



# MULTNOMAH COUNTY OREGON

BOARD OF COUNTY COMMISSIONERS  
ROOM 605, COUNTY COURTHOUSE  
1021 S.W. FOURTH AVENUE  
PORTLAND, OREGON 97204

GLADYS McCOY • Chair • 248-3308  
PAULINE ANDERSON • District 1 • 248-5220  
GRETCHEN KAFOURY • District 2 • 248-5219  
CAROLINE MILLER • District 3 • 248-5217  
POLLY CASTERLINE • District 4 • 248-5213  
JANE McGARVIN • Clerk • 248-3277

AGENDA OF  
MEETINGS OF THE MULTNOMAH COUNTY BOARD OF COMMISSIONERS  
FOR THE WEEK OF  
September 5 - 9, 1988

Monday, September 5, 1988 - OFFICES CLOSED - HOLIDAY

Tuesday, September 6, 1988 - 1:30 PM - Planning items  
Informal Meeting . . Page 2

Thursday, September 8, 1988 - 9:30 AM - Formal. . . . . Page 4

Tuesday, September 6, 1988 - 1:30 PM

Multnomah County Courthouse, Room 602

Decisions of the Planning Commission of August 8, 1988

A The Following Decisions are reported to the Board for acceptance and implementation by Board Order:

- PR 2-88 Approve requested amendment of the Centennial Community Plan Map, Changing the designation of the subject properties from low density residential to medium density residential;
- ZC 4-88 Approve amendment of Sectional Zoning Map #408, changing the described properties from LR-7, low density residential district to MR-4, medium density residential district;
- CU 8-88 Approve, subject to conditions, requested conditional use request to establish business or professional office use of the subject sites, all for property at 15054 SE Division Street
- PR 3-88 Approve requested amendment to the Powellhurst Community Plan Map, changing the designation of the described properties from office to extensive commercial
- ZC 5-88 Approve, subject to conditions, requested amendment to Sectional Zoning Map #403, changing the described properties from BPO, business office district to EC, extensive commercial district, all for property at 9862 SE Division Street

Other items for Board action

1. Resolution in the matter of amending the Urban Planning Area Service Boundary for the City of Troutdale
2. Resolution in the matter of amending the Urban Planning Area Service Boundary for the City of Wood Village
3. Resolution in the matter of amending the Urban Planning Area Agreement between Multnomah County and the City of Portland (includes Exhibit B - Urban Planning Area Agreement)
4. In the matter of ratification of an amendment to the Urban Planning Area Agreement with the City of Fairview

Tuesday, September 6, 1988 - 1:30 PM

FOLLOWING PLANNING ITEMS

Multnomah County Courthouse, Room 602

INFORMAL

1. Informal Review of Bids and Requests for Proposals:
  - a) Crusher Screens, Repair Parts, Manganese & Hardsurfacing, on requirements basis
  - b) Corrections Facility Remodel - Phase II
2. Monthly update on Library Activities - Sarah Long
3. Update on the Oregon Convention Center - Metro Executive Rena Cusma and Metro Councilor David Knowles, Chair of the Metro Convention Center Committee
4. Informal Review of Formal Agenda of September 8

Thursday, September 8, 1988, 9:30 AM  
Multnomah County Courthouse, Room 602

Formal Agenda

REGULAR AGENDA

BOARD OF COUNTY COMMISSIONERS

- R-1 In the matter of the appointments to the Merit System Civil Service Council of Carla Floyd (term expiring June, 1993) and Linda Torrence (term expiring June, 1991)

DEPARTMENT OF ENVIRONMENTAL SERVICES

- R-2a Order in the matter of the Execution of Deed D89309 for Certain Tax Acquired Property to the City of Gresham, a Municipal Corporation of the State of Oregon
- b Order in the matter of the Execution of Deed D89308 for Certain Tax Acquired Property to the City of Gresham, a Municipal Corporation of the State of Oregon
- R-3 Order in the matter of the Execution of a Petition for Vacation of SW Grant Street

DEPARTMENT OF GENERAL SERVICES

- R-4 In the matter of the Ratification of the Collective Bargaining Agreement with the Oregon Nurses Association, for period July 1, 1988 to June 30, 1991
- R-5 In the matter of the Ratification of the Collective Bargaining Agreement with the International Brotherhood of Electrical Workers Local 84, AFL-CIO, for period July 1, 1988 to June 30, 1991
- R-6 In the matter of the Ratification of the Collective Bargaining Agreement with the Brotherhood of Painters and Allied Trades of American Painter District Council 55, for period July 1, 1988 to June 30, 1991
- R-7 In the matter of the Ratification of the Collective Bargaining Agreement with the International Union of Operating Engineers Local 87, AFL-CIO, for period July 1, 1988 to June 30, 1991

DEPARTMENT OF JUSTICE SERVICES

- R-8      Budget Modification DJS #4 making an appropriation transfer in the amount of \$4,938 within District Attorney from Capital Outlay to Personal Services, and reclassifying two Office Assistant II positions to Office Assistant III positions in the Child Support Unit
- R-9      In the matter of ratification of an intergovernmental agreement between the Sheriff's Office and the City of Portland Police Bureau for fingerprinting and photographing of individuals arrested for crimes, for period July 1, 1988 to June 30, 1989
- R-10     In the matter of ratification of an intergovernmental agreement between the Sheriff's Office and Portland Community College to provide GED instruction for inmates within the correctional facilities in addition to instructional hours currently being provided and funded by PCC, for period July 1, 1988 to June 30, 1989
- R-11     Notice of Intent to file for continuation of Victims of Crime Act money for placement of half-time advocate, located in Juvenile court and assists victims of juvenile offenders
- R-12     Resolution in the matter of supporting changes in leases in Housing Authority of Portland to restrict possession of firearms

Thursday Meetings of the Multnomah County Board of Commissioners are recorded and can be seen at the following times:

Thursday, 10:00 PM, Channel 11 for East and West side subscribers

Friday, 6:00 P.M., Channel 27 for Rogers Multnomah East subscribers

Saturday 12:00 PM, Channel 21 for East Portland and East County subscribers

0397C.49-53



# MULTNOMAH COUNTY OREGON

PLANNING  
Aug. 8

DEPARTMENT OF ENVIRONMENTAL SERVICES  
DIVISION OF PLANNING  
AND DEVELOPMENT  
2115 S.E. MORRISON STREET  
PORTLAND, OREGON 97214  
(503) 248-3047

BOARD OF COUNTY COMMISSIONERS  
GLADYS McCOY • CHAIR OF THE BOARD  
PAULINE ANDERSON • DISTRICT 1 COMMISSIONER  
GRETCHEN KAFOURY • DISTRICT 2 COMMISSIONER  
CAROLINE MILLER • DISTRICT 3 COMMISSIONER  
POLLY CASTERLINE • DISTRICT 4 COMMISSIONER

## BOARD OF COUNTY COMMISSIONERS

Tuesday, September 6, 1988

9:30 a.m., Room 602

## A G E N D A

The following Decisions are reported to the Board for acceptance and implementation by Board Order:

- PR 2-88      Approve requested amendment of the Centennial Community Plan Map, changing the designation of the subject properties from low density residential to medium density residential;
- ZC 4-88      Approve amendment of Sectional Zoning Map #408, changing the described properties from LR-7, low density residential district to MR-4, medium density residential district;
- CU 8-88      Approve, subject to conditions, requested conditional use request to establish business or professional office use of the subject sites, all for property at 15054 SE Division Street.

0876P

SUPPLEMENT TO  
JOURNAL  
PAGE

PR 3-88      Approve requested amendment to the Powellhurst Community Plan Map, changing the designation of the described properties from office to extensive commercial;

ZC 5-88      Approve, subject to conditions, requested amendment to Sectional Zoning Map #403, changing the described properties from BPO, business office district to EC, extensive commercial district, all for property at 9862 SE Division Street.

Other Items for Board Action

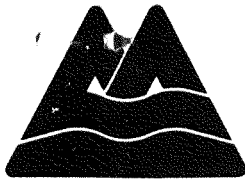
Resolution:    In the Matter of Amending the Urban Planning Area Service Boundary for the City of Troutdale.

Resolution:    In the Matter of Amending the Urban Planning Area Service Boundary for the City of Wood Village.

Resolution:    In the Matter of Amending the Urban Planning Area Agreement Between Multnomah County and the City of Portland.

Agreement:     The City of Fairview and Multnomah County enter into this Agreement pursuant to the authority granted in ORS 190 for the purpose of amending the Urban Planning Area Agreement by defining an Exclusive Urban Planning Area for the City of Fairview and providing for the transition of Comprehensive Plan Periodic Review responsibilities for this area.

0876P



# MULTNOMAH COUNTY OREGON

Department of Environmental Services/Division of Planning and Development/2115 S.E. Morrison St./Portland, Oregon 97214 • 248-5270

## DECISION OF THE MULTNOMAH COUNTY PLANNING COMMISSION

Meeting of August 8, 1988

### IN THE MATTER OF:

PR 2-88, #408

ZC 4-88, #408

CU 8-88, #408

Comprehensive Plan Amendment

MR-4, Medium Density Residential District

Conditional Use Request (Office Use in MR-4)

Applicants request a Comprehensive Plan amendment and zone change from existing LR-7, low density residential to MR-4, medium density residential plus conditional use approval to allow office use of this property

Location: 15054 SE Division Street

Legal: Except North 5' in Road, Lots 1 and 2  
Blk. 3, GS Smith Homesites  
1987 Assessor's Map

Site Size: 17,650 Square Feet

Size Requested: Same

Property Owners: PS/SF Elrod, 1201 SW Comus Street, 97219 (Lot 1)  
J/FI Eber, 15040 SE Division Street, 97236 (Lot 2)

Applicant: WA Kidd (Colonial Business Services)  
15054 SE Division Street, 97236

Comprehensive Plan: Single Family Residential

Present Zoning: LR-7, Urban Low Density Residential District  
Minimum lot size of 7,000 square feet for one dwelling

Sponsor's Proposal: MR-4, Urban Medium Density Residential District  
Density range from 7.2 to 10.9 dwelling units per acre

### PLANNING COMMISSION

DECISION #1:  
(PR 2-88)

Approve requested amendment of the Centennial Community Plan Map, changing the designation of the subject properties from low density residential to medium density residential;

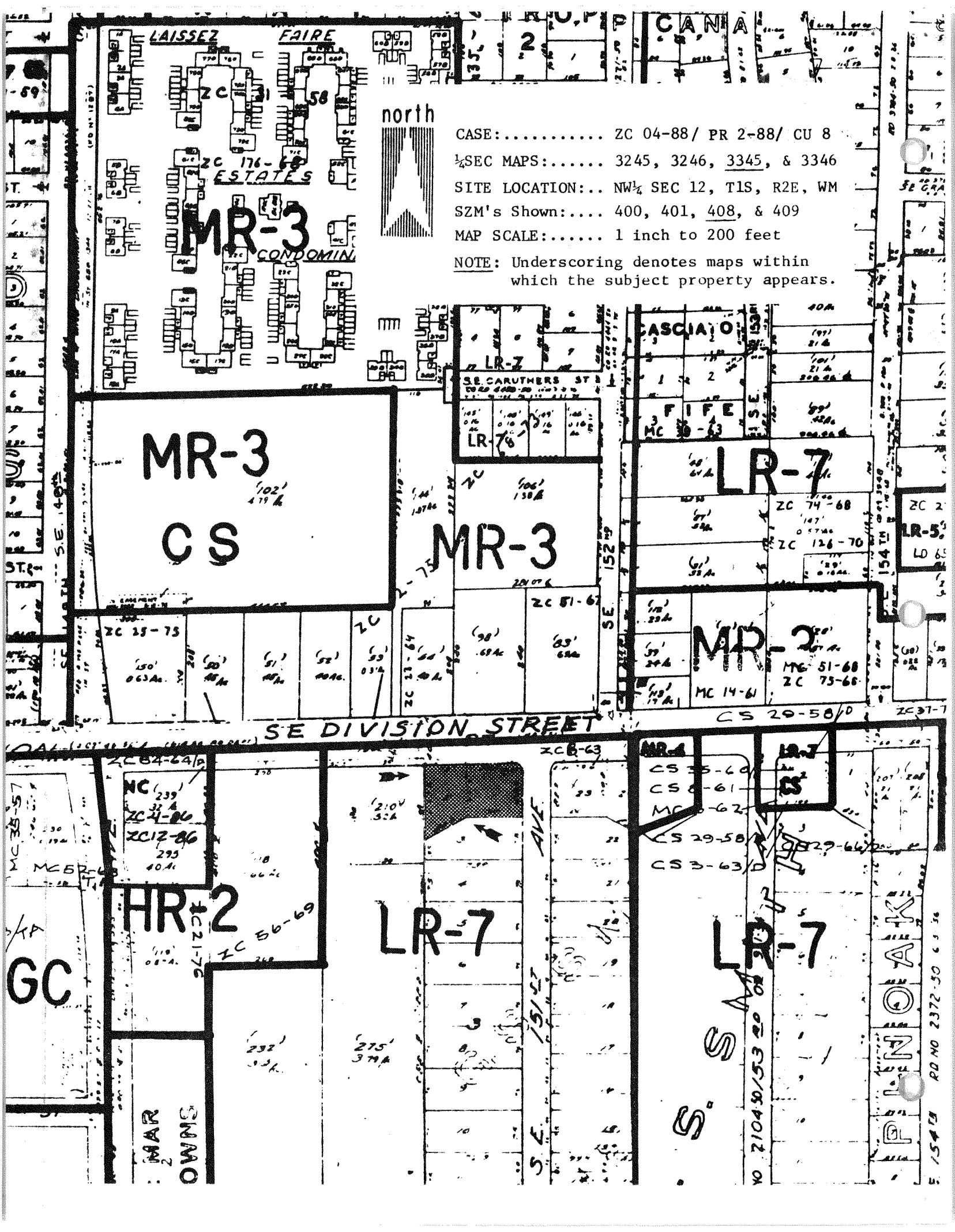
DECISION #2:  
(ZC 4-88)

Approve amendment of Sectional Zoning Map #408, changing the described properties from LR-7, low density residential district to MR-4, medium density residential district;

DECISION #3:  
(CU 8-88)

Approve, subject to conditions, requested conditional use request to establish business or professional office use on the subject property, all based on the following Findings and Conclusions.





CASE:..... ZC 04-88/ PR 2-88/ CU 8

SEC MAPS:..... 3245, 3246, 3345, & 3346

SITE LOCATION:.. NW 1/4 SEC 12, T1S, R2E, WM

SZM's Shown:..... 400, 401, 408, & 409

MAP SCALE:..... 1 inch to 200 feet

NOTE: Underscoring denotes maps within  
which the subject property appears.

MR-3

CS

MR-3

LR-7

MR-2

LR-7

LR-7

HR-2

OWNERS

MINOR

RD NO 2372-50



### Conditions of Approval.

1. Obtain design review approval for proposed parking area and site improvements prior to occupancy of the office buildings. Contact Mark Hess at 248-3047 for assistance with design review.
2. Satisfy Engineering Services requirements for sidewalks, access points and right-of-way as applicable. Contact Dick Howard at 248-3599 for assistance.
3. Obtain sign permits for the offices as specified for MR-4 zones.

### Findings of Fact.

#### 1. Applicant's Proposal.

Applicant seeks to establish an accounting office in an existing single family dwelling and convert an adjacent single family dwelling for use as a business or professional office. The request includes a revision of the Centennial Community Plan and an amendment of Sectional Zoning Map #408, changing the described properties from LR-7, low density residential to MR-4, medium density residential. A conditional use approval is requested to establish the office uses pursuant to Section 11.15.2750(E).

#### 2. Site and Vicinity Information.

The subject properties are located at the southwest corner of SE 151st Avenue and SE Division Street. Each lot is developed with one-story, single family structures. Applicant proposes to convert both residences into office space and develop parking along the side and behind the residences.

SE Division Street is designated a "principal arterial" with four travel lanes. SE 151st Avenue is a "local" street. SE 148th Avenue crosses SE Division Street at a signalized intersection approximately 750 feet west of the subject properties.

Surrounding land uses are varied; single family residential areas dominate to the south and east. Single family residences dominate along the north side of SE Division Street, though these parcels carry an MR-3 zoning designation which suggests considerable untapped redevelopment potential.

An existing single story office complex occupies the northeast corner of SE 148th Avenue and SE Division Street. A parcel immediately east of that office site was recently rezoned from MR-3 to HR-1 to facilitate development of an apartment complex (PR 1-88/ZC 3-88).

A vacant parcel, recently designated NC, neighborhood commercial (ZC 4-86) abuts the southeastern corner of the SE 148th/Division Street intersection. An apartment complex stands between the subject properties and 148th Avenue; a vacant parcel, zoned LR-7, separates the apartment site from the subject properties.

### 3. Ordinance Considerations.

MCC 11.05.290 specifies factors to consider in reviewing a "quasijudicial plan revision." MCC 11.05.120(B) indicates the proposed amendment is quasi-judicial since no change in Comprehensive Plan Policies is proposed. The applicant must persuade that the revision is:

1. Consistent with the standards in MCC 11.05.180 (LCDC Goals);
2. In the public interest; and
3. In compliance with the applicable elements of the Comprehensive Plan.

CMC 11.05.290(B) provides that ... "Proof that circumstances in the area affected by the proposed revision have changed since adoption of the plan...are...relevant factors which may be considered..."

Section 11.15.8230(D) of the Multnomah County Code lists Approval Criteria for a change of zoning classification. It must be demonstrated that:

- "1. Granting the request is in the public interest;
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;
3. The proposed action fully accords with the applicable elements of the Comprehensive Plan."

Conditional Use requests for a ... "business or professional office" ... in MR-4 zones must satisfy Approval Criteria in MCC 11.15.2710 (reference 11.15.2750(E)). The Commission must find that the proposal:

A. Will satisfy the applicable elements of Comprehensive Plan Policies:

1. No. 5, Economic Development,
2. No. 19, Community Design,
3. No. 20, Arrangement of Land Uses,
4. No. 22, Energy Conservation, and
5. No. 29, Office Location (Isolated);

B. Will satisfy the Development Standards listed in MCC .2712;

- C. Will have minimal adverse impact, taking into account location, size, design and operating characteristics on the:
  - 1. Livability,
  - 2. Value, and
  - 3. Development of abutting properties and the surrounding area; and
- D. Will satisfy the applicable dimensional and other requirements of the district.

Section 11.15.2712 specifies the following Development Standards for business and professional offices approved under Conditional Use Provisions:

- A. The use shall be located in a structure occupied by other permitted or authorized uses, or in a detached structure which is compatible with the character and scale of structures in the vicinity occupied by permitted uses; and
- B. Vehicular access, circulation, parking and loading shall be provided without conflict with similar facilities required for other uses on the same property.

Applicant offers the following Findings in response to the above cited Approval Criteria:

A. Public Interest

- 1. Public interest would be served by:
  - a. making use of buildings which have been neglected and for sale for several years.
  - b. regular maintenance would be resumed in place of neglect, making the property safer and enhancing the appearance of the area.
- 2. "Inventory of comparable property within a reasonable distance along S.E. Division from 141st to 184th are zoned other than developed neighborhood but are not available or suitable for proposed use."

A. Proposed property

- (1) good visibility
- (2) improved arterial
- (3) existing useable buildings
  - (a) main floor 828 square feet
  - (b) garage floor 926 square feet

## 2. Comprehensive Plan Policies

### A. Policy #5 (Economic Development)

1. "Proposed use provides for present and future employment of area residents."
2. "Proposed use encourages economic development and investment in the area. Particular use (accounting) provides local advice and services needed by employers and residents."

### B. Policy #19 (Community Design)

1. Protect views and vistas. Does not apply.
2. Interface uses and streets
  - a. "Property faces Division. July 1987 traffic count 13,249 eastbound, 14,253 westbound, total 27,502 in 24 hours. 1987 traffic count is per Mr. Kirby, Multnomah County Traffic Engineer, 2-25-88. Proposed use compatible with Division Street."
3. Compatible streets and uses.
  - a. "Same as 2."
4. Pedestrian connections between activity areas and users.
  - a. "Proposal to provide sidewalks."
5. Buffering incompatible land uses.
  - a. "Buffers residential from high traffic on Division."
  - b. "Policy #29 Finding #5 shows office use is desirable as buffer between residential and other uses."
6. Landscape.
  - a. "Building is existing."
  - b. "Landscape per proposed drawing."
7. Encourage Development of Vacant Parcels.
  - a. "Existing structures have been rental and/or for sale for years."
8. Public Meeting Places. "Does not apply."
9. Preserve Natural Features. "Does not apply."
10. Underground Utilities.
  - a. "Utilities existing."

11. Special Planned Areas. "Does not apply."
- C. Policy #20 (Arrangement of Land Uses)
  1. Community Recommendations.
    - a. "Proposed use compatible with area."
    - b. Existing structure to be well maintained.
    - c. Height limitation does not apply.
    - d. Allow broad range of urban zones including office uses."
- D. Development Standards.
  1. Character and Scale of Structure.
    - a. "Structure is existing and compatible with area."
    - b. "No other uses proposed on property."
- E. Impacts.
  1. Livability.
    - a. "Proposal provides well maintained premises and landscaping in place of rental houses."
  2. Value.
    - a. "Maintain or increase area values because of maintenance and appearance of proposed property use."
  3. Development of Surrounding Areas.
    - a. "No undeveloped land in area."
- F. Dimensional and Other Requirements.
  1. "Structure is existing."
- G. Policy #22 (Energy Conservation).
  1. "Location of subject property allows clients to walk to location."
  2. "Increased use of insulation planned."
  3. "Continued opening of southern exposure to allow direct solar access."
- H. Policy #29 (Office Location).
  1. Office Use.

- a. "Accounting, as listed."
- 2. Location of Subject Property.
  - a. "On arterial (Division)."
  - b. "Buffer to adjacent residences."
  - c. "Located at Tri-Met stop."
- 3. Centennial/Community Plan Policies
  - A. Policy #13 (Air and water quality and noise levels).
    - 1. Air quality.
      - a. "Proposed usage generates no air pollutants."
      - b. "Vehicle traffic limited, averaging 3 auto visits per day."
    - 2. Water quality.
      - a. "Proposed useage will generate no more waste water than currently produced, probably less."
      - b. "Storm runoff would not be affected."
    - 3. Noise levels.
      - a. "Proposed use is not considered noise polluter."
      - b. "Business offices are considered to be noise sensitive."
  - B. Policy #14 (Development Limitations).
    - 1. Flood plain, slope and erosion.
      - a. "Does not apply to subject property."
    - 2. Water table, Fragipan.
      - a. "Proposed use has no impact."
    - 3. Earth movement.
      - a. "Does not apply."
  - C. Policy #15 (Areas of significant environmental concern).
    - 1. "Subject property is not located within these designated areas."
  - D. Policy #16 (Natural resources).
    - 1. "Subject property is not located within any of these designated areas."



2. "Proposed use has no impact upon the areas natural resources."
- E. Policy #22 (Energy Conservation).  
See Section G. above (Comprehensive Plan Policies).
- F. Policy #37 (Utilities).
  1. Ground water.
    - a. "Under proposed use, less pollution is anticipated due to decrease useage."
  2. Drainage.
    - a. "No impact."
  3. Energy and communications.
    - a. "Continue service from PGE and PNB."
  4. Water source.
    - a. "Continue service from Powell Valley Road Water District."
- G. Policy #38 (Facilities).
  1. Schools.
    - a. "No impact."
  2. Fire protection.
    - b. "Proposed use creastes no additional hazzards."
  3. Police protection.
    - a. "Renovation of existing structure and removal of site obstructions will decrease the possiblity of crime in the area."
- H. Policy #29 (Office Location)  
See Section H. above (Comprehensive Plan Policies).

Supplemental Findings:

Properties along Southeast Division Street contain a variety of land uses in the vicinity of the proposed professional offices. West of the subject property, in the stretch between 145th and 148th avenues, a substantial commercial node is anchored by a new (1986) Fred Meyer store. East of the subject property, another commercial node has developed around the 162nd Avenue-Division Street intersection. Land uses between 148th and 158th Avenues are primarily residential; several apartment complexes front on Division Street and a few single family residences remain, principally on the north side of the street. A former gasoline station - now a convenience market - stands across from 153rd Avenue. A number of single family houses along this section of Division Street have been converted to retail and office uses. Only

seven properties fronting on Division Street between 148th and 162nd Avenues carry a "single family residential" plan or zone designation; all lie on the south side of the street. Only one - immediately west of the subject property - remains undeveloped.

Comprehensive Framework Plan Policies #27 and #28 address the issues of commercial location and strip development. Although the plan and zone change requests would not establish a commercial designation on the subject properties, the accompanying conditional use request would establish a commercial use and hence the above cited policies should be weighed.

The proposed professional office buildings are classified as a ... "local isolated" ... commercial development with a gross leasable area between 1,000 to 10,000 square feet (The two buildings would provide 1,754 square feet of leaseable office space). The policy's intent and purpose is ... "to allow for small business to be integrated into other use areas where the scale and impact will be compatible with the adjacent character." Policy #27 also specifies vehicular access requirements for "local isolated" commercial developments as those businesses and locations which cause ... "no adverse neighborhood impacts."

The proposed conversion of existing residential structures to office uses offers some degree of neighborhood compatibility since the structures are similar in scale, siting and materials to nearby residences. Conditions #1 and #3 require design review approval and review of signage on the site. These reviews will further assure compatibility with surrounding residential areas.

Applicant indicates the proposed use will generate an average of ... "three auto visits per day." While this estimate appears somewhat conservative, the proposed 1754 square feet of office space is unlikely to generate traffic volumes substantially in excess of that associated with the two existing single family residences on the site. The applicant would be required to improve the frontage along 151st Avenue with curb and sidewalks (according to Engineering Services) and widen the curb radius at the intersection with Division Street. These improvements should accomodate any additional traffic attributable to the new office use.

Policy #28 describes strip commercial development as ... "linear in arrangement, ... with ... high volume traffic generating uses, separate vehicular entrances and exits for each use on the street, no defined pedestrian path system and conflicts between pedestrian and vehicular movements, insufficient space onsite for parking and loading activities; and, visually, a cluttered appearance from an abundance of signs."

The proposed office uses at this location do not conflict with policies #27 and #28 due to the following:

- The uses are not high volume traffic generators;
- Conditions #1 and #2 will insure compliance with street access and parking standards.
- Condition #3 will insure that signage for the business meets the size, height and placement limitations imposed in the MR-4 zone;

- The two office buildings will share access and parking areas;
- The developer will install sidewalks along the Division Street and 151st Avenue frontages, improving pedestrian facilities in the area.

Conclusions:

1. The proposed plan revision, zone change and conditional use satisfy applicable approval criteria except as detailed herein.
2. Conditions of approval are necessary to insure the proposed change in use complies with County policies and approval criteria.

Signed August 8, 1988

By *Ruth Spetter, pc*  
Ruth Spetter, Chairperson

August 18, 1988

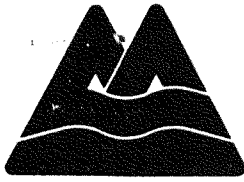
Filed with the Clerk of the Board

Appeal to the Board of County Commissioners

Any person who appears and testifies at the Planning Commission hearing, or who submits written testimony in accord with the requirements on the prior Notice, and objects to their recommended decision, may file a Notice of Review with the Planning Director on or before 9:00 a.m. on Tuesday, September 6, 1988 on the required Notice of Review Form which is available at the Planning and Development Office at 2115 SE Morrison Street.

The Decision in this item will be reported to the Board of County Commissioners for review at 9:30 a.m. on Tuesday, September 6, 1988 in Room 602 of the Multnomah County Courthouse. For further information call the Multnomah County Division of Planning and Development at 248-5270.

MH/0851P



# MULTNOMAH COUNTY OREGON

Department of Environmental Services/Division of Planning and Development/2115 S.E. Morrison St./Portland, Oregon 97214 • 248-5270

## DECISION OF THE MULTNOMAH COUNTY PLANNING COMMISSION

Meeting of August 8, 1988

### IN THE MATTER OF:

PR 3-88, #403  
ZC 5-88, #403

Comprehensive Plan Amendment  
EC, Extensive Commercial District  
(Self-Service Storage Center)

Applicant requests a plan amendment and zone change from BPO, professional business office district to EC, extensive commercial district for approximately two acres. This change will enable the construction of a self-service storage center to be constructed as part of an integrated site plan with adjoining commercial office uses.

Location: 9862 SE Division Street

Legal: East 50' of Lot 8, Excluding the North 110';  
All of Lots 7 and 6;  
Lot 5 Except South 60' and Lot 11 Except West 200',  
All in Block 86, Plympton Acres

Site Size: 88,081 Square Feet (Approximately 2 Acres)

Size Requested: Same

Property Owners: DL Alderton, 9815 SE Division Street (Lot 5)  
Executive Aircraft Sales, Inc.,  
10790 SE Eastmont Drive, Gresham (Lots 6 and 11)  
Thomas L. Irely, 9860 SE Division Street (Lot 7)  
GN/LA Fogg, 9848 SE Division Street (Lot 8)  
Ella Goodat, Et Al, 14988 SE Caruthers Street (Lot 11)

Applicant: Pioneer Land Development, Inc.  
18858 Allegheny Drive, Oregon City, 97045

Comprehensive Plan: BPO, Urban Business Office District

Present Zoning: BPO, Urban Business Office District  
Density Range from 7.2 to 10.9 dwelling units per acre

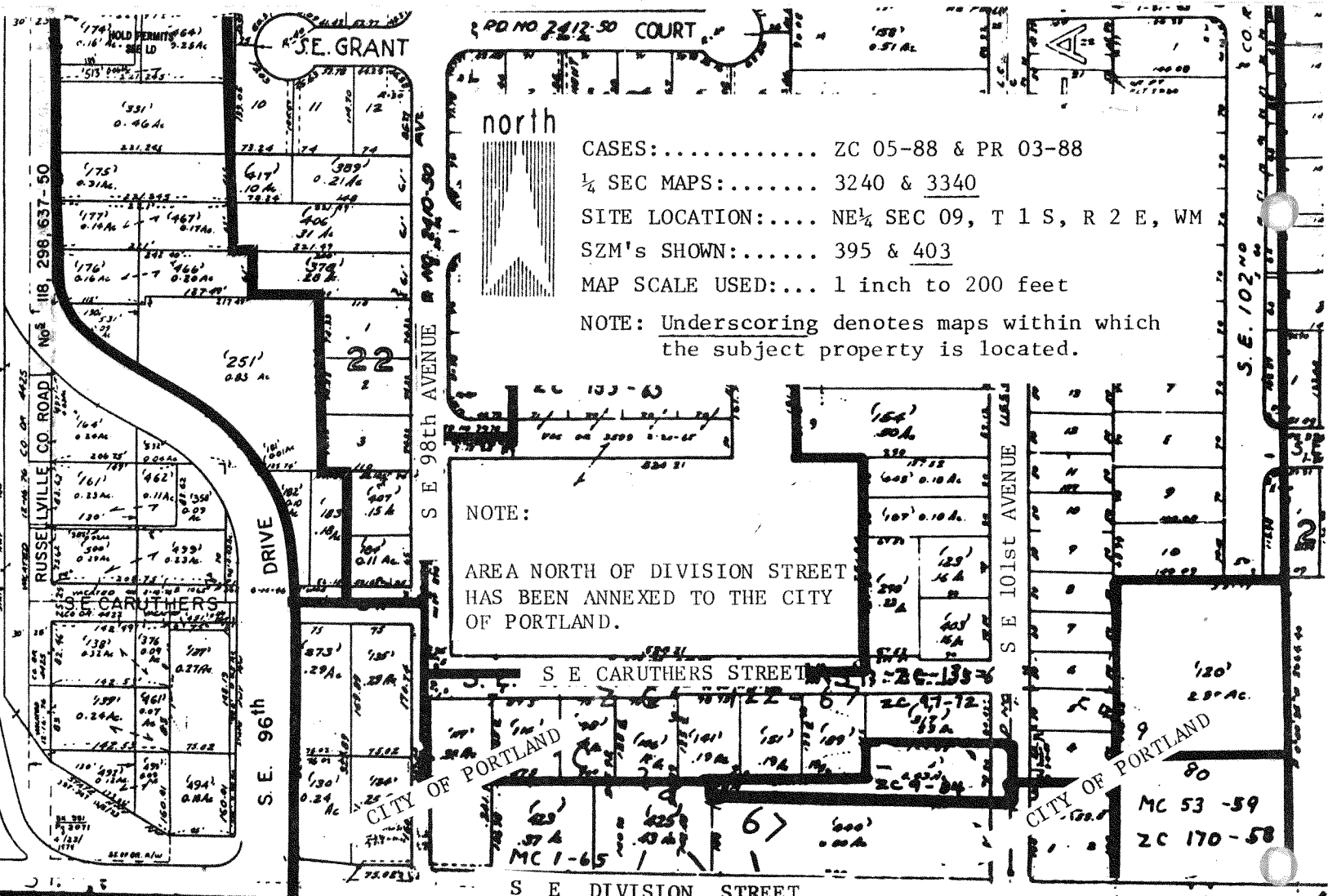
Sponsor's Proposal: EC, Urban Extensive Commercial District

PLANNING COMMISSION  
DECISION #1:  
(PR 3-88)

Approve requested amendment to the Powellhurst Community Plan Map, changing the designation of the described properties from office to extensive commercial;

DECISION #2:  
(ZC 5-88)

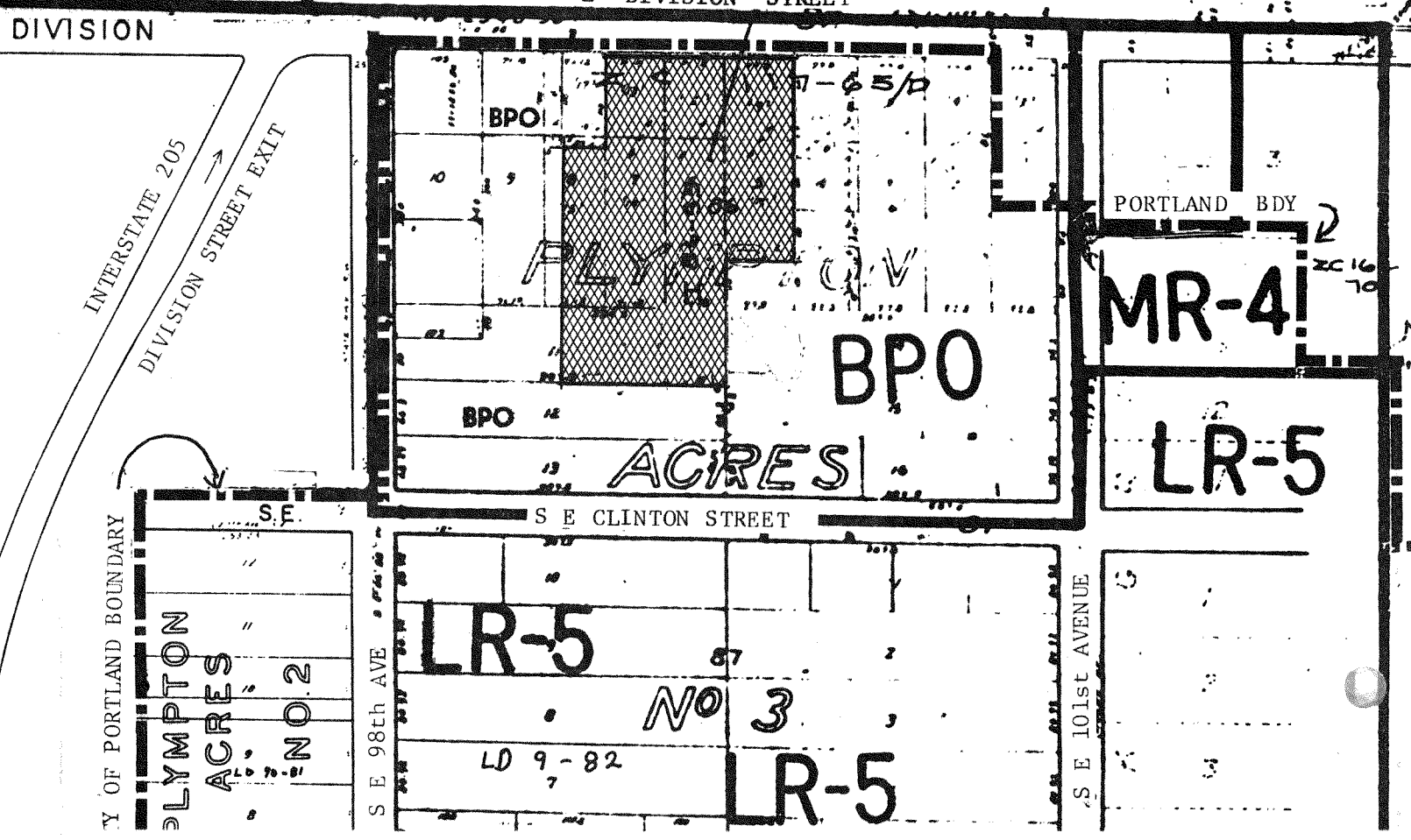
Approve, subject to conditions, requested amendment to Sectional Zoning Map #403, changing the described properties from BPO, business office district to EC, extensive commercial district, all based on the following Findings and Conclusions.



CASES:..... ZC 05-88 & PR 03-88  
1/4 SEC MAPS:..... 3240 & 3340  
SITE LOCATION:..... NE 1/4 SEC 09, T 1 S, R 2 E, WM  
SZM's SHOWN:..... 395 & 403  
MAP SCALE USED:... 1 inch to 200 feet

NOTE: Underscoring denotes maps within which the subject property is located.

NOTE:  
AREA NORTH OF DIVISION STREET  
HAS BEEN ANNEXED TO THE CITY  
OF PORTLAND.



BPO  
LYMPTON ACRES  
BPO  
ACRES

PORTLAND BDY  
MR-4  
LR-5

LR-5  
NO 3  
LD 9-82  
LR-5





### Conditions of Approval.

1. Obtain design review approval for proposed site improvements prior to issuance of building permits for the project. Contact Mark Hess at 248-3043 for assistance with design review.
2. Complete Engineering Services requirements for sidewalks, access points and right-of-way as applicable, prior to occupancy of proposed structures. Contact Dick Howard at 248-3599 for assistance.
3. Uses proposed for the EC zoned parcel may only be approved, through design review, if the County Engineer determines the project will have no negative traffic impacts on nearby local and/or residential streets (i.e., SE 98th Avenue and SE Clinton Street).

### Findings of Fact.

#### 1. Applicant's Proposal.

Applicant seeks to develop a 3.51 acre parcel with a three story, 32,000 square foot office building and a self-service storage center totalling 42,830 square feet. The proposal includes a plan amendment and zone change request effecting the east 2 acres of the site. The proposed plan and zone change would establish an EC, extensive commercial designation on that portion of the site intended for the self-service storage center.

#### 2. Ordinance Considerations.

MCC 11.05.290 specifies factors to consider in reviewing a "quasi-judicial plan revision." MCC 11.05.120(B) indicates the proposed amendment is quasi-judicial since no change in Comprehensive Plan Policies is proposed. The applicant must persuade that the revision is:

1. Consistent with the standards in MCC 11.05.180 (LCDC Goals);
2. In the public interest; and
3. In compliance with the applicable elements of the Comprehensive Plan.

MCC 11.05.290(B) provides that ... "Proof that circumstances in the area affected by the proposed revision have changed since adoption of the plan...are...relevant factors which may be considered..."

Section 11.15.8230(D) of the Multnomah County Code lists Approval Criteria for a change of zoning classification. It must be demonstrated that:

1. Granting the request is in the public interest;
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;
3. The proposed action fully accords with the applicable elements of the Comprehensive Plan."



Applicant offers the following findings in response to the above cited approval criteria:

1. Public Interest - Public Need.

Much of the content of this application is devoted to issues relating to the public interest and need for this amendment to the Multnomah County Plan. We have undertaken to present the minimum change necessary to accommodate our project. In many jurisdictions, storage facilities such as we are proposing are allowed as a conditional use in office, commercial or multiple family districts. Multnomah County procedure, however, requires compliance with Section 11.15.2938 of the existing BPO district. Self-service storage centers are permitted in the EC district under "Primary Uses," paragraph G. In requesting a change from BPO to EC for that portion of our development that contains storage uses, we recognize that other, more intense uses are also permitted in the EC district. Our intent is to build only what is identified on our site plan exhibit.

This project is composed of an assemblage of seven (7) tracts of land under four (4) ownership groups. The intent of the applicant is to promote more efficient land utilization through the development of an integrated site plan containing a 32,000 square foot, threestory office building and 42,830 square feet of storage space divided into approximately 330 individual units. The public interest and public need statements that follow are directed only at the storage portion of the development because the office uses contained in the project are permitted outright in the existing Multnomah County Plan.

The site plan and color rendering in this report aid in depicting the land use that is proposed. The project will include a residence/office for a full-time, on-site manager and the security systems, fencing, landscaping, and overall design will lend well to being a good neighbor generating low traffic volumes, most of which will occur at off-peak hours. Building height will not exceed 24 feet and lighting will be directed away from abutting streets and buildings. These development standards will contribute to healthful, safe, and aesthetic surroundings.

Efficient utilization of existing urban space is a fundamental objective of the Multnomah County Comprehensive Plan. This project utilizes remnant, vacant and underdeveloped parcels with access to a full range of existing urban services.

In some respects, the individual storage units should be considered a privately owned and taxable enhancement to urban efficiency. Many of our customers can now park their cars in their garages and not in the street. Clearly, the market for our storage services is increasing as high density development tends to reduce the average size of dwelling units and individual offices.

Protecting valuable personal property through secure storage is a consideration of public need. The Portland Area has, unfortunately, the second highest burglary rate in the nation.

Within a one-mile radius of the intersection of 98th and Division Streets is a 1987 estimated population of 12,052. Within a three-mile radius 149,934 and within a five-mile radius of the site the population is estimated at 336,483. Approximately 40% of the total dwelling units within a three-mile radius are renter occupied. This site has been selected with consideration for its strategic location, not only from the standpoint of visibility and access, but also because of its central location within one of the State's most intensely urbanized areas.

Public storage located on an EC zoned parcel at 105th and Division is the only storage facility in the immediate area. It is reported that this facility is rapidly filling with tenants and there is no vacant property in the vicinity with proper zoning for additional storage uses. Visibility and access are important aspects in site selection, and close proximity to Highway 205 makes our proposal an excellent location.

This application is for property located within the Powellhurst Community Land Use Plan which was adopted in April, 1979. Precedent for EC zoning along the south side of Division Street was acknowledged in this community planning effort. The frontage between 105th and 111th has been designated EC since the plan was adopted. Although under construction, I 205 and its subsequent impact were not yet felt when the Powellhurst Plan was approved. This site, and the limited uses proposed, will further buffer impacts from the heavy traffic on I-205 and Division Street.

This storage site will not abut any residential district and all dimensional and landscaped buffer area requirements will be complied with. In most respects the proposed change to EC will accommodate less intense use than is currently allowed in the existing BPO district. The other established businesses along Division Street will have a compatible neighbor that contributes to the community tax base while posing little demand on urban services or the environment.

2. Air Quality, Water Quality, and Noise Levels.

Section 13 of the Multnomah County Comprehensive Framework Plan on Development Policy requires the applicant to address air quality, water quality, and noise levels. This project and accompanying plan amendment and zone change request will not impact air and water quality or noise levels to any measurable extent. The development of storage facilities is a passive use generating no pollution discharges. The traffic levels are extremely low and ingress and egress to the site will be largely at off-peak hours. The most significant noise generator in the vicinity is the I-205 freeway. This storage center proposal and the adjacent three-story office building fronting on 98th Street will, in fact, insulate the areas east and south of the site from existing traffic noise.

3. Soils, Slopes, and Water Table.

Multnomah County policy is to direct development away from areas with significant natural limitations. Specifically listed in Policy No. 14 are: (a) slopes exceeding 20%; (b) severe soil erosion potential; (c) land within the 100 year flood plain; (d) high seasonal water table within 0" to 24" of the surface for three or more weeks of the year; (e) a fragipan less than 30" from the surface; and (f) land subject to slumping, earth slides, or movement.

The site of this zone change application is not subject to any of the aforementioned limitations. Topographic information obtained through field survey and soils data from the Soil Conservation Service indicates moderate slopes not exceeding three to eight percent and no evidence of soil erosion, slumping or slides. We have verified that the property is not within the 100 year flood plain, nor is it a designated wetland area. The site is not subject to water table fluctuations that rise to within 2 feet of the surface at any season of the year.

Typically, the surface layer is dark brown silt loam about 8" thick. The subsoil is brown silt loam about 17" thick. The substratum is dark yellowish brown, gravelly silt loam in the upper 14" and very gravelly sand to a depth of 60" or more.

Designated as "Urban Land-Multnomah Complex" the site is typical in natural characteristics to most of the properties that have been developed along Division Street. No significant building site development limitations have been identified.

#### 4. Natural Resources.

Policy No. 16 of the Multnomah County Comprehensive Framework Plan requires the applicant to address: (a) mineral and aggregate sources; (b) energy resource areas; (c) domestic water supply watersheds; (d) fish habitat areas; (e) wildlife habitat areas; and (f) ecologically and scientifically significant natural areas.

The site subject to this application is not applicable to the aforementioned policy criteria. The existing land features map exhibit that is enclosed with this application denotes the random placement of numerous deteriorating buildings, and the location of various garages, outbuildings, concrete pads, meandering driveways, and a concrete parking lot. The planned re-development of this site presents no measurable loss to the natural resource base of the area.

#### 5. Energy Resources.

This application will have little direct impact on energy resources. Indirectly, however, the market for self-service storage facilities is significantly increased when policies relating to efficient use of existing urban space are implemented. This proposal will utilize presently under-developed urban space while providing a needed service to further high-density development in the area. As dwelling units are tending to be reduced in size and increased in density, the need for secure off-premise storage is increased. Therefore, our service facilities directly contribute to curtailing urban sprawl and increasing urban land use efficiency through providing the resident and small businessman the use of their home or office for the intended purpose.

#### 6. Water, Sewer, Drainage, Public Services and Traffic.

Enclosed with our application is verification from the Powell Valley Road and Water District that public water facilities are available adjacent to the site. An 8" line extends along the south side of 98th Avenue. An existing fire hydrant is located at the intersection of 98th and Division Streets. Because of the relatively low demand for water services, later-

al extensions of these facilities to serve the interior of the site will adequately provide long-range needs. We will contemplate the final design of water service improvements after review of our approved zoning by the Fire Marshal.

This facility is located on highly permeable, well-drained soil that lends itself to the construction of drywells.

The Multnomah County Comprehensive Framework Plan Policy No. 37 stipulates that we should also address energy and communication demands. The site is served by Portland General Electric for electricity, Northwest Natural Gas Company for gas service, and Pacific Northwest Bell for telephone service. Our projected demands are well within the capacity of these service providers.

The site abuts the existing city limits of Portland. Sanitary sewer service is proposed for extension along Division Street by 1991. The applicant agrees not to remonstrate against mandatory sewer hookup as soon as facilities are available. We propose, in the interim, to dispose of our very low volume of sewage through the use of county-approved cesspools. Further, we wish to design and locate these facilities so they can be by-passed by pre-planned lateral sewer line extensions. Application for Sanitarian's review is being submitted concurrently with our request for staff evaluation. Preliminary information from the sanitation office indicates that cesspools as an interim use would be permitted.

The site is located in the Portland Public School District, the City of Portland Fire District, and police protection is provided by the sheriff's office. Development of this project will have very positive cost benefit ratio to these public service agencies.

Traffic impact from self-service storage facilities is substantially lower than comparable square footage of residential or commercial use. Evaluations of comparable projects indicate that this facility will generate an average of only 25 to 30 round trips per day. Ingress and egress to the site will be through a landscaped entry on Division Street and to a lesser extent from 98th Street through the office building parking lot. Division Street has a center turning lane that will adequately accommodate traffic movement. Considering that much of the traffic to and from the storage facilities will take place on weekends and off-peak hour periods, the potential for stacking or backup on Division Street is negligible because of the very low volume of traffic generated.

#### 7. Site Plan Description.

The applicant proposes to build 42,830 gross square feet of single-story enclosed self-service storage units, together with a two-story 2,000 square foot manager's residence/office, 1,000 square foot per floor. The clientele for this facility will be residents and businesses in the area that require space for safe, secure, and easily accessible storage. Approximately 330 individual units will be constructed and managed by a live-in couple that reside on the site. Hours of operation will be from 7:00 a.m. to 8:00 p.m. daily except for reduced hours on Sundays and holidays.

The storage structures will be constructed of masonry block with composition roofing. The site plan and color rendering of a similar project denote building locations and architectural style. Maximum building height will be 24 feet and paved interior access drives will be a minimum of 24 feet in width.

The main entry to the site will be from Division Street just west of the proposed Manager's residence/office. Three car parking spaces will be provided in front of the manager's unit as well as three additional spaces for truck parking. One additional truck parking space will be provided at the north end of the most easterly storage building adjacent to the proposed landscaped area that will parallel Division Street. Because the zone boundary divides a unified site plan, 27 future parking spaces are plotted between the storage building and the office building for mutual use.

Loading and unloading will take place in front of each individual storage unit. Ample room is provided for interior turning movements and rolling gates will be installed at each entry and exit point. The majority of traffic to and from the storage facilities is by automobile and pick ups with an occasional trailer. No outdoor storage will be permitted on the site and the project will be completely surrounded by a 5 foot to 12 foot width landscaped buffer. A masonry and wrought iron fence will extend along the frontage on Division Street between the landscaped entry and the paved interior driveways.

The total land area including the office building area is 146,822 square feet. The easterly 88,081 square feet comprises the total area subject to this proposed plan and zone amendment. Within that portion of the total site which is devoted to storage facilities and comprising all of the EC zoned area that we are requesting, is 43,830 square feet of building area or 49 percent lot coverage.

#### 8. Planning Policy.

The stated purpose of the Urban Extensive Commercial District (11.15-.4252) includes the provision of locations for uses unsuitable for inclusion in retail commercial centers and to accommodate uses which satisfy less frequent purchase or service needs. Although reference is also made to operational characteristics which may tend to conflict with residential, office, or retail commercial developments, this policy concern does not apply to our proposal. The 98th and Division storage center will be a compatible use and complimentary with existing and future adjoining developments.

We are making application for a change from Urban Business and Professional Office to EC for the easterly 60 percent of an integrated site plan. Even though EC designations have been applied along the south side of Division Street only a few blocks to the east, the question of "spot zoning" should be addressed. This proposed change is surrounded by BPO designated properties, including a service station and retail, non-conforming uses. We are applying for the minimal change of zone necessary for project implementation. Although the zone map of Multhomah County is approved, the intent of the plan will be well service. Use compatibility will be insured, urban lands will be efficiently utilized and public services will not be overburdened. In this age of changing consumer needs,

consideration should be given to land uses that accommodate emerging trends. Precedent for the assignment of and EC designation on similarly sized parcels has been established, and it must be noted that other LCDC acknowledged plans within the urban area of Portland have allowed zone changes for proposals such as ours.

Special note should be made of the community design policy outlined in Section 19 of the Multnomah County Comprehensive Framework Plan. Functional design concerns state:

"The quality of the community environment and its desirability as a place to live as well as its long functions refers to how it performs its functions on the site and relates to neighboring uses. For example, the location of a use on its site in a manner which assures privacy for the surrounding uses is a functional concern. Consideration must also be given to automobile access, parking, pedestrian circulation, signing, lights, and landscaping. Other elements include making adequate provisions for the handicapped and designing and lighting the use in a manner that reduces potential for crime."

The proposal is consistent with:

"The county's policy is to establish a community design process which:

- A. Evaluates and locates development proposals in terms of scale and related community impacts with the overall purpose being a complimentary land use pattern and long term community stability.
- B. Evaluate individual public and private developments from a functional design perspective, considering such factors as privacy, noise, lights, signing, access, circulation, parking, provisions for the handicapped, and crime prevention techniques."

Policy No. 20 addresses the arrangement of land uses:

"The energy shortage, environmental pollution, rising service costs and rising land values have required an examination of density levels and the concept of mixing land uses."

Further, this policy states:

"Encourage facilities to be shared (for example, a theatre (or storage facilities) could use parking facilities used during the daytime for office employees)."

"Provide locations for small businesses to take place within the neighborhood areas; and minimize crime through the surveillance which occurs when activities are clustered."

"The County's policy is to support higher densities and mixed land uses within the framework of scale, locations, and design standards which:

A. Assure a complimentary blend of uses."

Although we are proposing to use only two acres for storage facilities, the Comprehensive Framework Plan notes that extensive commercial designations should be located where they are convenient to the users, but where they will have minimum impact on the transportation system and adjacent land uses. Location criteria, site characteristics, user benefits, and impact mitigation are scaled in favor of this application

Conclusions:

1. The proposed plan and zone change of 2 acres provides adequate land area for buffering between different land uses. Compatibility between potential EC uses and neighboring BPO parcels will be assured through development standards for the two districts and design review provisions.
2. The proposed plan revision and zone change satisfy applicable approval criteria.
3. Conditions of approval are necessary to insure the proposed land uses are compatible with surrounding properties.

Signed August 8, 1988

By *Ruth Spetter, pc*  
Ruth Spetter, Chairperson

August 18, 1988  
Filed with the Clerk of the Board

Appeal to the Board of County Commissioners

Any person who appears and testifies at the Planning Commission hearing, or who submits written testimony in accord with the requirements on the prior Notice, and objects to their recommended decision, may file a Notice of Review with the Planning Director on or before 9:00 a.m. on Tuesday, September 6, 1988 on the required Notice of Review Form which is available at the Planning and Development Office at 2115 SE Morrison Street.

The Decision in this item will be reported to the Board of County Commissioners for review at 9:30 a.m. on Tuesday, September 6, 1988 in Room 602 of the Multnomah County Courthouse. For further information call the Multnomah County Division of Planning and Development at 248-5270.

MH/0884P

Decision  
August 8, 1988

BEFORE THE BOARD OF COUNTY COMMISSIONERS

FOR

MULTNOMAH COUNTY, OREGON

In the Matter of Amending the)  
Urban Planning Area Service )  
Boundary for the City of )  
Troutdale )

RESOLUTION

WHEREAS, in May, 1979, Multnomah County and the City of Troutdale adopted an Urban Planning Area Agreement in compliance with State Statutory requirements for coordination of inter-jurisdictional planning functions; and

WHEREAS, a Planning Area Service Boundary Map, dated January, 1979, was adopted as a part of the Agreement; and

WHEREAS, in response to new urban services studies the City of Troutdale has by Resolution No. 657-R adopted an amended Urban Planning Area Boundary; and

WHEREAS, the attached Exhibit A illustrates that boundary change on a property specific base map; and



NOW, THEREFORE BE IT RESOLVED the Board of County Commissioners directs that the Urban Planning Area Boundary for the City of Troutdale be amended as shown on the attached Exhibit A.

Approved the \_\_\_\_\_ day of \_\_\_\_\_, 1988.

---

Gladys McCoy  
Multnomah County Chair

Seal

Approved

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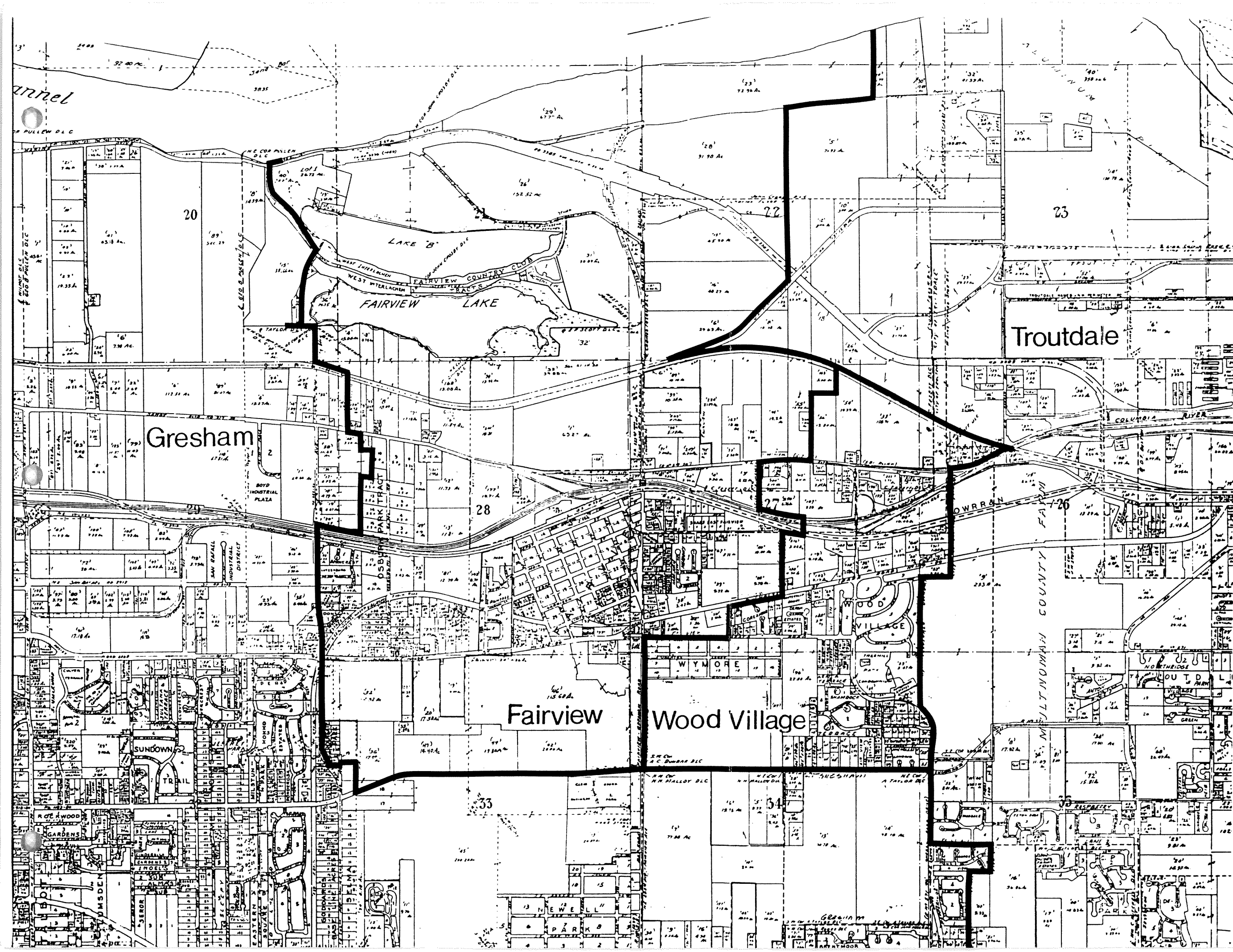
Laurence Kressel,  
Multnomah County Counsel

07/22/881  
0890P

EXHIBIT A

URBAN PLANNING AREA  
AGREEMENT BOUNDARIES  
FOR FAIRVIEW, WOOD  
VILLAGE, AND TROUTDALE

INCORPORATING ALL  
AMENDMENTS TO JANUARY,  
1979 MAP AS OF AUGUST,  
1988



BEFORE THE BOARD OF COUNTY COMMISSIONERS

FOR

MULTNOMAH COUNTY, OREGON

In the Matter of Amending the)  
Urban Planning Area Service )  
Boundary for the City of )  
Wood Village )

RESOLUTION

WHEREAS, in May, 1979, Multnomah County and the City of Wood Village adopted an Urban Planning Area Agreement in compliance with State Statutory requirements for coordination of inter-jurisdictional planning functions; and

WHEREAS, a Planning Area Service Boundary Map, dated January, 1979, was adopted as a part of the Agreement; and

WHEREAS, the City of Wood Village, in cooperation with the City of Troutdale, has by Resolution No. 5-1987 adopted a realignment of its Urban Planning Area Boundary in order to provide future services in a more efficient and cost-effective manner; and

WHEREAS, the attached Exhibit A illustrates that boundary change on a property specific base map; and

NOW, THEREFORE BE IT RESOLVED the Board of County Commissioners directs that the Urban Planning Area Boundary for the City of Wood Village be amended as shown on the attached Exhibit A.

Approved the \_\_\_\_\_ day of \_\_\_\_\_, 1988.

\_\_\_\_\_  
Gladys McCoy  
Multnomah County Chair

Seal

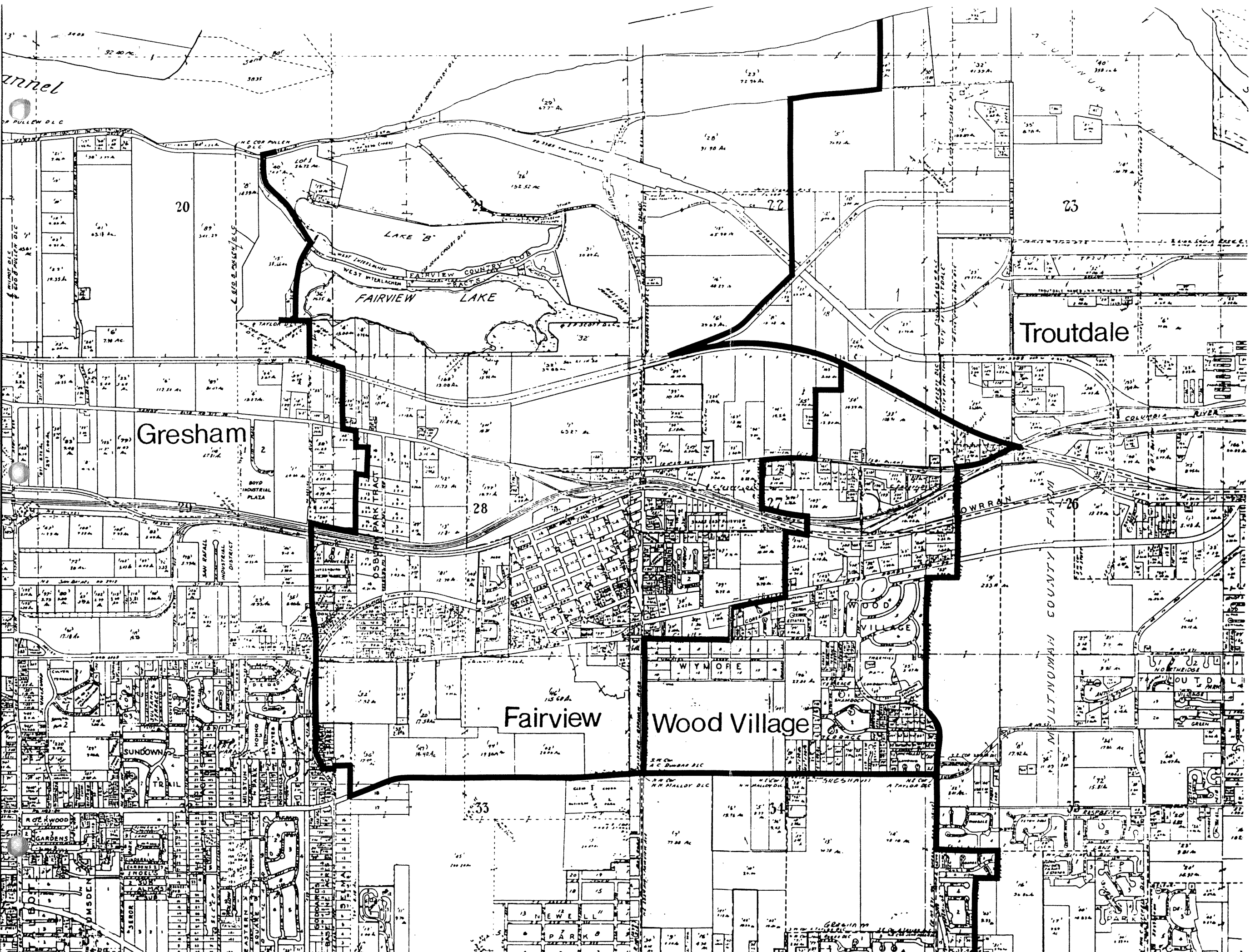
Approved

\_\_\_\_\_  
Laurence Kressel,  
Multnomah County Counsel

07/22/881  
0890P

URBAN PLANNING AREA  
AGREEMENT BOUNDARIES  
FOR FAIRVIEW, WOOD  
VILLAGE, AND TROUTDALE

INCORPORATING ALL  
AMENDMENTS TO JANUARY,  
1979 MAP AS OF AUGUST,  
1988



BEFORE THE BOARD OF COUNTY COMMISSIONERS

FOR

MULTNOMAH COUNTY, OREGON

In the Matter of Amending the)  
Urban Planning Area Agreement)  
Between Multnomah County and )  
the City of Portland )

RESOLUTION

WHEREAS, in August, 1979, Multnomah County and the City of Portland adopted an Urban Planning Area Agreement in compliance with State Statutory requirements for coordination of inter-jurisdictional planning functions; and

WHEREAS, one of the goals of the Agreement is the orderly conversion of urbanizable land to urban uses; and

WHEREAS, as a means of accomplishing that goal, the terms of the Agreement call for the City to assign comparable land use designations to annexed properties as outlined within the general categories of land uses given in Table I; and

WHEREAS, past experience using those general land use categories has resulted in some uncertainty of the outcome of the Plan and zone conversion process; and

WHEREAS, elimination of that uncertainty by adoption of a more specific conversion table or chart that lists each County zoning district with the corresponding closest equivalent City zone and plan map designation would ensure an orderly transition of planning functions for annexed land; and

WHEREAS, the City of Portland adopted such a chart on June 22, 1988 as an amendment to the Urban Planning Area Agreement (Ordinance 160964); and

WHEREAS, Support for refinement of the plan and zone conversion process has been expressed by Community Planning Groups, Neighborhood Associations, Business Organizations, City and County Planning Staffs, and Department of Land Conservation and Development representatives; and

NOW, THEREFORE BE IT RESOLVED the Board of County Commissioners directs that the Portland/Multnomah County Comprehensive Plan Map Designation and Zone Conversion Chart attached as Exhibit A is adopted and substituted for Table I in the Multnomah County-City of Portland Urban Planning Area Agreement, as shown in Exhibit B and Table I shown in Exhibit C is repealed.

Approved the \_\_\_\_\_ day of \_\_\_\_\_, 1988.

\_\_\_\_\_  
Gladys McCoy  
Multnomah County Chair

Seal

Approved

\_\_\_\_\_  
Laurence Kressel,  
Multnomah County Counsel

07/22/881  
0888P

## EXHIBIT A

### PORTLAND/MULTNOMAH COUNTY COMPREHENSIVE PLAN MAP DESIGNATION AND ZONE CONVERSION CHART

| <u>MULTNOMAH COUNTY</u>   |  | <u>PORTLAND</u> |   |
|---|--|-----------------|---|
| <u>Zones</u>  |  | <u>Zones</u>    | <u>Comprehensive Plan Map Designations</u>  |
| <b><u>Base zones</u></b>  |  |                 |   |
| Areas with farm/forest or residential zoning<br>outside the Urban Growth Boundary (UGB) |  | FF nr           | Farm & Forest with a Natural Resource Overlay<br>(nr) Zone                            |
| Areas with commercial zoning outside the UGB  |  | C4              | Neighborhood Commercial   |
| F2, MUA-20, RR, SR, LR-40, R-40, LR-30, R-30,<br>MUF-19 inside the UGB                  |  | FF              | Farm and Forest   |
| UF-10, UF-20 inside UGB (Urban Future)  |  | 1               |   |
| RC within the UGB (Rural Center)  |  | C4              | Neighborhood Commercial   |
| LR-20, R-20 Low Density Single-Family Residential                                       |  | R20             | Limited Single-Family Residential   |
| LR-10, R-10 Low Density Single-Family Residential                                       |  | R10             | Low Density Single-Family Residential   |
| LR-7, R7 Low Density Single-Family Residential  |  | R7              | Medium Density Single-Family Residential  |
| R-7.5 Low Density Single-Family Residential   |  | R7+GPD          | Medium Density Single-Family Residential<br>within the Glendoveer Plan District (GPD) |

<sup>1</sup>Reviewed through a quasi-judicial review initiated by the Director.



Exhibit A  
Portland/Multnomah County Comprehensive Plan Map Designation and Zone Conversion Chart  
June 6, 1988  
Page 2

MULTNOMAH COUNTY

PORTLAND

| <u>Zones</u>            |  | <u>Zones</u> | <u>Comprehensive Plan Map Designations</u> |
|-------------------------|--|--------------|--|
| LR-5                    | Low Density Single-Family Residential              | R5           | High Density Single-Family Residential     |
| MR-4, MR-3 <sup>2</sup> | Medium Density Multi-Family Residential            | R3           | Townhouse Multi-Family Residential         |
| HR-, A-2 <sup>2</sup>   | High Density Multi-Family Residential              | R2           | Low Density Multi-Family Residential       |
| HR-1, A1B <sup>2</sup>  | High Density Multi-Family Residential              | R1           | Medium Density Multi-Family Residential    |
| BPO                     | Business & Professional Office                     | C5           | Limited Commercial                         |
| LC C4, SC <sup>3</sup>  | Local Commercial & Strip Conversion                | C4           | Neighborhood Commercial                    |
| GC, EC, C2,<br>NC, C3   | Commercial<br>(General, Extensive, & Neighborhood) | C2           | General Commercial                         |
| LM, GM, M2,             | Manufacturing                                      | GI-2         | General Industrial                         |

<sup>2</sup> Portland Neighborhood Commercial Comprehensive Plan designation and C4 zone will be applied to annexed properties with owner documented County approved conditional use retail operations in County Multi-Family zones. Limited Commercial Comprehensive Plan Map designation and C5 zone will be applied to owner documented County approved conditional use offices in County Multi-Family zones.

<sup>3</sup>Portland Neighborhood Commercial Comprehensive Plan Map designation and C4 zone will be applied to annexed sites in County Local Commercial or Strip Conversion Zones where: (1) the primary on-site retail use is allowed in the City C4 zone; and (2) the site is 40,000 square feet or less; and 3) the site does not abut a site with a General Commercial Comprehensive Plan Map designation and C2 zone or abuts a site with General Commercial Comprehensive Plan Map designation and C2 zone on one side. The General Commercial Comprehensive Plan Map designation and C2 zone will be applied where: (1) the primary on-site use is not allowed in the City C4 zone; or (2) the site is larger than 40,000 square feet; or (3) the site abuts sites with General Commercial Comprehensive Plan Map designations and C2 zones on two or more sides of the property. Properties are not considered abutting if separated by a street or other right-of-way.

Exhibit A  
 Portland/Multnomah County Comprehensive Plan Map Designation and Zone Conversion Chart  
 June 6, 1988  
 Page 3

MULTNOMAH COUNTY

PORTLAND

| <u>Zones</u>         |   | <u>Zones</u> | <u>Comprehensive Plan Map Designations</u>         |
|----------------------|---|--------------|--|
| M3, M4               | (Light, General, & Medium)                      |              |  |
| HM, M1               | Heavy Manufacturing                             | HI           | Heavy Industrial                                   |
| TLR-5                | Transit Low Density Single-Family Residential   | R5+t         | Transit (t) High Density Single-Family Residential |
| TMR                  | Transit Medium Density Multi-Family Residential | R2+t         | Transit (t) Low Density Multi-Family Residential   |
| THR                  | Transit High Density Multi-Family Residential   | RH+t         | Transit (t) High Density Multi-Family Residential  |
| TLC                  | Transit Local Commercial                        | C4+t         | Transit (t) Neighborhood Commercial                |
| TNC                  | Transit Neighborhood Commercial                 | C3+t         | Transit (t) Local Commercial                       |
| TGC                  | Transit General Commercial                      | C3+t         | Transit (t) Local Commercial                       |
| TO                   | Transit Office                                  | C5+t         | Transit (t) Limited Commercial                     |
| TLM                  | Transit Light Manufacturing                     | GE-2+t       | Transit (t) General Employment                     |
| <u>Overlay Zones</u> |   |              |  |
| SEC                  | Significant Environmental Concern               | SEC          | Significant Environmental Concern                  |
| NI                   | Noise Impact                                    | n            | Noise  |

**Exhibit A**

**Portland/Multnomah County Comprehensive Plan Map Designation and Zone Conversion Chart**

**June 6, 1988**

**Page 4**

**MULTNOMAH COUNTY**

**PORTLAND**

| <u>Zones</u> |                           | <u>Zones</u>    | <u>Comprehensive Plan Map Designations</u>   |
|--------------|---------------------------|-----------------|--|
| PD, RPD      | Planned Developments      |                 | not mapped; continues as an approved PD  |
| CS           | Community Service         |                 | if open space, then OS; otherwise corresponding Comprehensive Plan Map designation will be applied |
| HP           | Historic Preservation     |                 | Historic & Conservation Districts, Buildings, and Landmarks Designations                           |
| LF           | Landing Zone (Airport)    | 1               | Landing Field  |
| WRG          | Willamette River Greenway | ri,rd,rr,<br>rn | Willamette River Greenway Overlay Zones <sup>4</sup>   |
|              | Design Review             | sr              | Site Review  |

<sup>4</sup> Willamette River Greenway Overlay Zones will be assigned in accord with the Willamette Greenway Update adopted by Ordinance No. 160237 on November 5, 1987.

# EXHIBIT B

## MULTNOMAH COUNTY - CITY OF PORTLAND

### URBAN PLANNING AREA AGREEMENT

Multnomah County, and the City of Portland, enter into this agreement in order to satisfy the statutory requirements for coordination and for the orderly conversion of urbanizable land to urban uses.

WHEREAS; Multnomah County and the City of Portland have a mutual interest in coordinated comprehensive plans, compatible land uses and coordinated planning of urban facilities:

WHEREAS; the successful coordination of land use decisions within the urbanizable area of the County can best be accomplished through the exchange of relevant information on land use issues before binding decisions are made; and

WHEREAS; information exchanges should concentrate on issues that may have a significant impact on each party and should not entail cumbersome procedural requirements that may increase the time necessary to expedite decision-making; and

WHEREAS; in order to reach these objectives, it is necessary to identify a site-specific Urban Planning Area within which both the County and the City may formally review and comment on each other's land use actions, and a process by which land use conflicts in these areas may be resolved:

NOW, THEREFORE, the parties hereto agree as follows:

- I. The Urban Planning Area of the City of Portland shall be defined to include the area designated on Exhibit "B" of this agreement. The provisions of this agreement will include those unincorporated lands within this boundary. Urban Planning Area boundaries may be amended at any time by consent of both parties.
- II. The County will provide full notification to the City for any proposed legislative changes to the County Comprehensive Plan or its implementation ordinances, and any quasi-judicial or administrative decision pursuant to the Comprehensive Plan that may substantially affect the City. The County will provide a reasonable response time and include any responses within the record of the action. The specific actions requiring notification and the allowed response time will be

identified in the Administrative Procedures agreement. (Section X below)

- III. The City will provide full notification to the County of any proposed annexations, capital improvement plans, or major extra-territorial service extensions into the County. The City will provide a reasonable response time and include any responses within the record of the action.
- IV. Lack of response to any proposal submitted for review by either party will be considered "no objection" to the proposal.
- V. Both the County and the City will extend a good faith effort to reconcile any differences that may emerge from this information exchange. Where any difference involve compliance with LCDC statewide goals or MSD goals, objectives or plans, both the City and County will seek resolution of said differences through the appropriate agency.
- VI. The City has identified the following specific land-use conflicts between its Draft Comprehensive Plan and the County Comprehensive Plan for the designated Urban Planning Area of this agreement:
  - 1. The County's land use classification in the West Hills' area is inconsistent with the adopted Regional Land Use Framework Plan.
  - 2. The County's land use classification in the Barbara Welch Road area is inconsistent with the adopted Regional Land Use Framework Plan.Further specific land use or policy conflicts may be identified by the City during the remaining development of its Comprehensive Plan.
- VII. With the exception of the conflicts mentioned in VI above, as well as any identified during the remaining development of the City's Comprehensive Plan, the City accepts the County's land use designations within the Urban Planning Area, subject to the following conditions:
  - 1. At the time annexation, the City will retain the right to assign any one of its land use designations within the category of land use assigned by the County. These categories shall be defined as single-family residential, multiple-family residential, commercial, industrial, open space, and farm and forest. Table I translates City and County land use designations into these categories.
  - 2. The City reserves the right to amend the Plan and/or rezone land to a different category after annexation through established due process procedures, involving full public notification and supported by legally sufficient reasons.

VIII. The following additional issues of concern have been identified:

1. The land use classification for Western Hayden Island is currently undergoing study. Re-evaluation of the Regional Urban growth Boundary and land use designations may be appropriate upon completion of the study.
2. The Sunset Highway Corridor is presently under consideration as a future transit corridor. Were this to occur, re-evaluation of the land use pattern with respect to the transit corridor would be needed.
3. Urban development of vacant land in the Mt. Scott area creates a demand for improvements to transportation facilities affecting both the City and County. A more coordinated approach to planning and funding of transportation improvements in this area should be developed.
4. County and City policies regarding subsurface sewage disposal differ. County Utilities Policy 37 allows approval of subsurface sewage disposal systems for new development in urban areas, based on approval by the Department of Environmental Quality. A proposed City Sanitary and Stormwater Facilities policy states: "Discourage the development of on-site, subsurface waste disposal systems on lots smaller than two acres in size." This problem is currently being addressed as part of the MSD 201 Facilities Plan.

IX. The City and County have agreed on the location of an Urban Services boundary suitable and appropriate for provision of future City services and eventual annexation to the City. For purposes of this Agreement, the Urban Services boundary shall constitute the City's Urban Planning Area boundary. The City shall also be responsible for the preparation of the Public Facilities Plan within this Boundary. There may be instances where the cities of Gresham and Portland make minor adjustments to the eastside Multnomah County Urban Services Boundary. These adjustments shall reflect the intent of each city's urban service policy by consent of both cities under the conditions listed below:

1. Adjustments are limited to contiguous property within approximately 400 feet of the Urban Services Boundary.
2. The adjustment will improve the efficiency of urban services.
3. The adjustment may include property which has been recently partitioned or subdivided.
4. Adjustments may occur wherever an emergency threatens public health, safety and welfare.

# PORTLAND/MULTNOMAH COUNTY COMPREHENSIVE PLAN MAP DESIGNATION AND ZONE CONVERSION CHART

| <u>MULTNOMAH COUNTY</u>  |  | <u>PORTLAND</u>     |  |
|--|--|---------------------|--|
| <u>Zones</u>   |  | <u>Zones</u>        | <u>Comprehensive Plan Map Designations</u>   |
| <b><u>Base zones</u></b>   |  |                     |  |
| Areas with farm/forest or residential zoning outside the Urban Growth Boundary (UGB) |  | FF nr               | Farm & Forest with a Natural Resource Overlay (nr) Zone                            |
| Areas with commercial zoning outside the UGB   |  | C4                  | Neighborhood Commercial  |
| F2, MUA-20, RR, SR, LR-40, R-40, LR-30, R-30, MUF-19 inside the UGB                  |  | FF                  | Farm and Forest  |
| UF-10, UF-20 inside UGB (Urban Future)   |  | 1                   |  |
| RC within the UGB (Rural Center)   |  | C4                  | Neighborhood Commercial  |
| LR-20, R-20 Low Density Single-Family Residential                                    |  | R20                 | Limited Single-Family Residential  |
| LR-10, R-10 Low Density Single-Family Residential                                    |  | R10                 | Low Density Single-Family Residential  |
| LR-7, R7 Low Density Single-Family Residential                                       |  | R7                  | Medium Density Single-Family Residential   |
| R-7.5 Low Density Single-Family Residential  |  | R7+GPD <sup>1</sup> | Medium Density Single-Family Residential within the Glendoveer Plan District (GPD) |
| LR-5 Low Density Single-Family Residential   |  | R5                  | High Density Single-Family Residential   |

<sup>1</sup>Reviewed through a quasi-judicial review initiated by the Director.

Exhibit A

Portland/Multnomah County Comprehensive Plan Map Designation and Zone Conversion Chart

June 6, 1988

Page 2

MULTNOMAH COUNTY

PORTLAND

| <u>Zones</u>            |  | <u>Zones</u> | <u>Comprehensive Plan Map Designations</u> |
|-------------------------|--|--------------|--|
| LR-5                    | Low Density Single-Family Residential              | R5           | High Density Single-Family Residential     |
| MR-4, MR-3 <sup>2</sup> | Medium Density Multi-Family Residential            | R3           | Townhouse Multi-Family Residential         |
| HR-, A-2 <sup>2</sup>   | High Density Multi-Family Residential              | R2           | Low Density Multi-Family Residential       |
| HR-1, A1B <sup>2</sup>  | High Density Multi-Family Residential              | R1           | Medium Density Multi-Family Residential    |
| BPO                     | Business & Professional Office                     | C5           | Limited Commercial                         |
| LC C4, SC <sup>3</sup>  | Local Commercial & Strip Conversion                | C4           | Neighborhood Commercial                    |
| GC, EC, C2,<br>NC, C3   | Commercial<br>(General, Extensive, & Neighborhood) | C2           | General Commercial                         |
| LM, GM, M2,             | Manufacturing                                      | GI-2         | General Industrial                         |

<sup>2</sup> Portland Neighborhood Commercial Comprehensive Plan designation and C4 zone will be applied to annexed properties with owner documented County approved conditional use retail operations in County Multi-Family zones. Limited Commercial Comprehensive Plan Map designation and C5 zone will be applied to owner documented County approved conditional use offices in County Multi-Family zones.

<sup>3</sup>Portland Neighborhood Commercial Comprehensive Plan Map designation and C4 zone will be applied to annexed sites in County Local Commercial or Strip Conversion Zones where: (1) the primary on-site retail use is allowed in the City C4 zone; and (2) the site is 40,000 square feet or less; and 3) the site does not abut a site with a General Commercial Comprehensive Plan Map designation and C2 zone or abuts a site with General Commercial Comprehensive Plan Map designation and C2 zone on one side. The General Commercial Comprehensive Plan Map designation and C2 zone will be applied where: (1) the primary on-site use is not allowed in the City C4 zone; or (2) the site is larger than 40,000 square feet; or (3) the site abuts sites with General Commercial Comprehensive Plan Map designations and C2 zones on two or more sides of the property. Properties are not considered abutting if separated by a street or other right-of-way.



**Exhibit A****Portland/Multnomah County Comprehensive Plan Map Designation and Zone Conversion Chart**

June 6, 1988

Page 3

**MULTNOMAH COUNTY****PORTLAND**

| <u>Zones</u>                |   | <u>Zones</u> |  | <u>Comprehensive Plan Map Designations</u>         |
|-----------------------------|---|--------------|--|--|
| M3, M4                      | (Light, General, & Medium)                      |              |  |  |
| HM, M1                      | Heavy Manufacturing                             | HI           |  | Heavy Industrial                                   |
| TLR-5                       | Transit Low Density Single-Family Residential   | R5+t         |  | Transit (t) High Density Single-Family Residential |
| TMR                         | Transit Medium Density Multi-Family Residential | R2+t         |  | Transit (t) Low Density Multi-Family Residential   |
| THR                         | Transit High Density Multi-Family Residential   | R11+t        |  | Transit (t) High Density Multi-Family Residential  |
| TLC                         | Transit Local Commercial                        | C4+t         |  | Transit (t) Neighborhood Commercial                |
| TNC                         | Transit Neighborhood Commercial                 | C3+t         |  | Transit (t) Local Commercial                       |
| TGC                         | Transit General Commercial                      | C3+t         |  | Transit (t) Local Commercial                       |
| TO                          | Transit Office                                  | C5+t         |  | Transit (t) Limited Commercial                     |
| TLM                         | Transit Light Manufacturing                     | GE-2+t       |  | Transit (t) General Employment                     |
| <b><u>Overlay Zones</u></b> |   |              |  |  |
| SEC                         | Significant Environmental Concern               | SEC          |  | Significant Environmental Concern                  |
| NI                          | Noise Impact                                    | n            |  | Noise  |

Exhibit A

Portland/Multnomah County Comprehensive Plan Map Designation and Zone Conversion Chart

June 6, 1988

Page 4

MULTNOMAH COUNTY

PORTLAND

| <u>Zones</u> |                           | <u>Zones</u>    | <u>Comprehensive Plan Map Designations</u>   |
|--------------|---------------------------|-----------------|--|
| PD, RPD      | Planned Developments      |                 | not mapped; continues as an approved PD  |
| CS           | Community Service         |                 | if open space, then OS; otherwise corresponding Comprehensive Plan Map designation will be applied |
| IIP          | Historic Preservation     |                 | Historic & Conservation Districts, Buildings, and Landmarks Designations                           |
| LF           | Landing Zone (Airport)    | 1               | Landing Field  |
| WRG          | Willamette River Greenway | ri,rd,rr,<br>rn | Willamette River Greenway Overlay Zones <sup>4</sup>   |
|              | Design Review             | sr              | Site Review  |

<sup>4</sup>. Willamette River Greenway Overlay Zones will be assigned in accord with the Willamette Greenway Update adopted by Ordinance No. 160237 on November 5, 1987.

In those areas of Multnomah county where the Metropolitan Urban Growth Boundary and Portland's Urban Services Boundary are coterminous, amendments to the Urban Growth Boundary will be cause for similar amendments to the Urban Services Boundary.

The maps "Exhibit B" of the Intergovernmental Agreement are hereby replaced with the attached "Exhibit 1" and "Exhibit 2", detailed Boundary of Eastside Multnomah County Urban Services Boundary, attached to this Agreement and incorporated by this reference.

- X. The City and County agree to develop Administrative Procedures and to provide adequate administrative staff to carry out the provisions of this agreement. The administrative Procedures will be adopted not later than the City's compliance date of June 30, 1980, and will include a process for resolution of land use and policy conflicts, and for amendments to the Urban Planning Area boundary.

Adopted, June 1979, Ordinance No. 147923  
Amended, December 1986, Ordinance No. 159286

## EXHIBIT C

| <u>Category</u> | <u>County Designation</u>   | <u>City Designation</u>  |
|-----------------|---|--|
| Single-Family   | Low Density Residential   | Low Density Single-Family<br>Medium Density Single-Family<br>High Density Single-Family<br>Attached Residential                |
| Multi-Family    | Medium Density Residential<br>High Density Residential  | Low Density Apartments<br>Medium Density Apartments<br>High Density Apartments   |
| Commercial      | Office<br>Local Commercial<br>Neighborhood Commercial<br>General Commercial<br>Extensive Commercial<br>Strip Conversion   | Neighborhood Commercial<br>General Commercial<br>Downtown Commercial   |
| Industrial      | Light Manufacturing<br>General Manufacturing<br>Heavy Manufacturing   | Downtown Manufacturing<br>Labor Intensive Manufacturing<br>Light Manufacturing<br>General Manufacturing<br>Heavy Manufacturing |
| Farm and Forest | Multiple Use Agriculture<br>Agriculture<br>Multiple Use Forest<br>Commercial Forest<br>Rural Residential<br>Rural Centers | Farm and Forest  |
| Open Space      | Open Space & Recreation<br>Waterfront Recreation  | Open Space   |

TABLE I

AMENDMENT TO URBAN PLANNING AREA AGREEMENT

CITY OF FAIRVIEW - MULTNOMAH COUNTY

The City of Fairview and Multnomah County enter into this agreement pursuant to the authority granted in ORS 190 for the purpose of amending Urban Planning Area Agreement by defining an exclusive urban planning area for the City of Fairview and providing for the transition of Comprehensive Plan periodic review responsibilities for this area.

WHEREAS, the existing Urban Planning Area Agreement between Multnomah County and the City of Fairview does not define an exclusive urban planning area nor does it speak to Comprehensive Planning responsibilities in such an area; and

WHEREAS, a number of long range planning issues need to be addressed in this area for Comprehensive Plan periodic review purposes; and

WHEREAS, these issues need to be addressed in a coordinated fashion as part of an integrated urban area plan; and

WHEREAS, the Board of County Commissioners, through Multnomah County Resolution "A", has stated that the County's intent is to no longer provide urban services in unincorporated Multnomah County; and

WHEREAS, the City and County recognize that the urban planning area defined herein will eventually be annexed to the City; and

WHEREAS, the City will eventually assume land use jurisdiction over the subject urban areas and is therefore the logical entity to assume the lead role in long range comprehensive planning for the area.

NOW, THEREFORE, THE PARTIES HERETO AGREE AS FOLLOWS:

1. The urban planning area of the City of Fairview shall be as set forth in Exhibit "A".
2. The City agrees to assume responsibility for meeting the requirements of comprehensive plan periodic review for the urban planning area pursuant to ORS 197. This will include, at a minimum, the following:
  - A. The preparation of any required amendments to the Comprehensive Plan, inventory and implementing ordinances.
  - B. The preparation of findings and other supporting material for the required periodic review order.
3. The County agrees to cooperate in providing to the City any necessary background information and data available in County files, records or documents.

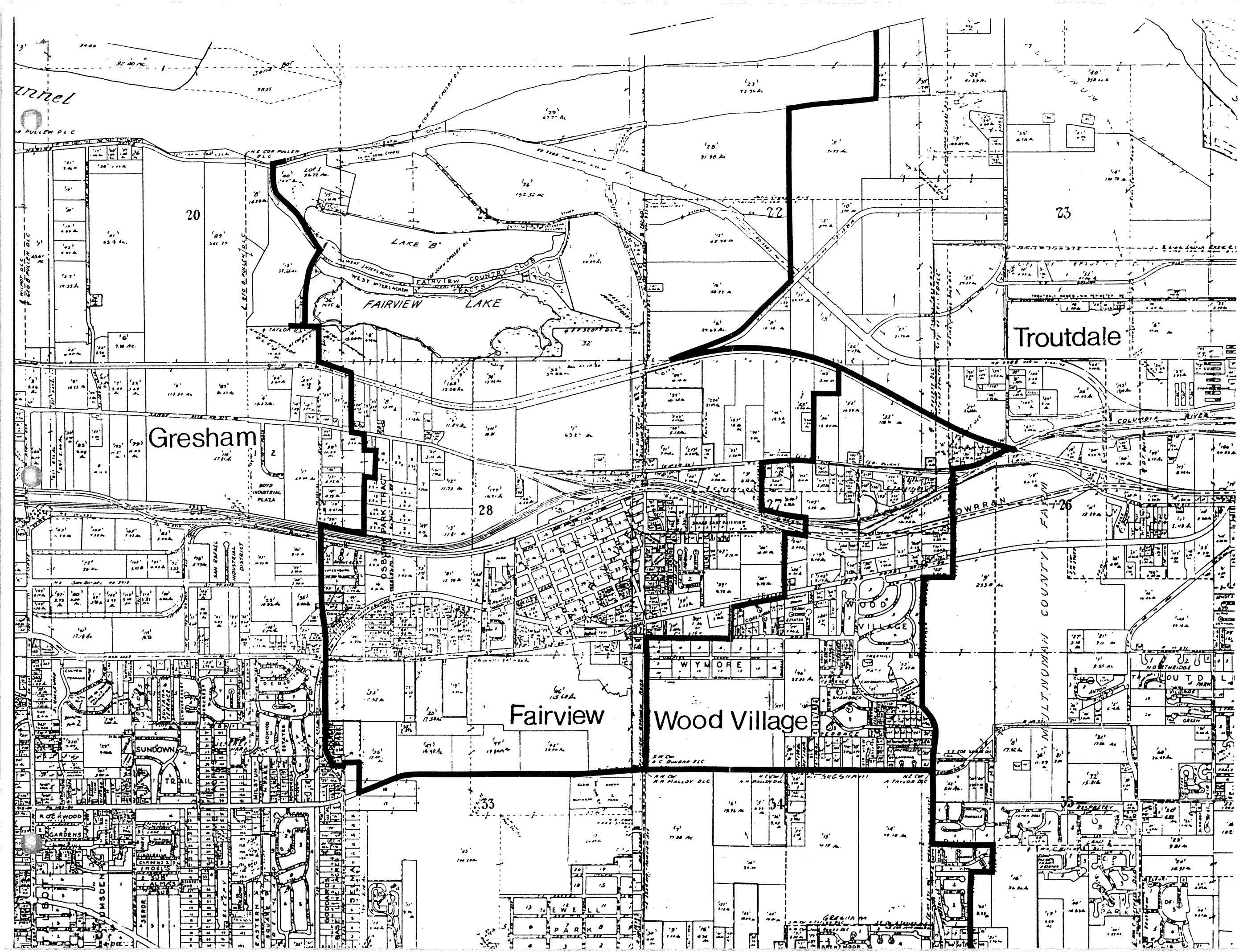
- |  |                                     |                         |
|--|-------------------------------------|-------------------------|
| <u>Fred M Carlson</u><br>Mayor, City of Fairview | <u>Multnomah County Chair McCoy</u> | <u>        </u><br>Date |
| Date <u>7-1-87</u>                               | <u>Commissioner Anderson</u>        | <u>        </u><br>Date |
|  | <u>Commissioner Milner</u>          | <u>        </u><br>Date |
|  | <u>Commissioner Kafoury</u>         | <u>        </u><br>Date |
|  | <u>Commissioner Casterline</u>      | <u>        </u><br>Date |

Approved

-2-

URBAN PLANNING AREA  
AGREEMENT BOUNDARIES  
FOR FAIRVIEW, WOOD  
VILLAGE, AND TROUTDALE

INCORPORATING ALL  
AMENDMENTS TO JANUARY,  
1979 MAP AS OF AUGUST,  
1988



BEFORE THE BOARD OF COUNTY COMMISSIONERS

FOR

MULTNOMAH COUNTY, OREGON

In the Matter of Amending the)  
Urban Planning Area Service )  
Boundary for the City of )  
Troutdale )

RESOLUTION

WHEREAS, in May, 1979, Multnomah County and the City of Troutdale adopted an Urban Planning Area Agreement in compliance with State Statutory requirements for coordination of inter-jurisdictional planning functions; and

WHEREAS, a Planning Area Service Boundary Map, dated January, 1979, was adopted as a part of the Agreement; and

WHEREAS, in response to new urban services studies the City of Troutdale has by Resolution No. 657-R adopted an amended Urban Planning Area Boundary; and

WHEREAS, the attached Exhibit A illustrates that boundary change on a property specific base map; and



NOW, THEREFORE BE IT RESOLVED the Board of County Commissioners directs that the Urban Planning Area Boundary for the City of Troutdale be amended as shown on the attached Exhibit A.

Approved the \_\_\_\_\_ day of \_\_\_\_\_, 1988.

---

Gladys McCoy  
Multnomah County Chair

Seal

Approved

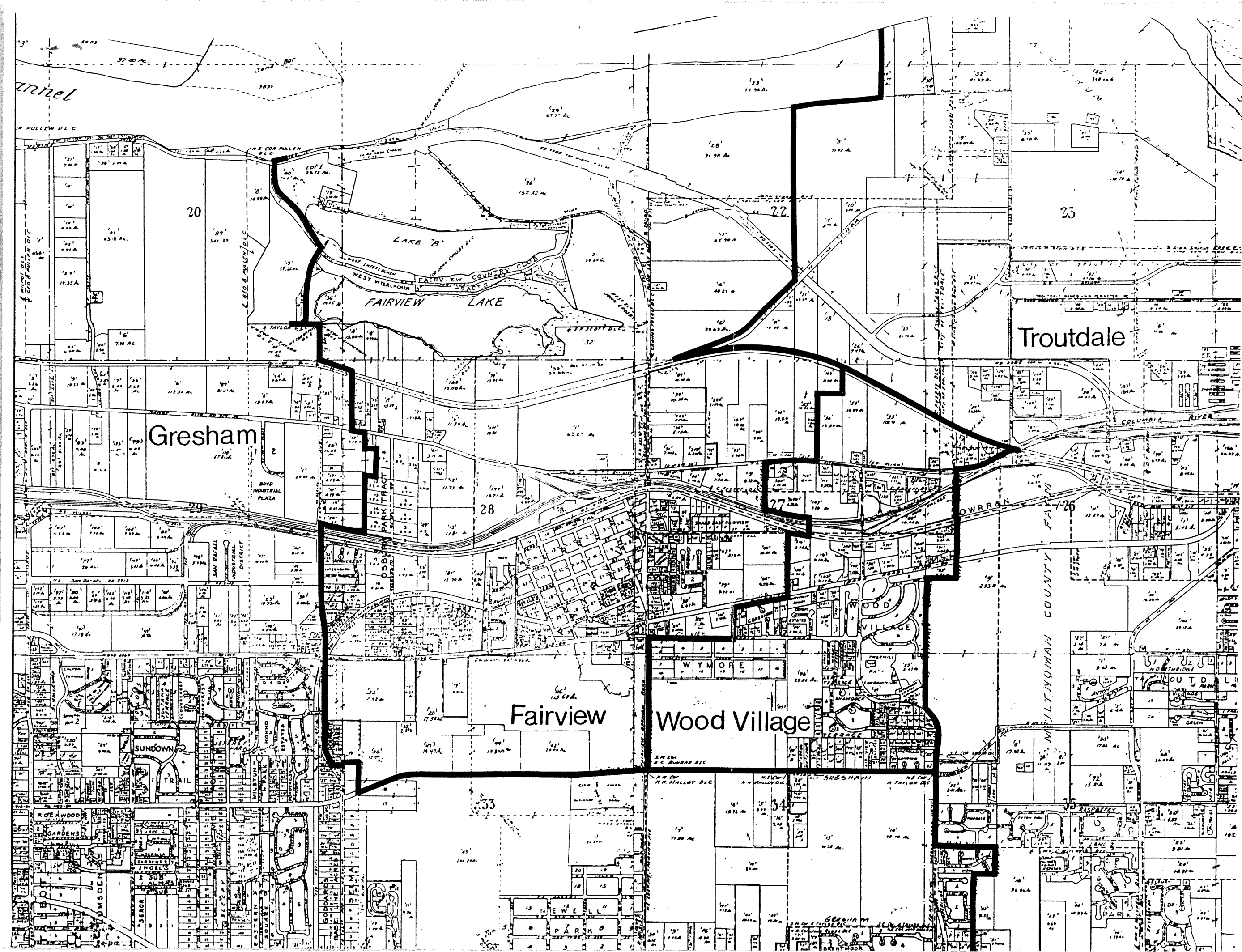
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Laurence Kressel,  
Multnomah County Counsel

07/22/881  
0890P

EXHIBIT A

URBAN PLANNING AREA  
AGREEMENT BOUNDARIES  
FOR FAIRVIEW, WOOD  
VILLAGE, AND TROUTDALE



INCORPORATING ALL  
AMENDMENTS TO JANUARY,  
1979 MAP AS OF AUGUST,  
1988



BEFORE THE BOARD OF COUNTY COMMISSIONERS

FOR

MULTNOMAH COUNTY, OREGON

In the Matter of Amending the)  
Urban Planning Area Service )  
Boundary for the City of )  
Wood Village )

RESOLUTION

WHEREAS, in May, 1979, Multnomah County and the City of Wood Village adopted an Urban Planning Area Agreement in compliance with State Statutory requirements for coordination of inter-jurisdictional planning functions; and

WHEREAS, a Planning Area Service Boundary Map, dated January, 1979, was adopted as a part of the Agreement; and

WHEREAS, the City of Wood Village, in cooperation with the City of Troutdale, has by Resolution No. 5-1987 adopted a realignment of its Urban Planning Area Boundary in order to provide future services in a more efficient and cost-effective manner; and

WHEREAS, the attached Exhibit A illustrates that boundary change on a property specific base map; and

NOW, THEREFORE BE IT RESOLVED the Board of County Commissioners directs that the Urban Planning Area Boundary for the City of Wood Village be amended as shown on the attached Exhibit A.

Approved the \_\_\_\_\_ day of \_\_\_\_\_, 1988.

---

Gladys McCoy  
Multnomah County Chair

Seal

Approved

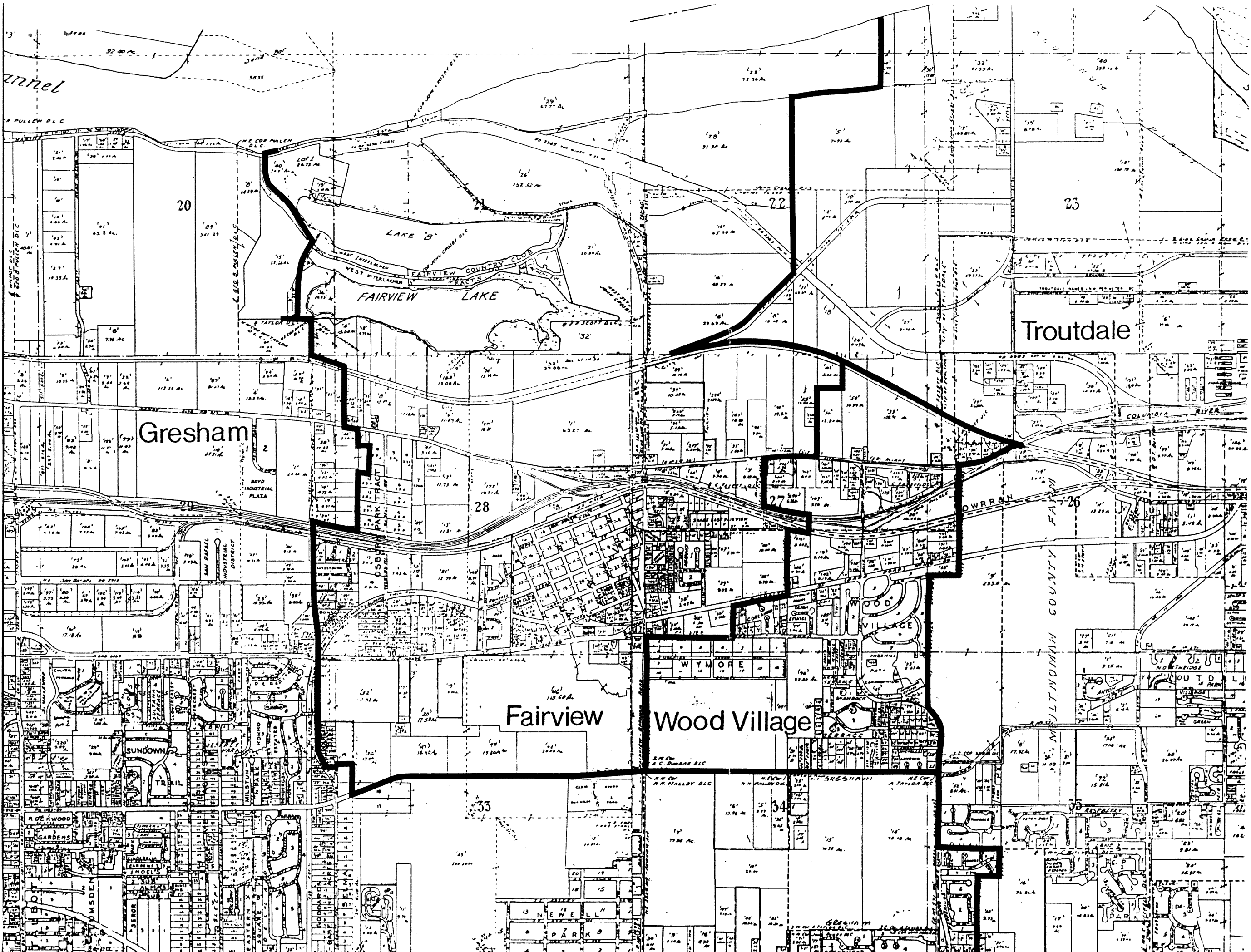
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Laurence Kressel,  
Multnomah County Counsel

07/22/881  
0890P

URBAN PLANNING AREA  
AGREEMENT BOUNDARIES  
FOR FAIRVIEW, WOOD  
VILLAGE, AND TROUTDALE

INCORPORATING ALL  
AMENDMENTS TO JANUARY,  
1979 MAP AS OF AUGUST,  
1988



BEFORE THE BOARD OF COUNTY COMMISSIONERS

FOR

MULTNOMAH COUNTY, OREGON

In the Matter of Amending the)  
Urban Planning Area Agreement)  
Between Multnomah County and )  
the City of Portland )

RESOLUTION

WHEREAS, in August, 1979, Multnomah County and the City of Portland adopted an Urban Planning Area Agreement in compliance with State Statutory requirements for coordination of inter-jurisdictional planning functions; and

WHEREAS, one of the goals of the Agreement is the orderly conversion of urbanizable land to urban uses; and

WHEREAS, as a means of accomplishing that goal, the terms of the Agreement call for the City to assign comparable land use designations to annexed properties as outlined within the general categories of land uses given in Table I; and

WHEREAS, past experience using those general land use categories has resulted in some uncertainty of the outcome of the Plan and zone conversion process; and

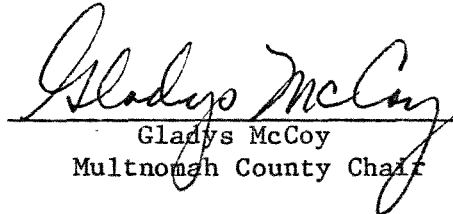
WHEREAS, elimination of that uncertainty by adoption of a more specific conversion table or chart that lists each County zoning district with the corresponding closest equivalent City zone and plan map designation would ensure an orderly transition of planning functions for annexed land; and

WHEREAS, the City of Portland adopted such a chart on June 22, 1988 as an amendment to the Urban Planning Area Agreement (Ordinance 160964); and

WHEREAS, Support for refinement of the plan and zone conversion process has been expressed by Community Planning Groups, Neighborhood Associations, Business Organizations, City and County Planning Staffs, and Department of Land Conservation and Development representatives; and

NOW, THEREFORE BE IT RESOLVED the Board of County Commissioners directs that the Portland/Multnomah County Comprehensive Plan Map Designation and Zone Conversion Chart attached as Exhibit A is adopted and substituted for Table I in the Multnomah County-City of Portland Urban Planning Area Agreement, as shown in Exhibit B and Table I shown in Exhibit C is repealed.

Approved the 6th day of September, 1988.

  
Gladys McCoy  
Multnomah County Chair

Seal

Approved

  
Laurence Kressel,  
Multnomah County Counsel

07/22/881  
0888P

## EXHIBIT A

### PORTLAND/MULTNOMAH COUNTY COMPREHENSIVE PLAN MAP DESIGNATION AND ZONE CONVERSION CHART

| <u>MULTNOMAH COUNTY</u>   |  | <u>PORTLAND</u> |   |
|---|--|-----------------|---|
| <u>Zones</u>  |  | <u>Zones</u>    | <u>Comprehensive Plan Map Designations</u>  |
| <b><u>Base zones</u></b>  |  |                 |   |
| Areas with farm/forest or residential zoning<br>outside the Urban Growth Boundary (UGB) |  | FF nr           | Farm & Forest with a Natural Resource Overlay<br>(nr) Zone                            |
| Areas with commercial zoning outside the UGB  |  | C4              | Neighborhood Commercial   |
| F2, MUA-20, RR, SR, LR-40, R-40, LR-30, R-30,<br>MUF-19 inside the UGB                  |  | FF              | Farm and Forest   |
| UF-10, UF-20 inside UGB (Urban Future)  |  | 1               |   |
| RC within the UGB (Rural Center)  |  | C4              | Neighborhood Commercial   |
| LR-20, R-20 Low Density Single-Family Residential                                       |  | R20             | Limited Single-Family Residential   |
| LR-10, R-10 Low Density Single-Family Residential                                       |  | R10             | Low Density Single-Family Residential   |
| LR-7, R7 Low Density Single-Family Residential  |  | R7              | Medium Density Single-Family Residential  |
| R-7.5 Low Density Single-Family Residential   |  | R7+GPD          | Medium Density Single-Family Residential<br>within the Glendoveer Plan District (GPD) |

<sup>1</sup>Reviewed through a quasi-judicial review initiated by the Director.



Exhibit A  
Portland/Multnomah County Comprehensive Plan Map Designation and Zone Conversion Chart  
June 6, 1988  
Page 2

| <u>MULTNOMAH COUNTY</u> |  | <u>PORTLAND</u> |  |
|-------------------------|--|-----------------|--|
| <u>Zones</u>            |  | <u>Zones</u>    | <u>Comprehensive Plan Map Designations</u> |
| LR-5                    | Low Density Single-Family Residential              | R5              | High Density Single-Family Residential     |
| MR-4, MR-3 <sup>2</sup> | Medium Density Multi-Family Residential            | R3              | Townhouse Multi-Family Residential         |
| HR-, A-2 <sup>2</sup>   | High Density Multi-Family Residential              | R2              | Low Density Multi-Family Residential       |
| HR-1, A1B <sup>2</sup>  | High Density Multi-Family Residential              | R1              | Medium Density Multi-Family Residential    |
| BPO                     | Business & Professional Office                     | C5              | Limited Commercial                         |
| LC, C4, SC <sup>3</sup> | Local Commercial & Strip Conversion                | C4              | Neighborhood Commercial                    |
| GC, EC, C2,<br>NC, C3   | Commercial<br>(General, Extensive, & Neighborhood) | C2              | General Commercial                         |
| LM, GM, M2,             | Manufacturing                                      | GI-2            | General Industrial                         |

<sup>2</sup> Portland Neighborhood Commercial Comprehensive Plan designation and C4 zone will be applied to annexed properties with owner documented County approved conditional use retail operations in County Multi-Family zones. Limited Commercial Comprehensive Plan Map designation and C5 zone will be applied to owner documented County approved conditional use offices in County Multi-Family zones.

<sup>3</sup> Portland Neighborhood Commercial Comprehensive Plan Map designation and C4 zone will be applied to annexed sites in County Local Commercial or Strip Conversion Zones where: (1) the primary on-site retail use is allowed in the City C4 zone; and (2) the site is 40,000 square feet or less; and (3) the site does not abut a site with a General Commercial Comprehensive Plan Map designation and C2 zone or abuts a site with General Commercial Comprehensive Plan Map designation and C2 zone on one side. The General Commercial Comprehensive Plan Map designation and C2 zone will be applied where: (1) the primary on-site use is not allowed in the City C4 zone; or (2) the site is larger than 40,000 square feet; or (3) the site abuts sites with General Commercial Comprehensive Plan Map designations and C2 zones on two or more sides of the property. Properties are not considered abutting if separated by a street or other right-of-way.

**Exhibit A****Portland/Multnomah County Comprehensive Plan Map Designation and Zone Conversion Chart**

June 6, 1988

Page 3

**MULTNOMAH COUNTY****PORTLAND**

| <u>Zones</u>                |   | <u>Zones</u> | <u>Comprehensive Plan Map Designations</u>         |
|-----------------------------|---|--------------|--|
| M3, M4                      | (Light, General, & Medium)                      |              |  |
| HM, M1                      | Heavy Manufacturing                             | HI           | Heavy Industrial                                   |
| TLR-5                       | Transit Low Density Single-Family Residential   | R5+t         | Transit (t) High Density Single-Family Residential |
| TMR                         | Transit Medium Density Multi-Family Residential | R2+t         | Transit (t) Low Density Multi-Family Residential   |
| THR                         | Transit High Density Multi-Family Residential   | RIH+t        | Transit (t) High Density Multi-Family Residential  |
| TLC                         | Transit Local Commercial                        | C4+t         | Transit (t) Neighborhood Commercial                |
| TNC                         | Transit Neighborhood Commercial                 | C3+t         | Transit (t) Local Commercial                       |
| TGC                         | Transit General Commercial                      | C3+t         | Transit (t) Local Commercial                       |
| TO                          | Transit Office                                  | C5+t         | Transit (t) Limited Commercial                     |
| TLM                         | Transit Light Manufacturing                     | GE-2+t       | Transit (t) General Employment                     |
| <b><u>Overlay Zones</u></b> |   |              |  |
| SEC                         | Significant Environmental Concern               | SEC          | Significant Environmental Concern                  |
| NI                          | Noise Impact                                    | n            | Noise  |

Exhibit A

Portland/Multnomah County Comprehensive Plan Map Designation and Zone Conversion Chart

June 6, 1988

Page 4

| <u>MULTNOMAH COUNTY</u> |                           | <u>PORTLAND</u> |  |
|-------------------------|---------------------------|-----------------|--|
| <u>Zones</u>            |                           | <u>Zones</u>    | <u>Comprehensive Plan Map Designations</u>   |
| PD, RPD                 | Planned Developments      |                 | not mapped; continues as an approved PD  |
| CS                      | Community Service         |                 | if open space, then OS; otherwise corresponding Comprehensive Plan Map designation will be applied |
| HP                      | Historic Preservation     |                 | Historic & Conservation Districts, Buildings, and Landmarks Designations                           |
| LF                      | Landing Zone (Airport)    | 1               | Landing Field  |
| WRG                     | Willamette River Greenway | ri,rd,rr,<br>rn | Willamette River Greenway Overlay Zones <sup>4</sup>   |
|                         | Design Review             | sr              | Site Review  |

<sup>4</sup> Willamette River Greenway Overlay Zones will be assigned in accord with the Willamette Greenway Update adopted by Ordinance No. 160237 on November 5, 1987.

# EXHIBIT B

## MULTNOMAH COUNTY – CITY OF PORTLAND

### URBAN PLANNING AREA AGREEMENT

Multnomah County, and the City of Portland, enter into this agreement in order to satisfy the statutory requirements for coordination and for the orderly conversion of urbanizable land to urban uses.

WHEREAS; Multnomah County and the City of Portland have a mutual interest in coordinated comprehensive plans, compatible land uses and coordinated planning of urban facilities:

WHEREAS; the successful coordination of land use decisions within the urbanizable area of the County can best be accomplished through the exchange of relevant information on land use issues before binding decisions are made; and

WHEREAS; information exchanges should concentrate on issues that may have a significant impact on each party and should not entail cumbersome procedural requirements that may increase the time necessary to expedite decision-making; and

WHEREAS; in order to reach these objectives, it is necessary to identify a site-specific Urban Planning Area within which both the County and the City may formally review and comment on each other's land use actions, and a process by which land use conflicts in these areas may be resolved:

NOW, THEREFORE, the parties hereto agree as follows:

- I. The Urban Planning Area of the City of Portland shall be defined to include the area designated on Exhibit "B" of this agreement. The provisions of this agreement will include those unincorporated lands within this boundary. Urban Planning Area boundaries may be amended at any time by consent of both parties.
- II. The County will provide full notification to the City for any proposed legislative changes to the County Comprehensive Plan or its implementation ordinances, and any quasi-judicial or administrative decision pursuant to the Comprehensive Plan that may substantially affect the City. The County will provide a reasonable response time and include any responses within the record of the action. The specific actions requiring notification and the allowed response time will be

identified in the Administrative Procedures agreement. (Section X below)

- III. The City will provide full notification to the County of any proposed annexations, capital improvement plans, or major extra-territorial service extensions into the County. The City will provide a reasonable response time and include any responses within the record of the action.
- IV. Lack of response to any proposal submitted for review by either party will be considered "no objection" to the proposal.
- V. Both the County and the City will extend a good faith effort to reconcile any differences that may emerge from this information exchange. Where any difference involve compliance with LCDC statewide goals or MSD goals, objectives or plans, both the City and County will seek resolution of said differences through the appropriate agency.
- VI. The City has identified the following specific land-use conflicts between its Draft Comprehensive Plan and the County Comprehensive Plan for the designated Urban Planning Area of this agreement:
  - 1. The County's land use classification in the West Hills' area is inconsistent with the adopted Regional Land Use Framework Plan.
  - 2. The County's land use classification in the Barbara Welch Road area is inconsistent with the adopted Regional Land Use Framework Plan.Further specific land use or policy conflicts may be identified by the City during the remaining development of its Comprehensive Plan.
- VII. With the exception of the conflicts mentioned in VI above, as well as any identified during the remaining development of the City's Comprehensive Plan, the City accepts the County's land use designations within the Urban Planning Area, subject to the following conditions:
  - 1. At the time annexation, the City will retain the right to assign any one of its land use designations within the category of land use assigned by the County. These categories shall be defined as single-family residential, multiple-family residential, commercial, industrial, open space, and farm and forest. Table I translates City and County land use designations into these categories.
  - 2. The City reserves the right to amend the Plan and/or rezone land to a different category after annexation through established due process procedures, involving full public notification and supported by legally sufficient reasons.

VIII. The following additional issues of concern have been identified:

1. The land use classification for Western Hayden Island is currently undergoing study. Re-evaluation of the Regional Urban growth Boundary and land use designations may be appropriate upon completion of the study.
2. The Sunset Highway Corridor is presently under consideration as a future transit corridor. Were this to occur, re-evaluation of the land use pattern with respect to the transit corridor would be needed.
3. Urban development of vacant land in the Mt. Scott area creates a demand for improvements to transportation facilities affecting both the City and County. A more coordinated approach to planning and funding of transportation improvements in this area should be developed.
4. County and City policies regarding subsurface sewage disposal differ. County Utilities Policy 37 allows approval of subsurface sewage disposal systems for new development in urban areas, based on approval by the Department of Environmental Quality. A proposed City Sanitary and Stormwater Facilities policy states: "Discourage the development of on-site, subsurface waste disposal systems on lots smaller than two acres in size." This problem is currently being addressed as part of the MSD 201 Facilities Plan.

IX. The City and County have agreed on the location of an Urban Services boundary suitable and appropriate for provision of future City services and eventual annexation to the City. For purposes of this Agreement, the Urban Services boundary shall constitute the City's Urban Planning Area boundary. The City shall also be responsible for the preparation of the Public Facilities Plan within this Boundary. There may be instances where the cities of Gresham and Portland make minor adjustments to the eastside Multnomah County Urban Services Boundary. These adjustments shall reflect the intent of each city's urban service policy by consent of both cities under the conditions listed below:

1. Adjustments are limited to contiguous property within approximately 400 feet of the Urban Services Boundary.
2. The adjustment will improve the efficiency of urban services.
3. The adjustment may include property which has been recently partitioned or subdivided.
4. Adjustments may occur wherever an emergency threatens public health, safety and welfare.

# PORTLAND/MULTNOMAH COUNTY COMPREHENSIVE PLAN MAP DESIGNATION AND ZONE CONVERSION CHART

| <u>MULTNOMAH COUNTY</u>  |                                       | <u>PORTLAND</u>     |  |
|--|---------------------------------------|---------------------|--|
| <u>Zones</u>   |                                       | <u>Zones</u>        | <u>Comprehensive Plan Map Designations</u>   |
| <u>Base zones</u>  |                                       |                     |  |
| Areas with farm/forest or residential zoning outside the Urban Growth Boundary (UGB) |                                       | FF nr               | Farm & Forest with a Natural Resource Overlay (nr) Zone                            |
| Areas with commercial zoning outside the UGB   |                                       | C4                  | Neighborhood Commercial  |
| F2, MUA-20, RR, SR, LR-40, R-40, LR-30, R-30, MUF-19 inside the UGB                  |                                       | FF                  | Farm and Forest  |
| UF-10, UF-20 inside UGB (Urban Future)   |                                       | 1                   |  |
| RC within the UGB (Rural Center)   |                                       | C4                  | Neighborhood Commercial  |
| LR-20, R-20  | Low Density Single-Family Residential | R20                 | Limited Single-Family Residential  |
| LR-10, R-10  | Low Density Single-Family Residential | R10                 | Low Density Single-Family Residential  |
| LR-7, R7   | Low Density Single-Family Residential | R7                  | Medium Density Single-Family Residential   |
| R-7.5  | Low Density Single-Family Residential | R7+GPD <sup>1</sup> | Medium Density Single-Family Residential within the Glendoveer Plan District (GPD) |
| LR-5   | Low Density Single-Family Residential | R5                  | High Density Single-Family Residential   |

<sup>1</sup>Reviewed through a quasi-judicial review initiated by the Director.

**Exhibit A****Portland/Multnomah County Comprehensive Plan Map Designation and Zone Conversion Chart**

June 6, 1988

Page 2

**MULTNOMAH COUNTY****PORTLAND**

| <u>Zones</u>            |  | <u>Zones</u> | <u>Comprehensive Plan Map Designations</u> |
|-------------------------|--|--------------|--|
| LR-5                    | Low Density Single-Family Residential              | R5           | High Density Single-Family Residential     |
| MR-4, MR-3 <sup>2</sup> | Medium Density Multi-Family Residential            | R3           | Townhouse Multi-Family Residential         |
| HR-, A-2 <sup>2</sup>   | High Density Multi-Family Residential              | R2           | Low Density Multi-Family Residential       |
| HR-1, A1B <sup>2</sup>  | High Density Multi-Family Residential              | R1           | Medium Density Multi-Family Residential    |
| BPO                     | Business & Professional Office                     | C5           | Limited Commercial                         |
| LC C4, SC <sup>3</sup>  | Local Commercial & Strip Conversion                | C4           | Neighborhood Commercial                    |
| GC, EC, C2,<br>NC, C3   | Commercial<br>(General, Extensive, & Neighborhood) | C2           | General Commercial                         |
| LM, GM, M2,             | Manufacturing                                      | GI-2         | General Industrial                         |

<sup>2</sup> Portland Neighborhood Commercial Comprehensive Plan designation and C4 zone will be applied to annexed properties with owner documented County approved conditional use retail operations in County Multi-Family zones. Limited Commercial Comprehensive Plan Map designation and C5 zone will be applied to owner documented County approved conditional use offices in County Multi-Family zones.

<sup>3</sup>Portland Neighborhood Commercial Comprehensive Plan Map designation and C4 zone will be applied to annexed sites in County Local Commercial or Strip Conversion Zones where: (1) the primary on-site retail use is allowed in the City C4 zone; and (2) the site is 40,000 square feet or less; and 3) the site does not abut a site with a General Commercial Comprehensive Plan Map designation and C2 zone or abuts a site with General Commercial Comprehensive Plan Map designation and C2 zone on one side. The General Commercial Comprehensive Plan Map designation and C2 zone will be applied where: (1) the primary on-site use is not allowed in the City C4 zone; or (2) the site is larger than 40,000 square feet; or (3) the site abuts sites with General Commercial Comprehensive Plan Map designations and C2 zones on two or more sides of the property. Properties are not considered abutting if separated by a street or other right-of-way.



Exhibit A  
 Portland/Multnomah County Comprehensive Plan Map Designation and Zone Conversion Chart  
 June 6, 1988  
 Page 3

MULTNOMAH COUNTY

PORTLAND

| <u>Zones</u>         |   | <u>Zones</u> |  | <u>Comprehensive Plan Map Designations</u>         |
|----------------------|---|--------------|--|--|
| M3, M4               | (Light, General, & Medium)                      |              |  |  |
| HM, M1               | Heavy Manufacturing                             | H1           |  | Heavy Industrial                                   |
| TLR-5                | Transit Low Density Single-Family Residential   | R5+t         |  | Transit (t) High Density Single-Family Residential |
| TMR                  | Transit Medium Density Multi-Family Residential | R2+t         |  | Transit (t) Low Density Multi-Family Residential   |
| THR                  | Transit High Density Multi-Family Residential   | R11+t        |  | Transit (t) High Density Multi-Family Residential  |
| TLC                  | Transit Local Commercial                        | C4+t         |  | Transit (t) Neighborhood Commercial                |
| TNC                  | Transit Neighborhood Commercial                 | C3+t         |  | Transit (t) Local Commercial                       |
| TGC                  | Transit General Commercial                      | C3+t         |  | Transit (t) Local Commercial                       |
| TO                   | Transit Office                                  | C5+t         |  | Transit (t) Limited Commercial                     |
| TLM                  | Transit Light Manufacturing                     | GE-2+t       |  | Transit (t) General Employment                     |
| <u>Overlay Zones</u> |   |              |  |  |
| SEC                  | Significant Environmental Concern               | SEC          |  | Significant Environmental Concern                  |
| NI                   | Noise Impact                                    | n            |  | Noise  |

Exhibit A  
 Portland/Multnomah County Comprehensive Plan Map Designation and Zone Conversion Chart  
 June 6, 1988  
 Page 4

MULTNOMAH COUNTY

PORTLAND

| <u>Zones</u> |                           | <u>Zones</u>    | <u>Comprehensive Plan Map Designations</u>   |
|--------------|---------------------------|-----------------|--|
| PD, RPD      | Planned Developments      |                 | not mapped; continues as an approved PD  |
| CS           | Community Service         |                 | if open space, then OS; otherwise corresponding Comprehensive Plan Map designation will be applied |
| HP           | Historic Preservation     |                 | Historic & Conservation Districts, Buildings, and Landmarks Designations                           |
| LF           | Landing Zone (Airport)    | 1               | Landing Field  |
| WRG          | Willamette River Greenway | ri,rd,rr,<br>rn | Willamette River Greenway Overlay Zones <sup>4</sup>   |
|              | Design Review             | sr              | Site Review  |

<sup>4</sup>. Willamette River Greenway Overlay Zones will be assigned in accord with the Willamette Greenway Update adopted by Ordinance No. 160237 on November 5, 1987.

In those areas of Multnomah county where the Metropolitan Urban Growth Boundary and Portland's Urban Services Boundary are coterminous, amendments to the Urban Growth Boundary will be cause for similar amendments to the Urban Services Boundary.

The maps "Exhibit B" of the Intergovernmental Agreement are hereby replaced with the attached "Exhibit 1" and "Exhibit 2", detailed Boundary of Eastside Multnomah County Urban Services Boundary, attached to this Agreement and incorporated by this reference.

- X. The City and County agree to develop Administrative Procedures and to provide adequate administrative staff to carry out the provisions of this agreement. The administrative Procedures will be adopted not later than the City's compliance date of June 30, 1980, and will include a process for resolution of land use and policy conflicts, and for amendments to the Urban Planning Area boundary.

Adopted, June 1979, Ordinance No. 147923

Amended, December 1986, Ordinance No. 159286

## EXHIBIT C

| <u>Category</u> | <u>County Designation</u>   | <u>City Designation</u>  |
|-----------------|---|--|
| Single-Family   | Low Density Residential   | Low Density Single-Family<br>Medium Density Single-Family<br>High Density Single-Family<br>Attached Residential                |
| Multi-Family    | Medium Density Residential<br>High Density Residential  | Low Density Apartments<br>Medium Density Apartments<br>High Density Apartments   |
| Commercial      | Office<br>Local Commercial<br>Neighborhood Commercial<br>General Commercial<br>Extensive Commercial<br>Strip Conversion   | Neighborhood Commercial<br>General Commercial<br>Downtown Commercial   |
| Industrial      | Light Manufacturing<br>General Manufacturing<br>Heavy Manufacturing   | Downtown Manufacturing<br>Labor Intensive Manufacturing<br>Light Manufacturing<br>General Manufacturing<br>Heavy Manufacturing |
| Farm and Forest | Multiple Use Agriculture<br>Agriculture<br>Multiple Use Forest<br>Commercial Forest<br>Rural Residential<br>Rural Centers | Farm and Forest  |
| Open Space      | Open Space & Recreation<br>Waterfront Recreation  | Open Space   |

TABLE I

AMENDMENT TO URBAN PLANNING AREA AGREEMENT

CITY OF FAIRVIEW - MULTNOMAH COUNTY

BCC 4-88

The City of Fairview and Multnomah County enter into this agreement pursuant to the authority granted in ORS 190 for the purpose of amending Urban Planning Area Agreement by defining an exclusive urban planning area for the City of Fairview and providing for the transition of Comprehensive Plan periodic review responsibilities for this area.

WHEREAS, the existing Urban Planning Area Agreement between Multnomah County and the City of Fairview does not define an exclusive urban planning area nor does it speak to Comprehensive Planning responsibilities in such an area; and

WHEREAS, a number of long range planning issues need to be addressed in this area for Comprehensive Plan periodic review purposes; and

WHEREAS, these issues need to be addressed in a coordinated fashion as part of an integrated urban area plan; and

WHEREAS, the Board of County Commissioners, through Multnomah County Resolution "A", has stated that the County's intent is to no longer provide urban services in unincorporated Multnomah County; and

WHEREAS, the City and County recognize that the urban planning area defined herein will eventually be annexed to the City; and

WHEREAS, the City will eventually assume land use jurisdiction over the subject urban areas and is therefore the logical entity to assume the lead role in long range comprehensive planning for the area.

NOW, THEREFORE, THE PARTIES HERETO AGREE AS FOLLOWS:

1. The urban planning area of the City of Fairview shall be as set forth in Exhibit "A".
2. The City agrees to assume responsibility for meeting the requirements of comprehensive plan periodic review for the urban planning area pursuant to ORS 197. This will include, at a minimum, the following:
  - A. The preparation of any required amendments to the Comprehensive Plan, inventory and implementing ordinances.
  - B. The preparation of findings and other supporting material for the required periodic review order.
3. The County agrees to cooperate in providing to the City any necessary background information and data available in County files, records or documents.

4. The County agrees to schedule, coordinate and provide the required notices for legislative presentations and hearings before the County Planning Commission and Board of County Commissioners related to periodic review activities.
5. The terms of this agreement shall be effective as of date of adoption and may be amended only upon the written consent of the parties.

Fred McCarlson  
Mayor, City of Fairview

Date 7-1-87

Gladys McCoy  
Multnomah County Chair McCoy

9/6/88  
Date

\_\_\_\_\_  
Commissioner Anderson

\_\_\_\_\_  
Date

\_\_\_\_\_  
Commissioner Miller

\_\_\_\_\_  
Date

Gretchen Kafoury  
Commissioner Kafoury

9/6/88  
Date

Polly Casterline  
Commissioner Casterline

9/6/88  
Date

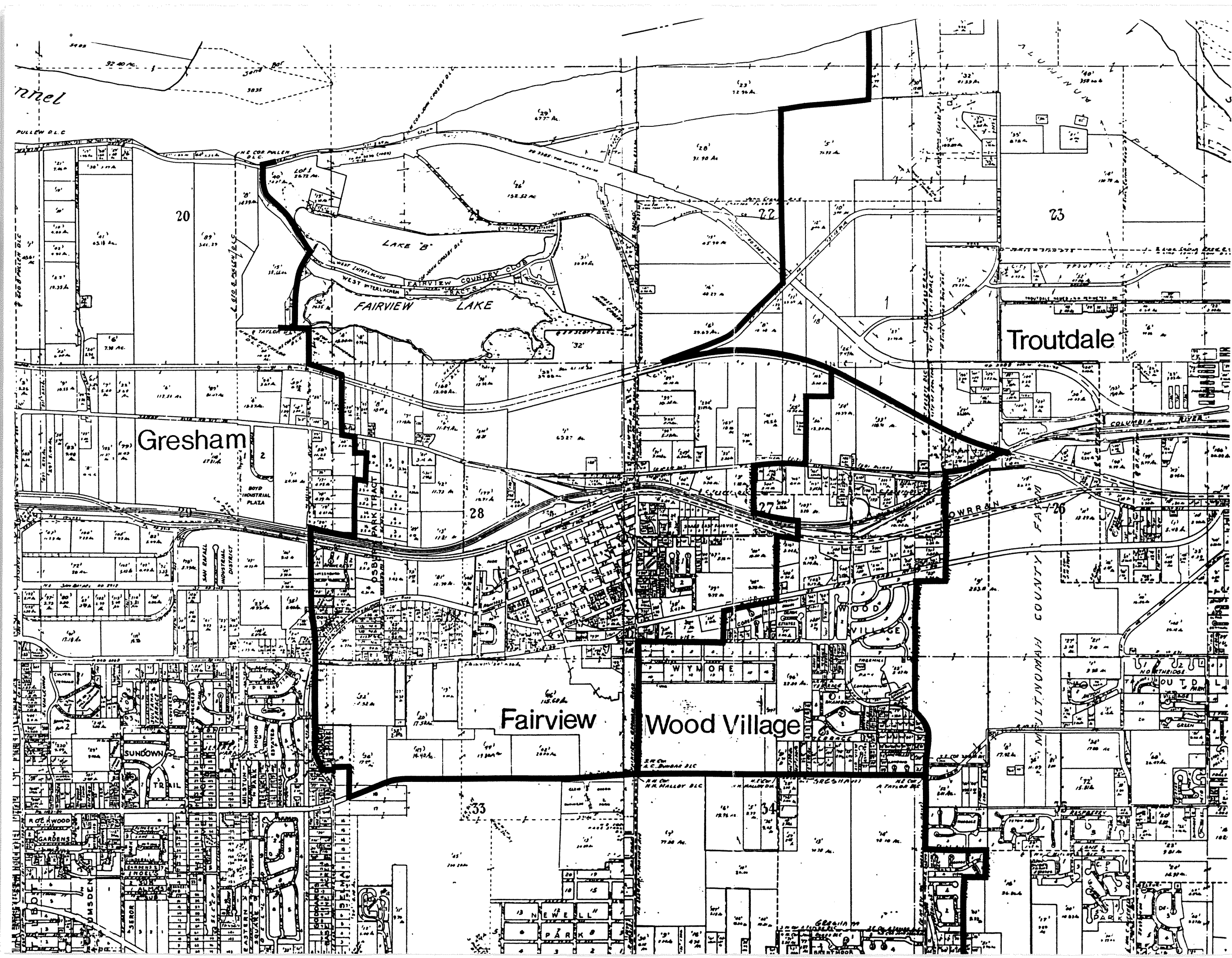
(Seal)  
September 6, 1988

Approved

by Larry D. Boy  
Laurence Kressel,  
Multnomah County Counsel

URBAN PLANNING AREA  
AGREEMENT BOUNDARIES  
FOR FAIRVIEW, WOOD  
VILLAGE, AND TROUTDALE

INCORPORATING ALL  
AMENDMENTS TO JANUARY,  
1979 MAP AS OF AUGUST,  
1988





# MULTNOMAH COUNTY OREGON

BOARD OF COUNTY COMMISSIONERS  
ROOM 605, COUNTY COURTHOUSE  
1021 S.W. FOURTH AVENUE  
PORTLAND, OREGON 97204

GLADYS McCOY • Chair • 248-3308  
PAULINE ANDERSON • District 1 • 248-5220  
GRETCHEN KAFOURY • District 2 • 248-5219  
CAROLINE MILLER • District 3 • 248-5217  
POLLY CASTERLINE • District 4 • 248-5213  
JANE MCGARVIN • Clerk • 248-3277

September 6, 1988

Ms. Lorna Stickel, Planning Director  
Division of Planning & Development  
2115 SE Morrison  
Portland, OR

Dear Ms. Stickel:

Be it remembered, that at a meeting of the Board of County Commissioners held September 6, 1988, the following action was taken:

In the matter of ratification of an amendment to )  
the Urban Planning Area Agreement with the City )  
of Fairview BCC 4-88 )

Upon motion of Commissioner Casterline, duly seconded by Commissioner Kafoury, it is unanimously

ORDERED that said amended Urban Planning Area Agreement be ratified.

BOARD OF COUNTY COMMISSIONERS

By Barbara E. Jones  
Barbara E. Jones  
Asst. Clerk of the Board

bj  
cc: Assessment & Taxation  
Engineering  
City of Fairview





# MULTNOMAH COUNTY OREGON

BOARD OF COUNTY COMMISSIONERS  
ROOM 605, COUNTY COURTHOUSE  
1021 S.W. FOURTH AVENUE  
PORTLAND, OREGON 97204

GLADYS McCOY • Chair • 248-3308  
PAULINE ANDERSON • District 1 • 248-5220  
GRETCHEN KAFOURY • District 2 • 248-5219  
CAROLINE MILLER • District 3 • 248-5217  
POLLY CASTERLINE • District 4 • 248-5213  
JANE MCGARVIN • Clerk • 248-3277

September 6, 1988

Ms. Lorna Stickel, Planning Director  
Division of Planning & Development  
2115 SE Morrison  
Portland, OR

Dear Ms. Stickel:

Be it remembered, that at a meeting of the Board of County Commissioners held September 6, 1988, the following action was taken:

|  |            |
|--|------------|
| In the matter of amending the Urban Planning Area) | RESOLUTION |
| Agreement between Multnomah County and the City )  | #88-158    |
| of Portland (includes Exhibit B - Urban Planning ) |            |
| Area Agreement                                     | BCC 3-88 ) |

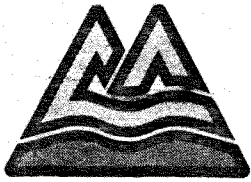
Upon motion of Commissioner Casterline, duly seconded by Commissioner Kafoury, it is unanimously

ORDERED that the above-entitled Resolution be adopted.

BOARD OF COUNTY COMMISSIONERS

By Barbara E. Jones  
Barbara E. Jones  
Asst. Clerk of the Board

bj  
cc: Assessment & Taxation  
Engineering  
City of Portland



## MULTNOMAH COUNTY OREGON

BOARD OF COUNTY COMMISSIONERS  
ROOM 605, COUNTY COURTHOUSE  
1021 S.W. FOURTH AVENUE  
PORTLAND, OREGON 97204

GLADYS McCOY • Chair • 248-3308  
PAULINE ANDERSON • District 1 • 248-5220  
GRETCHEN KAFOURY • District 2 • 248-5219  
CAROLINE MILLER • District 3 • 248-5217  
POLLY CASTERLINE • District 4 • 248-5213  
JANE McGARVIN • Clerk • 248-3277

September 6, 1988

Ms. Lorna Stickel, Planning Director  
Division of Planning & Development  
2115 SE Morrison  
Portland, OR

Dear Ms. Stickel:

Be it remembered, that at a meeting of the Board of County Commissioners held September 6, 1988, the following action was taken:

In the matter of amending the Urban Planning Area) RESOLUTION  
Service Boundary for the City of Wood Village ) #88-157  
BCC 2-88 )

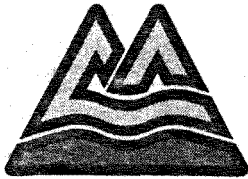
Upon motion of Commissioner Casterline, duly seconded by Commissioner Kafoury, it is unanimously

ORDERED that the above-entitled Resolution be adopted.

BOARD OF COUNTY COMMISSIONERS

By Barbara E. Jones  
Barbara E. Jones  
Asst. Clerk of the Board

bj  
cc: Assessment & Taxation  
Engineering  
City of Wood Village



## MULTNOMAH COUNTY OREGON

BOARD OF COUNTY COMMISSIONERS  
ROOM 605, COUNTY COURTHOUSE  
1021 S.W. FOURTH AVENUE  
PORTLAND, OREGON 97204

GLADYS McCOY • Chair • 248-3308  
PAULINE ANDERSON • District 1 • 248-5220  
GRETCHEN KAFOURY • District 2 • 248-5219  
CAROLINE MILLER • District 3 • 248-5217  
POLLY CASTERLINE • District 4 • 248-5213  
JANE McGARVIN • Clerk • 248-3277

September 6, 1988

Ms. Lorna Stickel, Planning Director  
Division of Planning & Development  
2115 SE Morrison  
Portland, OR

In the matter of amending the Urban Planning Area)  
Service Boundary for the City of Troutdale )  
BCC 1-88 )

RESOLUTION  
#88-156

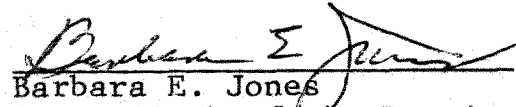
Upon motion of Commissioner Casterline, duly seconded by  
Commissioner Kafoury, it is unanimously

ORDERED that the above-entitled Resolution be adopted.

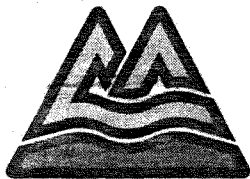
Very truly yours,

BOARD OF COUNTY COMMISSIONERS

By

  
Barbara E. Jones  
Asst. Clerk of the Board

bj  
cc: Assessment & Taxation  
Engineering  
City of Troutdale



## MULTNOMAH COUNTY OREGON

BOARD OF COUNTY COMMISSIONERS  
ROOM 605, COUNTY COURTHOUSE  
1021 S.W. FOURTH AVENUE  
PORTLAND, OREGON 97204

GLADYS McCOY • Chair • 248-3308  
PAULINE ANDERSON • District 1 • 248-5220  
GRETCHEN KAFOURY • District 2 • 248-5219  
CAROLINE MILLER • District 3 • 248-5217  
POLLY CASTERLINE • District 4 • 248-5213  
JANE McGARVIN • Clerk • 248-3277

September 6, 1988

Ms. Lorna Stickel, Planning Director  
Division of Planning & Development  
2115 SE Morrison  
Portland, OR

Dear Ms. Stickel:

Be it remembered, that at a meeting of the Board of County Commissioners held September 6, 1988, the following action was taken:

Be it remembered, that at a meeting of the Board of County Commissioners held September 6, 1988, the following action was taken:

In the matter of the Decisions of the Planning )  
Commission of August, 8, 1988, Cases PR 2-88; )  
ZC 4-88; CU 8-88; PR 3-88; ZC 5-88 )

There being no notice of review before the Board for the above-entitled matters, and the Board not wanting to review the matter on its own motion, upon motion of Commissioner Kafoury, duly seconded by Commissioner Casterline, it is unanimously

ORDERED that said Decisions, including Findings, Conclusions, and Conditions be adopted and implemented.

Very truly yours,

BOARD OF COUNTY COMMISSIONERS

By Barbara E. Jones  
Barbara E. Jones  
Asst. Clerk of the Board

bj  
cc: Assessment & Taxation  
Engineering



# MULTNOMAH COUNTY OREGON

Planning 8/6/88  
including Res 1-4

DEPARTMENT OF ENVIRONMENTAL SERVICES  
DIVISION OF PLANNING  
AND DEVELOPMENT  
2115 S.E. MORRISON STREET  
PORTLAND, OREGON 97214  
(503) 248-3047

BOARD OF COUNTY COMMISSIONERS  
GLADYS McCOY • CHAIR OF THE BOARD  
PAULINE ANDERSON • DISTRICT 1 COMMISSIONER  
GRETCHEN KAFOURY • DISTRICT 2 COMMISSIONER  
CAROLINE MILLER • DISTRICT 3 COMMISSIONER  
POLLY CASTERLINE • DISTRICT 4 COMMISSIONER

## BOARD OF COUNTY COMMISSIONERS

Tuesday, September 6, 1988

9:30 a.m., Room 602

## A G E N D A

The following Decisions are reported to the Board for acceptance and implementation by Board Order:

- PR 2-88      Approve requested amendment of the Centennial Community Plan Map, changing the designation of the subject properties from low density residential to medium density residential;
- ZC 4-88      Approve amendment of Sectional Zoning Map #408, changing the described properties from LR-7, low density residential district to MR-4, medium density residential district;
- CU 8-88      Approve, subject to conditions, requested conditional use request to establish business or professional office use of the subject sites, all for property at 15054 SE Division Street.

0876P

PR 3-88      Approve requested amendment to the Powellhurst Community Plan Map, changing the designation of the described properties from office to extensive commercial;

ZC 5-88      Approve, subject to conditions, requested amendment to Sectional Zoning Map #403, changing the described properties from BPO, business office district to EC, extensive commercial district, all for property at 9862 SE Division Street.

Other Items for Board Action

Resolution:    In the Matter of Amending the Urban Planning Area Service Boundary for the City of Troutdale.

Resolution:    In the Matter of Amending the Urban Planning Area Service Boundary for the City of Wood Village.

Resolution:    In the Matter of Amending the Urban Planning Area Agreement Between Multnomah County and the City of Portland.

Agreement:     The City of Fairview and Multnomah County enter into this Agreement pursuant to the authority granted in ORS 190 for the purpose of amending the Urban Planning Area Agreement by defining an Exclusive Urban Planning Area for the City of Fairview and providing for the transition of Comprehensive Plan Periodic Review responsibilities for this area.



# MULTNOMAH COUNTY OREGON

Department of Environmental Services/Division of Planning and Development/2115 S.E. Morrison St./Portland, Oregon 97214 • 248-5270

## DECISION OF THE MULTNOMAH COUNTY PLANNING COMMISSION

Meeting of August 8, 1988

### IN THE MATTER OF:

PR 2-88, #408

ZC 4-88, #408

CU 8-88, #408

Comprehensive Plan Amendment

MR-4, Medium Density Residential District

Conditional Use Request (Office Use in MR-4)

Applicants request a Comprehensive Plan amendment and zone change from existing LR-7, low density residential to MR-4, medium density residential plus conditional use approval to allow office use of this property

Location: 15054 SE Division Street

Legal: Except North 5' in Road, Lots 1 and 2  
Blk. 3, GS Smith Homesites  
1987 Assessor's Map

Site Size: 17,650 Square Feet

Size Requested: Same

Property Owners: PS/SF Elrod, 1201 SW Comus Street, 97219 (Lot 1)  
J/FI Eber, 15040 SE Division Street, 97236 (Lot 2)

Applicant: WA Kidd (Colonial Business Services)  
15054 SE Division Street, 97236

Comprehensive Plan: Single Family Residential

Present Zoning: LR-7, Urban Low Density Residential District  
Minimum lot size of 7,000 square feet for one dwelling

Sponsor's Proposal: MR-4, Urban Medium Density Residential District  
Density range from 7.2 to 10.9 dwelling units per acre

### PLANNING COMMISSION

DECISION #1:  
(PR 2-88)

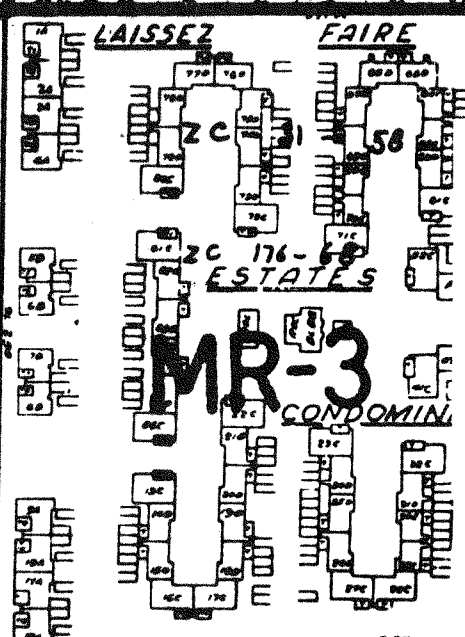
Approve requested amendment of the Centennial Community Plan Map, changing the designation of the subject properties from low density residential to medium density residential;

DECISION #2:  
(ZC 4-88)

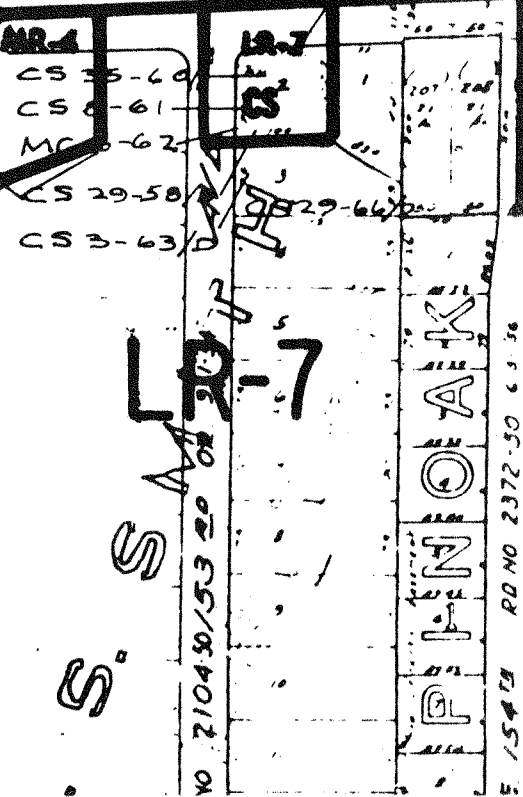
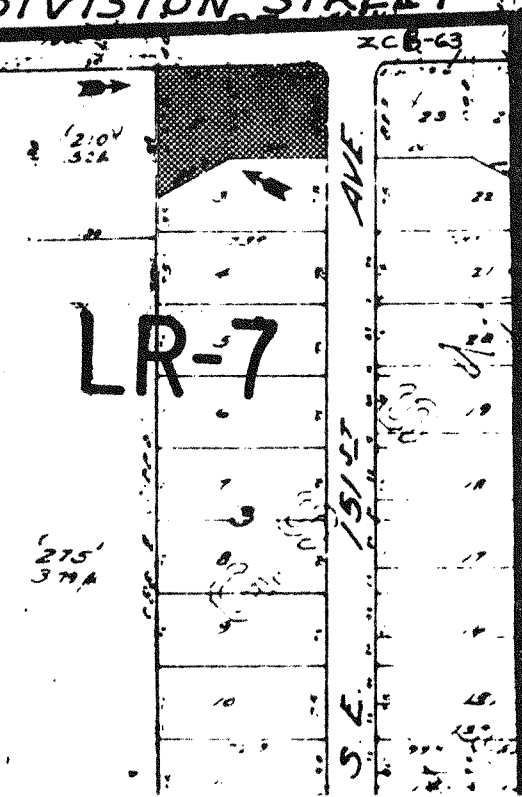
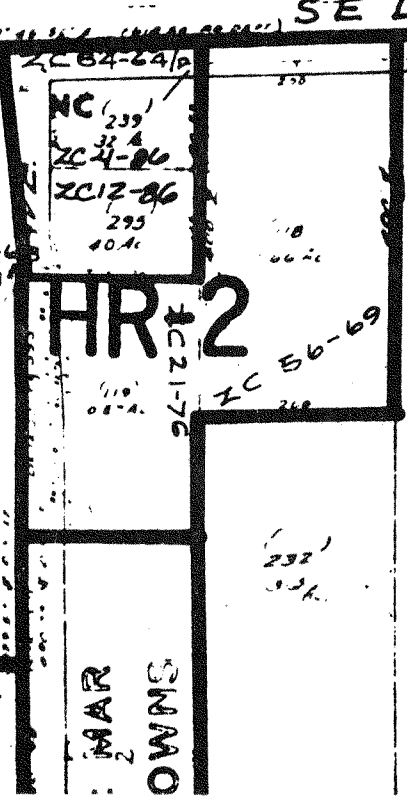
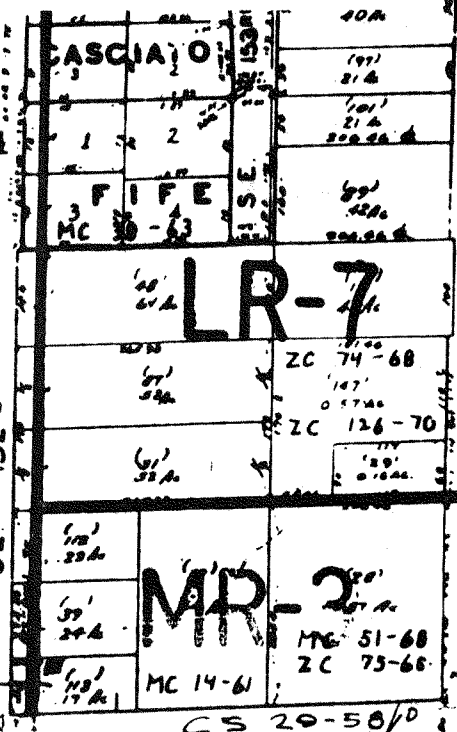
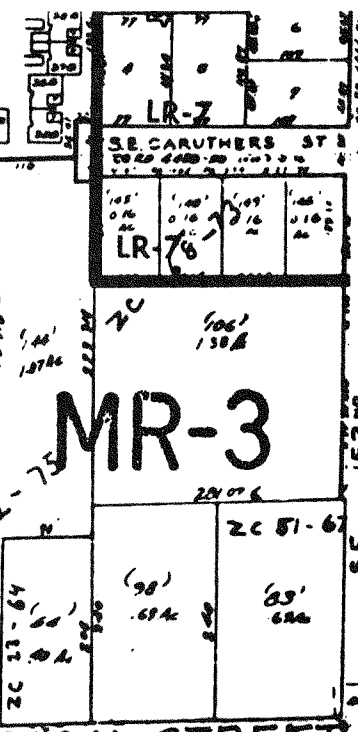
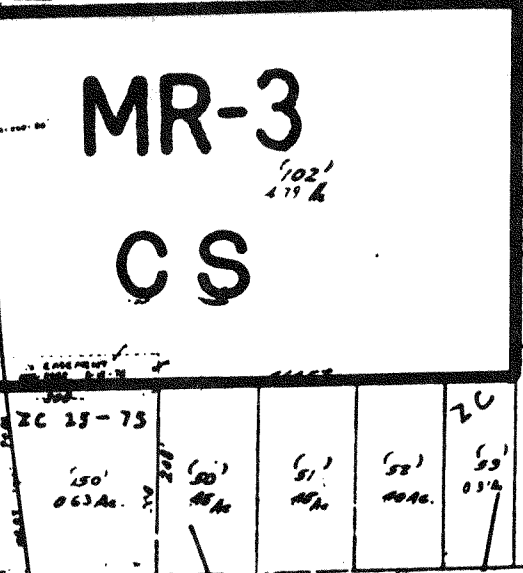
Approve amendment of Sectional Zoning Map #408, changing the described properties from LR-7, low density residential district to MR-4, medium density residential district;

DECISION #3:  
(CU 8-88)

Approve, subject to conditions, requested conditional use request to establish business or professional office use on the subject property, all based on the following Findings and Conclusions.



CASE:..... ZC 04-88/ PR 2-88/ CU 8  
1/2 SEC MAPS:..... 3245, 3246, 3345, & 3346  
SITE LOCATION:... NW 1/4 SEC 12, T1S, R2E, WM  
SZM's Shown:.... 400, 401, 408, & 409  
MAP SCALE:..... 1 inch to 200 feet  
NOTE: Underscoring denotes maps within which the subject property appears.



GC

OWNERS

NO 210450/53 20 08 93  
S. 154TH RD NO 2372-50 6 3 36

PLANNING



### Conditions of Approval.

1. Obtain design review approval for proposed parking area and site improvements prior to occupancy of the office buildings. Contact Mark Hess at 248-3047 for assistance with design review.
2. Satisfy Engineering Services requirements for sidewalks, access points and right-of-way as applicable. Contact Dick Howard at 248-3599 for assistance.
3. Obtain sign permits for the offices as specified for MR-4 zones.

### Findings of Fact.

#### 1. Applicant's Proposal.

Applicant seeks to establish an accounting office in an existing single family dwelling and convert an adjacent single family dwelling for use as a business or professional office. The request includes a revision of the Centennial Community Plan and an amendment of Sectional Zoning Map #408, changing the described properties from LR-7, low density residential to MR-4, medium density residential. A conditional use approval is requested to establish the office uses pursuant to Section 11.15.2750(E).

#### 2. Site and Vicinity Information.

The subject properties are located at the southwest corner of SE 151st Avenue and SE Division Street. Each lot is developed with one-story, single family structures. Applicant proposes to convert both residences into office space and develop parking along the side and behind the residences.

SE Division Street is designated a "principal arterial" with four travel lanes. SE 151st Avenue is a "local" street. SE 148th Avenue crosses SE Division Street at a signalized intersection approximately 750 feet west of the subject properties.

Surrounding land uses are varied; single family residential areas dominate to the south and east. Single family residences dominate along the north side of SE Division Street, though these parcels carry an MR-3 zoning designation which suggests considerable untapped redevelopment potential.

An existing single story office complex occupies the northeast corner of SE 148th Avenue and SE Division Street. A parcel immediately east of that office site was recently rezoned from MR-3 to HR-1 to facilitate development of an apartment complex (PR 1-88/ZC 3-88).



A vacant parcel, recently designated NC, neighborhood commercial (ZC 4-86) abuts the southeastern corner of the SE 148th/Division Street intersection. An apartment complex stands between the subject properties and 148th Avenue; a vacant parcel, zoned LR-7, separates the apartment site from the subject properties.

### 3. Ordinance Considerations.

MCC 11.05.290 specifies factors to consider in reviewing a "quasijudicial plan revision." MCC 11.05.120(B) indicates the proposed amendment is quasi-judicial since no change in Comprehensive Plan Policies is proposed. The applicant must persuade that the revision is:

1. Consistent with the standards in MCC 11.05.180 (LCDC Goals);
2. In the public interest; and
3. In compliance with the applicable elements of the Comprehensive Plan.

CMC 11.05.290(B) provides that ... "Proof that circumstances in the area affected by the proposed revision have changed since adoption of the plan...are...relevant factors which may be considered..."

Section 11.15.8230(D) of the Multnomah County Code lists Approval Criteria for a change of zoning classification. It must be demonstrated that:

- "1. Granting the request is in the public interest;
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;
3. The proposed action fully accords with the applicable elements of the Comprehensive Plan."

Conditional Use requests for a ... "business or professional office" ... in MR-4 zones must satisfy Approval Criteria in MCC 11.15.2710 (reference 11.15.2750(E)). The Commission must find that the proposal:

A. Will satisfy the applicable elements of Comprehensive Plan Policies:

1. No. 5, Economic Development,
2. No. 19, Community Design,
3. No. 20, Arrangement of Land Uses,
4. No. 22, Energy Conservation, and
5. No. 29, Office Location (Isolated);

B. Will satisfy the Development Standards listed in MCC .2712;

- C. Will have minimal adverse impact, taking into account location, size, design and operating characteristics on the:
  - 1. Livability,
  - 2. Value, and
  - 3. Development of abutting properties and the surrounding area; and
- D. Will satisfy the applicable dimensional and other requirements of the district.

Section 11.15.2712 specifies the following Development Standards for business and professional offices approved under Conditional Use Provisions:

- A. The use shall be located in a structure occupied by other permitted or authorized uses, or in a detached structure which is compatible with the character and scale of structures in the vicinity occupied by permitted uses; and
- B. Vehicular access, circulation, parking and loading shall be provided without conflict with similar facilities required for other uses on the same property.

Applicant offers the following Findings in response to the above cited Approval Criteria:

A. Public Interest

- 1. Public interest would be served by:
  - a. making use of buildings which have been neglected and for sale for several years.
  - b. regular maintenance would be resumed in place of neglect, making the property safer and enhancing the appearance of the area.
- 2. "Inventory of comparable property within a reasonable distance along S.E. Division from 141st to 184th are zoned other than developed neighborhood but are not available or suitable for proposed use."
  - A. Proposed property
    - (1) good visibility
    - (2) improved arterial
    - (3) existing useable buildings
      - (a) main floor 828 square feet
      - (b) garage floor 926 square feet

## 2. Comprehensive Plan Policies

### A. Policy #5 (Economic Development)

1. "Proposed use provides for present and future employment of area residents."
2. "Proposed use encourages economic development and investment in the area. Particular use (accounting) provides local advice and services needed by employers and residents."

### B. Policy #19 (Community Design)

1. Protect views and vistas. Does not apply.
2. Interface uses and streets
  - a. "Property faces Division. July 1987 traffic count 13,249 eastbound, 14,253 westbound, total 27,502 in 24 hours. 1987 traffic count is per Mr. Kirby, Multnomah County Traffic Engineer, 2-25-88. Proposed use compatible with Division Street."
3. Compatible streets and uses.
  - a. "Same as 2."
4. Pedestrian connections between activity areas and users.
  - a. "Proposal to provide sidewalks."
5. Buffering incompatible land uses.
  - a. "Buffers residential from high traffic on Division."
  - b. "Policy #29 Finding #5 shows office use is desirable as buffer between residential and other uses."
6. Landscape.
  - a. "Building is existing."
  - b. "Landscape per proposed drawing."
7. Encourage Development of Vacant Parcels.
  - a. "Existing structures have been rental and/or for sale for years."
8. Public Meeting Places. "Does not apply."
9. Preserve Natural Features. "Does not apply."
10. Underground Utilities.
  - a. "Utilities existing."

11. Special Planned Areas. "Does not apply."
- C. Policy #20 (Arrangement of Land Uses)
  1. Community Recommendations.
    - a. "Proposed use compatible with area.
    - b. Existing structure to be well maintained.
    - c. Height limitation does not apply.
    - d. Allow broad range of urban zones including office uses."
- D. Development Standards.
  1. Character and Scale of Structure.
    - a. "Structure is existing and compatible with area."
    - b. "No other uses proposed on property."
- E. Impacts.
  1. Livability.
    - a. "Proposal provides well maintained premises and landscaping in place of rental houses."
  2. Value.
    - a. "Maintain or increase area values because of maintenance and appearance of proposed property use."
  3. Development of Surrounding Areas.
    - a. "No undeveloped land in area."
- F. Dimensional and Other Requirements.
  1. "Structure is existing."
- G. Policy #22 (Energy Conservation).
  1. "Location of subject property allows clients to walk to location."
  2. "Increased use of insulation planned."
  3. "Continued opening of southern exposure to allow direct solar access."
- H. Policy #29 (Office Location).
  1. Office Use.

- a. "Accounting, as listed."
- 2. Location of Subject Property.
  - a. "On arterial (Division)."
  - b. "Buffer to adjacent residences."
  - c. "Located at Tri-Met stop."

3. Centennial/Community Plan Policies

A. Policy #13 (Air and water quality and noise levels).

- 1. Air quality.
  - a. "Proposed usage generates no air pollutants."
  - b. "Vehicle traffic limited, averaging 3 auto visits per day."
- 2. Water quality.
  - a. "Proposed useage will generate no more waste water than currently produced, probably less."
  - b. "Storm runoff would not be affected."
- 3. Noise levels.
  - a. "Proposed use is not considered noise polluter."
  - b. "Business offices are considered to be noise sensitive."

B. Policy #14 (Development Limitations).

- 1. Flood plain, slope and erosion.
  - a. "Does not apply to subject property."
- 2. Water table, Fragipan.
  - a. "Proposed use has no impact."
- 3. Earth movement.
  - a. "Does not apply."

C. Policy #15 (Areas of significant environmental concern).

- 1. "Subject property is not located within these designated areas."

D. Policy #16 (Natural resources).

- 1. "Subject property is not located within any of these designated areas."

2. "Proposed use has no impact upon the areas natural resources'."
- E. Policy #22 (Energy Conservation).  
See Section G. above (Comprehensive Plan Policies).
- F. Policy #37 (Utilities).
  1. Ground water.
    - a. "Under proposed use, less pollution is anticipated due to decrease useage."
  2. Drainage.
    - a. "No impact."
  3. Energy and communications.
    - a. "Continue service from PGE and PNB."
  4. Water source.
    - a. "Continue service from Powell Valley Road Water District."
- G. Policy #38 (Facilities).
  1. Schools.
    - a. "No impact."
  2. Fire protection.
    - b. "Proposed use creastes no additional hazzards."
  3. Police protection.
    - a. "Renovation of existing structure and removal of site obstructions will decrease the possiblity of crime in the area."
- H. Policy #29 (Office Location)  
See Section H. above (Comprehensive Plan Policies).

Supplemental Findings:

Properties along Southeast Division Street contain a variety of land uses in the vicinity of the proposed professional offices. West of the subject property, in the stretch between 145th and 148th avenues, a substantial commercial node is anchored by a new (1986) Fred Meyer store. East of the subject property, another commercial node has developed around the 162nd Avenue-Division Street intersection. Land uses between 148th and 158th Avenues are primarily residential; several apartment complexes front on Division Street and a few single family residences remain, principally on the north side of the street. A former gasoline station - now a convenience market - stands across from 153rd Avenue. A number of single family houses along this section of Division Street have been converted to retail and office uses. Only



seven properties fronting on Division Street between 148th and 162nd Avenues carry a "single family residential" plan or zone designation; all lie on the south side of the street. Only one - immediately west of the subject property - remains undeveloped.

Comprehensive Framework Plan Policies #27 and #28 address the issues of commercial location and strip development. Although the plan and zone change requests would not establish a commercial designation on the subject properties, the accompanying conditional use request would establish a commercial use and hence the above cited policies should be weighed.

The proposed professional office buildings are classified as a ... "local isolated" ... commercial development with a gross leasable area between 1,000 to 10,000 square feet (The two buildings would provide 1,754 square feet of leaseable office space). The policy's intent and purpose is ... "to allow for small business to be integrated into other use areas where the scale and impact will be compatible with the adjacent character." Policy #27 also specifies vehicular access requirements for "local isolated" commercial developments as those businesses and locations which cause ... "no adverse neighborhood impacts."

The proposed conversion of existing residential structures to office uses offers some degree of neighborhood compatibility since the structures are similar in scale, siting and materials to nearby residences. Conditions #1 and #3 require design review approval and review of signage on the site. These reviews will further assure compatibility with surrounding residential areas.

Applicant indicates the proposed use will generate an average of ... "three auto visits per day." While this estimate appears somewhat conservative, the proposed 1754 square feet of office space is unlikely to generate traffic volumes substantially in excess of that associated with the two existing single family residences on the site. The applicant would be required to improve the frontage along 151st Avenue with curb and sidewalks (according to Engineering Services) and widen the curb radius at the intersection with Division Street. These improvements should accomodate any additional traffic attributable to the new office use.

Policy #28 describes strip commercial development as ... "linear in arrangement, ... with ... high volume traffic generating uses, separate vehicular entrances and exits for each use on the street, no defined pedestrian path system and conflicts between pedestrian and vehicular movements, insufficient space onsite for parking and loading activities; and, visually, a cluttered appearance from an abundance of signs."

The proposed office uses at this location do not conflict with policies #27 and #28 due to the following:

- The uses are not high volume traffic generators;
- Conditions #1 and #2 will insure compliance with street access and parking standards.
- Condition #3 will insure that signage for the business meets the size, height and placement limitations imposed in the MR-4 zone;

- The two office buildings will share access and parking areas;
- The developer will install sidewalks along the Division Street and 151st Avenue frontages, improving pedestrian facilities in the area.

Conclusions:

1. The proposed plan revision, zone change and conditional use satisfy applicable approval criteria except as detailed herein.
2. Conditions of approval are necessary to insure the proposed change in use complies with County policies and approval criteria.

Signed August 8, 1988

By *Ruth Spetter, pc*  
Ruth Spetter, Chairperson

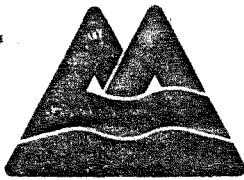
August 18, 1988  
Filed with the Clerk of the Board

Appeal to the Board of County Commissioners

Any person who appears and testifies at the Planning Commission hearing, or who submits written testimony in accord with the requirements on the prior Notice, and objects to their recommended decision, may file a Notice of Review with the Planning Director on or before 9:00 a.m. on Tuesday, September 6, 1988 on the required Notice of Review Form which is available at the Planning and Development Office at 2115 SE Morrison Street.

The Decision in this item will be reported to the Board of County Commissioners for review at 9:30 a.m. on Tuesday, September 6, 1988 in Room 602 of the Multnomah County Courthouse. For further information call the Multnomah County Division of Planning and Development at 248-5270.

MH/0851P



# MULTNOMAH COUNTY OREGON

Department of Environmental Services/Division of Planning and Development/2115 S.E. Morrison St./Portland, Oregon 97214 • 248-5270

## DECISION OF THE MULTNOMAH COUNTY PLANNING COMMISSION

Meeting of August 8, 1988

### IN THE MATTER OF:

PR 3-88, #403  
ZC 5-88, #403

Comprehensive Plan Amendment  
EC, Extensive Commercial District  
(Self-Service Storage Center)

Applicant requests a plan amendment and zone change from BPO, professional business office district to EC, extensive commercial district for approximately two acres. This change will enable the construction of a self-service storage center to be constructed as part of an integrated site plan with adjoining commercial office uses.

Location: 9862 SE Division Street

Legal: East 50' of Lot 8, Excluding the North 110';  
All of Lots 7 and 6;  
Lot 5 Except South 60' and Lot 11 Except West 200',  
All in Block 86, Plympton Acres

Site Size: 88,081 Square Feet (Approximately 2 Acres)

Size Requested: Same

Property Owners: DL Alderton, 9815 SE Division Street (Lot 5)  
Executive Aircraft Sales, Inc.,  
10790 SE Eastmont Drive, Gresham (Lots 6 and 11)  
Thomas L. Irely, 9860 SE Division Street (Lot 7)  
GN/LA Fogg, 9848 SE Division Street (Lot 8)  
Ella Goodat, Et Al, 14988 SE Caruthers Street (Lot 11)

Applicant: Pioneer Land Development, Inc.  
18858 Allegheny Drive, Oregon City, 97045

Comprehensive Plan: BPO, Urban Business Office District

Present Zoning: BPO, Urban Business Office District  
Density Range from 7.2 to 10.9 dwelling units per acre

Sponsor's Proposal: EC, Urban Extensive Commercial District

PLANNING COMMISSION  
DECISION #1:  
(PR 3-88)

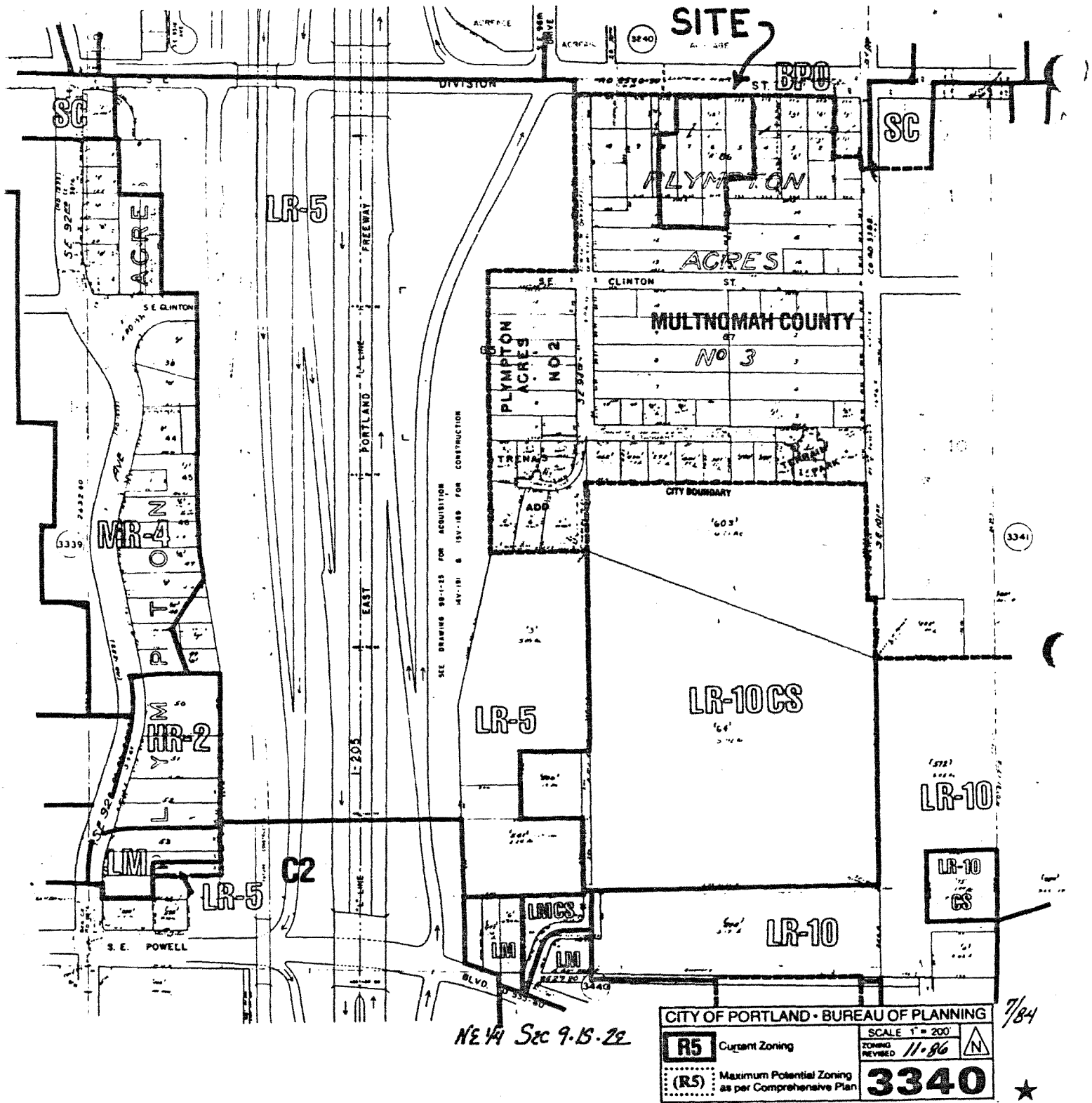
Approve requested amendment to the Powellhurst Community Plan Map, changing the designation of the described properties from office to extensive commercial;

DECISION #2:  
(ZC 5-88)

Approve, subject to conditions, requested amendment to Sectional Zoning Map #403, changing the described properties from BPO, business office district to EC, extensive commercial district, all based on the following Findings and Conclusions.

LR-5





Incorporated Area Zoning

### Conditions of Approval.

1. Obtain design review approval for proposed site improvements prior to issuance of building permits for the project. Contact Mark Hess at 248-3043 for assistance with design review.
2. Complete Engineering Services requirements for sidewalks, access points and right-of-way as applicable, prior to occupancy of proposed structures. Contact Dick Howard at 248-3599 for assistance.
3. Uses proposed for the EC zoned parcel may only be approved, through design review, if the County Engineer determines the project will have no negative traffic impacts on nearby local and/or residential streets (i.e., SE 98th Avenue and SE Clinton Street).

### Findings of Fact.

#### 1. Applicant's Proposal.

Applicant seeks to develop a 3.51 acre parcel with a three story, 32,000 square foot office building and a self-service storage center totalling 42,830 square feet. The proposal includes a plan amendment and zone change request effecting the east 2 acres of the site. The proposed plan and zone change would establish an EC, extensive commercial designation on that portion of the site intended for the self-service storage center.

#### 2. Ordinance Considerations.

MCC 11.05.290 specifies factors to consider in reviewing a "quasi-judicial plan revision." MCC 11.05.120(B) indicates the proposed amendment is quasi-judicial since no change in Comprehensive Plan Policies is proposed. The applicant must persuade that the revision is:

1. Consistent with the standards in MCC 11.05.180 (LCDC Goals);
2. In the public interest; and
3. In compliance with the applicable elements of the Comprehensive Plan.

MCC 11.05.290(B) provides that ... "Proof that circumstances in the area affected by the proposed revision have changed since adoption of the plan...are...relevant factors which may be considered..."

Section 11.15.8230(D) of the Multnomah County Code lists Approval Criteria for a change of zoning classification. It must be demonstrated that:

1. Granting the request is in the public interest;
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;
3. The proposed action fully accords with the applicable elements of the Comprehensive Plan."

Applicant offers the following findings in response to the above cited approval criteria:

1. Public Interest - Public Need.

Much of the content of this application is devoted to issues relating to the public interest and need for this amendment to the Multnomah County Plan. We have undertaken to present the minimum change necessary to accommodate our project. In many jurisdictions, storage facilities such as we are proposing are allowed as a conditional use in office, commercial or multiple family districts. Multnomah County procedure, however, requires compliance with Section 11.15.2938 of the existing BPO district. Self-service storage centers are permitted in the EC district under "Primary Uses," paragraph G. In requesting a change from BPO to EC for that portion of our development that contains storage uses, we recognize that other, more intense uses are also permitted in the EC district. Our intent is to build only what is identified on our site plan exhibit.

This project is composed of an assemblage of seven (7) tracts of land under four (4) ownership groups. The intent of the applicant is to promote more efficient land utilization through the development of an integrated site plan containing a 32,000 square foot, threestory office building and 42,830 square feet of storage space divided into approximately 330 individual units. The public interest and public need statements that follow are directed only at the storage portion of the development because the office uses contained in ~~the~~ project are permitted outright in the existing Multnomah County Plan.

The site plan and color rendering in this report aid in depicting the land use that is proposed. The project will include a residence/office for a full-time, on-site manager and the security systems, fencing, landscaping, and overall design will lend well to being a good neighbor generating low traffic volumes, most of which will occur at off-peak hours. Building height will not exceed 24 feet and lighting will be directed away from abutting streets and buildings. These development standards will contribute to healthful, safe, and aesthetic surroundings.

Efficient utilization of existing urban space is a fundamental objective of the Multnomah County Comprehensive Plan. This project utilizes remnant, vacant and underdeveloped parcels with access to a full range of existing urban services.

In some respects, the individual storage units should be considered a privately owned and taxable enhancement to urban efficiency. Many of our customers can now park their cars in their garages and not in the street. Clearly, the market for our storage services is increasing as high density development tends to reduce the average size of dwelling units and individual offices.

Protecting valuable personal property through secure storage is a consideration of public need. The Portland Area has, unfortunately, the second highest burglary rate in the nation.



Within a one-mile radius of the intersection of 98th and Division Streets is a 1987 estimated population of 12,052. Within a three-mile radius 149,934 and within a five-mile radius of the site the population is estimated at 336,483. Approximately 40% of the total dwelling units within a three-mile radius are renter occupied. This site has been selected with consideration for its strategic location, not only from the standpoint of visibility and access, but also because of its central location within one of the State's most intensely urbanized areas.

Public storage located on an EC zoned parcel at 105th and Division is the only storage facility in the immediate area. It is reported that this facility is rapidly filling with tenants and there is no vacant property in the vicinity with proper zoning for additional storage uses. Visibility and access are important aspects in site selection, and close proximity to Highway 205 makes our proposal an excellent location.

This application is for property located within the Powellhurst Community Land Use Plan which was adopted in April, 1979. Precedent for EC zoning along the south side of Division Street was acknowledged in this community planning effort. The frontage between 105th and 111th has been designated EC since the plan was adopted. Although under construction, I 205 and its subsequent impact were not yet felt when the Powellhurst Plan was approved. This site, and the limited uses proposed, will further buffer impacts from the heavy traffic on I-205 and Division Street.

This storage site will not abut any residential district and all dimensional and landscaped buffer area requirements will be complied with. In most respects the proposed change to EC will accommodate less intense use than is currently allowed in the existing BPO district. The other established businesses along Division Street will have a compatible neighbor that contributes to the community tax base while posing little demand on urban services or the environment.

## 2. Air Quality, Water Quality, and Noise Levels.

Section 13 of the Multnomah County Comprehensive Framework Plan on Development Policy requires the applicant to address air quality, water quality, and noise levels. This project and accompanying plan amendment and zone change request will not impact air and water quality or noise levels to any measurable extent. The development of storage facilities is a passive use generating no pollution discharges. The traffic levels are extremely low and ingress and egress to the site will be largely at off-peak hours. The most significant noise generator in the vicinity is the I-205 freeway. This storage center proposal and the adjacent three-story office building fronting on 98th Street will, in fact, insulate the areas east and south of the site from existing traffic noise.

## 3. Soils, Slopes, and Water Table.

Multnomah County policy is to direct development away from areas with significant natural limitations. Specifically listed in Policy No. 14 are: (a) slopes exceeding 20%; (b) severe soil erosion potential; (c) land within the 100 year flood plain; (d) high seasonal water table within 0" to 24" of the surface for three or more weeks of the year; (e) a fragipan less than 30" from the surface; and (f) land subject to slumping, earth slides, or movement.

The site of this zone change application is not subject to any of the aforementioned limitations. Topographic information obtained through field survey and soils data from the Soil Conservation Service indicates moderate slopes not exceeding three to eight percent and no evidence of soil erosion, slumping or slides. We have verified that the property is not within the 100 year flood plain, nor is it a designated wetland area. The site is not subject to water table fluctuations that rise to within 2 feet of the surface at any season of the year.

Typically, the surface layer is dark brown silt loam about 8" thick. The subsoil is brown silt loam about 17" thick. The substratum is dark yellowish brown, gravelly silt loam in the upper 14" and very gravelly sand to a depth of 60" or more.

Designated as "Urban Land-Multnomah Complex" the site is typical in natural characteristics to most of the properties that have been developed along Division Street. No significant building site development limitations have been identified.

#### 4. Natural Resources.

Policy No. 16 of the Multnomah County Comprehensive Framework Plan requires the applicant to address: (a) mineral and aggregate sources; (b) energy resource areas; (c) domestic water supply watersheds; (d) fish habitat areas; (e) wildlife habitat areas; and (f) ecologically and scientifically significant natural areas.

The site subject to this application is not applicable to the aforementioned policy criteria. The existing land features map exhibit that is enclosed with this application denotes the random placement of numerous deteriorating buildings, and the location of various garages, outbuildings, concrete pads, meandering driveways, and a concrete parking lot. The planned re-development of this site presents no measurable loss to the natural resource base of the area.

#### 5. Energy Resources.

This application will have little direct impact on energy resources. Indirectly, however, the market for self-service storage facilities is significantly increased when policies relating to efficient use of existing urban space are implemented. This proposal will utilize presently under-developed urban space while providing a needed service to further high-density development in the area. As dwelling units are tending to be reduced in size and increased in density, the need for secure off-premise storage is increased. Therefore, our service facilities directly contribute to curtailing urban sprawl and increasing urban land use efficiency through providing the resident and small businessman the use of their home or office for the intended purpose.

#### 6. Water, Sewer, Drainage, Public Services and Traffic.

Enclosed with our application is verification from the Powell Valley Road and Water District that public water facilities are available adjacent to the site. An 8" line extends along the south side of 98th Avenue. An existing fire hydrant is located at the intersection of 98th and Division Streets. Because of the relatively low demand for water services, later-

al extensions of these facilities to serve the interior of the site will adequately provide long-range needs. We will contemplate the final design of water service improvements after review of our approved zoning by the Fire Marshal.

This facility is located on highly permeable, well-drained soil that lends itself to the construction of drywells.

The Multnomah County Comprehensive Framework Plan Policy No. 37 stipulates that we should also address energy and communication demands. The site is served by Portland General Electric for electricity, Northwest Natural Gas Company for gas service, and Pacific Northwest Bell for telephone service. Our projected demands are well within the capacity of these service providers.

The site abuts the existing city limits of Portland. Sanitary sewer service is proposed for extension along Division Street by 1991. The applicant agrees not to remonstrate against mandatory sewer hookup as soon as facilities are available. We propose, in the interim, to dispose of our very low volume of sewage through the use of county-approved cesspools. Further, we wish to design and locate these facilities so they can be by-passed by pre-planned lateral sewer line extensions. Application for Sanitarian's review is being submitted concurrently with our request for staff evaluation. Preliminary information from the sanitation office indicates that cesspools as an interim use would be permitted.

The site is located in the Portland Public School District, the City of Portland Fire District, and police protection is provided by the sheriff's office. Development of this project will have very positive cost benefit ratio to these public service agencies.

Traffic impact from self-service storage facilities is substantially lower than comparable square footage of residential or commercial use. Evaluations of comparable projects indicate that this facility will generate an average of only 25 to 30 round trips per day. Ingress and egress to the site will be through a landscaped entry on Division Street and to a lesser extent from 98th Street through the office building parking lot. Division Street has a center turning lane that will adequately accommodate traffic movement. Considering that much of the traffic to and from the storage facilities will take place on weekends and off-peak hour periods, the potential for stacking or backup on Division Street is negligible because of the very low volume of traffic generated.

#### 7. Site Plan Description.

The applicant proposes to build 42,830 gross square feet of single-story enclosed self-service storage units, together with a two-story 2,000 square foot manager's residence/office, 1,000 square foot per floor. The clientele for this facility will be residents and businesses in the area that require space for safe, secure, and easily accessible storage. Approximately 330 individual units will be constructed and managed by a live-in couple that reside on the site. Hours of operation will be from 7:00 a.m. to 8:00 p.m. daily except for reduced hours on Sundays and holidays.

The storage structures will be constructed of masonry block with composition roofing. The site plan and color rendering of a similar project denote building locations and architectural style. Maximum building height will be 24 feet and paved interior access drives will be a minimum of 24 feet in width.

The main entry to the site will be from Division Street just west of the proposed Manager's residence/office. Three car parking spaces will be provided in front of the manager's unit as well as three additional spaces for truck parking. One additional truck parking space will be provided at the north end of the most easterly storage building adjacent to the proposed landscaped area that will parallel Division Street. Because the zone boundary divides a unified site plan, 27 future parking spaces are plotted between the storage building and the office building for mutual use.

Loading and unloading will take place in front of each individual storage unit. Ample room is provided for interior turning movements and rolling gates will be installed at each entry and exit point. The majority of traffic to and from the storage facilities is by automobile and pick ups with an occasional trailer. No outdoor storage will be permitted on the site and the project will be completely surrounded by a 5 foot to 12 foot width landscaped buffer. A masonry and wrought iron fence will extend along the frontage on Division Street between the landscaped entry and the paved interior driveways.

The total land area including the office building area is 146,822 square feet. The easterly 88,081 square feet comprises the total area subject to this proposed plan and zone amendment. Within that portion of the total site which is devoted to storage facilities and comprising all of the EC zoned area that we are requesting, is 43,830 square feet of building area or 49 percent lot coverage.

#### 8. Planning Policy.

The stated purpose of the Urban Extensive Commercial District (11.15-.4252) includes the provision of locations for uses unsuitable for inclusion in retail commercial centers and to accommodate uses which satisfy less frequent purchase or service needs. Although reference is also made to operational characteristics which may tend to conflict with residential, office, or retail commercial developments, this policy concern does not apply to our proposal. The 98th and Division storage center will be a compatible use and complimentary with existing and future adjoining developments.

We are making application for a change from Urban Business and Professional Office to EC for the easterly 60 percent of an integrated site plan. Even though EC designations have been applied along the south side of Division Street only a few blocks to the east, the question of "spot zoning" should be addressed. This proposed change is surrounded by BPO designated properties, including a service station and retail, non-conforming uses. We are applying for the minimal change of zone necessary for project implementation. Although the zone map of Multhomah County is approved, the intent of the plan will be well service. Use compatibility will be insured, urban lands will be efficiently utilized and public services will not be overburdened. In this age of changing consumer needs,

consideration should be given to land uses that accommodate emerging trends. Precedent for the assignment of and EC designation on similarly sized parcels has been established, and it must be noted that other LCDC acknowledged plans within the urban area of Portland have allowed zone changes for proposals such as ours.

Special note should be made of the community design policy outlined in Section 19 of the Multnomah County Comprehensive Framework Plan. Functional design concerns state:

"The quality of the community environment and its desirability as a place to live as well as its long functions refers to how it performs its functions on the site and relates to neighboring uses. For example, the location of a use on its site in a manner which assures privacy for the surrounding uses is a functional concern. Consideration must also be given to automobile access, parking, pedestrian circulation, signing, lights, and landscaping. Other elements include making adequate provisions for the handicapped and designing and lighting the use in a manner that reduces potential for crime."

The proposal is consistent with:

"The county's policy is to establish a community design process which:

- A. Evaluates and locates development proposals in terms of scale and related community impacts with the overall purpose being a complimentary land use pattern and long term community stability.
- B. Evaluate individual public and private developments from a functional design perspective, considering such factors as privacy, noise, lights, signing, access, circulation, parking, provisions for the handicapped, and crime prevention techniques."

Policy No. 20 addresses the arrangement of land uses:

"The energy shortage, environmental pollution, rising service costs and rising land values have required an examination of density levels and the concept of mixing land uses."

Further, this policy states:

"Encourage facilities to be shared (for example, a theatre (or storage facilities) could use parking facilities used during the daytime for office employees)."

"Provide locations for small businesses to take place within the neighborhood areas; and minimize crime through the surveillance which occurs when activities are clustered."

"The County's policy is to support higher densities and mixed land uses within the framework of scale, locations, and design standards which:

A. Assure a complimentary blend of uses."

Although we are proposing to use only two acres for storage facilities, the Comprehensive Framework Plan notes that extensive commercial designations should be located where they are convenient to the users, but where they will have minimum impact on the transportation system and adjacent land uses. Location criteria, site characteristics, user benefits, and impact mitigation are scaled in favor of this application

Conclusions:

1. The proposed plan and zone change of 2 acres provides adequate land area for buffering between different land uses. Compatibility between potential EC uses and neighboring BPO parcels will be assured through development standards for the two districts and design review provisions.
2. The proposed plan revision and zone change satisfy applicable approval criteria.
3. Conditions of approval are necessary to insure the proposed land uses are compatible with surrounding properties.

Signed August 8, 1988

By Ruth Spetter, pc  
Ruth Spetter, Chairperson

August 18, 1988

Filed with the Clerk of the Board

Appeal to the Board of County Commissioners

Any person who appears and testifies at the Planning Commission hearing, or who submits written testimony in accord with the requirements on the prior Notice, and objects to their recommended decision, may file a Notice of Review with the Planning Director on or before 9:00 a.m. on Tuesday, September 6, 1988 on the required Notice of Review Form which is available at the Planning and Development Office at 2115 SE Morrison Street.

The Decision in this item will be reported to the Board of County Commissioners for review at 9:30 a.m. on Tuesday, September 6, 1988 in Room 602 of the Multnomah County Courthouse. For further information call the Multnomah County Division of Planning and Development at 248-5270.

MH/0884P

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