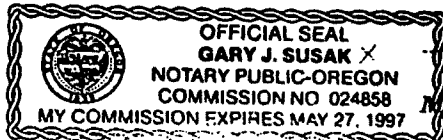
Sean O'Neill

Sean O'Neill

STATE OF OREGON, County of Multnomah) ss.

This instrument was acknowledged before me on September 14, 1994,

by Sean O'Neill



[Signature]

Notary Public for Oregon

My commission expires 5/27/97

BARGAIN AND SALE DEED

Sean O'Neill GRANTOR
Timothy Charles O'Neill GRANTEE
2326 S.E. Troutdale Rd.
Troutdale, OR 97060
GRANTEE'S ADDRESS, ZIP

After recording return to:

Gary J. Susak, Esq.
Suite 600, Oregon Telco Bldg.
2125 S.W. Fourth Avenue
Portland, Oregon 97201
NAME, ADDRESS, ZIP

Until a change is requested, all tax statements shall be sent to the following address:

Timothy Charles O'Neill
2326 S.E. Troutdale Road
Troutdale, OR 97060
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

County of } ss.

I certify that the within instrument was received for record on the day of, 19....., at o'clock M., and recorded in book/reel/volume No..... on page..... or as fee/file/instrument/microfilm/reception No....., Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME TITLE
By Deputy

1 of 3

*

Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MULTNOMAH, STATE OF Oregon, AND IS DESCRIBED AS FOLLOWS:

A TRACT OF LAND LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF MULTNOMAH AND STATE OF OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF COUNTY ROAD NO. 533 AND THE CENTERLINE OF COUNTY ROAD NO. 423 EXTENDED WESTERLY; THENCE SOUTH 20° 54' EAST FOLLOWING THE CENTERLINE OF SAID COUNTY ROAD NO. 533, A DISTANCE OF 346.5 FEET TO THE MOST SOUTHERLY CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO TILLIE HILLYARD. RECORDED AUGUST 1, 1913 IN BOOK 632, PAGE 317; THENCE NORTH 69S 06' EAST FOLLOWING THE SOUTHEASTERLY LINE OF SAID HILLYARD TRACT, A DISTANCE OF 25 FEET TO AN IRON PIPE SET ON THE NORTHEASTERLY LINE OF COUNTY ROAD NO. 533 AND THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN TO BE DESCRIBED; THENCE CONTINUING NORTH 69° 06' EAST, A DISTANCE OF 189.5 FEET TO AN IRON PIPE SET AT THE MOST EASTERLY CORNER OF SAID HILLYARD TRACT; THENCE SOUTH 20° 54' EAST A DISTANCE OF 214.50 FEET TO AN IRON PIPE; THENCE SOUTH 69° 06' WEST, A DISTANCE OF 189.5 FEET TO AN IRON PIPE SET ON THE NORTHEASTERLY LINE OF MULTNOMAH COUNTY ROAD NO. 533; THENCE NORTH 20° 54' WEST, FOLLOWING THE NORTHEASTERLY LINE OF MULTNOMAH COUNTY ROAD NO. 533, A DISTANCE OF 214.5 FEET TO THE TRUE POINT OF BEGINNING.

THIS LEGAL DESCRIPTION IS TO CONFORM WITH THAT CERTAIN TRACT OF LAND CONTAINED IN THE DEED WHEREIN WM. B. JONES AND MARY J. JONES, HIS WIFE WERE GRANTORS AND THE DIRECTORS OF SCHOOL DISTRICT NO. 10, MULTNOMAH COUNTY OREGON, WERE GRANTEES WHICH DEED WAS FILED FOR RECORD MARCH 24, 1886 AT 11:00 A.M., IN BOOK 84, PAGE 311, MULTNOMAH COUNTY DEED RECORDS.

Parcel ID: R337210

Commonly known as 2326 SE TROUTDALE RD, Troutdale, OR 97060
However, by showing this address no additional coverage is provided