

1 BEFORE THE LAND USE BOARD OF APPEALS
2 OF THE STATE OF OREGON
3

4	GARY YOUNG,)	
5)	LUBA No. 96-231
6	Petitioner,)	
7)	FINAL OPINION
8	vs.)	AND ORDER
9)	
10	CITY OF SANDY,)	(MEMORANDUM OPINION)
11)	ORS 197.835(16)
12	Respondent.)	

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15 Appeal from City of Sandy.

16
17 Gary Young, Sandy, filed the petition for review and
18 argued on his own behalf.

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20 John H. Hammond and Stacy L. Cole, West Linn, filed the
21 response brief. With them on the brief was Hutchison,
22 Hammond, Walsh, Herndon & Goss. John H. Hammond argued on
23 behalf of respondent.

24
25 GUSTAFSON, Referee; HANNA, Chief Referee, participated
26 in the decision.

27
28 AFFIRMED 03/11/97

29
30 You are entitled to judicial review of this Order.
31 Judicial review is governed by the provisions of ORS
32 197.850.

1 Opinion by Gustafson.

2 **DISCUSSION**

3 Petitioner appeals the city's approval of a
4 comprehensive plan amendment and zone change. Petitioner's
5 petition for review consists essentially of a legal
6 memorandum prepared before the first public hearing on the
7 proposal. The memorandum, and hence the petition for
8 review, raises issues relevant to compliance with applicable
9 legal criteria. It does not, however, allege error
10 regarding the city's findings and decision, which fully
11 address each of the issues raised in the memorandum.
12 Specifically, the petition for review does not establish how
13 the city's findings misconstrue the law, are inadequate,
14 lack substantial evidence or are otherwise legally deficient
15 in any way. Petitioner has not established any basis for
16 remand or reversal of the city's decision.

17 The city's decision is affirmed.