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Multnomah County Oregon

## Board of Commissioners & Agenda

connecting citizens with information and services

### BOARD OF COMMISSIONERS

#### Jeff Cogen, Chair

501 SE Hawthorne Boulevard, Suite 600  
Portland, Or 97214

Phone: (503) 988-3308 FAX (503) 988-3093

Email: [mult.chair@co.multnomah.or.us](mailto:mult.chair@co.multnomah.or.us)

#### Deborah Kafoury, Commission Dist. 1

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Portland, Or 97214

Phone: (503) 988-5220 FAX (503) 988-5440

Email: [district1@co.multnomah.or.us](mailto:district1@co.multnomah.or.us)

#### Barbara Willer, Commission Dist. 2

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Phone: (503) 988-5219 FAX (503) 988-5440

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#### Judy Shiprack, Commission Dist. 3

501 SE Hawthorne Boulevard, Suite 600  
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Phone: (503) 988-5217 FAX (503) 988-5262

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#### Diane McKeel, Commission Dist. 4

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Portland, Or 97214

Phone: (503) 988-5213 FAX (503) 988-5262

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### June 3, 2010 BOARD MEETINGS HIGHLIGHTS

BUDGET WORK SESSION – Tuesday,  
June 1, 2010 – 9:00 am - Noon

BUDGET PUBLIC HEARING – Wednesday,  
June 2, 2010 – 6:00 – 8:00 pm

BUDGET WORK SESSION – Thursday,  
June 3, 2010 – IF NEEDED

9:30 a.m. Thursday Opportunity for Public Comment on  
Non-Agenda Matters

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2010-11 Budget for the Dunthorpe-Riverdale Sanitary  
Service District No. 1 & Mid-County Street Lighting  
Service District No. 14 & Making Appropriations.

PROCLAMATION Proclaiming June 15 as World  
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County.

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*Multnomah County Oregon*

## **Board of Commissioners & Agenda**

*connecting citizens with information and services*

### **Local Public Safety Coordinating Council Executive Committee**

**Tuesday, June 1, 2010  
7:30 to 9:00 a.m.**

**Multnomah Building - Room 315  
501 S.E. Hawthorne Blvd.**



Multnomah County Oregon

## **Board of Commissioners & Agenda**

*connecting citizens with information and services*

Thursday, June 3, 2010 - **9:30 AM**  
Multnomah Building, Commissioners Board Room 100

### **REGULAR MEETING**

#### **CONSENT CALENDAR - 9:30 AM**

##### **COUNTY HUMAN SERVICES**

C-1 ORDER Authorizing Designees of the Mental Health Program Director to Direct a Peace Officer to Take an Allegedly Mentally Ill Person into Custody.

##### **COUNTY MANAGEMENT**

C-2 Amendment to Lease R-04B Between Multnomah County, as Lessor, and the State of Oregon Dept. of Human Services, as Lessee, for Reduction of Space in the Gateway Children's Center Services Building

##### **SHERIFF'S OFFICE**

C-3 Amendment 4 to Government Revenue Agreement 0607003 with the U. S. Department of Agriculture, Forest Service, for Summer Patrols of Forest Service Land

#### **REGULAR AGENDA**

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Opportunity for Public Comment on non-agenda matters. Testimony limited to three minutes per person unless otherwise designated by the presiding officer. This is a time for the Board to hear public testimony, not for Board deliberation. Fill out a yellow speaker form available at the back of the Boardroom and give it to the Board Clerk. Unless otherwise recognized by the presiding officer, testimony is taken in the order the forms are submitted.

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## **COMMUNITY SERVICES**

- R-3 ORDINANCE 2010-066 Amending County Land Use Code, Plans and Maps to Adopt Portland's Recent Land Use Code Revisions related to Recreational Fields as part of the Schools and Parks Conditional Use Code Refinement Project in Compliance with Metro's Functional Plan and Declaring an Emergency. Presenter: George Plummer (5 min)

## **NON-DEPARTMENTAL**

### **PUBLIC HEARING - NON-DEPARTMENTAL - 9:45 am TIME CERTAIN**

- R-4 PUBLIC HEARING and Consideration of a RESOLUTION Establishing Fees and Charges for Chapter 27, Community Services, of the Multnomah County Code and Repealing Resolution No. 09-100. Denise Kleim, Sr. Business Operations Mgr. (5 min)
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- R-6 PUBLIC HEARING and Consideration of a RESOLUTION Establishing Fees and Charges for MCC Chapters 11.05 Land Use General Provisions, 11.15 Zoning, 11.45 Land Divisions, 37 Administration and Procedures, 38 Columbia River Gorge National Scenic Area; Repealing Resolution No. 09-064. Denise Kleim, Sr. Business Operations Mgr. (5 min)

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- R-7 Declaring Property Located Under East End of Hawthorne Bridge Known as Stephens Addition Lots 7 & 8, Block 41, Portland, Oregon to be Surplus. Presenter: Carla Bangert, FPM (5 min)

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R-13 Budget Modification Non-D-8, Adding \$45,000 in Grant Revenue to the Commission on Children, Families, and Community. Presenter: Joshua Todd, Director. (5 min)

**NON DEPARTMENTAL – 11:15 am**

R-14 PROCLAMATION Proclaiming June 15 as World Elder Abuse Awareness Day in Multnomah County. Sponsor: Commissioner Shiprack w/Matthew Lashua. Presenters: Judge Tennyson, Mohammad Bader, Leslie Foren & Others. (10 min)

**ADJOURNMENT – 11:10 am**

# FY 2011 Budget Worksession Month

Last Updated April 6, 2010

Month	Date	Task
April-10		
	22	Special Districts Approved Budget Hearing
May-10		
	13	Chair Releases Executive Budget BCC Approves Budget
	18	BOARD WORKSESSION: What's Different/Impact State Budget DCHS Health LUNCH Break DCM DCS IT Library Adjourn
9:00 10:30 Noon 1:00 2:00 3:00 4:00 5:00	19	BOARD WORKSESSION (cont): What's Different/Impact State Budget DCJ MCSO DA Adjourn
1:00- 3:00	20	Follow- Up Worksession (if needed)
	25	BOARD WORKSESSION: Policy & Operational Challenges & Issues DCHS Health Library LUNCH Break DCJ MCSO DA CS Adjourn
9:00 9:45 10:30 11:30 1:00 2:00 3:00 1:00- 3:00 6:00- 8:00	26	General Fund Forecast Update - 3rd Quarter BOARD WORKSESSION (cont): Policy & Operational Challenges & Issues Non- Departmental DCM LUNCH Break IT Capital Adjourn
	27	Follow- Up Worksession, If needed PUBLIC HEARING - East County - 600 NE 8th Street, Gresham
	31	HOLIDAY - MEMORIAL DAY
June-10		
9:00- 12:00	1	Board Worksession: Follow- Up and Amendment Review
6:00- 8:00	2	PUBLIC HEARING - Multnomah Building
	3	Special Districts - Adopt Budget Follow- Up Board Worksession - (if needed)
1:00- 3:00	8	Board Worksession: Follow- Up and Amendment Review
9:00- 12:00	9	TSCC Hearing
3:00 - 5:00	10	Budget Adoption



# MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST

(revised 12/31/09)

## Board Clerk Use Only

Meeting Date: 6/3/2010  
Agenda Item #: C-1  
Est. Start Time: 9:30 am  
5/20/2010

APPROVED: MULTNOMAH COUNTY  
BOARD OF COMMISSIONERS  
AGENDA # C-1 DATE 6/13  
LYNDA GROW, BOARD CLERK

**Agenda Title:** **ORDER Authorizing Designees of the Mental Health Program Director to Direct a Peace Officer to Take an Allegedly Mentally Ill Person into Custody**

*Note: If Ordinance, Resolution, Order or Proclamation, provide exact title. For all other submissions, provide a clearly written title sufficient to describe the action requested.*

Requested Meeting Date: Next Available Amount of Time Needed: N/A  
Department: DCHS Division: MHASD  
Contact(s): Jean Dentinger/Karen Zarosinski (x26468)  
Phone: 503-988-5464 Ext. 27297 I/O Address: 167/1/520  
Presenter(s): Consent Calendar

## General Information

**1. What action are you requesting from the Board?**

Requesting adoption of order and approval of designees. The Mental Health and Addiction Services Division is recommending approval of the designees in the accordance with ORS 426.215.

**2. Please provide sufficient background information for the Board and the public to understand this issue. Please note which Program Offer this action affects and how it impacts the results.**

Outpatient mental health agencies depend upon certain staff having the ability to assess clients for "Director Designee Custody". This certification allows the designee to direct a police officer or secure transportation provider to take into custody any individual with mental health issues who is found to be dangerous to self or to others. Police then transport the individual to a hospital or other approved treatment facility for further evaluation. As agencies experience staffing turnover or increases, new staff need to be trained and certified as designees.

**3. Explain the fiscal impact (current year and ongoing).**

None.

**4. Explain any legal and/or policy issues involved.**

In accordance with ORS 426.215

5. Explain any citizen and/or other government participation that has or will take place.

None.

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**Required Signature**

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Elected Official or  
Department/  
Agency Director:



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Date: 5/20/2010

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BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

ORDER NO. \_\_\_\_\_

Authorizing a Designee of the Mental Health Program Director to Direct a Peace Officer to Take an Allegedly Mentally Ill Person into Custody

**The Multnomah County Board of Commissioners Finds:**

- a) If authorized by a county governing body, a designee of a mental health program director may direct a peace officer to take into custody a person whom the designee has probable cause to believe is dangerous to self or others and whom the designee has probable cause to believe is in need of immediate care, custody, and treatment of mental illness.
- b) There is a current need for specified designees of the Multnomah County Mental Health Program Director to have the authority to direct a peace officer to take an allegedly mentally ill person into custody.
- c) The designee listed below has been specifically recommended by the Mental Health Program Director and meets the standards established by the Mental Health Division.

**The Multnomah County Board of Commissioners Orders:**

- 1. The individual listed below is authorized as a designee of the Mental Health Program Director for Multnomah County to direct any peace officer to take into custody a person whom the designee has probable cause to believe is dangerous to self or others and whom the designee has probable cause to believe is in need of immediate care, custody or treatment for mental illness.
- 2. Added to the list of designees are:

Latasha Wheatt-Delancy  
Bryan Peppard  
Jennifer VanDuker  
Dan Stults

Jaunita Rene' Tucker  
Terri Everson  
Jessica Starr

Mary Angeline Parker  
Kristal Foskey  
Jill Raichel

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

\_\_\_\_\_  
Jeff Cogen, Chair

REVIEWED:

AGNES SOWLES, COUNTY ATTORNEY  
FOR MULTNOMAH COUNTY, OREGON

BY: \_\_\_\_\_  
Patrick Henry, Assistant County Attorney

SUBMITTED BY:   
Joanne Fuller, Director, Dept. of County Human Services



Multnomah County Oregon

## Board of Commissioners & Agenda

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BUDGET PUBLIC HEARING – Wednesday,  
June 2, 2010 – 6:00 – 8:00 pm

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**Tuesday, June 1, 2010  
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**Multnomah Building - Room 315  
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Multnomah County Oregon

## **Board of Commissioners & Agenda**

*connecting citizens with information and services*

Thursday, June 3, 2010 - 9:30 AM  
Multnomah Building, Commissioners Board Room 100

### **REGULAR MEETING**

#### **CONSENT CALENDAR - 9:30 AM**

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*Approved  
McKee*

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- Approved*  
*Weller*  
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Fees  
Sep  
Adopted*

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**ADJOURNMENT – 11:10 am**

Come  
Kofany  
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Dept of  
Justice

1pm

Signatures

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1

MULTNOMAH COUNTY BOARD OF COMMISSIONERS  
PUBLIC TESTIMONY SIGN-UP

Please complete this form and return to the Board Clerk

\*\*\*This form is a public record\*\*\*

MEETING DATE: 6/3/10

SUBJECT: VETERAN with DIABETES  
HEALTH CARE 3/4/10 + 3/25/10

AGENDA NUMBER OR TOPIC: \_\_\_\_\_

FOR: \_\_\_\_\_ AGAINST: \_\_\_\_\_ THE ABOVE AGENDA ITEM

NAME: PAUL, ADOLPH, PHILLIPS

ADDRESS: 1212 S.W CLAY STREET apt

CITY/STATE/ZIP: PORTLAND, OR, 97201 217

PHONE: \_\_\_\_\_ DAYS: \_\_\_\_\_ EVES: \_\_\_\_\_

EMAIL: \_\_\_\_\_ FAX: \_\_\_\_\_

SPECIFIC ISSUE: HEALTH CARE

WRITTEN TESTIMONY: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**IF YOU WISH TO ADDRESS THE BOARD:**

1. Please complete this form and return to the Board Clerk.
2. Address the County Commissioners from the presenter table microphones. Please limit your comments to **3 minutes**.
3. State your name for the official record.
4. If written documentation is presented, please furnish one copy to the Board Clerk.

**IF YOU WISH TO SUBMIT WRITTEN COMMENTS TO THE BOARD:**

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MULTNOMAH COUNTY BOARD OF COMMISSIONERS  
PUBLIC TESTIMONY SIGN-UP

2

Please complete this form and return to the Board Clerk

\*\*\*This form is a public record\*\*\*

MEETING DATE: \_\_\_\_\_

SUBJECT: Sellwood Bridge

AGENDA NUMBER OR TOPIC: \_\_\_\_\_

FOR: \_\_\_\_\_ AGAINST: \_\_\_\_\_ THE ABOVE AGENDA ITEM

NAME: ~~Ron Swaren~~ Ron Swaren

ADDRESS: 1843 SE Umatilla St

CITY/STATE/ZIP: Portland OR

PHONE: \_\_\_\_\_ DAYS: 971-223-5178 EVES: \_\_\_\_\_

EMAIL: rswaren2002@yahoo.com FAX: \_\_\_\_\_

SPECIFIC ISSUE: Sellwood Bridge could be rehabbed.

WRITTEN TESTIMONY: Bridge probably has 1000 tons  
of concrete that could be replaced  
with light materials. Also has  
trusses similar to larger bridges over  
Willamette R.

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# MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST

(revised 12/31/09)

APPROVED: MULTNOMAH COUNTY  
BOARD OF COMMISSIONERS  
AGENDA # C-2 DATE 6/3/2010  
ANDA GROW, BOARD CLERK

## Board Clerk Use Only

Meeting Date: 6/3/2010  
Agenda Item #: C-2  
Est. Start Time: 9:30 am

**Agenda Title:** **Amendment to Lease R-04B Between Multnomah County, as Lessor, And The State of Oregon Department of Human Services, as Lessee, For Reduction of Space In The Gateway Children's Center Services Building**

*Note: If Ordinance, Resolution, Order or Proclamation, provide exact title. For all other submissions, provide a clearly written title sufficient to describe the action requested.*

**Requested Meeting Date:** June 3, 2010 **Amount of Time Needed:** N/A  
**Department:** County Management **Division:** Facilities and Property Management  
**Contact(s):** Carla Bangert, Facilities and Property Management  
**Phone:** (503) 988-4128 **Ext.** X84128 **I/O Address:** FPM / 274  
**Presenter(s):** Consent Calendar

## General Information

### 1. What action are you requesting from the Board?

Amendment of Lease R-04B between Multnomah County, as Lessor, and the State of Oregon Department of Human Services, as Lessee, for reduction of space in the Gateway Children's Center Services Building.

### 2. Please provide sufficient background information for the Board and the public to understand this issue. Please note which Program Offer this action affects and how it impacts the results.

Tenant currently leases and occupies approximately 2,389 square feet of space within the Services Building at Gateway Children's Center. They wish to reduce their leased space by 187 square feet.

### 3. Explain the fiscal impact (current year and ongoing).

Monthly rent will be adjusted from the current \$4,056.66 to \$3,739.73 to reflect the reduction in space.

### 4. Explain any legal and/or policy issues involved.

None.

### 5. Explain any citizen and/or other government participation that has or will take place.

None.

---

**Required Signature**

---

**Elected Official or  
Department/  
Agency Director:**

*Mindy Harris*

---

**Date: 5/17/2010**

---



**Facilities and Property Management**  
**MULTNOMAH COUNTY OREGON**

401 N Dixon Street  
Portland, Oregon 97227  
(503) 988-4128

C-2  
6-3-2010

**MEMORANDUM**

May 17, 2010

TO: Jeff Cogen  
County Chair

VIA: Matt Ryan *MOR*  
Assistant County Attorney

FROM: Carla Bangert *CARLA*  
Senior Property Management Specialist  
Facilities & Property Management

RE: Lease #R-04F - Second Amendment to Lease  
Location: Gateway Children's Center

The State of Oregon Department of Human Services has leased and occupied space in the Gateway Children's Center Multi-Disciplinary Building since 2003. They currently lease 8,398sf and wish to expand that by 187sf to approximately 8,585sf.

The attached Second Amendment to Lease expands tenant's current space by the 187sf and adjusts monthly rent from \$11,505.26 to \$11,761.45 to reflect the increase in space occupied.

Resolution 04-024 authorizes the Chair to execute instruments required to complete or extend the lease, including any subsequent renewals or amendments.

It is respectfully requested that all three (3) signed documents be executed on behalf of Multnomah County and returned to Carla Bangert as soon as possible (Carla Bangert, B274/FPM) for further processing.

Thank you.

**RECEIVED**  
MAY 17 2010

COUNTY COUNSEL FOR  
MULTNOMAH COUNTY, OR



**Facilities and Property Management**  
**MULTNOMAH COUNTY OREGON**

401 N Dixon Street  
Portland, Oregon 97227  
(503) 988-4128

C-2  
6-3-2010

**MEMORANDUM**

May 17, 2010

TO: Jeff Cogen  
County Chair

VIA: Matt Ryan *MR*  
Assistant County Attorney

FROM: Carla Bangert *CARLA*  
Senior Property Management Specialist  
Facilities & Property Management

RE: Lease #R-04F - Second Amendment to Lease  
Location: Gateway Children's Center

The State of Oregon Department of Human Services has leased and occupied space in the Gateway Children's Center Multi-Disciplinary Building since 2003. They currently lease 8,398sf and wish to expand that by 187sf to approximately 8,585sf.

The attached Second Amendment to Lease expands tenant's current space by the 187sf and adjusts monthly rent from \$11,505.26 to \$11,761.45 to reflect the increase in space occupied.

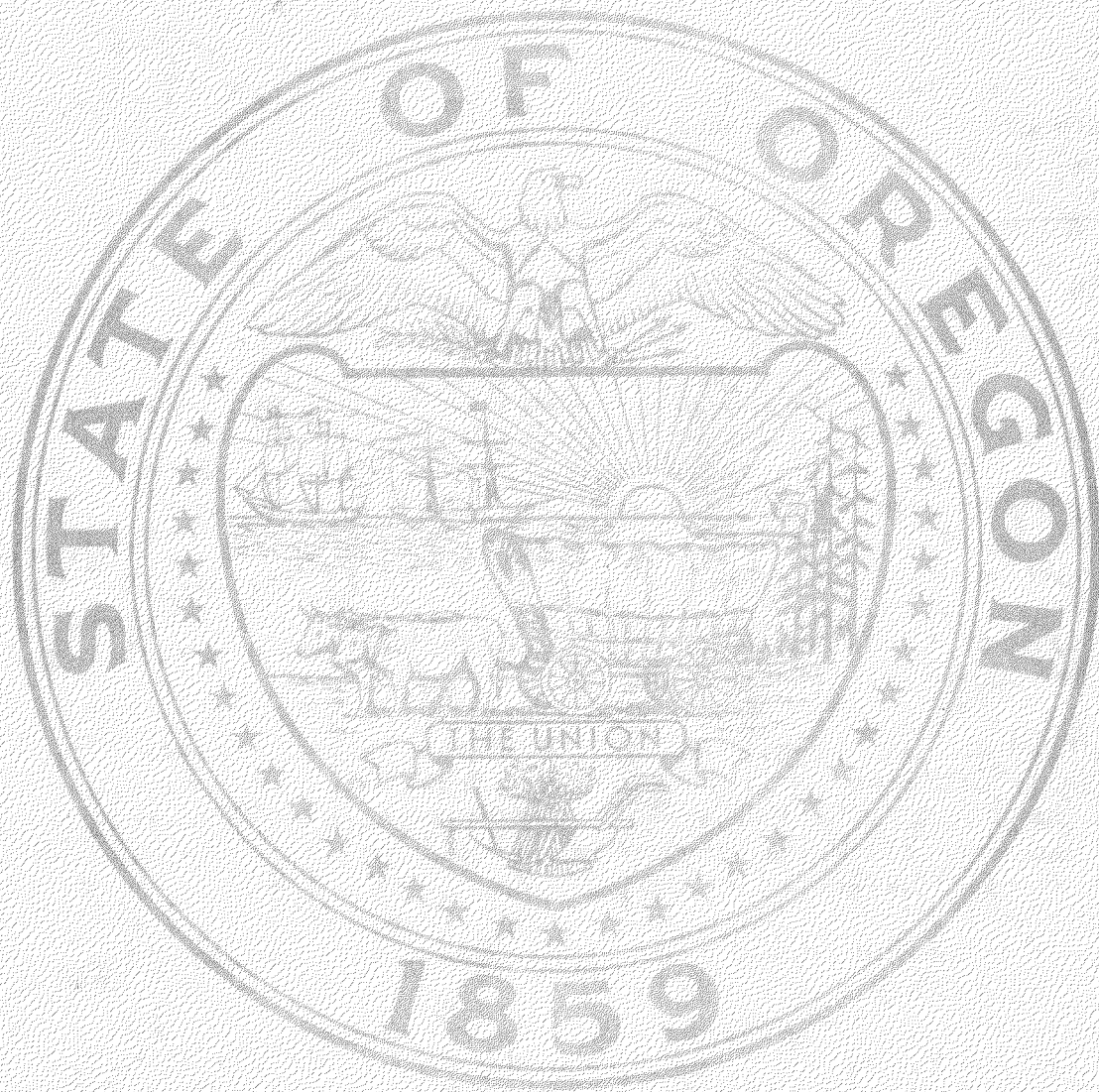
Resolution 04-024 authorizes the Chair to execute instruments required to complete or extend the lease, including any subsequent renewals or amendments.

It is respectfully requested that all three (3) signed documents be executed on behalf of Multnomah County and returned to Carla Bangert as soon as possible (Carla Bangert, B274/FPM) for further processing.

Thank you.

RECEIVED  
MAY 17 2010

COUNTY COUNSEL FOR  
MULTNOMAH COUNTY, OR



**THIRD AMENDMENT TO LEASE 022380 (MC #R-04B)**

**BETWEEN:** Multnomah County, Oregon  
Facilities and Property Management  
401 N. Dixon Street  
Portland, OR 97227

**LANDLORD**

**AND:** STATE OF OREGON  
Acting by and through its Department of Human Services  
Office of Facilities, E-90  
500 Summer Street NE  
Salem, OR 97301-1115

**TENANT**

By a Lease commencing December 1, 2002, as amended by Lease Amendment dated January 17, 2008, and July 2, 2009, Tenant leased from Landlord certain space, containing approximately 2,389 rentable square feet, in the facility known as Gateway Children's Center, also known as the Children's Receiving Center, located at 10317 East Burnside, Portland, Multnomah County, Oregon.

**With this Third Lease Amendment the parties agreed to amend the Lease as follows:**

**A. Amended Terms and Conditions:**

- 1. Paragraph 1 titled "Premises"** is amended by deletion of the existing provision and the substitution of the following:

**Premises.** A total of approximately 2,202 rentable square feet as shown on the attached Exhibits "AA p.1" and "AA p.2", which by this reference is made a part hereof in the Services Building located at the Gateway Children's Center, also known as the Children's Receiving Center, located at 10317 East Burnside Street, Portland, Multnomah County, Oregon 97216.

- 2. Paragraph 3 titled "Rent"** is amended by deletion of the existing last sentence and substitution of the following:

The monthly Base Rent for this Full Service Lease shall be \$3,739.73 per month effective upon full execution of this Third Amendment to Lease 022380 (MC #R-04B). Beginning July 1, 2010 and each July thereafter during the term of the Lease, the Base Rent shall be adjusted by a percentage equal to the percentage change in the Consumer Price Index published by the United States Bureau of Labor Statistics of the United States Department of Labor. Comparisons shall be made using the index entitled Consumer Price Index - All Urban Consumers - Portland-Salem, OR-WA (1982-84=100) or the nearest comparable data on changes in the cost of living if such index is no longer published. The change

shall be determined by comparison of the most recent figures available on July 1, 2009 and that available on July 1 of each succeeding year. In no event, however, shall Base Rent be reduced below that payable during the first year of the extension period".

**B. Remainder of Agreement**

Except as expressly provided herein, all other terms and conditions of the Lease, as amended to date, shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Lease Amendment on the respective dates set opposite their signature below, but this Lease Amendment on behalf of such party is deemed to have been dated as of the date first above written.

Date: \_\_\_\_\_

For Landlord:  
Multnomah County, Oregon

By: \_\_\_\_\_  
Jeff Cogen, Chair

Date: 6/9/2010

Reviewed \_\_\_\_\_  
By: Matthew O. Ryan  
Matthew O. Ryan, Asst. County Attorney

Date: 5-10-10

For Tenant:  
State of Oregon, acting by and through its  
Department of Human Services

By: \_\_\_\_\_  
Title: ADMINISTRATOR  
DHS OFFICE OF FACILITIES

Approval:  
State of Oregon, acting by and through its  
Department of Administrative Services

Date: \_\_\_\_\_

By: \_\_\_\_\_  
Title: \_\_\_\_\_

# Tenant Information

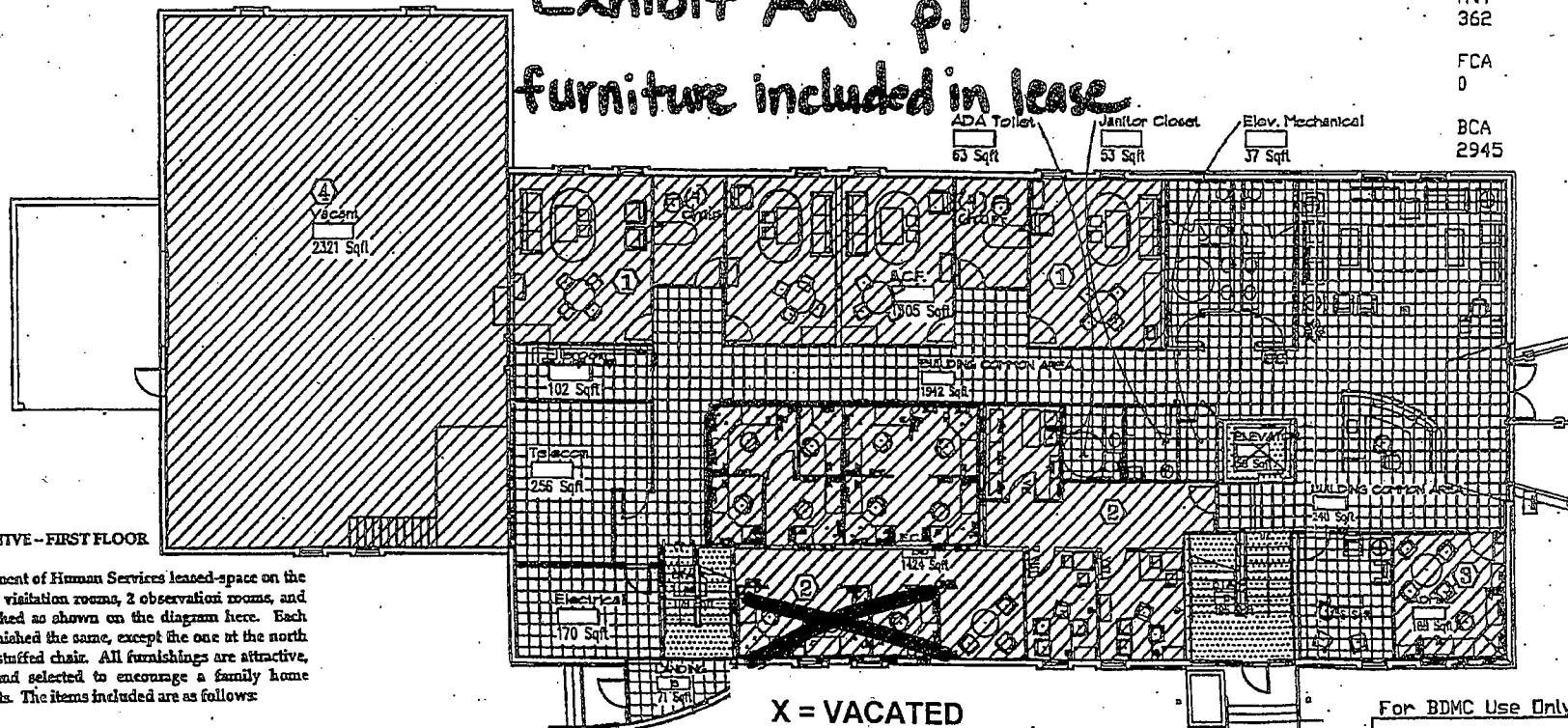
- ① Non-County Oregon Dept. Human Services General Use 1305
- ② B448-Base Vacant General Use 1424
- ③ CRC Admin. General Use 188 Sqft.
- ④ B448-Base Vacant Warehouse 2321

Children's Receiving Center #448  
10317 E. Burnside Street  
Portland, Oregon 97216

# Floor Information

GMA  
8545  
  
MVP  
362  
  
FCA  
0  
  
BCA  
2945

Exhibit AA p.1  
furniture included in lease



## FURNITURE NARRATIVE -- FIRST FLOOR

The Oregon Department of Human Services leased-space on the first floor comprises 4 visitation rooms, 2 observation rooms, and common areas, furnished as shown on the diagram here. Each visitation room is furnished the same, except the one at the north end has 1 additional stuffed chair. All furnishings are attractive, colorful, and new, and selected to encourage a family home environment for clients. The items included are as follows:

- 4 sofas
- 5 stuffed chairs
- 4 round tables
- 24 regular-size chairs to go with tables
- 4 child-size rectangular tables
- 9 child-size chairs to go with child-size tables
- 4 four-shelf bookcases
- 4 area-rugs (approximately 6' X 8')
- 4 quilted wall hangings

Please note furnishings in common areas as shown.

X = VACATED  
SPACE

First Floor

Measured by: Michael Khaligh  
Date: 08 August 2002

For BDMC Use Only

GBA  
8857  
TCS  
0

MLX variance allowance)  
0

Control #331

EXHIBIT C

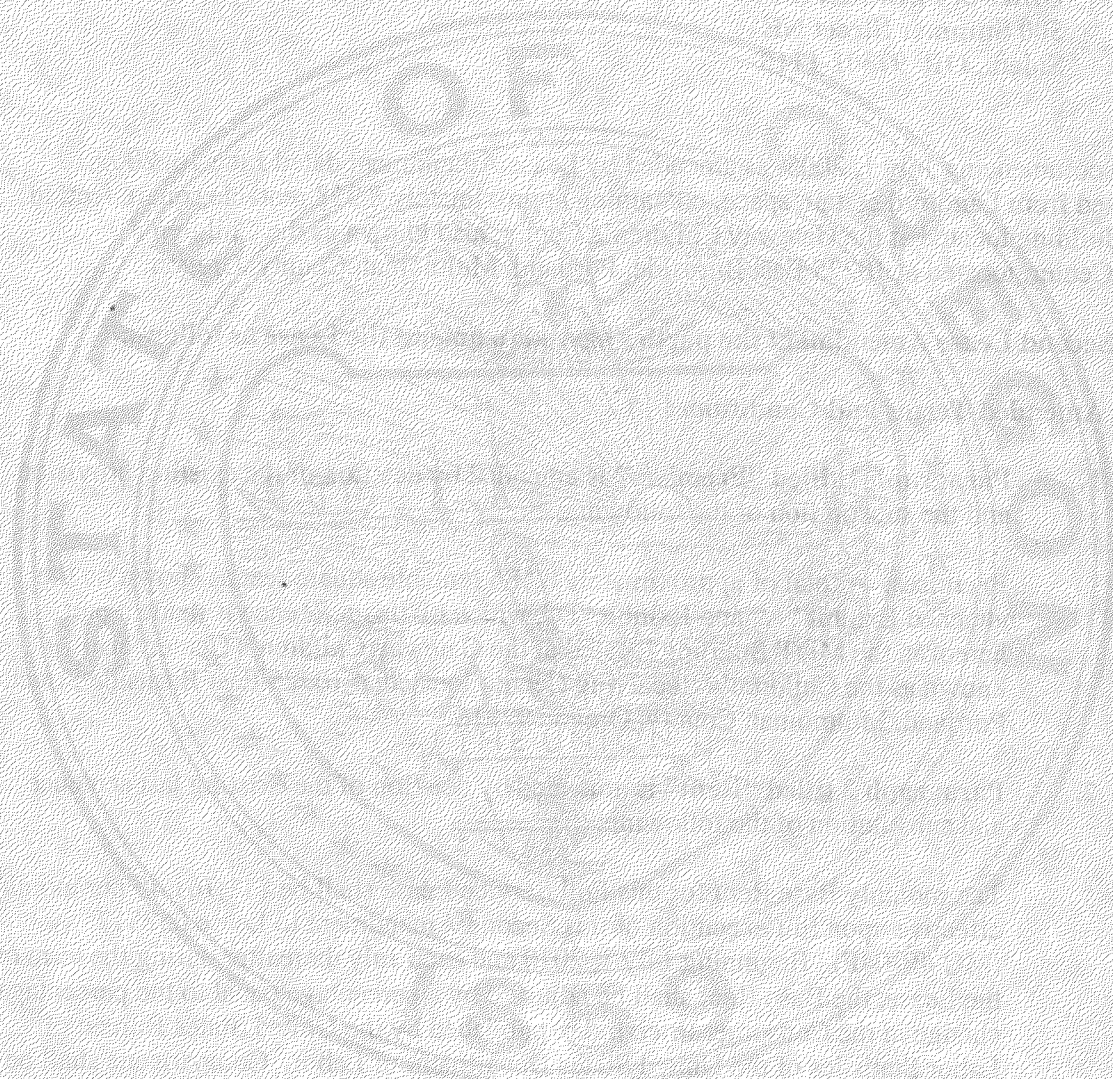
RECEIVED

MAY 11 2010

FACILITIES DIVISION  
DEPT OF ADMINISTRATIVE SVCS



DEPARTMENT OF ADMINISTRATIVE SERVICES  
FACILITIES DIVISION  
1225 FERRY STREET SE  
SALEM, OREGON 97310-1561



**SECOND AMENDMENT TO LEASE 052517 (MC #R-04F)**

**BETWEEN: Multnomah County, Oregon**  
**Facilities and Property Management**  
**401 N. Dixon Street**  
**Portland, OR 97227**

**LANDLORD**

**AND: STATE OF OREGON**  
**Acting by and through its Department of Human Services**  
**Office of Facilities, E-90**  
**500 Summer Street NE**  
**Salem, OR 97301-1115**

**TENANT**

By a Lease commencing July 1, 2005, as amended by Lease Amendment dated June 16, 2009, Tenant leased from Landlord certain space, containing approximately 8,398 rentable square feet, in the MDT Building located at the Gateway Children's Center, also known as the Children's Receiving Center, located at 10225 East Burnside, Portland, Multnomah County, Oregon.

**With this Second Lease Amendment the parties agreed to amend the Lease as follows:**

**A. Amended Terms and Conditions:**

1. **Paragraph 1 titled "Premises"** is amended by deletion of the existing provision and the substitution of the following:

**Premises.** A total of approximately 8,585 rentable square feet as shown on the attached Exhibit "A" and Exhibit "D", which by this reference is made a part hereof in the MDT Building located at the Gateway Children's Center, also known as the Children's Receiving Center, located at 10225 East Burnside Street, Portland, Multnomah County, Oregon 97216.

2. **Paragraph 3 titled "Rent"** is amended by deletion of the existing last sentence and substitution of the following:

The monthly Base Rent for this Full Service Lease shall be \$11,761.45 per month effective upon full execution of this Second Amendment to Lease 052517 (MC #R-04F). Beginning July 1, 2010 and each July thereafter during the term of the Lease, the Base Rent shall be adjusted by a percentage equal to the percentage change in the Consumer Price Index published by the United States Bureau of Labor Statistics of the United States Department of Labor. Comparisons shall be made using the index entitled Consumer Price Index - All Urban Consumers - Portland-Salem, OR-WA (1982-84=100) or the nearest comparable data on changes in the cost of living if such index is no longer published. The change

**DAS LEASE CONTROL NUMBER 102517**

shall be determined by comparison of the most recent figures available on July 1, 2009 and that available on July 1 of each succeeding year. In no event, however, shall Base Rent be reduced below that payable during the first year of the extension period".

**B. Remainder of Agreement**

Except as expressly provided herein, all other terms and conditions of the Lease, as amended to date, shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Lease Amendment on the respective dates set opposite their signature below, but this Lease Amendment on behalf of such party is deemed to have been dated as of the date first above written.

Date: \_\_\_\_\_

For Landlord:  
Multnomah County, Oregon

By: \_\_\_\_\_  
Jeff Cogen, Chair

Date: 5/18/2010

Reviewed  
By: \_\_\_\_\_  
Matthew O. Ryan, Asst. County Attorney

Date: 5-10-10

For Tenant:  
State of Oregon, acting by and through its  
Department of Human Services

By: \_\_\_\_\_  
Title: ADMINISTRATOR  
DHS OFFICE OF FACILITIES

Approval:  
State of Oregon, acting by and through its  
Department of Administrative Services

Date: \_\_\_\_\_

By: \_\_\_\_\_  
Title: \_\_\_\_\_

Occupant Information

① Non-County  
State DHS

**Gateway Children's Center Multi-Disciplinary Team Building - 439**  
10225 E Burnside Street  
Portland, Oregon 97216

EXHIBIT A

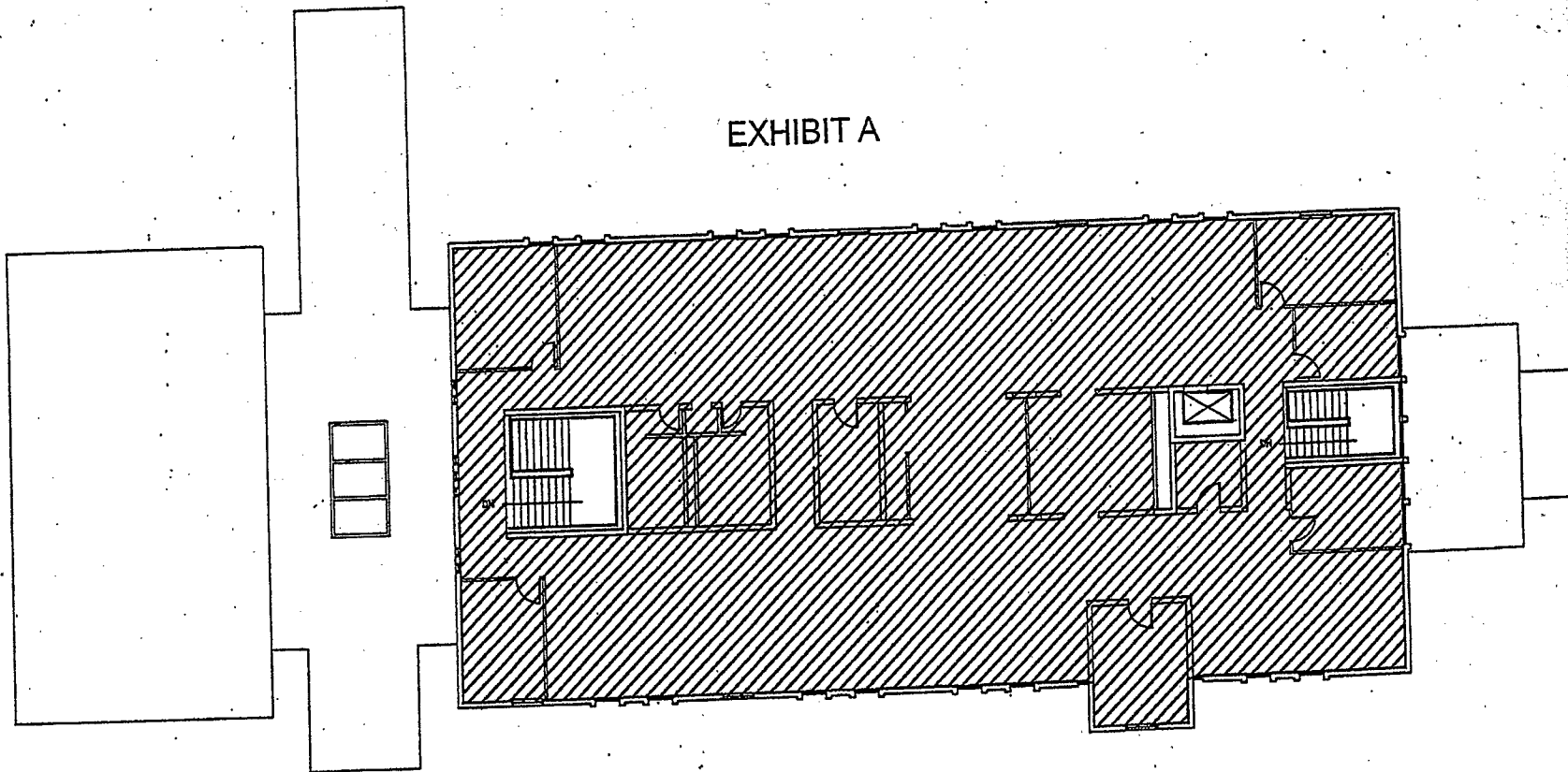


EXHIBIT A

December 2003  
Bob Lilly

Second Floor

Measured by: Brett Taute  
Date: 04 December 2003



RECEIVED

MAY 11 2010

FACILITIES DIVISION  
DEPT OF ADMINISTRATIVE SVCS



DEPARTMENT OF ADMINISTRATIVE SERVICES  
FACILITIES DIVISION  
1225 FERRY STREET SE  
SALEM, OREGON 97310-1561



# MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST

(revised 12/31/09)

APPROVED: MULTNOMAH COUNTY  
BOARD OF COMMISSIONERS  
AGENDA # C-3 DATE 6/3/2010  
LYNDA GROW, BOARD CLERK

## Board Clerk Use Only

Meeting Date: 6/3/2010  
Agenda Item #: C-3  
Est. Start Time: 9:30 am

**Amendment 4 to Government Revenue Agreement 0607003 with the U. S.**  
**Agenda Department of Agriculture, Forest Service, for Summer Patrols of Forest Service**  
**Title: Lands.**

*Note: If Ordinance, Resolution, Order or Proclamation, provide exact title. For all other submissions, provide a clearly written title sufficient to describe the action requested.*

Requested Meeting Date:	<u>June 3, 2010</u>	Amount of Time Needed:	<u>N/A</u>
Department:	<u>Sheriff's Office</u>	Division:	<u>Enforcement</u>
Contact(s):	<u>Brad Lynch</u>		
Phone:	<u>503-988-4336</u>	Ext.	<u>84336</u>
Presenter(s):	<u>Consent Calendar</u>	I/O Address:	<u>503/350</u>

## General Information

### 1. What action are you requesting from the Board?

Approval of government revenue contract amendment 0607003-4.

### 2. Please provide sufficient background information for the Board and the public to understand this issue. Please note which Program Offer this action affects and how it impacts the results.

The U. S. Forest Service will reimburse the Sheriff's Office for patrols on Forest Service lands within the Columbia River Gorge National Scenic Area and the Zigzag River Ranger District. The patrols include National Forest day use areas, campgrounds, vehicle parking areas, and trailheads. Primary patrol activity will be during the summer months of May through September. This amendment affects MCSO Patrol program offer # 60063A.

### 3. Explain the fiscal impact (current year and ongoing).

The Forest Service will reimburse the Sheriff's Office based on an hourly rate, with a maximum payment of \$36,750.00. This revenue has been anticipated and is included in the budgets for fiscal year 2011.

**4. Explain any legal and/or policy issues involved.**

The contract amendment has been reviewed by the County Attorney's office.

**5. Explain any citizen and/or other government participation that has or will take place.**

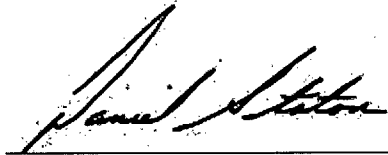
None, other than those described above.

---

**Required Signature**

---

**Elected Official or  
Department/  
Agency Director:**



---

**Date: 05/24/10**

---



**EXHIBIT A**  
*to*  
**MODIFICATION NO. 4**

**COOPERATIVE LAW ENFORCEMENT ANNUAL OPERATING PLAN &  
FINANCIAL PLAN**

**Between The**  
*Between the*

**MULTNOMAH COUNTY SHERIFF'S DEPARTMENT**

*and*

**U.S. DEPARTMENT OF AGRICULTURE, U.S. FOREST SERVICE  
MT. HOOD NATIONAL FOREST**

**2010 OPERATING AND FINANCIAL PLAN**

This Annual Financial and Operating Plan (Operating Plan), is hereby made and entered into by and between the Multnomah County Sheriff's Department, hereinafter referred to as the Cooperator, and the United States Department of Agriculture, Mt. Hood National Forest, hereinafter referred to as the U. S. Forest Service, under the provisions of Cooperative Law Enforcement Agreement No. 06-LE-11060600-775 executed on July 21, 2006.

This Operating Plan is for the period beginning March 1, 2010 and ending February 28, 2011.

**I. GENERAL:**

- A. Assign a Deputy Sheriff, fully equipped and with motor vehicle to patrol National Forest System lands within the Columbia River Gorge National Scenic Area and the Zigzag Ranger District. The patrols will concentrate on National Forest day use areas, campgrounds, boat launching locations, vehicle parking areas, trailheads and other more dispersed recreation areas.

The Deputy assigned to work under the provisions of this Agreement will be approved by both the Cooperator and the U.S. Forest Service.

The following individuals shall be the designated and alternate representative(s) of each party, so designated, to make or receive requests for special enforcement activities:



**Principal Cooperator Contacts:**

***U.S. Forest Service Representative***

Andrew Coriell, Captain  
Mt. Hood National Forest  
16400 Champion Way  
Sandy, OR 97055  
Phone: (503) 668-1789  
FAX: (503) 668-1738  
E-Mail: [acoriell@fs.fed.us](mailto:acoriell@fs.fed.us)

***Cooperator Representative***

Jason Gates, Captain  
Multnomah County  
12240 NE Glisan Street  
Portland, OR 97230  
Phone: (503) 251-2428

**Alternate Representatives:**

***U.S. Forest Service Representative***

Maria Grevstad  
Administrative Assistant  
Mt. Hood National Forest  
16400 Champion Way  
Sandy, OR 97055

Phone: (503) 668-1625  
FAX: (503) 668-1771  
E-Mail: [mgrevstad@fs.fed.us](mailto:mgrevstad@fs.fed.us)

***Cooperator Representative***

Tim Moore, Chief Deputy  
Multnomah County  
501 SE Hawthorne Blvd., Suite 350  
Portland, OR 97220  
Phone: (503) 988-4409  
FAX: 503-998-4320  
Email: [timothy.moore@mcsos.us](mailto:timothy.moore@mcsos.us)

- B. Reimbursement for all types of enforcement activities shall be at the following rates unless specifically stated otherwise:  
\$69.43 per hour, with an overtime rate of \$89.43
- C. Total amount to be paid under the terms of this operating plan cannot exceed \$36,750.00. Excess funds used for equipment purchases must be approved in advance (see Part IV).

Any remaining funds not expended from the 2009 Operating Plan will remain available until December 31, 2010. After December 31, 2010, any remaining funds from the 2009 Financial and Operating Plan will become unavailable and will be deobligated by the U.S. Forest Service.

**II. PATROL ACTIVITIES:**

- A. Time schedules for patrols will be flexible to allow for emergencies, other priorities, and day-to-day needs of both the Cooperator and the U.S. Forest Service. Ample time will be spent in each area to make residents and visitors aware that law enforcement officers are in the vicinity.

Timely reports and/or information relating to incidents or crimes that have occurred on National Forest System lands should be provided to the U.S. Forest Service as soon as possible.

The primary patrol activities will be during the summer months of May through September; the tour of duty will be ten hours per day on Friday, Saturday and Sunday, and include the national holidays of May 31, 2010, July 4, 2010 and September 6, 2010. Patrol activities may also occur during the fall and winter months of October through February, as funding permits and as agreed to between the Cooperator and U.S. Forest Service. Patrol dates may be varied to address



operational needs after mutual agreement between the Cooperator's and the U.S. Forest Service's representatives.

Each tour of duty should begin between 12:00 PM and 4:00 PM and remaining work hours may be varied as agreed to between the Cooperator and U.S. Forest Service.

The assigned Deputies will check in, as practical, and with the Ranger District Office or U.S. Forest Service Law Enforcement Officer when they begin their tour of duty, in person, by radio or telephone.

The assigned Deputies would be available for other support and assistance as requested by the U.S. Forest Service.

There are patrol related activities, which will impact the Cooperating Deputy's time and will cause them to be away from the patrol route (court, reports, or responding to incidents off National Forest). No adjustment to this plan will be required so long as the activities are held to, not more than 5 percent of the Deputy's scheduled time.

- Patrol in the following U.S. Forest Service roads:

The patrol will begin near Troutdale, Oregon and will include National Forest lands and roads, north and south of the Scenic Highway and I-84, and east of the U.S. boundary to Eagle Creek.

- Patrol in the following campgrounds, developed sites, or dispersed areas:

Wahkeena Falls, trailhead and picnic area; Multnomah Falls, vistas and parking areas; Oneonta trailhead and parking area; Horsetail Falls, trailhead and parking area; Eagle Creek Trailhead, picnic area and campground; Larch Mt. parking and picnic area, and Camp "A" Loop; Wahclella Falls Trailhead; dispersed site along Tanner Creek Road; dispersed site in the Sandy River Delta.

Patrol routes may be varied at the discretion of the assigned Deputies in order to effectively deal with incidents at other locations as they occur.

Search and rescue within the National Forest System, within Multnomah County, is the responsibility of the Multnomah County Sheriff. The role of the assigned Deputies assigned to this agreement, is to take initial action on search and rescue incidents and to coordinate subsequent (short term) activities.

### **III. TRAINING:**

*See Cooperative Law Enforcement Agreement Provisions IV-J for additional information (06-LE-11060600-775).*

### **IV. EQUIPMENT:**

*See Cooperative Law Enforcement Agreement Provisions IV-J, IV-K and IV-L for additional information (06-LE-11060600-775).*



## V. SPECIAL ENFORCEMENT SITUATIONS:

- A. Special Enforcement Situations include but are not limited to: Fire Emergencies, Drug Enforcement, and certain Group Gatherings.
- B. Funds available for special enforcement situations vary greatly from year to year and must be specifically requested and approved prior to any reimbursement being authorized. Requests for funds should be made to the U.S. Forest Service designated representative listed in Item I-A of this Operating Plan, except as noted in Section V-B-2. The designated representative will then notify the Cooperator whether funds will be authorized for reimbursement. If funds are authorized for situations other than fire emergencies, the parties will prepare a revised Operating Plan.

### 1. Drug Enforcement:

This will be handled on a case by case basis. The request will normally come from the Patrol Captain; however it may come from the Special Agent in Charge or their designated representative. Reimbursement shall be made at the rates specified in Section VI-B. Deputies assigned to the incident will coordinate all of their activities with the designated officer in charge of the incident.

### 2. Fire Emergency:

During emergency fire suppression situations and upon request by the U.S. Forest Service pursuant to an incident resource order, the Cooperator agrees to provide special services beyond those provided under Section II-A, within the Cooperator's resource capabilities, for the enforcement of State and local laws related to the protection of persons and their property. The Cooperator will be compensated at the rate specified in Section I-B; the U.S. Forest Service will specify times and schedules. Upon concurrence of the local Patrol Captain or their designated representative, an official from the Incident Management Team assigned to the fire may make such a request and specify such times and schedules. Upon approval by the U.S. Forest Service or Incident Management Team managing the incident, Cooperator personnel assigned to an incident where meals are provided will be entitled to such meals.

### 3. Group Gatherings/Other Situations:

This includes but is not limited to situations which are normally unanticipated or which typically include very short notice, large group gatherings such as rock concerts, demonstrations, and organizational rendezvous. Upon authorization by a U.S. Forest Service representative listed in Section I-A for requested services of this nature, reimbursement shall be made at the rates specified in Section VI-B. Deputies assigned to this type of incident will normally coordinate their activities with the designated officer in charge of the incident.

## C. Mutual Assistance

When requested by the U.S. Forest Service, the Cooperator agrees to dispatch additional available deputies within the Cooperator's staffing capabilities and priorities to emergency situations or to support U.S. Forest Service Officers in their official capacities. When requested by the Cooperator, the U.S. Forest Service agrees to dispatch additional available law enforcement personnel within the U.S. Forest Service's staffing



capabilities and priorities to emergency situations or to support Cooperator deputies on incidents that fall within the officers' federal or state authorities. The U.S. Forest Service agrees to assist the Cooperator as authorized by 16 USC.551a and ORS 133.245.

**D. Rates**

The rates of reimbursement for fire emergencies are specified in Section I-B.

**E. Billing Documentation:**

The billing for each incident shall include individual employee times and their agreement rate. Such times will be documented on Crew Time Reports, shift tickets or other agreed upon form, and must be approved by incident management personnel.

For billing done using procedures specified in Section VI-C, original documentation will be maintained by the U.S. Forest Service in the appropriate fire documentation boxes or appropriate incident management personnel; the Cooperator will maintain copies of all such documentation.

**VI. BILLING:**

- A.** The Cooperator will submit invoices for reimbursement of services provided under Cooperative Law Enforcement Agreement Provisions II-H and III-B monthly or quarterly, at the discretion of the Cooperator.

U.S. Forest Service  
Albuquerque Service Center  
Payments-Grants and Agreements  
101B Sun Ave NE  
Albuquerque, NM 87109



**Invoices may also be faxed to:**

1-877-687-4894

FAX coversheet should be addressed to:

U.S. Forest Service

ASC – Payments-Grants and Agreements

The Cooperator will prepare an itemized statement for each invoice submitted to the Albuquerque Service Center. The statement will be in sufficient detail to allow the U.S. Forest Service to verify expenditures authorized under Sections II and IV. The itemized statement for reimbursement will also include the following information:

1. Applicable Deputy Daily Activity Reports
2. Completed Cooperative Law Enforcement Activity (USFS Form 5300-5, furnished by the U.S. Forest Service)
3. Number of felonies and types (can be listed in remarks column).
4. Copy of the submitted invoice

The statement should be sent to the following address:

USFS Law Enforcement & Investigations  
Northern Oregon Zone  
ATTN: Captain Andrew Coriell  
16400 Champion Way  
Sandy, OR 97055

- B.** For reimbursement of services provided under Sections V-B-1 and V-B-3 of this agreement, billing instructions will be specified in the revised Operating Plan.
- C.** For reimbursement of services provided under Section V-B-2 of this agreement, the following billing procedure will be used.

Incident management personnel will prepare an Emergency Use Invoice and, upon concurrence of the Cooperator, will submit the invoice for payment along with all required documentation using normal incident business procedures.

The designated representative, IMT official, or a designated forest incident business official, will approve the invoice and submit to the Albuquerque Service Center, Incident Finance, for payment along with a copy of the current Operating Plan.

- D.** The Cooperator will be listed and maintain currency in the Central Contractor Registration database accessible through the internet at <http://www.ccr.gov>. The Cooperator will notify the U.S. Forest Service of any changes of their applicable account numbers or banking information to help ensure prompt payment.

Total reimbursement shall not exceed the amount of: **\$36,750.00**



In witness whereof, the parties hereto have executed this Operating Plan as of the last date written below.

DANIEL STATON, Sheriff  
Multnomah County

Date

County Counsel for Multnomah County

Date

County Chair, Multnomah County

Date

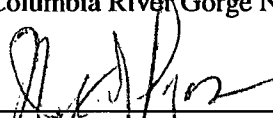
  
GARY L. LARSEN, Forest Supervisor  
Mt. Hood National Forest

Date

5/17/2010

DANIEL T. HARKENRIDER, Area Manager  
Columbia River Gorge National Scenic Area

Date

  
THOMAS J. LYONS  
Special Agent in Charge  
Pacific Northwest Region

Date

5/14/10

The authority and format of this instrument have been reviewed and approved for signature.

U.S. Forest Service Grants & Agreements Specialist

Date

Burden Statement

According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0596-0217. The time required to complete this information collection is estimated to average 4 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or part of an individual's income is derived from any public assistance. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at 202-720-2600 (voice and TDD).

To file a complaint of discrimination, write USDA, Director, Office of Civil Rights, 1400 Independence Avenue, SW, Washington, DC 20250-9410 or call toll free (866) 632-9992 (voice). TDD users can contact USDA through local relay or the Federal relay at (800) 877-8339 (TDD) or (866) 377-8642 (relay voice). USDA is an equal opportunity provider and employer.



In witness whereof, the parties hereto have executed this Operating Plan as of the last date written below.

DANIEL STATON, Sheriff  
Multnomah County

Date

Chair, County Commission

Date

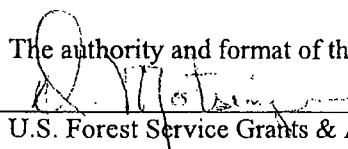
GARY L. LARSEN, Forest Supervisor  
Mt. Hood National Forest

Date

THOMAS J. LYONS  
Special Agent in Charge  
Pacific Northwest Region

Date

The authority and format of this instrument have been reviewed and approved for signature.

  
U.S. Forest Service Grants & Agreements Specialist

Date

5/12/2010

#### Burden Statement

According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0596-0217. The time required to complete this information collection is estimated to average 4 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

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# MULTNOMAH COUNTY CONTRACT APPROVAL FORM (CAF)

Contract #: 0607003

Pre-approved Contract Boilerplate (with County Attorney signature) ☐ Attached ☐ Not Attached

Amendment #: 4

CLASS I Based on Informal / Intermediate Procurement	CLASS II Based on Formal Procurement	CLASS III Intergovernmental Contract (IGA)
<input type="checkbox"/> Personal Services Contract PCRB Contract <input type="checkbox"/> Goods or Services <input type="checkbox"/> Maintenance or Licensing Agreement <input type="checkbox"/> Public Works / Construction Contract <input type="checkbox"/> Architectural & Engineering Contract <input type="checkbox"/> Revenue Contract <input type="checkbox"/> Grant Contract <input type="checkbox"/> Non-Financial Agreement	<input type="checkbox"/> Personal Services Contract PCRB Contract <input type="checkbox"/> Goods or Services <input type="checkbox"/> Maintenance or Licensing Agreement <input type="checkbox"/> Public Works / Construction Contract <input type="checkbox"/> Architectural & Engineering Contract <input type="checkbox"/> Revenue Contract <input type="checkbox"/> Grant Contract <input type="checkbox"/> Non-Financial Agreement	<input type="checkbox"/> Expenditure Contract <input checked="" type="checkbox"/> Revenue Contract <input type="checkbox"/> Grant Contract <input type="checkbox"/> Non-Financial Agreement <input type="checkbox"/> INTER-DEPARTMENTAL AGREEMENT (IDA)

Department: Sheriff's Office

Division/  
Program: Enforcement

Date: 05/18/10

Originator: Captain Jason Gates

Phone: 503-255-3600

Bldg/Room: 313

Contact: Brad Lynch

Phone: 503-988-4336

Bldg/Room: 503/350

Description of Contract: Amendment to extend the term of an intergovernmental agreement for patrol services of Forest Service lands.

RENEWAL: ☐ PREVIOUS CONTRACT #(S)

EEO Exhibit 5 required if amount over \$75k

PROCUREMENT  
EXEMPTION OR 46-0430(1)(f)  
CITATION #

ISSUE  
DATE:

EFFECTIVE  
DATE:

END  
DATE:

CONTRACTOR IS: ☐ MBE ☐ WBE ☐ ESB ☐ QRF State Cert# \_\_\_\_\_ or ☐ Self Cert ☐ Non-Profit ☐ N/A (Check all boxes that apply)

Contractor	USDA, Forest Service		Remittance address (if different)	
Address	16400 Champion Way			
City/State	Sandy, OR		Payment Schedule / Terms:	
ZIP Code	97055		<input type="checkbox"/> Lump Sum \$	<input type="checkbox"/> Due on Receipt
Phone	503-668-1789		<input type="checkbox"/> Monthly \$	<input type="checkbox"/> Net 30
			<input type="checkbox"/> Other \$	<input type="checkbox"/> Other
Contract Effective Date	06/01/06	Term Date	02/28/10	<input type="checkbox"/> Price Agreement (PA) or Requirements Funding Info:
Amendment Effect Date	03/01/10	New Term Date	02/28/11	
Original Contract Amount	\$ 30,000.00		Original PA/Requirements Amount	\$
Total Amt of Previous Amendments	\$ 99,000.00		Total Amt of Previous Amendments	\$
Amount of Amendment	\$ 36,750.00		Amount of Amendment	\$
Total Amount of Agreement \$	\$ 165,750.00		Total PA/Requirements Amount	\$

## REQUIRED SIGNATURES:

Department Manager	DATE
County Attorney	DATE
CPCA Manager	DATE
County Chair	DATE
Sheriff	DATE
Contract Administration	DATE

COMMENTS:



# MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST

(revised 12/31/09)

APPROVED: MULTNOMAH COUNTY  
BOARD OF COMMISSIONERS  
AGENDA # R-1 DATE 6/3/2010  
LYNDA GROW, BOARD CLERK

## Board Clerk Use Only

Meeting Date: 6/3/2010  
Agenda Item #: R-1  
Est. Start Time: 9:30 AM

**Agenda Title:** **Public Hearing and RESOLUTION Adopting the 2010-2011 Budget for Dunthorpe Riverdale Sanitary Service District No. 1 and Making Appropriations**

*Note: If Ordinance, Resolution, Order or Proclamation, provide exact title. For all other submissions, provide a clearly written title sufficient to describe the action requested.*

<b>Requested Meeting Date:</b>	<u>June 3, 2010</u>	<b>Amount of Time Needed:</b>	<u>5 minutes</u>
<b>Department:</b>	<u>Community Services</u>	<b>Division:</b>	<u>Road Services</u>
<b>Contact(s):</b>	<u>Tom Hansell</u>		
<b>Phone:</b>	<u>(503) 988-5050</u>	<b>Ext.</b>	<u>29833</u>
<b>Presenter(s):</b>	<u>Tom Hansell</u>		
<b>I/O Address:</b>	<u>425/2</u>		

## General Information

### 1. What action are you requesting from the Board?

Convene as the governing body of the Dunthorpe-Riverdale Service District to:

- Open Public Hearing to hear and consider any testimony from persons present and respond to questions about the approved budget and fiscal policies;
- Approve resolution adopting the fiscal year 2010 – 2011 budget for the Dunthorpe-Riverdale Sanitary Service District No. 1 and make appropriations.

### 2. Please provide sufficient background information for the Board and the public to understand this issue. Please note which Program Offer this action affects and how it impacts the results.

The FY 2010-11 Approved Budget sustains current service levels for maintenance and operations for the District. The District's \$200,000 capital program for FY 2010-11 is programmed to address pipe rehabilitation, completion of the Elk Rock bypass pipe, building improvements at the Elk Rock pump station and starting preliminary design on the Riverview Force Main Replacement project.

**3. Explain the fiscal impact (current year and ongoing).**

The District's budget was approved at \$1,227,750 for FY 2011. System maintenance and disposal charges from the City of Portland have been calculated at a 7.7% increase above the current fiscal year. The District capital budget continues to target identified projects in the District's capital facility plan.

To meet the anticipated treatment, maintenance, and capital requirements for FY 2011, the District's monthly rate was approved to move to \$119.00 (\$5.00 increase over current year). The new monthly rate provides the necessary operating resources to meet the District's operational requirements.

**4. Explain any legal and/or policy issues involved.**

The District is a separate legal entity. Because of its size, it requires a budget committee. On April 22, 2010 in the Board Room of the Multnomah Building, the District budget committee was convened to hear and discuss the budget. Tom Hansell from the Department of Community Services serves as the District budget officer.

Because the District covers a population of less than 100,000, it is not legally necessary to request a Tax Supervising and Conservation Commission (TSCC) hearing for the budget. The approved budget for the District has been submitted to TSCC and they have certified the budget. TSCC identified no recommendations or objections.

Today's public hearing fulfills the requirement of Oregon's Budget Law. The District's financial summary was published in the Oregonian showing changes between the current adopted and the approved FY 2011 budget.

The Board of County Commissioners convened as the governing body of the District can adopt the budget only after the budget hearing.

**5. Explain any citizen and/or other government participation that has or will take place.**

At the April 22<sup>nd</sup> budget committee meeting a public hearing was opened, to hear and consider any testimony by the public about the budget. No testimony was received. At today's meeting a second public hearing will be held to hear and consider any testimony from persons present and respond to questions about the budget and fiscal policy decisions reflected in the approved budget.

---

**Required Signature**

---

**Elected Official or  
Department/  
Agency Director:**



**Date: May 18, 2010**

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON  
GOVERNING BODY FOR DUNTHORPE-RIVERDALE SANITARY SERVICE DISTRICT NO. 1

**RESOLUTION NO. \_\_\_\_\_**

Adopting the 2010-11 Budget for the Dunthorpe-Riverdale Sanitary Service District No. 1 and Making Appropriations

**The Multnomah County Board of Commissioners Finds:**

- a. The Dunthorpe-Riverdale Sanitary Service District No. 1 Budget, prepared by the Budget Officer and attached as Exhibit A, has been considered and approved by the budget committee and has been certified by the Tax Supervising and Conservation Commission with no objections or recommendations.
- b. The Budget as certified is on file in the Budget and Quality Office of Multnomah County.

**The Multnomah County Board of Commissioners Resolves:**

1. The Budget attached as Exhibit A is adopted as the budget of Dunthorpe-Riverdale Sanitary Service District No. 1, Oregon in the amount of \$1,157,750.
2. The following appropriations are authorized for the fiscal year July 1, 2010 to June 30, 2011:

<b>Fund</b>	<b>Appropriation</b>
General Fund	
Materials & Services	\$ 557,500
Capital Outlay	\$ 200,000
Contingency	<u>\$ 50,000</u>
Sub total Appropriations	\$807,500
Unappropriated EFB	<u>\$350,250</u>
Total Requirements	\$1,157,750

ADOPTED this 3rd day of June, 2010.

BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON  
GOVERNING BODY FOR DUNTHORPE-RIVERDALE  
SANITARY SERVICE DISTRICT NO. 1

\_\_\_\_\_  
Jeff Cogen, Chair

REVIEWED:





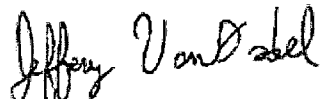


AGNES SOWLE, COUNTY ATTORNEY  
FOR MULTNOMAH COUNTY, OREGON

By \_\_\_\_\_  
Matthew O. Ryan, Assistant County Attorney

SUBMITTED BY:  
M. Cecilia Johnson, Director, Department of Community Services

**DUNTHORPE-RIVERDALE SEWER DISTRICT NO. 1**  
**Budget Committee Approval**

The following members of the budget committee for the Dunthorpe-Riverdale Sewer District met on April 22, 2010 and approved the proposed budget for Fiscal Year 2010-2011:

 <b>Jeff Cogen</b>	 <b>Ruth Spetter</b>
 <b>Deborah Kafoury</b>	<b>Jeffery Van Osdel</b>
 <b>Barbara Willer</b>	
 <b>Judy Shiprack</b>	
 <b>Diane McKeel</b>	

## **MULTNOMAH COUNTY SERVICE DISTRICTS' APPROVED BUDGETS FOR FISCAL YEAR 2010-2011**

### **Budget Message — Dunthorpe-Riverdale Service District No. 1**

This District was formed in the middle 1960's and by 1970 had removed a significant source of pollution from the Willamette River. Its 560 clients are mainly located in unincorporated Multnomah County with a few customers in northern Clackamas County. Through its wastewater management program, the District is able to provide high quality service to ratepayers while protecting the area's sensitive surface water features from sanitary sewer overflows.

The District contracts with the City of Portland's Bureau of Environmental Services (BES) to maintain the District's lines and treats the sewage flow at Portland's Tryon Creek Treatment Plant. BES also provides design and engineering services for construction, reconstruction, and/or improvement of the District's facilities. The District continues to coordinate planned capital maintenance projects with the City of Portland Water Bureau's capital program. The fiscal year 2011 capital program is proposed at \$200,000. The capital work will focus on preliminary engineering for the planned rehabilitation of the force main pipe exiting the Riverview pump station, final construction payments associated with Elk Rock bypass pipe, site improvements at the Elk Rock pump station and miscellaneous smaller pipe rehabilitation projects spread throughout the District. The Projects are identified in the District's twenty (20) year sanitary systems facilities plan as requiring attention to ensure the District is prepared to offer reliable service to the properties it serves.

The current service charge is \$114.00 per month for line connections to the District system. To meet the anticipated treatment, maintenance, debt repayment and capital requirements for FY 2011 the District rate was approved to move to \$ 119.00 per month. This new rate provides the District with the necessary operating resources to match needs. An unappropriated ending fund balance at 350,250 is intended to support the District's capital plan.

FORM  
LB-20

**RESOURCES  
GENERAL**  
(Fund)

**DUNTHORPE-RIVERDALE DISTRICT No. 1**

(Name of Municipal Corporation)

	Historical Data			RESOURCE DESCRIPTION	Budget for Next Year 2010 - 2011			
	Actual		Adopted Budget This Year 2009 - 2010		Proposed By Budget Officer	Approved By Budget Committee	Adopted By Governing Body	
	Second Preceding Year 2007 - 08	First Preceding Year 2008 - 09						
1				1. Available cash on hand* (cash basis) or				1
2	\$227,079	\$291,275	\$430,000	2. Net working capital (accrual basis)	\$345,000	\$345,000		2
3	\$9,704	\$11,168	\$6,500	3. Previously levied taxes estimated to be received	\$10,000	\$10,000		3
4	\$24,193	\$11,536	\$12,500	4. Interest	\$8,000	\$8,000		4
5				5. Transferred IN, from other funds				5
6				6. OTHER RESOURCES				6
7	\$15,111	\$10,028	\$2,500	7 Connection Fees / Service reimbursements	\$2,500	\$2,500		7
8	\$598,072	\$683,142	\$755,000	8 Sewer Assessments	\$792,250	\$792,250		8
9				9				9
10				10				10
11				11				11
12				12				12
13				13				13
14				14				14
15				15				15
16				16				16
17				17				17
18				18				18
19				19				19
20				20				20
21				21				21
22				22				22
23				23				23
24				24				24
25				25				25
26				26				26
27				27				27
28				28				28
29	\$874,159	\$1,007,149	\$1,206,500	29. Total resources, except taxes to be levied	\$1,157,750	\$1,157,750	\$0	29
30				30. Taxes estimated to be received				30
31				31. Taxes collected in year levied				31
32	\$874,159	\$1,007,149	\$1,206,500	32. TOTAL RESOURCES	\$1,157,750	\$1,157,750	\$0	32

\*Includes ending balance from prior year

FORM  
LB-30

**REQUIREMENTS SUMMARY**  
**BY FUND, ORGANIZATIONAL UNIT OR PROGRAM**  
**GENERAL**  
**DUNTHORPE-RIVERDALE SERVICE DISTRICT No. 1**

	Historical Data			REQUIREMENTS DESCRIPTION	Budget For Next Year 2010 - 2011			
	Actual		Adopted Budget This Year 2009 - 10		Proposed By Budget Officer	Approved By Budget Committee	Adopted By Governing Body	
	Second Preceding Year 2007 - 08	First Preceding Year 2008 - 09						
				PERSONAL SERVICES				
1				1				1
2				2				2
3				3				3
4				4				4
5				5				5
6				6				6
7	\$0	\$0	\$0	7 TOTAL PERSONAL SERVICES	\$0	\$0	\$0	7
				MATERIALS AND SERVICES				
8	\$318,424	\$328,068	\$340,000	8 System maintenance and disposal	\$394,000	\$394,000		8
9	\$36,491	\$46,163	\$46,250	9 Administrative Costs	\$47,500	\$47,500		9
10	\$94,314	\$94,314	\$95,000	10 Other District Expenses (incl. debt payment)	\$116,000	\$116,000		10
11	\$3,258			11 Pass-through (Connection Permit)				11
12				12				12
13				13				13
14	\$452,487	\$468,545	\$481,250	14 TOTAL MATERIALS AND SERVICES	\$557,500	\$557,500	\$0	14
				CAPITAL OUTLAY				
15	\$130,397	\$62,949		15				15
16			\$300,000	16 Elk Rock By Pass	\$66,000	\$66,000		16
17			\$35,000	17 Riverview Force Main Rehabilitation	\$23,000	\$23,000		17
18			\$80,000	18 Elk Rock Pump Station	\$67,000	\$67,000		18
19			\$35,000	19 Miscellaneous Pipe Repairs	\$44,000	\$44,000		19
20				20				20
21	\$130,397	\$62,949	\$450,000	21 TOTAL CAPITAL OUTLAY	\$200,000	\$200,000	\$0	21
				TRANSFERRED TO OTHER FUNDS				
22				22				22
23				23				23
24				24				24
25	\$0	\$0	\$0	25 TOTAL TRANSFERS	\$0	\$0	\$0	25
			\$50,000	26 OPERATING CONTINGENCY	\$50,000	\$50,000		
26	\$291,275	\$475,655		27 Ending balance (prior years)				28
27			\$225,250	28 UNAPPROPRIATED ENDING FUND BALANCE	\$350,250	\$350,250		27
28	\$874,159	\$1,007,149	\$1,206,500	29 TOTAL REQUIREMENTS	\$1,157,750	\$1,157,750	\$0	28



**Tax Supervising  
& Conservation  
Commission**

PO Box 8428  
Portland, Oregon  
97207-8428

Telephone (503) 988-3054

Fax: (503) 988-3053

E-Mail:  
TSCC@co.multnomah.or.us

Web Site:  
[www.co.multnomah.or.us/orgs/tsccl](http://www.co.multnomah.or.us/orgs/tsccl)

May 5, 2010

Dunthorpe-Riverdale Sewer Service District  
501 SE Hawthorne Blvd  
Portland, Oregon 97214

Dear Commissioners:

The Tax Supervising and Conservation Commission has completed its review and consideration of the 2010-11 Approved Budget for the Service District. This review was undertaken pursuant to ORS 294.605-705 to confirm compliance with applicable laws and to determine the adequacy of estimates necessary to support efficient and economical administration of the District.

The budget was submitted timely on April 22, 2010. The Commission hereby certifies by a majority vote that it has no objections or recommendations to make with respect to the budget. Estimates were judged to be reasonable for the purposes shown and the document was found to be in substantial compliance with Local Budget Law.

The budget estimates and levy amounts, as shown in the approved budget, were as follows:

<b>General Fund;</b>	<b>\$ 1,157,750</b>
<b>Portion Unappropriated</b>	<b>\$ 350,250</b>
<b>Permanent Tax Rate;</b>	<b>N.A.</b>

Please file a complete copy of the adopted budget with the Commission no later than July 15, 2010. If extra time is needed for filing the adopted budget please request an extension in writing.

Yours truly,  
TAX SUPERVISING & CONSERVATION COMMISSION



Tom Linhares  
Executive Director

**Commissioners**

Terry McCall, Chair  
Javier Fernandez  
Steven B. Nance  
Susan Schneider  
Dr. Roslyn Elms Sutherland

5/17/10

Sheila:

For Cecilia's  
signature.

E-files are sent  
to you Thanks  
K.P.



# MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST

(revised 12/31/09)

## Board Clerk Use Only

Meeting Date: \_\_\_\_\_  
Agenda Item #: \_\_\_\_\_  
Est. Start Time: \_\_\_\_\_  
Date Submitted: \_\_\_\_\_

**Agenda Title:** **Public Hearing and RESOLUTION Adopting the 2010-2011 Budget for Dunthorpe Riverdale Sanitary Service District No. 1 and Making Appropriations**

*Note: If Ordinance, Resolution, Order or Proclamation, provide exact title. For all other submissions, provide a clearly written title sufficient to describe the action requested.*

**Requested Meeting Date:** June 3, 2010 **Amount of Time Needed:** 5 minutes  
**Department:** Community Services **Division:** Road Services  
**Contact(s):** Tom Hansell  
**Phone:** (503) 988-5050 **Ext.** 29833 **I/O Address:** 425/2  
**Presenter(s):** Tom Hansell

## General Information

### 1. What action are you requesting from the Board?

Convene as the governing body of the Dunthorpe-Riverdale Service District to:

- Open Public Hearing to hear and consider any testimony from persons present and respond to questions about the approved budget and fiscal policies;
- Approve resolution adopting the fiscal year 2010 – 2011 budget for the Dunthorpe-Riverdale Sanitary Service District No. 1 and make appropriations.

### 2. Please provide sufficient background information for the Board and the public to understand this issue. Please note which Program Offer this action affects and how it impacts the results.

The FY 2010-11 Approved Budget sustains current service levels for maintenance and operations for the District. The District's \$200,000 capital program for FY 2010-11 is programmed to address pipe rehabilitation, completion of the Elk Rock bypass pipe, building improvements at the Elk Rock pump station and starting preliminary design on the Riverview Force Main Replacement project.

**3. Explain the fiscal impact (current year and ongoing).**

The District's budget was approved at \$1,227,750 for FY 2011. System maintenance and disposal charges from the City of Portland have been calculated at a 7.7% increase above the current fiscal year. The District capital budget continues to target identified projects in the District's capital facility plan.

To meet the anticipated treatment, maintenance, and capital requirements for FY 2011, the District's monthly rate was approved to move to \$119.00 (\$5.00 increase over current year). The new monthly rate provides the necessary operating resources to meet the District's operational requirements.

**4. Explain any legal and/or policy issues involved.**

The District is a separate legal entity. Because of its size, it requires a budget committee. On April 22, 2010 in the Board Room of the Multnomah Building, the District budget committee was convened to hear and discuss the budget. Tom Hansell from the Department of Community Services serves as the District budget officer.

Because the District covers a population of less than 100,000, it is not legally necessary to request a Tax Supervising and Conservation Commission (TSCC) hearing for the budget. The approved budget for the District has been submitted to TSCC and they have certified the budget. TSCC identified no recommendations or objections.

Today's public hearing fulfills the requirement of Oregon's Budget Law. The District's financial summary was published in the Oregonian showing changes between the current adopted and the approved FY 2011 budget.

The Board of County Commissioners convened as the governing body of the District can adopt the budget only after the budget hearing.

**5. Explain any citizen and/or other government participation that has or will take place.**

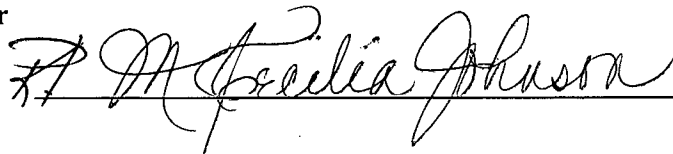
At the April 22<sup>nd</sup> budget committee meeting a public hearing was opened, to hear and consider any testimony by the public about the budget. No testimony was received. At today's meeting a second public hearing will be held to hear and consider any testimony from persons present and respond to questions about the budget and fiscal policy decisions reflected in the approved budget.

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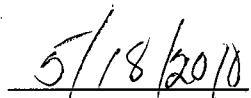
**Required Signature**

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Elected Official or  
Department/  
Agency Director:



Date:





# MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST

(revised 12/31/09)

## Board Clerk Use Only

Meeting Date: \_\_\_\_\_  
Agenda Item #: \_\_\_\_\_  
Est. Start Time: \_\_\_\_\_  
Date Submitted: \_\_\_\_\_

**Agenda Title:** Public Hearing and RESOLUTION Adopting the 2010-2011 Budget for Mid-County Street Lighting Service District No. 14 and Making Appropriations

*Note: If Ordinance, Resolution, Order or Proclamation, provide exact title. For all other submissions, provide a clearly written title sufficient to describe the action requested.*

**Requested Meeting Date:** June 3, 2010 **Amount of Time Needed:** 5 minutes  
**Department:** Community Services **Division:** Road Services  
**Contact(s):** Tom Hansell  
**Phone:** (503) 988-5050 **Ext.** 29833 **I/O Address:** 425/2  
**Presenter(s):** Tom Hansell

## General Information

### 1. What action are you requesting from the Board?

Convene as the governing body of the Mid-County Street Lighting Service District to:

- Open Public Hearings to hear and consider any testimony from persons present and respond to questions about the budget and fiscal policy decisions.
- Approve Resolution adopting fiscal year 2010 – 2011 budget for the Mid-County Street Lighting Service District No. 14 and make appropriations.

### 2. Please provide sufficient background information for the Board and the public to understand this issue. Please note which Program Offer this action affects and how it impacts the results.

The Mid-County Street Lighting Service District arranges for street lights and pays the utilities for those lights in the unincorporated urban portions of Multnomah County and the cities of Fairview, Maywood Park, and Troutdale. District growth has stabilized due to the substantial completion of municipal annexations. However, the District continues to experience mild increases in growth as a result of urban development.

Portland General Electric (PGE) provides energy and maintenance services for the District. The County's Road Services Program provides the illumination engineering, design services and administration to the District.

The District's FY 2010-11 operations and maintenance budget responds to necessary maintenance tasks on the District's decorative pole inventory and projected replacement of luminaires which have reached end of life. The capital equipment replacement program remains at \$25,000.

**3. Explain the fiscal impact (current year and ongoing).**

The District budget was approved at \$587,844 for FY 2011. The revenues necessary to support the operations of the District are collected through a special assessment collected through the property tax system. The District's current assessment is \$45.00 per property per year. For FY 2011, the District annual rate was approved to move to \$48.00.

**4. Explain any legal and/or policy issues involved.**

The District is a separate legal entity. Because of its size, it requires a budget committee. On April 22, 2010, in the Board Room of the Multnomah Building, the Budget Committee was convened to hear and discuss the budget. Tom Hansell from the Department of Community Services serves as the District budget officer.

Because the District covers a population of less than 100,000, it is not legally necessary to request a Tax Supervising and Conservation Commission (TSCC) hearing for the budget. The approved budget for the District has been submitted to TSCC, and they have certified the budget. TSCC identified no recommendation or objections.

Today's public hearing fulfills the requirement of Oregon's Budget Law. The District's financial summary was published in the Oregonian showing changes between the current adopted and the approved FY 2011 budget.

The Board of County Commissioners convening as the governing body of the District can adopt the budget only after the budget hearing.

**5. Explain any citizen and/or other government participation that has or will take place.**

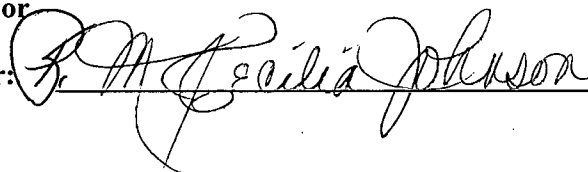
At the April 22<sup>nd</sup> budget committee meeting a public hearing was opened, to hear and consider any testimony by the public about the budget. No testimony was received. At today's meeting a second public hearing will be held to hear and consider any testimony from persons present and respond to questions about the budget and fiscal policy decisions reflected in the approved budget.

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**Required Signature**

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Elected Official or  
Department/  
Agency Director:



Date:

5/18/2010



# MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST

(revised 12/31/09)

APPROVED: MULTNOMAH COUNTY  
BOARD OF COMMISSIONERS  
AGENDA # R-2 DATE 6/3/2010  
LYNDA GROW, BOARD CLERK

## Board Clerk Use Only

Meeting Date: 6/3/2010  
Agenda Item #: R-2  
Est. Start Time: 9:35 AM

**Agenda Title:** Public Hearing and RESOLUTION Adopting the 2010-2011 Budget for Mid-County Street Lighting Service District No. 14 and Making Appropriations

*Note: If Ordinance, Resolution, Order or Proclamation, provide exact title. For all other submissions, provide a clearly written title sufficient to describe the action requested.*

Requested Meeting Date:	<u>June 3, 2010</u>	Amount of Time Needed:	<u>5 minutes</u>
Department:	<u>Community Services</u>	Division:	<u>Road Services</u>
Contact(s):	<u>Tom Hansell</u>		
Phone:	<u>(503) 988-5050</u>	Ext.	<u>29833</u>
Presenter(s):	<u>Tom Hansell</u>	I/O Address:	<u>425/2</u>

## General Information

### 1. What action are you requesting from the Board?

Convene as the governing body of the Mid-County Street Lighting Service District to:

- Open Public Hearings to hear and consider any testimony from persons present and respond to questions about the budget and fiscal policy decisions.
- Approve Resolution adopting fiscal year 2010 – 2011 budget for the Mid-County Street Lighting Service District No. 14 and make appropriations.

### 2. Please provide sufficient background information for the Board and the public to understand this issue. Please note which Program Offer this action affects and how it impacts the results.

The Mid-County Street Lighting Service District arranges for street lights and pays the utilities for those lights in the unincorporated urban portions of Multnomah County and the cities of Fairview, Maywood Park, and Troutdale. District growth has stabilized due to the substantial completion of municipal annexations. However, the District continues to experience mild increases in growth as a result of urban development.

Portland General Electric (PGE) provides energy and maintenance services for the District. The County's Road Services Program provides the illumination engineering, design services and administration to the District.

The District's FY 2010-11 operations and maintenance budget responds to necessary maintenance tasks on the District's decorative pole inventory and projected replacement of luminaires which have reached end of life. The capital equipment replacement program remains at \$25,000.

**3. Explain the fiscal impact (current year and ongoing).**

The District budget was approved at \$587,844 for FY 2011. The revenues necessary to support the operations of the District are collected through a special assessment collected through the property tax system. The District's current assessment is \$45.00 per property per year. For FY 2011, the District annual rate was approved to move to \$48.00.

**4. Explain any legal and/or policy issues involved.**

The District is a separate legal entity. Because of its size, it requires a budget committee. On April 22, 2010, in the Board Room of the Multnomah Building, the Budget Committee was convened to hear and discuss the budget. Tom Hansell from the Department of Community Services serves as the District budget officer.

Because the District covers a population of less than 100,000, it is not legally necessary to request a Tax Supervising and Conservation Commission (TSCC) hearing for the budget. The approved budget for the District has been submitted to TSCC, and they have certified the budget. TSCC identified no recommendation or objections.

Today's public hearing fulfills the requirement of Oregon's Budget Law. The District's financial summary was published in the Oregonian showing changes between the current adopted and the approved FY 2011 budget.

The Board of County Commissioners convening as the governing body of the District can adopt the budget only after the budget hearing.

**5. Explain any citizen and/or other government participation that has or will take place.**

At the April 22<sup>nd</sup> budget committee meeting a public hearing was opened, to hear and consider any testimony by the public about the budget. No testimony was received. At today's meeting a second public hearing will be held to hear and consider any testimony from persons present and respond to questions about the budget and fiscal policy decisions reflected in the approved budget.

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**Required Signature**

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**Elected Official or  
Department/  
Agency Director:**



**Date: May 18, 2010**

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON  
GOVERNING BODY FOR MID-COUNTY STREET LIGHTING  
SERVICE DISTRICT NO.14

**RESOLUTION NO. \_\_\_\_\_**

Adopting the 2010-11 Budget for the Mid-County Street Lighting Service District No. 14 and Making Appropriations

**The Multnomah County Board of Commissioners Finds:**

- a. The Mid-County Street Lighting Service District No. 14 Budget, prepared by the Budget Officer and attached as Exhibit A, has been considered and approved by the budget committee and has been certified by the Tax Supervising and Conservation Commission with no objections or recommendations.
- b. The Budget as certified is on file in the Budget and Quality Office of Multnomah County.

**The Multnomah County Board of Commissioners Resolves:**

1. The Budget attached as Exhibit A is adopted as the budget of Mid-County Street Lighting Service District No. 14, Oregon, in the amount of \$587,844.
2. The following appropriations are authorized for the fiscal year July 1, 2010, to June 30, 2011:

<b>Fund</b>	<b>Appropriation</b>
General Fund	
Materials & Services	\$400,250
Capital Outlay	\$ 25,000
Contingency	<u>\$ 25,000</u>
Sub total Appropriations	\$450,250
Unappropriated EFB	<u>\$137,594</u>
Total Requirements	\$587,844

ADOPTED this 3rd day of June, 2010.

BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON  
GOVERNING BODY FOR MID-COUNTY LIGHTING  
SERVICE DISTRICT NO. 14

\_\_\_\_\_  
Jeff Cogen, Chair

REVIEWED:

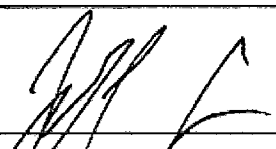
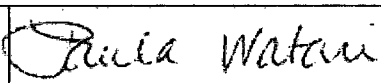

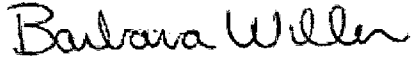
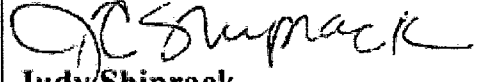
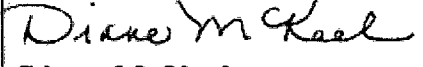
AGNES SOWLE, COUNTY ATTORNEY  
FOR MULTNOMAH COUNTY, OREGON

By \_\_\_\_\_  
Matthew O. Ryan, Assistant County Attorney

SUBMITTED BY:  
M. Cecilia Johnson, Director, Department of Community Services

**MID-COUNTY LIGHTING DISTRICT NO. 14**  
**Budget Committee Approval**

The following members of the budget committee for the Mid-County Lighting District met on April 22, 2010 and approved the proposed budget for Fiscal Year 2010-2011:

 <b>Jeff Cogen</b>	 <b>Paula Watari</b>
 <b>Deborah Kafoury</b>	
 <b>Barbara Willer</b>	
 <b>Judy Shiprack</b>	
 <b>Diane McKeel</b>	

## **MULTNOMAH COUNTY SERVICE DISTRICTS' APPROVED BUDGETS FOR FISCAL YEAR 2010-2011**

### **Budget Message — Mid-County Service District No. 14**

This County Service District originally known as Tulip Acres Lighting District when formed in 1967 now includes most of the unincorporated urban area of Multnomah County as well as the cities of Fairview, Maywood Park, and Troutdale. District growth has stabilized due to the substantial completion of municipal annexations.

Portland General Electric (PGE) provides energy and maintenance services for the District. The County's Department of Community Service's Road Services Division provides administration, illumination engineering, and design services to the District and its customers.

The District capital program has slowed significantly and has moved towards individual or small group pole replacement projects. The District proposes a \$25,000 capital pole replacement program for the fiscal year 2011 budget to respond to replace equipment that is at end of life.

The District's current assessment is \$45.00 per property per year. FY 2011 the District rate was approved to move to \$ 48.00 per year. This new rate provides the District with the necessary operating resources to match needs. An unappropriated ending fund balance of \$137,594 is intended to support future replacement of depreciated District equipment.

FORM  
LB-20

**RESOURCES  
GENERAL**  
(Fund)

MID-COUNTY DISTRICT No. 14

(Name of Municipal Corporation)

	Historical Data			RESOURCE DESCRIPTION	Budget for Next Year 2010 - 2011			
	Actual		Adopted Budget This Year 2009 - 2010		Proposed By Budget Officer	Approved By Budget Committee	Adopted By Governing Body	
	Second Preceding Year 2007 - 08	First Preceding Year 2008 - 09						
1				1. Available cash on hand* (cash basis) or				1
2	\$378,731	\$329,606	\$246,000	2. Net working capital (accrual basis)	\$221,344	\$221,344		2
3	\$5,988	\$5,608	\$5,000	3. Previously levied taxes estimated to be received	\$6,000	\$6,000		3
4	\$17,528	\$6,897	\$10,000	4. Interest	\$2,500	\$2,500		4
5				5. OTHER RESOURCES				5
6	\$254,100	\$255,644	\$335,000	6 Assessments	\$358,000	\$358,000		6
7	\$7,652			7 Other				7
8				8				8
9				9				9
10				10				10
11				11				11
12				12				12
13				13				13
14				14				14
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17				17				17
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21				21				21
22				22				22
23				23				23
24				24				24
25				25				25
26				26				26
27				27				27
28				28				28
29	\$663,999	\$597,755	\$596,000	29. Total resources, except taxes to be levied	\$587,844	\$587,844	\$0	29
30				30. Taxes estimated to be received				30
31				31. Taxes collected in year levied				31
32	\$663,999	\$597,755	\$596,000	32. TOTAL RESOURCES	\$587,844	\$587,844	\$0	32

\*Includes ending balance from prior year

FORM  
LB-30

**REQUIREMENTS SUMMARY**  
**BY FUND, ORGANIZATIONAL UNIT OR PROGRAM**  
**GENERAL**  
**MID-COUNTY DISTRICT No. 14**

	Historical Data			REQUIREMENTS DESCRIPTION	Budget For Next Year 2010 - 2011			
	Actual		Adopted Budget This Year 2009 - 10		Proposed By Budget Officer	Approved By Budget Committee	Adopted By Governing Body	
	Second Preceding Year 2007 - 08	First Preceding Year 2008 - 09						
				PERSONAL SERVICES				
1				1				1
2				2				2
3				3				3
4				4				4
5				5				5
6				6				6
7	\$0	\$0	\$0	7 TOTAL PERSONAL SERVICES	\$0	\$0	\$0	7
				MATERIALS AND SERVICES				
8	\$272,319	\$311,579	\$290,000	8 Energy, maintenance and pole rental expenses	\$304,000	\$304,000		8
9				9 (services provided by Portland General				9
10				10 Electric)				10
11	\$42,299	\$45,169	\$46,250	11 Administrative costs (reimbursement to county	\$46,250	\$46,250		11
12				12 general fund and road fund)				12
13	\$3,022	\$2,464	\$50,000	13 Other expenses	\$50,000	\$50,000		13
14	\$317,640	\$359,212	\$386,250	14 TOTAL MATERIALS AND SERVICES	\$400,250	\$400,250	\$0	14
				CAPITAL OUTLAY				
15	\$16,753		\$25,000	15 Equipment Replacement	\$25,000	\$25,000		15
16				16				16
17				17				17
18				18				18
19				19				19
20				20				20
21	\$16,753	\$0	\$25,000	21 TOTAL CAPITAL OUTLAY	\$25,000	\$25,000	\$0	21
				TRANSFERRED TO OTHER FUNDS				
22				22				22
23				23				23
24				24				24
25	\$0	\$0	\$0	25 TOTAL TRANSFERS	\$0	\$0	\$0	25
			\$25,000	26 OPERATING CONTINGENCY	\$25,000	\$25,000		
26	\$329,606	\$238,543		27 Ending balance (prior years)				26
27			\$159,750	28 UNAPPROPRIATED ENDING FUND BALANCE	\$137,594	\$137,594		27
28	\$663,999	\$597,755	\$596,000	29 TOTAL REQUIREMENTS	\$587,844	\$587,844	\$0	28



**Tax Supervising  
& Conservation  
Commission**

PO Box 8428  
Portland, Oregon  
97207-8428

Telephone (503) 988-3054

Fax: (503) 988-3053

E-Mail:  
TSCC@co.multnomah.or.us

Web Site:  
www.co.multnomah.or.us/orgs/  
tsccl

May 5, 2010

Mid-County Street Lighting Service District  
501 SE Hawthorne Blvd  
Portland, Oregon 97214

Dear Commissioners:

The Tax Supervising and Conservation Commission has completed its review and consideration of the 2010-11 Approved Budget for the Mid-County Street Lighting Service District. This review was undertaken pursuant to ORS 294.605-705 to confirm compliance with applicable laws and to determine the adequacy of estimates necessary to support efficient and economical administration of the District.

The budget was submitted timely on April 22, 2010. The Commission hereby certifies by a majority vote that it has no objections or recommendations to make with respect to the budget. Estimates were judged to be reasonable for the purposes shown and the document was found to be in substantial compliance with Local Budget Law.

The budget estimates and levy amounts, as shown in the approved budget, were as follows:

<b>General Fund</b>	<b>\$587,844</b>
<b>Portion Unappropriated</b>	<b>\$137,594</b>
<b>Permanent Tax Rate</b>	<b>N.A.</b>

Please file a complete copy of the adopted budget with the Commission no later than July 15, 2010. If extra time is needed for filing the adopted budget please request an extension in writing.

Yours truly,  
TAX SUPERVISING & CONSERVATION COMMISSION



Tom Linhares  
Executive Director

**Commissioners**

Terry McCall, Chair  
Javier Fernandez  
Steven B. Nance  
Susan Schneider  
Dr. Roslyn Elms Sutherland

INCLUDE  
ATT.  
WHEN  
YOU  
SCAN  
RES.



## MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST

APPROVED: MULTNOMAH COUNTY  
BOARD OF COMMISSIONERS  
AGENDA # R-3 DATE 6/3/2010  
LYNDA GROW, BOARD CLERK

### Board Clerk Use Only

Meeting Date: 6/3/2010  
Agenda Item #: R-3  
Est. Start Time: 9:40 AM

**Amending County Land Use Code, Plans and Maps to Adopt Portland's Recent Land Use Code Revisions related to Recreational Fields as part of the Schools and Parks Conditional Use Code Refinement Project in Compliance with Metro's Functional Plan and Declaring an Emergency.**

*Note: If Ordinance, Resolution, Order or Proclamation, provide exact title. For all other submissions, provide a clearly written title.*

Date Requested:	<u>June 3, 2010</u>	Time Requested:	<u>5 minutes</u>
Department:	<u>Community Services</u>	Program:	<u>Land Use &amp; Transportation</u>
Contact(s):	<u>George Plummer</u>		
Phone:	<u>503-988-3043</u>	Ext.	<u>29152</u>
		I/O Address:	<u>455/116</u>
Presenter(s):	<u>George Plummer</u>		

### General Information

**1. What action are you requesting from the Board?**

Adopt the ordinance as recommended by the Portland Planning Commission and Portland City Council.

**2. Please provide sufficient background information for the Board and the public to understand this issue.**

On October 11, 2001 the Board adopted Ordinance 967 (effective date January 1, 2002) adopting, in summary, the Portland Comprehensive Plan and zoning ordinance. The County and the City of Portland have been engaged in agreements enabling the City of Portland to provide planning services to achieve compliance with the Metro Functional Plan for those areas outside the City limits, but within the urban growth boundary and urban service boundary of Portland. Since the adoption of Ordinance 967 and subsequently Ordinance 997, the attached ordinances have been passed by the Portland City Council and therefore the County must adopt them pursuant to our intergovernmental agreement to keep the code up to date. Multnomah County and the City of Portland entered into an Intergovernmental Agreement (IGA) to transfer land use planning responsibilities on January 1, 2002. The IGA lays out a process requiring the County to ensure that

any amendments to the City's comprehensive plan, zoning code and other regulations adopted by the City Council will be considered by the County Board of Commissioners at the earliest possible meeting. It also states "The County Board of Commissioners shall enact all comprehensive plan and code amendments so that they take effect on the same date specified by the City's enacting ordinance" (unless adopted by emergency). The City will have taken action on all of the above items by the hearing date of this ordinance. If the County does not adopt these amendments, the IGA will be void and the County will be required to resume responsibility for planning and zoning administration within the affected areas.

**3. Explain the fiscal impact (current year and ongoing).**

NA

**4. Explain any legal and/or policy issues involved.**

State law requires a notice be placed in a newspaper of general circulation 10 days prior (5/24/10) to the BCC hearing. The County Attorney's office was involved in the drafting of the original IGA and has been involved in coordinating our compliance effort through adoption of these code amendments.

**5. Explain any citizen and/or other government participation that has or will take place.**

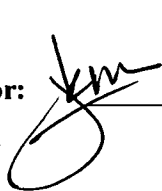
The City included the County affected property owners in their noticing for these code revisions when required pursuant to the IGA and directed them to the City legislative process.

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**Required Signatures**

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Department/  
Agency Director:



Date:

5/19/10

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

**ORDINANCE NO. 2010-066**

Amending County Land Use Code, Plans and Maps to Adopt Portland's Recent Code Revision related to Recreational Fields as part of the Schools and Parks Conditional Use Code Refinement Project in Compliance with Metro's Functional Plan and Declaring an Emergency

The Multnomah County Board of Commissioners Finds:

- a. The Board of County Commissioners (Board) adopted Resolution A in 1983 which directed the County services towards rural services rather than urban.
- b. In 1996, Metro adopted the Functional Plan for the region, mandating that jurisdictions comply with the goals and policies adopted by the Metro Council.
- c. In 1998, the County and the City of Portland (City) amended the Urban Planning Area Agreement to include an agreement that the City would provide planning services to achieve compliance with the Functional Plan for those areas outside the City limits, but within the Urban Growth Boundary and Portland's Urban Services Boundary.
- d. It is impracticable to have the County Planning Commission conduct hearings and make recommendations on land use legislative actions pursuant to MCC 37.0710, within unincorporated areas inside the Urban Growth Boundary for which the City provides urban planning and permitting services. The Board intends to exempt these areas from the requirements of MCC 37.0710, and will instead consider the recommendations of the Portland Planning Commission and City Council when legislative matters for these areas are brought before the Board for action as required by intergovernmental agreement (County Contract #4600002792) (IGA).
- e. On April 22, 2010, the Board amended County land use codes, plans and maps to adopt the City's land use codes, plans and map amendments in compliance with Metro's Functional Plan by Ordinance 1160.
- f. Since the adoption of Ordinance 1160, the City's Planning Commission recommended land use code, plan and map amendments to the City Council through duly noticed public hearings.
- g. The City notified affected County property owners as required by the IGA.
- h. The City Council adopted the land use code, plan and map amendments set out in Section 1 below and attached as Exhibits 1 through 4. The IGA requires that the County adopt these amendments for the City planning and zoning administration within the affected areas.

**Multnomah County Ordains as follows:**

**Section 1.** The County Comprehensive Framework Plan, community plans, rural area plans, sectional zoning maps and land use code chapters are amended to include the City land use code, plan and map amendments, attached as Exhibits 1 through 4, effective on the same date as the respective Portland ordinance:

Exhibit No.	Description	Date
1	Ordinance to improve land use regulations and procedures related to recreational fields as part of the Schools and Parks Conditional Use Code Refinement Project ( <b>PDX Ord. #183750</b> )	5/05/10
2	Schools and Parks Conditional Use Code Refinement Project Recommended Draft	3/18/10
3	Exhibit A Amendments Adopted 4-28-10	4/28/10
4	Exhibit B Revisions to Schools and Parks Conditional Use Code Refinement Project Recommended Draft	4/06/10

**Section 2.** In accordance with ORS 215.427(3), the changes resulting from Section 1 of this ordinance shall not apply to any decision on an application that is submitted before the applicable effective date of this ordinance and that is made complete prior to the applicable effective date of this ordinance or within 180 days of the initial submission of the application.

**Section 3.** In accordance with ORS 92.040(2), for any subdivisions for which the initial application is submitted before the applicable effective date of this ordinance, the subdivision application and any subsequent application for construction shall be governed by the County's land use regulations in effect as of the date the subdivision application is first submitted.

**Section 4.** Any future amendments to the legislative matters listed in Section 1 above, are exempt from the requirements of MCC 37.0710. The Board acknowledges, authorizes and agrees that the Portland Planning Commission will act instead of the Multnomah Planning Commission in the subject unincorporated areas using the City's own procedures, to include notice to and participation by County citizens. The Board will consider the recommendations of the Portland Planning Commission when legislative matters for County unincorporated areas are before the Board for action.

**Section 5.** An emergency is declared in that it is necessary for the health, safety and general welfare of the people of Multnomah County for this ordinance to take effect concurrent with the City code, plan and map amendments. Under section 5.50 of the Charter of Multnomah County, this ordinance will take effect in accordance with Section 1.

FIRST READING AND ADOPTION: June 3, 2010

BOARD OF COUNTY COMMISSIONERS,  
FOR MULTNOMAH COUNTY, OREGON

Jeff Cogen, Chair

REVIEWED:

AGNES SOWLE, COUNTY ATTORNEY  
FOR MULTNOMAH COUNTY, OREGON

By Sandra N. Duffy, Assistant County Attorney

SUBMITTED BY:  
M. Cecilia Johnson, Director, Department of Community Services

**EXHIBIT LIST FOR ORDINANCE**

1. Ordinance to improve land use regulations and procedures related to recreational fields as part of the Schools and Parks Conditional Use Code Refinement Project (**PDX Ord. #183750**).
2. Schools and Parks Conditional Use Code Refinement Project Recommended Draft
3. Exhibit A Amendments Adopted 4-28-10
4. Exhibit B Revisions to Schools and Parks Conditional Use Code Refinement Project Recommended Draft

Prior to adoption, this information is available electronically or for viewing at the Multnomah County Board of Commissioners and Agenda website ([www.co.multnomah.or.us/cc/WeeklyAgendaPacket/](http://www.co.multnomah.or.us/cc/WeeklyAgendaPacket/)). To obtain the adopted ordinance and exhibits electronically, please contact the Board Clerk at 503-988-3277. These documents may also be purchased on CD-Rom from the Land Use and Transportation Program. Contact the Planning Program at 503-988-3043 for further information.

## ORDINANCE No. 183750 As Amended

Improve land use regulations and procedures related to recreational fields as part of the Schools and Parks Conditional Use Code Refinement Project (Ordinance; Amend Title 33 and Title 20)

The City of Portland Ordains:

Section 1. The Council finds:

### General Findings

1. This ordinance represents one of two components of the Schools and Parks Conditional Use Code Refinement Project and addresses regulations associated with recreational fields used for organized sports only. Regulations associated with schools are addressed in a separate Ordinance.
2. In January 2009, a project website was established to provide the public with updates on the project, staff contact information, and access to project materials.
3. On March 23, 2009, staff presented their initial recommendations on the Schools and Parks Conditional Use Code Refinement Project to the City-wide Land Use Chairs and asked for their feedback.
4. On April 17, 2009, postcards were sent to the project mailing list and all persons interested in legislative projects city-wide (approximately 1,100 addresses) announcing the availability of the *Schools and Parks Conditional Use Code Refinement Project – Public Review Draft* and an open house/discussion community meeting on May 7, 2009.
5. On April 28, 2009, the *Schools and Parks Conditional Use Code Refinement Project – Public Review Draft* was published and posted on the project website. The public review comment period extended to May 29, 2009.
6. On May 7, 2009, an open house/discussion community meeting was attended by approximately 20 people.
7. On July 28, 2009, the Planning Commission supported staff's suggestion that due to its complexity, code language for recreational field uses be separated from the package of code amendments related to schools.
8. On August 5, 2009 notice of the proposed action was mailed to the Department of Land Conservation and Development in compliance with the post-acknowledgement review process required by OAR 660-18-020.
9. On August 19, 2009, the *Schools and Parks Conditional Use Code Refinement Project – Report to Planning Commission* was published.
10. On August 21, 2009, notice was sent to the project mailing list and all persons interested in legislative projects city-wide (approximately 1,100 addresses) announcing the Planning Commission public hearing on September 22, 2009 and an open house on September 15, 2009.
11. On September 15, 2009, staff held an open house.

12. On September 22, 2009, the Portland Planning Commission held a public hearing on the proposed school-related zoning code proposals and considered conceptual changes to recreational field regulations.
13. On November 23, 2009 notice of the proposed action was mailed to the Department of Land Conservation and Development in compliance with the post-acknowledgement review process required by OAR 660-18-020.
14. On December 10, 2009 staff held a workshop at Rigler Elementary School in NE Portland.
15. On December 11, 2009, notice of the proposal as required by ORS 227.186 and PCC 33.740 was sent to all neighborhood associations and coalitions and business associations in the City of Portland, as well as other interested persons to notify them of the Planning Commission hearing on the proposed code changes for the Schools and Parks Conditional Use Code Refinement Project – Recreational Fields.
16. On December 21, 2009, the *Schools and Parks Conditional Use Code Refinement Project – Report to Planning Commission - Recreational Fields Addendum* was published.
17. On January 6, 2010, staff met with residents of the Fernwood/Grant Park neighborhood to discuss changes to recreational field regulations. Six people attended the meeting.
18. On January 12, 2010, the Planning Commission held a hearing and adopted the Recreational Fields component of the project.
19. On February 24, 2010, staff attended the Northeast Coalition of Neighborhoods Land Use and Transportation Committee meeting to provide an update on the project and discuss impacts.
20. On March 23, 2010, notice was sent to all those who testified, wrote, or asked for notice, as well as other interested persons to notify them of the City Council hearing on the Planning Commission's recommendations for the Schools and Parks Conditional Use Code Refinement Project.
21. On April 22, 2010, City Council held a public hearing on the Schools and Parks Conditional Use Code Refinement Project and continued the hearing to April 28, 2010.
22. On April 28, 2010 City Council held a continued hearing on the Schools and Parks Conditional Use Code Refinement Project and adopted amendments to the *Recommended Draft* outlined in a memo dated April 28, 2010.
23. On May 5, 2010, City Council voted to adopt this ordinance.

## Findings on Statewide Planning Goals

24. State planning statutes require cities to adopt and amend comprehensive plans and land use regulations in compliance with state land use goals. Only the state goals addressed below apply.
25. **Goal 1, Citizen Involvement**, requires provision of opportunities for citizens to be involved in all phases of the planning process. The preparation of these amendments has provided numerous opportunities for public involvement, including:
  - In January 2009, a project website was established to provide the public with updates on the project, staff contact information, and access to project materials.

- On March 23, 2009, staff presented their initial recommendations on the Schools and Parks Conditional Use Code Refinement Project to the City-wide Land Use Chairs and asked for their feedback.
- On April 17, 2009, postcards were sent to the project mailing list and all persons interested in legislative projects city-wide (approximately 1,100 addresses) announcing the availability of the *Schools and Parks Conditional Use Code Refinement Project – Public Review Draft* and an open house/discussion community meeting on May 7, 2009.
- On April 28, 2009, the *Schools and Parks Conditional Use Code Refinement Project – Public Review Draft* was published and posted on the project website. The public review comment period extended to May 29, 2010.
- On May 7, 2009, an open house/discussion community meeting was attended by approximately 20 people.
- On August 5, 2009, notice of the proposed action was mailed to the Department of Land Conservation and Development in compliance with the post-acknowledgement review process required by OAR 660-18-020.
- On August 19, 2009, the *Schools and Parks Conditional Use Code Refinement Project – Report to Planning Commission* was published.
- On August 21, 2009, notice was sent to the project mailing list and all persons interested in legislative projects city-wide (approximately 1,100 addresses) announcing the Planning Commission public hearing on September 22, 2009 and an open house on September 15, 2009.
- On September 15, 2009, staff held an open house.
- On September 22, 2009, the Portland Planning Commission held a public hearing on the proposed school-related zoning code proposals and considered conceptual changes to recreational field regulations.
- On November 23, 2009, notice of the proposed action was mailed to the Department of Land Conservation and Development in compliance with the post-acknowledgement review process required by OAR 660-18-020.
- On December 10, 2009, staff held a workshop at Rigler Elementary School in NE Portland.
- On December 11, 2009, notice of the proposal as required by ORS 227.186 and PCC 33.740 was sent to all neighborhood associations and coalitions and business associations in the City of Portland, as well as other interested persons to notify them of the Planning Commission hearing on the proposed code changes for the Schools and Parks Conditional Use Code Refinement Project – Recreational Fields.
- On December 21, 2009, the *Schools and Parks Conditional Use Code Refinement Project – Report to Planning Commission - Recreational Fields Addendum* was published.
- On January 6, 2010, staff met with residents of the Fernwood/Grant Park neighborhood. Six people attended the meeting.
- On January 12, 2010, the Planning Commission held a hearing and adopted the Recreational Fields component of the project.
- On February 24, 2010, staff attended the Northeast Coalition of Neighborhoods Land Use and Transportation Committee meeting to provide an update on the project and discuss impacts.

- On March 23, 2010, notice was sent to all those who testified, wrote, or asked for notice, as well as other interested persons to notify them of the City Council hearing on the Planning Commission's recommendations for the Schools and Parks Conditional Use Code Refinement Project.
  - On April 22, 2010, City Council held a public hearing on the Schools and Parks Conditional Use Code Refinement Project and continued the hearing to April 28, 2010.
  - On April 28, 2010 City Council held a continued hearing on the Schools and Parks Conditional Use Code Refinement Project and adopted amendments to the *Recommended Draft* outlined in a memo dated April 28, 2010.
  - On May 5, 2010, City Council voted to adopt this ordinance.
26. **Goal 2, Land Use Planning**, requires the development of a process and policy framework that acts as a basis for all land use decisions and assures that decisions and actions are based on an understanding of the facts relevant to the decision. The amendments support this goal because they follow the process set out in the Zoning Code for legislative amendments. In addition, the amendments establish a clear set of regulations and required reviews for creation of and changes to recreational fields. Where a land use review is required, the approval criteria assure that decisions will be based on facts relevant to the criteria. See also findings for Portland Comprehensive Plan Goal 1, Metropolitan Coordination, and its related policies and objectives.
27. **Goal 5, Open Space, Scenic and Historic Areas, and Natural Resources**, requires the conservation of open space and the protection of natural and scenic resources. The amendments support this goal because they provide for more efficient use and development of open space used for recreational sports. The efficient use of the open space reinforces community support for such areas, and helps to preserve them.
28. **Goal 8, Recreational Needs**, requires satisfaction of the recreational needs of both citizens and visitors to the state. The amendments support this goal because they provide for more efficient use of open space and recreational fields; this will help better meet the recreational needs of both citizens and visitors. This is especially so in developed areas where there may be little or no recreational space on private property, thereby increasing the need for recreational needs to be met on publicly-owned lands. These amendments facilitate recreational field development that have little or no impact on the surrounding neighborhood, while providing an appropriate level of review for recreational fields and associated development that may have greater impacts on the neighborhood.
29. **Goal 9, Economic Development**, requires provision of adequate opportunities for a variety of economic activities vital to public health, welfare, and prosperity. The amendments support this goal because many companies and organizations use organized sports as a tool to develop their organization, or to build relationships with clients or similar businesses/organizations. These amendments facilitate recreational field development that have little or no impact on the surrounding neighborhood, while providing an appropriate level of review for those recreational fields that may have greater impacts on the neighborhood. Overall, these amendments will provide for more efficient use of open areas and of recreational fields, providing more opportunities for businesses and organizations to utilize them.
30. **Goal 10, Housing**, requires provision for the housing needs of citizens of the state. The amendments support this for the reasons below. See also findings for Portland Comprehensive Plan Goal 4, Housing and Metro Title 1. In developed areas, the opportunity for recreation on private property is limited; yards are smaller and, in multi-dwelling developments there may be no area large enough for active recreational uses. Providing such areas as part of housing development can significantly

increase the cost of housing. Overall, these amendments provide for more efficient use of open areas and of recreational fields, which will support residential uses nearby.

31. **Goal 11, Public Facilities and Services**, requires planning and development of a timely, orderly, and efficient arrangement of public facilities and services to serve as a framework for development. The amendments support this goal because they set out a clear and orderly process for creating and using recreational fields to serve the residents of and visitors to an area.
32. **Goal 12, Transportation**, requires provision of a safe, convenient, and economic transportation system. The proposed code amendments are consistent with this goal for the reasons stated in the findings addressing Portland Comprehensive Plan Goal 6, Transportation, and its related policies and objectives.
33. The **Oregon Transportation Planning Rule (TPR)** was adopted in 1991 and amended in 1996 and 2005 to implement State Goal 12. The TPR requires certain findings if the proposed regulation will significantly affect an existing or planned transportation facility.

This proposal will not have a significant effect on existing or planned transportation facilities because the amendments will maintain the requirement in the existing code that recreational field development above a minimum threshold undergo a conditional use review. These amendments will not result in changes to the functional classification of any streets, change the City's standards for classifying streets, or result in levels of park uses that will negatively affect the performance or classification of existing facilities. As a result, the proposed code amendments will not significantly affect existing or planned transportation facilities.

34. **Goal 13, Energy Conservation**, requires development of a land use pattern that maximizes the conservation of energy based on sound economic principles. The amendments support this goal because they will provide for more efficient use and development of recreational fields at existing facilities, and facilitate development of such fields where they will have little or no impact—including traffic generation—on surrounding neighborhoods. Those that might generate a significant amount of additional traffic are subject to a land use review and mitigation of transportation impacts. Providing recreational facilities at locations that can be reached by foot, bike, or transit will conserve energy, and thus support this goal.

## Findings on Metro Urban Growth Management Functional Plan

35. **Title 1, Requirements for Housing and Employment Accommodation**, requires that each jurisdiction contribute its fair share to increasing the development capacity of land within the Urban Growth Boundary. This requirement is to be generally implemented through citywide analysis based on calculated capacities from land use designations. The amendments are consistent with this title because they do not significantly alter the development capacity of the city. See also findings under Comprehensive Plan Goals 4 (Housing) and 5 (Economic Development).

## Findings on Portland's Comprehensive Plan Goals

36. Only the Comprehensive Plan goals addressed below apply.
37. **Goal 1, Metropolitan Coordination**, calls for the Comprehensive Plan to be coordinated with federal and state law and to support regional goals, objectives and plans. The amendments support this goal because they provide for more efficient use and development of open area and recreational fields, which supports urban-level development by providing increased recreational opportunities

while ensuring that negative impacts on neighborhoods are limited. This allows for more intense development within the Urban Growth Boundary, reducing pressure to expand the Boundary.

38. **Policy 1.4, Intergovernmental Coordination**, requires continuous participation in intergovernmental affairs with public agencies to coordinate metropolitan planning and project development and maximize the efficient use of public funds. The amendments support this policy because a number of other government agencies were notified of this proposal and given the opportunity to comment. These agencies include Metro, Multnomah County, and the following public school districts: Portland, Centennial, Reynolds, Parkrose, David Douglas, and Riverdale.
39. **Goal 2, Urban Development**, calls for maintaining Portland's role as the major regional employment and population center by expanding opportunities for housing and jobs, while retaining the character of established residential neighborhoods and business centers. The amendments support this goal because providing for more efficient use of existing open space and recreational fields while limiting potential negative impacts on neighborhoods makes it possible to develop at an urban level while maintaining livability. The requirements for review will ensure that the character of established residential neighborhoods is retained, and the more effective provision of recreational opportunities will encourage both residential and commercial development.
40. **Policy 2.6, Open Space**, calls for providing opportunities for recreation and visual relief by preserving Portland's parks, golf courses, trails, parkways and cemeteries. These amendments allow continued use and development of recreational fields in City parks and on school grounds, and facilitate efficient use of fields for organized sports.
41. **Policy 2.9, Residential Neighborhoods**, calls for a range of housing types to accommodate increased population growth while improving and protecting the city's residential neighborhoods. These amendments support the policy because they will increase off-site recreational opportunities, allowing more housing to be built without large areas of recreational space on-site. This lowers the cost of residential development, and allows for a wider variety of urban design. These amendments facilitate providing recreational field development that has little or no impact on the surrounding neighborhood, while providing an appropriate level of review for recreational field development that may have impacts on the neighborhood.
42. **Policy 2.25, Central City Plan; Policy 2.26, Albina Community Plan; and Policy 2.27, Outer Southeast Community Plan**: These plans all call for providing recreational opportunities for residents and visitors to these areas. These amendments facilitate providing recreational field development that has little or no impact on the surrounding neighborhood, while providing an appropriate level of review for recreational field development that may have impacts on the neighborhood. They also facilitate implementation of recreational field development and use, providing increased recreational opportunities for more people.
43. **Goal 3, Neighborhoods**, calls for the preservation and reinforcement of the stability and diversity of the city's neighborhoods while allowing for increased density. The amendments support this goal in the following ways: First, these amendments facilitate providing recreational field development that has little or no impact on the surrounding neighborhood, while providing an appropriate level of review for recreational field development that may have impacts on the neighborhood. Second, these amendments support the goal because they will increase off-site recreational opportunities, allowing more housing to be built without large areas of recreational space on-site. This lowers the cost of residential development, and allows for a more diversity of housing types and density within each neighborhood.
44. **Policy 3.1, Physical Conditions**, calls for programs to prevent the deterioration of existing structures and public facilities. By providing a clear process for creation of recreation fields, and for improvements to existing ones, the fields are more likely to be maintained, supporting this policy.

45. **Policy 3.6, Neighborhood Plan; Policy 3.8, Albina Community Plan Neighborhoods; Policy 3.9, Outer Southeast Community Plan Neighborhoods and Business Plan; and Policy 3.10, Northwest District Plan:** These plans all call for providing recreational opportunities for residents and visitors to these areas. These amendments facilitate providing recreational field development that has little or no impact on the surrounding neighborhood, while providing an appropriate level of review for recreational field development that may have impacts on the neighborhood. They also facilitate implementation of recreational field development and use, providing increased recreational opportunities for more people.
46. **Goal 4, Housing,** calls for enhancing Portland's vitality as a community at the center of the region's housing market by providing housing of different types, density, sizes, costs and locations that accommodates the needs, preferences, and financial capabilities of current and future households. The amendments are consistent with this goal because they will increase off-site recreational opportunities, allowing more housing to be built without large areas of recreational space on-site. This lowers the cost of residential development, and allows for a more diversity of housing types, density, sizes, and costs within each neighborhood. See also the findings for Statewide Planning Goal, Goal 10, Housing and for Metro Title 1.
47. **Goal 5, Economic Development,** calls for the promotion of a strong and diverse economy that provides a full range of employment and economic choices for individuals and families in all parts of the city. The amendments are consistent with this goal because many companies and organizations use organized sports as a tool to develop their organization, or to build relationships with clients or similar businesses/organizations. Overall, these amendments will provide for more efficient development and use of open areas and of recreational fields, providing more opportunities for businesses and organizations. See also findings for Statewide Planning Goal, Goal 9, Economic Development.
48. **Goal 6, Transportation,** calls for developing a balanced, equitable, and efficient transportation system that provides a range of transportation choices; reinforces the livability of neighborhoods; supports a strong and diverse economy; reduces air, noise, and water pollution; and lessens reliance on the automobile while maintaining accessibility. The amendments support this goal because those recreational fields, or improvements to such fields, that are likely to generate significant traffic are subject to a land use review. The review will, in part, evaluate impacts on the transportation system, and require necessary mitigation. In addition, providing a clear process for development of recreational fields, and allowing some without a land use review increases the likelihood of development of more recreational fields in all neighborhoods; this means more people will be able to walk or bike to a recreational field rather than drive. See also findings for Statewide Planning Goals, Goal 12, Transportation.
49. **Goal 9, Citizen Involvement,** calls for improved methods and ongoing opportunities for citizen involvement in the land use decision-making process, and the implementation, review, and amendment of the Comprehensive Plan. This project followed the process and requirements specified in Chapter 33.740, Legislative Procedure. The amendments support this goal for the reasons found in the findings for Statewide Planning Goal 1, Citizen Involvement.
50. **Goal 10, Plan Review and Administration,** calls for periodic review of the Comprehensive Plan, for implementation of the Plan, and addresses amendments to the Plan, to the Plan Map, and to the Zoning Code and Zoning Map. The amendments support this goal by updating the process used to create and improve recreational fields.
51. **Policy 10.10, Amendments to the Zoning and Subdivision Regulations,** calls for amendments to the regulations to be clear, concise, and applicable to the broad range of development situations faced by a growing, urban city. These amendments are clear and concise; they provide clear distinctions about what is required for each level or type of improvement. The amendments address present and

future land use problems by clarifying the regulations applicable to recreational fields, and balance the benefits of regulation against the cost of implementation by allowing some recreational field development to be allowed without land use reviews, but requiring review when appropriate. The amendments use clear and objective standards, maintain consistent procedures, are written clearly and organized logically.

52. **Goal 11, Public Facilities**, includes a wide range of goals and policies:
53. **General Goal 11-A** calls for provision of a timely, orderly and efficient arrangement of public facilities and services that support existing and planned land use patterns and densities. The amendments support this goal by providing a clear process for recreational field development to serve surrounding areas.
54. **Goal 11 F, Parks And Recreation**, calls for maximizing the quality, safety and usability of parklands and facilities. The amendments support this goal by fostering more efficient and continued use and development of recreational fields. In addition, these amendments foster safety and quality through facilitating development of recreational fields along with appropriate oversight and public input.
55. **Policy 11.58, City Schools Policy**, calls for maintaining on-going coordination with Portland School District #1 to achieve the goals and policies of the adopted City Schools Policy. The City Schools Policy was adopted by the City in 1979 as part of the ordinance adopting the Comprehensive Plan, but was not adopted by Portland School District #1. The Council interprets Policy 11.58 to express the City's aspiration to support Portland Public Schools through planning assistance and ongoing coordination. This policy does not state a mandatory requirement. The shared use of school facilities for recreational use is consistent with this policy's call for ongoing coordination between the City and Portland Public Schools.
56. Recent statutory amendments to ORS Chapter 195 establish requirements for school facility planning involving both the City and large school districts within the City's boundaries. These requirements are more specific than Policy 11.58 and describe a cooperative process for development and adoption of school facility plans. In particular, the school facility planning efforts required by ORS Chapter 195 are focused on identifying desirable new school sites, necessary physical improvements to existing schools, financial planning, capital improvement planning, and increasing the efficient use of existing schools for educational purposes. The Bureau of Planning and Sustainability and the large school districts within Portland's boundaries are in the process of implementing these statutory provisions. ORS Chapter 195 is not directly applicable to the proposed code amendments and, in any event, the proposed code amendments will not impede ongoing school facility planning efforts to achieve compliance with ORS Chapter 195.
57. In the City Schools Policy, **Policy Statement 4, Parks and Recreation**, calls for encouraging the maximum use of public facilities for recreation through reciprocal programming of School District and City park and recreation facilities. The Council interprets Policy Statement 4 as an aspirational statement and finds the proposed code amendments carry out the desired goal for reciprocal programming. Sharing resources between school and City park recreational facilities is one of central tenets of this project. The amendments made to the regulations support this policy.

NOW, THEREFORE, the Council directs:

- a. Adopt Exhibit A, the Planning Commission's report entitled *Schools and Parks Conditional Use Code Refinement Project – Recommended Draft*, dated March 18, 2010, as amended by Council.

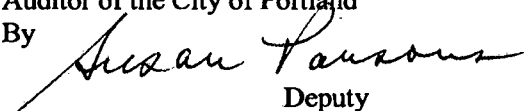
- b. Amend Title 33, Planning and Zoning, as shown in Exhibit A, *Schools and Parks Conditional Use Code Refinement Project – Recommended Draft*, dated March 18, 2010, as amended by Council.
- c. The specific amendments adopted by this action are to the following provisions:
- Title 33, Planning and Zoning List of Chapters
  - Table of Contents
  - 33.100.100.B.2
  - 33.100.200.A
  - 33.100.200.B.1
  - 33.110.100.B.2
  - 33.110.245.B and C
  - Table 110-5
  - 33.120.100.B.7 and 11
  - 33.120.275.B and C
  - 33.120.277.B and C
  - 200s – Additional Use and Development Regulations
  - Entire new chapter: Chapter 33.279, Recreational Fields for Organized Sports
  - 33.281.040
  - 33.281.040.B.1 through 5
  - 33.281.050.A.8
  - 33.281.050.C.1
  - 33.281.050.C.2
  - 33.281.100
  - 33.815.040, 5th sentence
  - 33.815.040.B.1.f and g
  - Chapter 33.900 List of Terms
  - 33.910.030, definitions of "Exterior Improvements" and "Organized Sports"
- d. Amend Title 20, Parks and Recreation, as shown in Exhibit A, *Schools and Parks Conditional Use Code Refinement Project – Recommended Draft*, dated March 18, 2010, as amended by Council. The specific amendments adopted by this action are to the following provisions:
- Section 20.04.010
  - Section 20.04.050
  - Section 20.04.060
  - Section 20.04.070
  - Section 20.04.080
- e. Adopt Section VI of Exhibit A, *Schools and Parks Conditional Use Code Refinement Project – Recommended Draft*, dated March 18, 2010, the Good Neighbor Agreement for Recreational Fields Policy.
- f. Adopt the commentary and discussion in Exhibit A, *Schools and Parks Conditional Use Code Refinement Project – Recommended Draft*, dated March 18, 2010 as further findings and legislative intent.

Section 2. If any section, subsection, sentence, clause, phrase, diagram, designation, or drawing contained in this Ordinance, or the plan, map or code it adopts or amends, is held to be deficient, invalid or unconstitutional, that shall not affect the validity of the remaining portions. The Council declares that it would have adopted the plan, map, or code and each section, subsection, sentence, clause, phrase, diagram, designation, and drawing thereof, regardless of the fact that any one or more sections, subsections, sentences, clauses, phrases, diagrams, designations, or drawings contained in this Ordinance, may be found to be deficient, invalid or unconstitutional.

Passed by the Council: MAY 05 2010  
Mayor Sam Adams  
Prepared by: Shawn Wood  
Date Prepared: April 29, 2010

**LaVonne Griffin-Valade**  
Auditor of the City of Portland

By

  
Deputy

501-600-637

Agenda No. **183750** As Amended  
**ORDINANCE NO.**  
 Title

Improve land use regulations and procedures related to recreational fields as part of the Schools and Parks Conditional Use Code Refinement Project (Ordinance; Amend Title 33 and Title 20)

<b>INTRODUCED BY</b> Commissioner/Auditor: <b>Mayor Sam Adams</b>	CLERK USE: DATE FILED <u>APR 16 2010</u>
<b>COMMISSIONER APPROVAL</b> Mayor—Finance and Administration - Adams <i>[Signature]</i> Position 1/Utilities - Fritz Position 2/Works - Fish Position 3/Affairs - Saltzman Position 4/Safety - Leonard	LaVonne Griffin-Valade Auditor of the City of Portland By: <i>[Signature]</i> Deputy
<b>BUREAU APPROVAL</b> Bureau: Planning and Sustainability Bureau Head: Susan Anderson Prepared by: Shawn Wood Date Prepared: April 6, 2010 Financial Impact Statement Completed <input checked="" type="checkbox"/> Amends Budget <input type="checkbox"/> Not Required <input type="checkbox"/> Portland Policy Document If "Yes" requires City Policy paragraph stated in document. Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Council Meeting Date April 22, 2009	ACTION TAKEN: <i>[Signature]</i> APR 22 2010 <b>CONTINUED TO</b> APR 28 2010 3:15pm APR 28 2010 PASSED TO SECOND READING As Amended MAY 05 2010 9:30 A.M.
City Attorney Approval <i>[Signature]</i>	

<b>AGENDA</b> <b>TIME CERTAIN</b> <input checked="" type="checkbox"/> 2 of 2 Start time: <b>3:00 PM</b> Total amount of time needed: <b>2 hours</b> (for presentation, testimony and discussion) <b>CONSENT</b> <input type="checkbox"/> <b>REGULAR</b> <input type="checkbox"/> Total amount of time needed: _____ (for presentation, testimony and discussion)
--

FOUR-FIFTHS AGENDA	COMMISSIONERS VOTED AS FOLLOWS:	
	YEAS	NAYS
1. Fritz		✓
2. Fish	✓	
3. Saltzman	✓	
4. Leonard	—	
Adams	✓	

1715  
100



City of Portland  
Bureau of  
**Planning and  
Sustainability**

Sam Adams, Mayor  
Susan Anderson, Director

**Planning**

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**Exhibit B**

183750

April 6, 2010

To: City Commissioners

From: Deborah Stein, District Planning Manager

Subject: Revisions to Schools and Parks Conditional Use Code Refinement Project –  
Recommended Draft

Following publication of the *Schools and Parks Conditional Use Code Refinement Project – Recommended Draft* - March 18, 2010, staff determined that four sections of recommended code language needed revising. This memo serves to provide revisions to the recommended code language for clarity; however the substance and intent of the Planning Commission's recommendations are not being changed. Code language to be added is underlined and code language to be removed is shown in ~~striketrough~~. Please let me know if you have any questions.

**REVISION #1 –**

**Commentary:**

This change clarifies that the allowance of one new field is measured from the effective date of this ordinance as opposed to when the use became a conditional use. The changes also remove repetitive language and provide additional clarity.

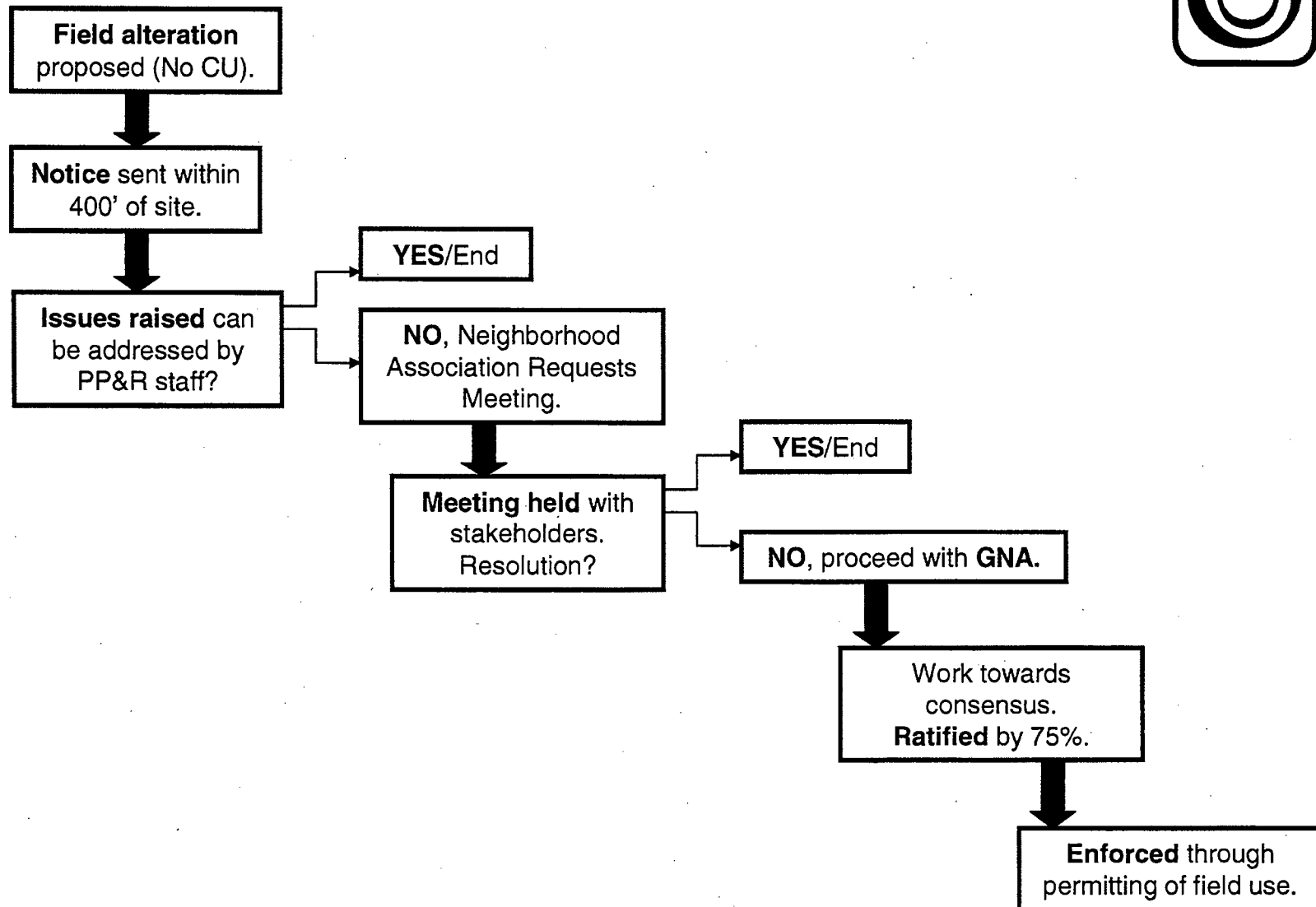
**33.279.030 Review Thresholds for Development**

This section states when development related to recreational fields is allowed, when a conditional use review is required, and the type of procedure used.

**A. Allowed.** Alterations to the site that meet all of the following are allowed without a conditional use review provided the proposal:

8. Does not add more than one new field for organized sports, ~~as measured from the time the use became a conditional use, to a site containing one or more existing approved fields for organized sports~~. Up to one new field may be added once per site, after the effective date of this ordinance, without a Conditional Use Review. The new field must:
  - a. Meet the development standards of Section 33.279.040;
  - b. Not include lighting, a voice amplification system, or spectator seating in excess of 210 lineal feet;
  - c. Be located within 300 feet of ~~an~~ one or more existing on-site fields approved for organized sports; and
  - d. Be ~~constructed~~ approved under a Building or Zoning Permit that identifies the existing development and the new field that is being added, per this ~~section~~ paragraph.

# Good Neighbor Agreement (GNA) Flowchart - DRAFT



**5. Who facilitates the development of a Good Neighbor Agreement?**

Ideally, facilitation will be by a third party. If resources are not available, the facilitator should be agreed upon by the participants.

**6. How is a Good Neighbor Agreement "Ratified"?**

A Good Neighbor Agreement will be considered "ratified" when the participants have signed the final documents. The Good Neighbor participants will work toward consensus agreements on identified issues, and obtaining signatures from all participants. If consensus cannot be achieved, three-fourths (75%) of all participants present can "ratify" an agreement by signing it.

**7. What authority does a Good Neighbor Agreement have?**

A Good Neighbor Agreement is not legally binding, but rather depends on the collaboration and commitment of all parties to ensure that each neighbor's interests are met. All Good Neighbor Agreements must detail the commitment of all parties to upholding the agreement. If any party fails to uphold their commitment, then the group will be reconvened and the concerns will be addressed. If any party fails to participate or does not participate in two (2) or more meetings without being excused by the facilitator, their interest in the GNA shall be forfeited. If a permitted park user regularly fails to adhere to the terms of a Good Neighbor Agreement, Parks & Recreation will have the option of revoking their permit.

**8. How is a Good Neighbor Agreement Enforced?**

The Agreement is enforced by the field permitting agency that processes field permit applications, and will be tied to the approval and granting of field use permits. A field permit for use of a recreation field can be withheld or rescinded for non-compliance with a GNA.

**9. How long does a Good Neighbor Agreement last?**

The duration of a Good Neighbor Agreement is site specific. If each party is acting in good faith and issues are addressed or resolved in a mutually agreed upon manner, the need for a formally documented agreement will diminish over time. The participants in a good neighbor agreement should discuss the following issues:

**Expiration** – GNAs can be valid for specified periods. One option is to have them in force for five (5) years, with an opportunity to renewals (renewal periods may vary).

**Review** – GNAs should be reviewed periodically, such as annually, to determine what has worked well, what may need changing, and what is clearly not working as planned.

**Modification** - GNAs may need to be modified during the initial five (5) year period. The participants should discuss, and the agreement should specify, how modifications are proposed and approved, and if there will be an expiration date. One option is to address modifications as part of an annual review.

**Related Policies, Procedures & Forms**

Good Neighbor Agreement Process Flow Chart

Good Neighbor Agreement Template Document (to be developed)

**Appendix**

Recreational Fields Recommended Code Amendments Matrix

**Additional Comments**

## Procedures & Guidelines

City Code has been changed to support the ability of Portland Parks & Recreation (PP&R), Portland Public Schools (PPS) and the community to meet the needs of recreational sports groups, schools and the community. As part of the recommended code changes, Good Neighbor Agreements have been added as a tool to encourage open and collaborative relationships between all of these stakeholders. The following procedures are a guide to understanding when and how the development of a Good Neighbor Agreement would be beneficial.

Ultimately, due to their unique nature, the final process for developing a Good Neighbor Agreement will be determined by the participants.

### 1. Before Work on a Good Neighbor Agreement Begins

A Good Neighbor Agreement can be used when either Portland Parks & Recreation or Portland Public Schools proposes changes to an existing field and there are outstanding concerns/issues.

In general, a Good Neighbor Agreement will be initiated after Portland Parks & Recreation has notified identified stakeholders within 400' of its intention to alter the current use of an existing recreational field. The notification must include: site plans, anticipated changes in use, permits required, land use reviews, contact persons and licenses that will be requested. The notice will clearly state that stakeholders have 21 days to submit comments, questions, or concerns in writing. Ideally, any questions, comments or concerns will be addressed directly between the concerned neighbor and the appropriate staff. PP&R will respond in writing to all written comments obtained from the notice within 21 days. If a stakeholder is not satisfied with PP&R's response, stakeholders should meet to identify and clarify any issues and concerns. Stakeholders must request that a neighborhood association within 1,000 feet of the subject site send a letter to the appropriate PP&R staff (identified in the public notice) requesting a meeting. The letter from the neighborhood association must be received by PP&R within 45 calendar days of the date of PP&R's last response letter, and shall include a list of specific concerns and/or issues. Portland Parks & Recreation will schedule a public meeting within 30 calendar days of receipt of that letter. A meeting will be scheduled with notification sent to a mutually agreed upon list of stakeholders. At this meeting, participants will work to understand and address the issues presented. If concerns and questions cannot be resolved at this meeting or shortly thereafter, a GNA may be initiated. If PP&R does not initiate the GNA as a result of this meeting, a GNA can only be required by a neighborhood association within 1,000 feet of the subject site. The neighborhood association must submit a letter to PP&R requesting a GNA within 10 calendar days of the date of the above-referenced meeting.

### 2. When a Good Neighbor Agreement is Recommended -

If an issue cannot be addressed by speaking directly with staff or with a public meeting, or it is assumed that impacts or concerns are more long term, then it is recommended that the parties agree to proceed with the development of a Good Neighbor Agreement.

### 3. Who can participate in a Good Neighbor Agreement?

- Stakeholder representatives from the involved agency, organization, site councils, principals, business or program
- Stakeholders groups may include, but are not limited to immediate neighbors (business owners and residents), representatives of the neighborhood association, business association(s), sports user groups, police and city crime prevention staff, park friends and partner organizations, and other community and advocacy groups.
- Stakeholders whose geographical boundaries are generally within 400 feet or two blocks of the proposed facility or facility modifications. Other geographic considerations include natural boundaries such as freeways, main thoroughfares, etc.

### 4. How many representatives can participate?

There should be no fewer than 5 and no more than 15 representatives.

with communities around issues of land use, housing, crime prevention and siting for decades.

Rather than relying on legal strategies, communities, interest groups and governments come together in the spirit of collaboration and partnership to enhance neighborhood livability, develop unique and local solutions and initiate and sustain healthy partnerships and establish mechanism for accountability. The ultimate decision about what being a Good Neighbor means in practice is local: each community is different and there are different issues within the communities depending on the size and level of activity of the park.

While City Code specifically references the use of Good Neighbor Agreements in relation to liquor outlets and convenience stores, they are not incorporated in regards to other parts of the code.

City Code as it applies to sports fields, limits the ability of Portland Parks & Recreation, Portland Public Schools and the community to come together as partners, sharing a common commitment to work out the details of that relationship in a more finessed manner. Rather, the code relies heavily on conditional use reviews to handle issues that may arise due to changes in field use. This heavy reliance on conditional use reviews limits all parties in their ability to have their issues identified and addressed. Conditional use reviews often result in "winners" and "losers" often leaving stressed relationships and universally dissatisfied participants.

#### **Definitions**

Good Neighbor Agreement (GNA) – A document detailing the history, concerns, agreements and outcomes developed to address impacts associated with changes in use to recreational fields.

Stakeholder – anyone who is impacted by the changes in use to recreational fields. Could be a neighbor, user, business, public agency, neighborhood organization, school, etc.

Neighbor – Any business, organization, or home within 400 feet of the edge (property line) of the specified site. Portland Parks & Recreation, Portland Public Schools, businesses and homeowner could be considered neighbors.

Recreational Field – An outdoor area used formally for organized sports play. Examples include but are not limited to baseball, soccer, softball, lacrosse, rugby, and other fields.

#### **Guiding Principles**

Title 20 of the City Code (Parks and Recreation) states that Parks are maintained for the recreation of the public land and the greatest possible use is encouraged (20.04.020).

The values statement in **Parks 2020 Vision** is as follows:

The organization strives to demonstrate the following values:

- Enthusiasm and passion for our work;
- Innovation, creativity and excellence in all we do;
- Honesty, integrity and respect in our relationships;
- Collaborative efforts that achieve positive change;
- Transparent, ethical and accountable decisions;
- Sustainable practices in caring for our buildings, gardens and parks;
- Responsible stewardship for the natural and cultural environment;
- Responsiveness to the needs of the public; and
- Commitment to the safety and well being of our visitors and staff.

Portland Parks & Recreation recognizes the value its programs, parks and activities bring to a community. Portland Parks & Recreation identifies itself as an integral part of the local neighborhoods in Portland. Parks is a neighbor as well as a service provider. It is committed to participating as a neighbor by working with the community in a spirit of fairness, openness, collaboration and honesty.



## PORTLAND PARKS & RECREATION

Healthy Parks, Healthy Portland

**POLICY NAME:** Good Neighbor Agreement for Recreational Fields

**Policy Category:** Parks & Recreation

<b>Date Reviewed:</b>	<b>Date Adopted:</b>
<b>Contact Person:</b> Brett Horner, Strategy & Planning Manager	<b>Authorized By:</b> <b>Position:</b>

### Introduction

For more than fifty years, Portland Parks & Recreation and Portland Public Schools have worked together to provide thousands of children, youth, and adults sports programming and recreational opportunities on hundreds of sports fields in almost every neighborhood in the city.

### Problem

- The need for sports fields has increased steadily over the past two decades – as the population continues to grow and need increases, we fall further behind in our ability to provide adequate recreational facilities to children, youth, and adults in the city
- Current studies regarding obesity and access to nature indicate an increasingly critical need for children and youth to be exposed to outdoor recreational activities
- Current code language limits our ability to improve existing fields to address the growing need
- High levels of use on currently available fields degrades those fields more quickly and clusters impacts to certain neighborhoods
- Current code language is ambiguous or silent on when review (and public notice) is required for sports fields.

Since December of 2008, Portland Parks & Recreation, the Bureau of Planning & Sustainability and Portland Public Schools have been working together to clarify and refine City Code to allow these agencies to better meet the needs of all Portlanders.

### General Approach to Changing the Code

1. Create measurable thresholds to more clearly indicate exactly when conditional use (CU) reviews are required (includes public notice).
2. Improve public notice procedures when CUs are not required. Require school districts and/or Portland Parks & Recreation (PP&R) to provide notice to neighbors where field changes are proposed. The notice will provide information on proposed changes, opportunities for input and contact information for staff.
3. Identify parameters for using a Good Neighbor Agreement (GNA) as a tool to address both the concerns of the community and the need for Parks and Schools to provide safe, adequate recreational opportunities to children, youth, and adults in the City of Portland.

### Policy Statement

March 4, 1933, Roosevelt stated: "In the field of world policy I would dedicate this nation to the policy of the good neighbor--the neighbor who resolutely respects himself and, because he does so, respects the rights of others."

Good Neighbor Plans have been used extensively as a tool to engage in collaborative problem solving

**Commentary****Good Neighbor Agreement Policy**

This policy is new and is intended to formalize and provide strong guidance for a Good Neighbor Agreement process to address recreational field proposals. Currently, GNAs for recreational field proposals are an ad hoc process with no written guidelines. This has limited their effectiveness, and has made them difficult for all participants. Although more structured, the GNA policy is still a fairly informal, non-binding process that can be customized as needed based upon the unique characteristics of the site and composition of the neighborhood.

The Director of the Bureau of Parks & Recreation will adopt this policy. It will be entered into the city auditor's Portland policy documents index and made available on the Bureau's website. Public comment on the draft policy is encouraged as part of the code refinement process for recreational fields.

The GNA process is intended as an alternative to some conditional use reviews. It does not eliminate the conditional use review process for recreational fields entirely. On the more substantial neighborhood issues, such as field lighting, new fields on sites that don't have organized sports, and projects with amplified sound proposed, the conditional use process remains intact. Where the GNA is valuable is in resolving neighbor issues that the conditional use process has difficulty monitoring, controlling and addressing: litter, where field users and spectators park, tournaments and other limited or temporary use, noise from sports players and spectators, the number of games or length of the sports season, and other use issues.

**Enforcement**

GNAs rely on a collaborative effort of the participants, but can be enforced through the field permit process. If sports groups cannot abide by stipulations in the GNA, then field permits to use a particular field can be revoked. Ongoing effectiveness of the agreements will depend on the ongoing participation of stakeholders.

**Ratification**

As recommended, the policy strives for consensus among GNA participants. In the event that consensus cannot be achieved, the policy allows for a vote of the participants. At least 75% of the participants must vote in support for the GNA to be approved. A GNA requires between 5 and 15 participants, so this means that at the low end (5 participants), 4 of 5 must sign, and at the high end (15 participants), 11 of 15 must sign.

A GNA is a valuable tool in this arena because all interested parties involved are encouraged to work directly with each other to resolve issues at a local level, rather than taking a legislative or legal approach. The GNA is more flexible than the conditional use process and encourages greater community discussion and interaction over time. The proactive and engaging nature of a GNA is conducive to engaging a broader range of stakeholders.

**Expiration**

A GNA may sunset, renew, be modified, or have an annual review. The policy recommends that as part of the agreement, participants discuss and specify in the agreement how long the GNA will be in force, if and how it can be renewed or modified, and if reviews and assessments for effectiveness are needed. The policy recommends a 5-year initial life with possibility for renewals, an annual review and opportunity for modification.

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## **VI. Recommended Good Neighbor Agreement (GNA) Policy**

[illegible]

**RECOMMENDED PARKS & RECREATION CODE LANGUAGE**

THIS IS A NEW SECTION, FOR EASE OF READING IT IS NOT UNDERLINED

**20.04.060 Good Neighbor Agreements – Recreational Fields**

Good Neighbor Agreements shall adhere to the GNA Policy adopted by Portland Parks & Recreation, and are authorized and administered by the Director of Parks & Recreation or designee.

**20.04.070 Completion of Field Improvements**

If a Good Neighbor Agreement process is initiated, it must be completed or resolved before any of the proposed improvements in 20.04.050.A are implemented.

**20.04.080 Building Permit Applications**

All of the steps required in Title 20 must be completed before an applicant may apply for a building permit.

**Commentary****20.04.060 Good Neighbor Agreements – Recreational Fields**

This is new code language and specifies that a Good Neighbor Agreement (GNA) policy exists and shall be followed in cases where there are outstanding issues that require some discussion and resolution. Currently, there are no clear guidelines or procedures for GNAs for recreational fields. Once in place, the formalized policy should address many of the issues that have kept recreational field GNAs from achieving more successful outcomes. The policy is intended to answer questions such as: How are GNAs enforced? Who can participate in a GNA? How many can participate? Do all participants have to sign the agreement? How long are GNAs in effect? Commentary specific to the GNA policy are included with the policy in Section VI.

**20.04.070 Completion of Field Improvements**

This is new code language and specifies that parties proposing improvements to recreational fields must first complete applicable required steps in Title 20 (for example, noticing and/or, if necessary, a GNA) prior to completing any field improvements. Some field improvements do not require building permits.

**20.04.080 Building Permit Applications**

This is new code language and specifies that parties proposing improvements to recreational fields must first complete applicable required steps in Title 20 (for example, noticing and/or, if necessary, a GNA) prior to submitting for building permits.

**RECOMMENDED PARKS & RECREATION CODE LANGUAGE**

THIS IS A NEW SECTION, FOR EASE OF READING IT IS NOT UNDERLINED

**20.04.050 Public Noticing – Recreational Fields (cont'd)**

- C. If PP&R's written responses to the written concerns received after the public notice are not satisfactory, a public meeting can be scheduled if requested by a neighborhood association within 1,000 feet of the subject site. The request must be made within 45 calendar days of the date of the last PP&R written response to comments. A Good Neighbor Agreement (GNA) may be proposed by PP&R, PPS, both organizations jointly, or other appropriate field permitting entity if there are remaining concerns after the public meeting. Neighborhood associations within 1,000 feet of the subject site may also request a GNA, in writing, within 10 calendar days of the date of the public meeting. GNAs can be linked to sports field use permits and may address a variety of compatibility issues such as:
1. Hours of use outside currently established park & school operating hours;
  2. Tournament play;
  3. Placement of fields, temporary portable restrooms, storage areas, etc.;
  4. Screening for privacy and safety (netting and/or landscaping);
  5. Noise concerns outside established noise ordinance regulations (portable music players, whistles, bullhorns, etc.);
  6. Litter, loitering, and other nuisances; and
  7. Parking usage.
- D. The field permitting organization may require sports groups and field improvement project proponents to assist with and help pay for the preparation and distribution of the required notice.

**Commentary****20.04.050 Public Noticing - Recreational Fields (cont'd)**

See previous commentary

THIS IS A NEW SECTION, FOR EASE OF READING IT IS NOT UNDERLINED

#### **20.04.050 Public Noticing – Recreational Fields**

- A. Field permitting organizations (FPOs) are responsible for mailing a public notice to owners of residentially-zoned property within a radius of 400 feet of the site property lines, recognized neighborhood organizations within a radius of 1,000 feet of the site property lines, and existing organized sports user groups (permit holders) of the site for any of the following proposed improvements on schools, school sites or park sites that are adjacent to residential property and that do not require a (Title 33) conditional use:
1. Adding one (1) new field for organized sports use where there is current or previous (last 10 years) approved organized sports use elsewhere at the school or park site. The new field must be no more than 300 feet from the current or previous organized sports use. The addition of two (2) or more fields requires a conditional use. A new field more than 300 feet from the current or previous organized sports use requires a conditional use (see Title 33);
  2. Upgrading, improving, or converting an existing recreational field for organized sports use primarily by older youth (ages 13-17) or adults (for baseball, age 10 and older), where there is no such current or previous (last 10 years) use on the subject field;
  3. Bleachers or seating fixtures 210 lineal feet or smaller in size per field and less than 100 feet from an abutting residential property;
  4. Concession stands 1,500 square feet or smaller in size (temporary or permanent) and within 100 feet of a residential property; or
  5. Parking areas with 5 parking spaces or fewer AND within 15 feet of a residential property.
- B. The notice shall describe in detail the type of improvements or change in use proposed. The notice shall include the type, size, location, and setbacks proposed for the field as well as the current (if any) and proposed sports user groups. The public notice of proposed field improvement will provide contact information for the neighbors to call or send written questions, comments, or concerns within 21 calendar days. If these written comments can be addressed to the neighbor's satisfaction, no further action is necessary. PP&R shall respond to these written comments in writing within 21 days.

**Commentary****20.04 General Provisions****20.04.050 Public Noticing - Recreational Fields**

This is new code language, supplementing Title 20 and details when a public notice is required to be sent to neighbors living next to school and park recreational fields. The notice is sent from specified distances as a radius from the edge (property lines) of the site. The public notice is intended as a way for the community to understand what is being proposed, and as an opportunity for the community to request changes if there are concerns. Some of the listed actions requiring noticing can happen at parks under the current code with no advance notice to or input from neighbors. The notice requirement provides a way for the community to weigh-in on the more minor or incremental recreational field proposals that don't rise to the level of a conditional use.

## V. Recommended Amendments to Title 20 – Parks and Recreation

The following amendments are recommended to Title 20, Parks and Recreation, to reflect the changes in the Department of Parks and Recreation's organizational structure and to clarify the Department's responsibilities. The amendments are as follows:

1. Amend Section 20-101, Department of Parks and Recreation, to read:

20-101. Department of Parks and Recreation. The Department of Parks and Recreation is the lead agency for the development, management, and maintenance of the State's parks and recreation resources. The Department shall be responsible for the following:

a. The development and implementation of the State's parks and recreation policy.

b. The management and maintenance of the State's parks and recreation resources.

c. The development and implementation of the State's parks and recreation program.

d. The coordination and oversight of the State's parks and recreation activities.

e. The provision of technical assistance and training to local governments and other organizations.

f. The promotion and marketing of the State's parks and recreation resources.

2. Amend Section 20-102, Department of Parks and Recreation, to read:

20-102. Department of Parks and Recreation. The Department of Parks and Recreation is the lead agency for the development, management, and maintenance of the State's parks and recreation resources. The Department shall be responsible for the following:

a. The development and implementation of the State's parks and recreation policy.

b. The management and maintenance of the State's parks and recreation resources.

c. The development and implementation of the State's parks and recreation program.

d. The coordination and oversight of the State's parks and recreation activities.

e. The provision of technical assistance and training to local governments and other organizations.

f. The promotion and marketing of the State's parks and recreation resources.

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## CHAPTER 33.910 DEFINITIONS

### 33.910.030 Definitions

The definition of words with specific meaning in the zoning code are as follows:

#### Development-Related Definitions

- **Exterior Improvements.** All improvements except buildings or other roofed structures. Exterior improvements include surface parking and loading areas, paved and graveled areas, and areas devoted to exterior display, storage, or activities. It includes improved open areas such as plazas and walkways, but does not include vegetative landscaping, synthetic turf, natural geologic forms, or unimproved land. See also Development.

**Organized Sports.** Any athletic team play (scheduled games), by any ages, on a physically defined sports field (natural or synthetic). Includes both scheduled athletic games associated with school programs and non-school programs. Examples include T-ball, high-school football, youth baseball, and soccer clubs. Organized sports does not include practice or other unstructured play such as pick-up games or impromptu use and does not include play on hard-surfaced courts.

## CHAPTER 33.910 DEFINITIONS

### 33.910.030 Definitions

#### Development-Related Definitions

- **Exterior Improvements.** The addition of the term "synthetic turf" clarifies that turf fields would be treated the same as grass fields as it relates to this definition. Furthermore, it allows the conversion or expansion of existing grass fields to turf fields without conditional use review.

**Organized Sports.** This new definition clarifies that organized sports occurs on a field (as opposed to a court) and includes regularly scheduled games by a team. It also clarifies that organized sports does not include unstructured play such as practice (even if regularly scheduled) or casual use such as pick-up games or family use.

Language to be added is underlined  
Language to be deleted is shown in ~~strike through~~

**CHAPTER 33.900**  
**LIST OF TERMS**

Amend Chapter 33.900 LIST OF TERMS

Add the term 'Organized Sports'

**Commentary****CHAPTER 33.90 LIST OF TERMS**

This insertion adds term 'Organized Sports' to the List of Terms defined in Chapter 33.910, Definitions.

Language to be added is underlined  
 Language to be deleted is shown in ~~strikethrough~~

### 33.815.040 Review Procedures (cont'd)

**B. Proposals that alter the development of an existing conditional use.** Alterations to the development on a site with an existing conditional use may be allowed, require an adjustment, modification, or require a conditional use review, as follows:

1. Conditional use review not required. A conditional use review is not required for alterations to the site that comply with Subparagraphs a through g. All other alterations are subject to Paragraph 2, below. Alterations to development are allowed by right provided the proposal:
  - a-d. [No Change]
  - e. Will not result in a net gain or loss of site area; and
  - ~~f. Will not increase the net number of parking spaces by more than 1 space or 4 percent of the total number of parking spaces, whichever is greater. However, an individual or cumulative addition of more than 5 parking spaces requires a conditional use review; and~~
  - ~~g. Will not result in a net loss in the number of parking spaces, except as follows:~~
    - ~~(1) No reduction in shared parking spaces is allowed;~~
    - ~~(2) 1 space or 4 percent of the total number of parking spaces may be removed, whichever is greater;~~
    - ~~(3) An individual or cumulative removal of parking spaces in excess of 5 spaces requires a conditional use review. The cumulative loss of parking is measured from the time the use became a conditional use, July 16, 2004, or the last conditional use review of the use, whichever is most recent, to the present; and~~
    - ~~(4) Removal of parking from sites with 4 or fewer required spaces requires a conditional use review.~~
  - f. Will not result in an individual or cumulative loss or gain in the number of parking spaces, except as follows:
    - (1) On sites with 5 or more parking spaces, up to 1 space or 4 percent of the total number of existing parking spaces, whichever is greater, may be removed; however, the removal of more than 5 spaces requires a conditional use review;
    - (2) Up to 1 space or 4 percent of the total number of existing parking spaces, whichever is greater, may be added; however, the addition of more than 5 spaces requires a conditional use review; and
    - (3) Any cumulative loss or gain of parking allowed in (1) or (2) above is measured from the time the use became a conditional use, or the last conditional use review of the use, whichever is most recent, to the present.

### 33.815.080 Approval Criteria in General

The approval criteria for all conditional use reviews are stated below. Requests for conditional uses will be approved if the review body finds that the applicant has shown that all of the approval criteria have been met.

**Commentary****33.815.040 Review Procedures (cont'd)**

A. [No Change]

B. [No Change]

1. [No Change]

a.-e. [No Change]

f and g. This language has been rewritten for clarity and has been consolidated in one subparagraph. The new language replaces language that had been modified as part of the RICAP 5 code amendments.

**33.815.080 Approval Criteria in General [No change]**

There are no changes recommended for the approval criteria for schools or recreational fields.

The majority of schools are located in residential and open space zones and are conditional uses; the conditional use criteria for these schools are found in 33.815.105 Institutional and Other Uses in R Zones. (Schools are allowed by right in commercial and employment zones and are prohibited in industrial zones.)

Language to be added is underlined  
Language to be deleted is shown in ~~strikethrough~~

## **CHAPTER 33.815 CONDITIONAL USES**

### **33.815.040 Review Procedures**

The procedure for reviewing conditional uses depends on how the proposal affects the use of, or the development on, the site. Subsection A, below, outlines the procedures for proposals that affect the use of the site while Subsection B outlines the procedures for proposals that affect the development. Proposals may be subject to Subsection A or B or both. The review procedures of this section apply unless specifically stated otherwise in this Title. The review procedures for recreational fields for organized sports are stated in Chapter 33.279. The review procedures for schools, school related uses, and school sites, are stated in Chapter 33.281. Proposals may also be subject to the provisions of 33.700.040, Reconsideration of Land Use Approvals.

**Commentary****CHAPTER 33.815  
CONDITIONAL USES****33.815.040 Review Procedures**

The amendments in this section of the conditional use chapter clarify that the review procedures for recreational fields for organized sports are located in 33.279 Recreational Fields for Organized Sports and review procedures for schools, school related uses, and school sites are located in Chapter 33.281 Schools and School Sites.

**RECOMMENDED ZONING CODE LANGUAGE**

Language to be added is underlined  
Language to be deleted is shown in ~~strikethrough~~

**Development Standards****33.281.100 General Standards**

In the OS and R zones, the development standards for institutional uses apply except where superseded by the standards in this chapter. The institutional development standards are stated in 33.110.245 and 33.120.275. In C and E zones, the development standards of the base zone apply except where superseded by the standards in this chapter. Recreational fields used for organized sports are subject to Chapter 33.279, Recreational Fields for Organized Sports.

**Commentary****33.281.100 General Standards**

This paragraph adds a reference to the standards found in the new Chapter 33.279 Recreational Fields for Organized Sports.

**RECOMMENDED ZONING CODE LANGUAGE**

Language to be added is underlined  
Language to be deleted is shown in ~~striketrough~~

**33.281.055 Loss of Conditional Use Status on School Sites.**

If a school use is discontinued for more than 5 continuous years, a new conditional use is required. A school use has been discontinued if the use ceases operations, even if the structure or materials related to the use remain. Any school use proposing to locate at the site after more than 5 years of discontinued use must go through a new conditional use review. The new conditional use is reviewed as follows:

- A. If the school use has been discontinued for less than 10 years, and the proposed new school use does not include any of the Type III changes listed in 33.281.030.B or 33.281.050.C, the conditional use is reviewed through a Type II procedure.
- B. If the school use has been discontinued for less than 10 years, and the proposed new school use includes any of the changes listed in 33.281.030.B or 33.281.050.C, the conditional use is reviewed through a Type III procedure.
- C. If the school use has been discontinued for more than 10 years, the conditional use is reviewed through a Type III procedure.

**33.281.055 Loss of Conditional Use Status on School Sites**

As part of the restructuring of Chapters 33.281, School and School Sites, and 33.815, Conditional Uses, this recommended code amendment adds regulations for vacant school sites to the schools chapter (33.281). Currently, school sites are regulated by the conditional use chapter (33.815) and must meet the same regulations that apply to other conditional uses. The language recommended here is the same as in chapter 33.815, except the length of time that can lapse before a vacant building loses its conditional use status has been changed from 3 years to 5 years and there are different CU requirements when the site has been vacated more than 5 years, but less than 10 years.

Currently a school—like any other conditional use—loses its conditional use status after 3 years. After that time, only uses allowed in the underlying zone are allowed on the site without a Type III conditional use review. By increasing the time a school may be vacant without losing its CU status from 3 to 5 years, the recommended amendments respond to the fact that people typically want to keep neighborhood schools open and that once closed, it is often difficult to open schools in less than 3 years.

However, after 5 years there may be changes in the neighborhood, applicable regulations, and other various factors that warrant a new CU review. Again, responding to the unique nature of schools facility planning, the recommended amendments assign a Type II—rather than Type III CU review if the school has been vacant more than 5 years but less than 10 years and does not include any changes to the use or development that would otherwise require a CU III. A type II review considers the same criteria regarding impacts on the surrounding neighborhood as a Type III, but because the case is reviewed by BDS staff (and doesn't include a public hearing) with appeals going to the hearing officer (rather than City Council) a Type II is faster and less expensive than a Type III.

After the school has been vacant more than ten years a Type III CU would be required. This is the same requirement other CUs in the city must meet when they are vacant over 3 years.

## RECOMMENDED ZONING CODE LANGUAGE

Language to be added is underlined  
 Language to be deleted is shown in ~~strikethrough~~

**33.281.050 Review Thresholds for Development**

**B. Type II.** Alterations to development when the individual or cumulative alterations will not increase the floor area or exterior improvement area by more than 10 percent, up to a maximum of 25,000 square feet are reviewed through a Type II procedure. The increase is measured from the time the use became a conditional use, the effective date of this Title, or the last Type III conditional use review on the site, whichever is most recent. Exceptions are outdoor recreation areas and athletic fields, which are regulated by Subsection A. above, and Subsection C. below. A Type II review is required when the following individual or cumulative alterations are proposed. The increases in paragraphs B.3 through B.6, below, are measured from the time the use became a conditional use or the last conditional use review of the use, whichever is most recent, to the present.

1. When proposed alterations to the site will not violate any conditions of approval;
2. When there will be a net loss in site area that will not take the site out of conformance, or further out of conformance, with a development standard;
3. When there will be an increase or decrease in the net number of parking spaces by up to 2 spaces or up to 10 percent of the total number of parking spaces, whichever is greater;
4. When the alterations will not increase the floor area on the site by more than 10 percent, up to a maximum of 25,000 square feet;
5. When the alterations will not increase the exterior improvement area on the site by more than 10 percent, up to a maximum of 25,000 square feet. Parking area increases that are allowed by B.3 above are exempt from this limitation; or
6. When the alterations will not increase the floor area and the exterior improvement area on the site by more than 10 percent, up to a maximum of 25,000 square feet. Parking area increases that are allowed by B.3 above are exempt from this limitation.

**C. Type III.** ~~The following alterations to development are processed through a Type III procedure:~~ All other alterations to development on the site, including alterations not allowed by Subsections A. and B. above are reviewed through a Type III procedure.

1. ~~All other alterations to development on the site, including alterations not allowed by Subsections A. and B. above. Exceptions are outdoor recreation areas which are regulated by Subsection A. above, and athletic fields which are regulated by Subsection A. above, and Paragraph C.2. below.~~
2. ~~Modifications to existing athletic fields that increase the potential for noise, glare, or additional numbers of spectators, or times spectators come to the site. These types of modifications include modifications such as adding or increasing any of the following: seating capacity, lighting, voice amplification equipment, announcer's booths, ticket booths, and concessions.~~

**33.281.050 Review Thresholds for Development (cont'd)****B. Type II**

There are two chapters that regulate school conditional uses in the code right now. To simplify the code this project recommends moving many of the regulations from Chapter 33.815, Conditional Uses to Chapter 33.281, Schools and School Sites. The regulations governing when a CU is required and the type of review required for schools are moved to 33.281. This amendment would bring the thresholds for Type II found in Chapter 33.815 to Chapter 33.281. These amendments will not result in any content change.

The sentence related to outdoor recreation and athletic fields is deleted since these thresholds are now found in the new Chapter 33.279, Recreational Fields for Organized Sports.

**C. Type III**

1. The last sentence is deleted since these thresholds are now found in the new Chapter 33.279, Recreational Fields for Organized Sports.
2. This sentence is deleted since these thresholds are now found in the new Chapter 33.279, Recreational Fields for Organized Sports.

Language to be added is underlined  
Language to be deleted is shown in ~~strikethrough~~

**33.281.050 Review Thresholds for Development (cont'd)**

6. The alteration meets one of the following:
  - a. Complies with the development standards of this Title; or
  - b. Does not comply with the development standards of this Title, but an adjustment or modification to the development standards has been approved through a land use review; and
7. The alteration complies with all previous conditions of approval;
8. ~~Modifications to existing athletic fields that do not increase the potential for noise, glare, or additional numbers of spectators, or times that spectators come to the site.~~

**Commentary****33.281.050 Review Thresholds for Development (cont'd)**

**A. [No change]**

**6-7. [No change]**

- 8. This omission allows recreational fields used for organized sports in both school and parks sites to be treated equally. Recreational fields used for organized sports is referenced in 33.281.040.B.2 above where it clarifies that 33.279 contains the regulations for these fields so no thresholds are required in this Paragraph.**

## RECOMMENDED ZONING CODE LANGUAGE

Language to be added is underlined  
 Language to be deleted is shown in ~~strike through~~

**33.281.050 Review Thresholds for Development**

The following thresholds state the type of procedure used in the conditional use review for changes to development at schools and on school sites in the OS and R zones. Changes that are allowed by right are also stated. This section states when development related to schools and on school sites in the OS and R zones is allowed, when a conditional use review is required, and the type of procedure used.

**A. Allowed by right.** Alterations to the site that meet all of the following are allowed without a conditional use review.

1. The addition of new outdoor recreation areas, or changes to existing outdoor recreation areas;
2. The addition of up to 1,500 square feet of floor area to the site;
3. Fences, handicap access ramps, and on-site pedestrian circulation systems;
4. Changes that do not result in a net gain or loss of site area;
5. ~~Alterations to parking areas other than Special Event Parking that meet the following:~~
  - a. ~~Will not result in a net gain in the number of parking spaces;~~
  - b. ~~Sites with up to 15 spaces, not including those used for Special Event Parking: will not result in a net loss in the number of parking spaces;~~
  - c. ~~Sites with 16 or more spaces, not including those used for Special Event Parking: will not decrease the number of spaces except as follows:~~
    - (1) ~~No reduction in shared parking spaces is allowed;~~
    - (2) ~~1 space or 4 percent of the total number of parking spaces may be removed, whichever is greater; and~~
    - (3) ~~An individual or cumulative removal of parking spaces in excess of 5 spaces is prohibited. The cumulative loss of parking is measured from the time the use became a conditional use, July 16, 2004, or the last conditional use review of the use, whichever is most recent, to the present.~~
5. The alteration will not result in an individual or cumulative loss or gain in the number of parking spaces, except as follows:
  - a. On sites with 5 or more parking spaces, up to 1 space or 4 percent of the total number of existing parking spaces, whichever is greater, may be removed; however, the removal of more than 5 spaces requires a conditional use review;
  - b. Up to 1 space or 4 percent of the total number of existing parking spaces, whichever is greater, may be added; however, the addition of more than 5 spaces requires a conditional use review; and
  - c. Any cumulative loss or gain of parking allowed in 5.a or 5.b above is measured from the time the use became a conditional use, or the last conditional use review of the use, whichever is most recent, to the present.

**33.281.050 Review Thresholds for Development****A. [No change]****1-4. [No change]**

5. This language has been rewritten to be consistent with parking thresholds in 33.815 Conditional Uses that was recently amended through RICAP 5 and rewritten here for additional clarity. This amendment addresses situations where parking is removed in order to complete stormwater upgrades in a parking lot. Removal of one space is often necessary in order to incorporate vegetated swales that meet current standards. Increased flexibility for removal of spaces from small sites is necessary to accommodate stormwater-related retrofits

Additionally, increases or decreases in the number of parking spaces are often required when a conditional use changes in size, but the current thresholds do not allow any increase in number of parking spaces without a review, and do not differentiate between minor changes in parking quantity that can be processed as a Type II procedure, versus major changes in parking quantity that require a Type III review.

These amendments clarify that a nominal increase in number of parking spaces (the addition of 1 space, or 4% of the total number of spaces, whichever is greater) is allowed without a review.

Language to be added is underlined  
 Language to be deleted is shown in ~~strikethrough~~

### **33.281.040 Review Thresholds for Other Uses**

This section states when a conditional use is required for changes to nonschool uses on school sites in the OS and R zones, and the type of procedure used when a conditional use review is required. ~~Changes that are allowed by right are also stated.~~

- A. Purpose.** This section allows additional conditional uses on school sites over that normally allowed by the base zones. This is in recognition of the special nature of school sites and the necessity to allow interim uses to allow school districts to maintain sites for future school uses. The additional uses are limited to uses which provide a public service and which can be accommodated on the site with minimal disruption to the site and surrounding area. Offices which can be accommodated easily on the site if adequate off-street parking is provided are also allowed.
- B. Other uses on school sites.**
1. Daycare, Community Service, and nonprofit or social service Office uses are allowed ~~by right~~ at a school site. However, these uses must comply with the parking requirements in Chapter 33.266, Parking and Loading. In addition, any exterior recreation areas including playgrounds and fields must be maintained and open to the public at times when the use is not occupying the areas.
  2. Parks And Open Area uses at school sites are subject to the use regulations of the base zone, plan district and overlay zone. Recreational fields used for organized sports are subject to the regulations of 33.279, Recreational Fields for Organized Sports.
  - ~~32.~~ Change to another conditional use or the addition of another conditional use in a different use category, except as allowed by Paragraph B.1. or B.2. above, are reviewed through a Type III procedure.
  - ~~43.~~ Office uses, other than nonprofit or social service offices allowed by Paragraph B.1., above, are reviewed though a Type III procedure.
  - ~~54.~~ Commercial or industrial uses other than those allowed in Paragraphs B.1. and B.43., above, are reviewed through a Type III procedure. The operators of the uses must be nonprofit, governmental, or social service agencies. The uses ~~can~~ may only be in portions of buildings that are already designed to accommodate the proposed use. For example, a social service agency could request approval to run a vocational training program in the auto shop portion of a building on the site.
  6. Adding an allowed use may or may not require a conditional use depending on the proposed changes to development on the site. See Section 33.281.050.

**Commentary****33.281.040 Review Thresholds for Other Uses****A. [No change]****B. Other uses on school sites.**

1. [No change] Existing regulations require recreation areas on school property, such as playgrounds and fields, to be maintained and open to the public at times when the school is not using them.
  2. Playgrounds and fields are mentioned, but Parks and Open Area uses are not specifically listed in the code as "other uses" on school sites. This amendment clarifies that Parks and Open Space uses are allowed on school sites and that they are regulated the same as these uses are in an Open Space zone or a Residential zone. It further states that recreational fields used for organized sports are regulated through a new Chapter 33.279, Recreational Fields.
- 3-5. [No change]
6. There are two chapters that regulate school conditional uses in the code right now. To simplify the code this project recommends moving many of the regulations from Chapter 33.815, Conditional Uses to Chapter 33.281, Schools and School Sites. The recommended language is similar to 33.815.040A.3.c. in the conditional use chapter. It clarifies that uses other than schools or those listed in 33.281.040.B.1-5 may be allowed outright or with a conditional use review on a school site if consistent with the base zone.

**RECOMMENDED ZONING CODE LANGUAGE**

Language to be added is underlined  
Language to be deleted is shown in ~~strike through~~

**33.281.030 Review Thresholds for School Uses (cont'd)**

**C. [No change]**

**D. Changes in enrollment and staffing.** Changes in the number of students enrolled and the number and classification of staff are allowed without review except where a conditional use review is required by Subsections 33.281.050.B or C.

## Commentary

## 33.281.030 (cont'd)

## C. [No change]

## D. Fluctuations in enrollment and staffing.

The recommended amendments address confusion regarding the relationship of Chapters 33.281, Schools and Schools Sites, and 33.815, Conditional Uses. The schools chapter clearly states that the activities of school buildings should have flexibility in order to meet school and community needs and at the same time protect the surrounding area from negative impacts by requiring a conditional use review of major changes to uses. A change in student numbers usually doesn't result in a major change of how the school is used. However, Chapter 33.815, Conditional Uses, requires a conditional use when there are any changes in members, students, trips and events (Type II CU for changes less than 10% and Type III CU for changes over 10%).

The number of students allowed in each school is regulated. Schools must meet the Universal Building Code as well as other standards for classroom size, safety and fire regulations, etc. This amendment assumes that it is the responsibility of the school administrators to see that the number of students in a building meets these requirements; within these limits, the enrollment can move up and down without a land use review.

**RECOMMENDED ZONING CODE LANGUAGE**

Language to be added is underlined  
 Language to be deleted is shown in ~~striketrough~~

**Regulations in OS and R zones****33.281.030 Review Thresholds for School Uses**

This section The following thresholds states when a conditional use is required and the type of procedure used the type of procedure used in the conditional use review for changes to school uses in the OS and R zones. Changes that are allowed by right are also stated.

- A. New school use.** The creation of a school use on a site that does not have a school use or is not a school site is reviewed through the Type III procedure.
- B. Change of school grade levels.** ~~Changes from an elementary to a middle or junior high or to a high school, or from a middle or junior high to a high school are reviewed through a Type III procedure. Changes from a high school to a middle or junior high or to an elementary school, or from a middle or junior high to an elementary school are reviewed through a Type II procedure. Changes from a middle to a junior high, or from a junior high to a middle school are allowed by right. Removing grades from any school is allowed. Adding grades is allowed or a conditional use, as specified in Table 281-1.~~

<b>Table 281-1 Regulations for Adding Grades</b>		
<b><u>If a school has the following grades:</u></b>	<b><u>Regulation for adding the following grades:</u></b>	
	<b><u>Allowed</u></b>	<b><u>CU required (Type III unless noted otherwise)</u></b>
<u>Any grade K-5</u>	<u>Any grade K-8</u>	<u>Any grade 9-12</u>
<u>Any grade 6-8</u>	<u>Any grade 6-8</u>	<u>Any grade K-5</u> <u>Any grade 9-12</u>
<u>Any grade 9-12</u>	<u>Any grade 9-12</u>	<u>Any grade 6-8 (Type II)</u> <u>Any grade K-5</u>
<u>Any grade K-5 AND</u> <u>Any grade 6-8</u>	<u>Any grade K-8</u>	<u>Any grade 9-12</u>
<u>Any grade 6-8 AND</u> <u>Any grade 9-12</u>	<u>Any grade 6-12</u>	<u>Any grade K-5</u>
<u>Any grade K-5 AND</u> <u>Any grade 6-8 AND</u> <u>Any grade 9-12</u>	<u>Any grade K-12</u>	

**Commentary**

**33.281.030. Review Thresholds for School Uses (cont'd)**

**B. Change of grade levels.**

The following chart provides the legislative intent of these amendments:

	<b>Adding Lower Grades</b>	<b>Adding Higher Grades</b>
<b>9-12</b>	<p><b>Adding grades 6-8 to a school containing 9<sup>th</sup>-12<sup>th</sup> grades requires a Type II CU.</b></p> <p><i>Intent: This reflects the current regulations that require a Type II CU when a high school changes to an elementary or middle school. When younger grades are combined with grades 9-12 the students often have to commute farther from their home than they would if they attended their K-8 school, resulting in transportation impacts.</i></p> <p><b>Adding grades K-5 to a school containing 6<sup>th</sup>-12<sup>th</sup> grades requires a Type III CU.</b></p> <p><i>Intent: This changes current practice. Currently the code is unclear whether adding any grades K-5 to a school with 6<sup>th</sup>-8<sup>th</sup> grades require a Type II CU or is allowed. Adding K-8 to a school with 9<sup>th</sup>-12<sup>th</sup> grades requires a Type II CU. This amendment requires a Type III for both situations. See below for the legislative intent of this amendment.</i></p>	n/a
<b>6-8</b>	<p><b>Adding grades K-5 to a school containing 6<sup>th</sup>-8<sup>th</sup> grades requires a Type III CU.</b></p> <p><i>Intent: The primary reason for requiring a Type III CU in these situations is to allow for a public review of the safety of adding younger children to a school (and transportation system) designed for older students. The Planning Commission felt that a Type III conditional use review in these situations would benefit the public.</i></p>	<p><b>Adding grades 9-12 to a school containing 6<sup>th</sup>-8<sup>th</sup> grades requires a Type III CU.</b></p> <p><i>Intent: This reflects the current regulations that require a Type III CU when an elementary or middle school changes to a high school. The impacts for a high school (students can drive, open campuses, larger facilities, increased extra-curricular activities and after school activities) tend to create more of an impact to the surrounding area.</i></p>
<b>K-5</b>	n/a	<p><b>Adding grades 6-8 to a school containing K-5<sup>th</sup> grades is allowed.</b></p> <p><i>Intent: There is no value added for a school to undergo a conditional use review for this situation because there is no data available to objectively distinguish between the impacts of 6<sup>th</sup>-8<sup>th</sup> graders and K-5<sup>th</sup> graders.</i></p>

Language to be added is underlined  
Language to be deleted is shown in ~~strike through~~

**Code begins on next code language page.**

# Commentary

## 33.281.030. Review Thresholds for School Uses

### A. [No Change]

### B. Change of grade levels.

Currently, the Zoning Code requires a conditional use (CU) review for changes of *levels* of schools (elementary, middle school, junior high school, and high school), but does not address changes in *grades* within a school level. It also does not address simply adding or removing grades from an existing school; it addresses situations where the complete school level is changed. As a further complication, the state defines 'elementary school' as any combination of grades K-8, but the Zoning Code contains no definition of the different school levels.

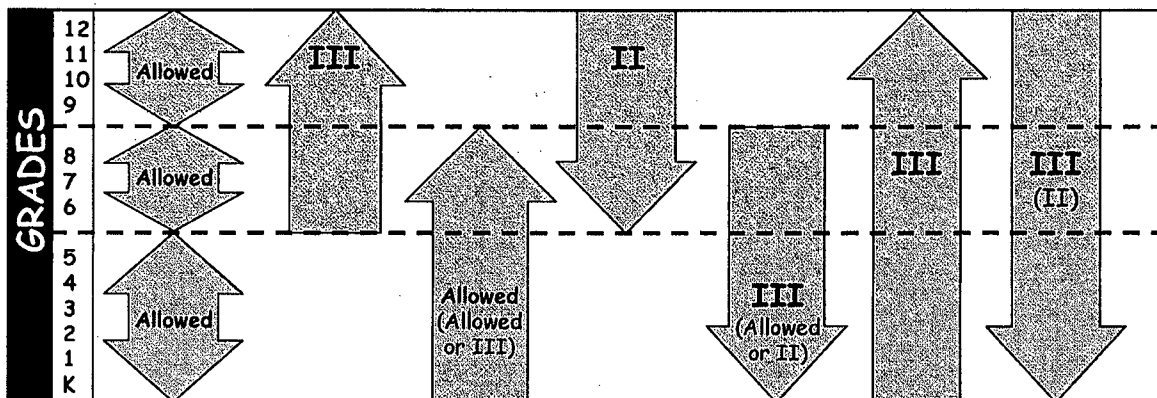
These amendments revise the current code to regulate changes in 'grade level' rather than changes in 'school level'. They are intended to provide the school districts with as much flexibility as needed to accommodate changes, while ensuring that grade changes that may result in impacts to the surrounding area continue to require a CU review.

While adopting the state definition of 'elementary school' would be the simplest way of regulating schools (i.e. regulating 9-12 grade level and K-8 grade levels), it would not address the Planning Commission's concern regarding the impacts adding K-5 grades to a school with higher grades has on the surrounding area and the safety of the younger children.

In general, these amendments:

- Regulate three school levels: K-5, 6-8, and 9-12 grades.
- Allow for any grade changes that result in a school that has a combination of grades K-5, 6-8 or 9-12, unless other regulations, such as additional building square footage, are triggered.
- Require a CU review for most situations when a grade outside of the defined grades in its level is added to a school. But once a grade outside these levels is added then all grades in that level may be added without further review.
- Allow any grade to be removed from a school.

### Procedure Type Required When Adding Grade Levels



Note: Parentheses indicate where existing procedure type differs from recommendation. In cases where the code is unclear, both interpretations are listed.

See the following page of commentary for the legislative intent of each regulation.

Language to be added is underlined  
Language to be deleted is shown in ~~striketrough~~

## **CHAPTER 33.281 SCHOOLS AND SCHOOL SITES**

### **33.281.010 Purpose**

The City recognizes that schools have a special relationship to the community. This chapter provides regulations for schools and school sites located throughout the City's neighborhoods. The regulations acknowledge that school sites provide an important community resource and that traditionally a wide variety of activities take place at school sites. The regulations also reflect the fact that there is a constant change in uses, programs, and buildings as school districts respond to changing demographics and educational innovations. At the same time, the regulations protect surrounding uses from negative impacts by providing a forum for the review of major changes to uses or buildings.

### **33.281.020 Relationship to Base Zone and Conditional Use Regulations**

The base zone chapters indicate whether school uses are allowed by right, are conditional uses, or are prohibited. In OS and R zones, schools are generally regulated as conditional uses. In C and E zones, schools are generally allowed by right. In I zones, schools are prohibited. This chapter provides supplemental information and regulations specific to school uses and school sites. The requirements of the base zone apply unless superseded by the regulations in this chapter. In situations where the use is regulated as a conditional use, the regulations that apply are located in this chapter, except for the conditional use approval criteria, which are in 33.815.105. ~~the conditional use regulations approval criteria in 33.815.040, .050, and .105 also apply.~~ If a school site has previous conditions of approval, the specific conditions take precedence over the threshold levels of review in this chapter.

**CHAPTER 33.281  
SCHOOLS AND SCHOOL SITES**

**33.281.020 Relationship to Base Zone and Conditional Use Regulations**

Currently, there are two chapters that regulate school conditional uses - Chapter 33.81 Schools and School Sites and Chapter 33.815 Conditional Uses. To simplify the code these amendments recommend moving all the regulations that govern when a CU is required and the type of review required for schools from Chapter 33.815 Conditional Uses to Chapter 33.281, Schools and School Sites. The sections that have been added to Chapter 33.281 include 33.815.040, Review Procedures, and 33.815.050, Loss of Conditional Use Status. The amended code language clarifies that these regulations are now in chapter 33.281 and drop the references to these sections in the conditional use chapter. The approval criteria 33.815.105 will continue to be located in Chapter 33.815.

THIS IS A NEW CHAPTER, FOR EASE OF READING IT IS NOT UNDERLINED

### **33.279.040 Development Standards**

- A. Purpose.** Ensure that recreational fields and accessory structures will be compatible with and minimize negative impacts on adjacent uses.
- B. Standards.** The standards of this subsection apply to new fields, alterations to existing fields, and accessory structures.
1. **Recreational fields.** Recreational fields must be set back at least 50 feet from adjacent R-zoned sites. Setbacks are measured from property lines to foul line for baseball and softball fields, and to the field end or side lines for all other sports.
  2. **Accessory structures.** Spectator seating such as bleachers or benches must be set back at least 30 feet from adjacent R-zoned sites and at least 15 feet from all other lot lines. All other accessory structures including dugouts, concession stands, and restrooms must be set back at least 15 feet from all lot lines.

### **33.279.050 Loss of Conditional Use Status**

If a recreational field is not used for organized sports for more than 5 continuous years, a new conditional use is required to resume the use for organized sports. Except as allowed by 33.279.030.A, the new conditional use is reviewed as follows:

- A.** If the organized sports use has been discontinued for less than 10 years, and the proposed new organized sports use does not add lighting or does not result in total spectator seating per field exceeding 210 lineal feet, it is reviewed through a Type II procedure.
- B.** All other new organized sports uses are reviewed through a Type III procedure.

### **33.279.060 Additional Regulations**

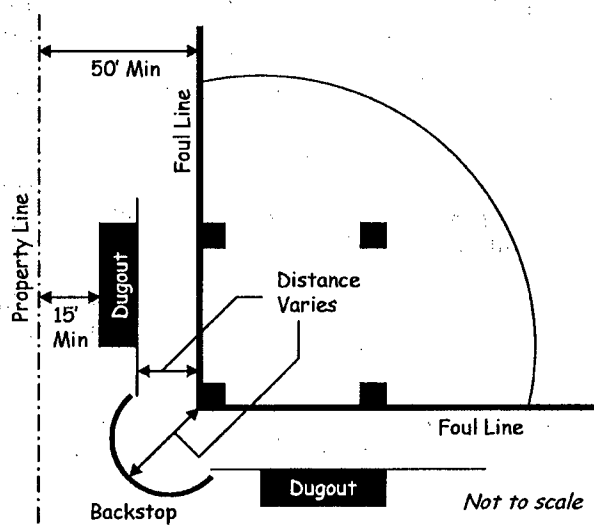
Other City regulations may apply to recreational fields used for organized sports. See Title 20, Parks and Recreation.

**Commentary****33.279.040 Development Standards**

Development standards for recreational fields are currently found in the institutional development standards of the R zones and the development standards of the OS zone. Locating them in this new chapter facilitates determining what standards apply to recreational fields in the OS, R, and IR zones.

Currently development standards for recreational fields require a 50-foot setback from residentially-zoned properties. This standard is maintained with the recommended code language since it provides adequate distance to minimize impacts. Additionally, if fields were set back in excess of 50 feet, this would preclude the ability for many park and school sites to support field development. This language also clarifies that the

50-foot setback is measured from the foul line for baseball/softball (see drawing) and from the field end or side line for all other sports.



The standards also allow accessory structures such as dugouts, or bleachers to be within this setback, but no closer than 30 feet for bleachers and 15 feet for all other structures. The 30-foot setback for bleachers addresses noise and privacy issues unique to spectator seating. The 15-foot setback for all other accessory structures is consistent with the 15-foot setback currently required for detached accessory structures in the institutional development standards for single-dwelling zones. Multi-dwelling zones currently require 10 feet and this would be increased to 15 feet with the recommended standard.

**33.279.050 Loss of Conditional Use Status**

Currently a recreational field loses its conditional use status after 3 years if the use is discontinued. After that time, reuse of the field for organized sports is not allowed without a new conditional use review. This amendment extends the time that a field can be reused for organized sports under the same conditional use approval from 3 years to 5 years. It further defines what review types are used if the reuse is proposed before or after 10 years from discontinuance and whether additional development is proposed. The language used here is consistent with recommended 33.281 Schools and School Sites language. The increase in time before CU status is lost provides for additional flexibility with fields as use fluctuates.

**33.279.060 Additional Regulations**

This section provides a reference to Title 20, specifically a public notice/commentary requirement meant to capture specific elements of recreational field development that don't require a conditional use review. The public notice will give neighbors an opportunity to learn of proposed recreational field development and contact Park staff regarding their comments. By sharing information and concerns early, all involved have the opportunity to identify ways to improve a proposal and to resolve conflicts. If required, a Good Neighbor Agreement may be entered into. See Sections V and VI.

THIS IS A NEW CHAPTER, FOR EASE OF READING IT IS NOT UNDERLINED

**33.279.030 Review Thresholds for Development**

**B. Type II.** A Type II review is required for the following individual or cumulative alterations:

1. Voice amplification systems for recreational fields that currently do not have an approved voice amplification system;
2. When proposed alterations to the site will not violate any conditions of approval;
3. When there will be a net loss in site area that will not take the site out of conformance, or further out of conformance, with a site development standard;
4. When there will be an increase or decrease in the net number of parking spaces by up to 2 spaces or up to 10 percent of the total number of parking spaces, whichever is greater;
5. When the alterations will not increase the floor area on the site by more than 10 percent, up to a maximum of 25,000 square feet;
6. When the alterations will not increase the exterior improvement area on the site by more than 10 percent, up to a maximum of 25,000 square feet. Parking area increases that are allowed by B.4 above are exempt from this limitation;
7. When the alterations will not increase the floor area and the exterior improvement area on the site by more than 10 percent, up to a maximum of 25,000 square feet. Parking area increases that are allowed by B.4 above are exempt from this limitation; or
8. The increases in paragraphs B.4 through 7, above, are measured from the time the use became a conditional use or the last conditional use review of the use, whichever is most recent, to the present.

**C. Type III.** The following are processed through a Type III procedure:

1. New recreational fields, except as allowed by Subsection A.8 above;
2. Lighting for recreational fields that currently do not have approved lighting; or
3. All other alterations to development related to recreational fields used for organized sports on the site, including alterations not allowed by Subsections A. and B. above.

**33.279.030 Review Thresholds for Development (cont'd)****B. Type II**

This subsection identifies when a Type II conditional use review is required.

1. Voice amplification is another element of field use that can have impacts on neighboring properties. As such, its addition to a field that does not currently have a voice amplification system would require a Type II review. The term "system" is used intentionally to differentiate between smaller hand held devices and larger permanent systems. Voice amplification added to a field that already has amplification would not trigger a conditional use review, and Chapter 33.262, Off-Site Impacts would regulate impacts resulting from any additional noise.

2-9. This language is consistent with 33.281 Schools and School Sites recommended thresholds.

**C. Type III**

This subsection identifies when a Type III conditional use review would be required.

1. All new fields would require a Type III CU with the exception of one new field on a site that currently has a recreational field used for organized sports. See previous Commentary.
2. Lighting provides for extended play into evening hours when field play could have additional impacts on neighbors. Noise typically occurring during daylight hours could occur into the evening. Glare from lights could also impact neighbors. Adding lighting to a field that currently does not have lighting would trigger a conditional use review. Lighting added to a field that already has lighting would not trigger a conditional use review, and Chapter 33.262, Off-Site Impacts would regulate any issues with additional glare.
3. This language clarifies that all other development (unless allowed by Subsection A, or a Type II per Subsection B) is a Type III.

THIS IS A NEW CHAPTER, FOR EASE OF READING IT IS NOT UNDERLINED

**33.279.030 Review Thresholds for Development (cont'd)**

**A. Allowed.**

8. Does not add more than one new field, as measured from the time the use became a conditional use, to a site containing one or more existing approved fields for organized sports. Up to one new field may be added. The new field must:
  - a. Meet the development standards of Section 33.279.040;
  - b. Not include lighting, a voice amplification system, or spectator seating in excess of 210 lineal feet;
  - c. Be within 300 feet of an existing field approved for organized sports; and
  - d. Be constructed under a Building or Zoning Permit that identifies the existing development and the new field that is being added, per this section.

## Commentary

**33.279.030 Review Thresholds for Development**

8. One new field is recommended to be allowed on a school, school site, or park site where there is already approved organized sports use occurring. The rationale for this allowance of one field is that adding only one new field is not significantly adding to site activities that are already happening. The field must be within 300 feet of the existing field that has organized sports use. The requirement that the new field be within 300' of the existing field consolidates site activities with similar characteristics. Additionally one new field that proposes either lighting, spectator seating in excess of 210 lineal feet, or voice amplification systems would not be allowed to use this provision since those alterations alone require a conditional use (CU) review.

In situations where this exception is applicable, neighbors would still receive public notice and an opportunity to comment through the Public Notice provision in Title 20, Parks and Recreation. Neighbors would get advanced notice and an opportunity to weigh-in on the proposal before it is allowed. A Good Neighbor Agreement is also an option if resolution cannot be achieved. See Sections V and VI.

If a field is proposed on a site that does not currently have approved organized sports activity, then this development would require a Type III CU since the site does not currently have the types of characteristics associated with organized sports. Regardless of current organized sports activity, more than one new field would also be reviewed as a Type III CU given the potential greater impacts.

THIS IS A NEW CHAPTER, FOR EASE OF READING IT IS NOT UNDERLINED

### **33.279.030 Review Thresholds for Development**

This section states when development related to recreational fields is allowed, when a conditional use review is required, and the type of procedure used.

**A. Allowed.** Alterations to the site that meet all of the following are allowed without a conditional use review provided the proposal:

1. Complies with all previous conditions of approval;
2. Meets one of the following:
  - a. Complies with the development standards of this Title; or
  - b. Does not comply with the development standards of this Title, but an adjustment or modification to the development standards has been approved through a land use review;
3. Does not increase the floor area by more than 1,500 square feet;
4. Does not increase the exterior improvement area by more than 1,500 square feet. Fences, handicap access ramps, on-site pedestrian circulation systems, and increases allowed by Subsections A.6 and A.8, below are exempt from this limitation;
5. Will not result in a net gain or loss of site area;
6. Will not result in an individual or cumulative loss or gain in the number of parking spaces, except as follows:
  - a. On sites with 5 or more parking spaces, up to 1 space or 4 percent of the total number of existing parking spaces, whichever is greater, may be removed; however, the removal of more than 5 spaces requires a conditional use review;
  - b. Up to 1 space or 4 percent of the total number of existing parking spaces, whichever is greater, may be added; however, the addition of more than 5 spaces requires a conditional use review; and
  - c. Any cumulative loss or gain of parking allowed in 6.a or 6.b above is measured from the time the use became a conditional use, or the last conditional use review of the use, whichever is most recent, to the present.
7. Does not result in total spectator seating per field exceeding 210 lineal feet; or

## Commentary

### 33.279.030 Review Thresholds for Development

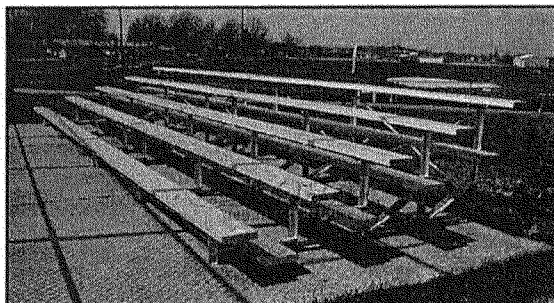
The code now requires a conditional use (CU) review for new fields in parks and schools that are used for organized sports. The thresholds for review rely on any increases in number of spectators. It is extremely difficult to implement this requirement for a number of reasons. One reason is that it is difficult to define a spectator. Another reason is that it is difficult to track the numbers of spectators that come to events. Existing facilities may be subject to a new CU review if they draw even one more spectator than they have in the past.

The recommended amendments move away from the standard of quantifying actual spectators. Instead, they aim to capture physical improvements that speak to the intensity of use experienced by the field(s). A conditional use review would be required for facilities that are designed to accommodate a significant number of spectators, or that would draw spectators at night when they could create greater disturbances in a neighborhood. New facilities and changes to existing facilities that potentially increase use intensity such as seating, amplification systems, and lighting, for example, would require a conditional use review. Other minimal changes would be allowed without review. However some field changes that do not require a CU would instead trigger a public notice/opportunity to comment that would be covered in Title 20, Parks and Recreation. This notice and comment opportunity may or may not lead to a Good Neighbor Agreement that has also been developed as part of recommended amendments to Title 20. See Section V and VI for additional information on these processes.

#### A. Allowed

This subsection identifies what recreational field development is allowed without a conditional use review.

- 1-6. This language is consistent with language in 33.281 Schools and School Sites and language found in 33.815 Conditional Uses.
7. This provision allows for up to 210 lineal feet of spectator seating without a CU. As mentioned above, these thresholds move away from quantifying spectators, which can be difficult to determine or track. As such, development that would accommodate spectators is used to identify one element of field intensity that could be used as a threshold for review. 210 lineal feet represents two standard bleachers (5 rows). At 36 inches per person (1.5 feet of personal space on each side), this seating would accommodate 70 people. It should be noted that 70 people would represent a reasonable seating capacity and it is assumed that maximum seating would not be reached during



Standard Bleacher (Note: Bleachers such as these were recently added to Lents Park for the Little League - two bleachers per field on multiple fields)

most events. It is assumed that not all of the spectators will be single occupancy drivers and therefore impacts such as parking are limited, but worth review if this threshold is exceeded. The Bureau of Transportation has stated that 70 people would translate to approx. 25 cars which is an acceptable quantity without transportation impact review.

THIS IS A NEW CHAPTER, FOR EASE OF READING IT IS NOT UNDERLINED

**CHAPTER 33.279  
RECREATIONAL FIELDS FOR ORGANIZED SPORTS**

(Added by: Ord. No. \_\_\_\_\_, effective \_\_\_\_/\_\_\_\_/10)

**General:**

- 33.279.010 Purpose
- 33.279.020 Where These Regulations Apply
- 33.279.030 Review Thresholds for Development
- 33.279.040 Development Standards
- 33.279.050 Loss of Conditional Use Status
- 33.279.060 Additional Regulations

**33.279.010 Purpose**

The recreational field requirements:

- Allow flexibility in the use and development of recreational fields;
- Recognize that recreational fields used for organized sports have a special relationship to the community and are an important resource;
- Recognize that demographics and program needs change over time, and that alterations and additions to recreational fields respond to those changes; and
- Maintain compatibility with and limit the negative impacts on surrounding residential areas.

**33.279.020 Where These Regulations Apply**

The regulations of this chapter apply to recreational fields if all of the following are met:

- A. Organized sports.** If the recreational field is used for organized sports;
- B. OS, R, or IR zone.** If the recreational field is in an OS, R, or IR zone; and
- C. School, school site, or in a park.** If the recreational field is located on a school, school site, or in a park.

**33.279 Recreational Fields for Organized Sports**

Code language pertaining to recreational fields is currently found in the OS, Single-dwelling zones, and Multi-dwelling base zones (Use and Institutional Development Standards) as well as in Chapter 33.281, Schools and School Sites, and 33.815 Conditional Uses. This new chapter (33.279) would consolidate conditional use requirements, development standards, and loss of conditional use status for recreational fields into one chapter. This will allow recreational fields used for organized sports on schools, school sites, and park sites to be treated the same. Changes to existing recreational field code language, as seen in earlier commentary and recommended code changes, remove regulations from the various sections of the code and instead require that they be subject to this new chapter. This consolidation clarifies and simplifies the procedures and standards for recreational fields.

**33.279.010 Purpose**

The purpose outlines the need for recreational fields and their unique relationship to the community. It also recognizes that as neighborhoods change, so will the demand and alterations to the fields. Furthermore, the purpose identifies compatibility and impacts with residential areas as important elements.

**33.279.020 Where These Regulations Apply**

This language identifies where the new regulations for recreational fields would apply. It identifies that the regulations of this chapter apply to schools, school sites, and parks in Open Space zones, R-zones (single- and multi-dwelling), and the IR zone (Institutional Residential).

Language to be added is underlined  
Language to be deleted is shown in ~~strike through~~

## **200s - ADDITIONAL USE & DEVELOPMENT REGULATIONS**

- 33.203 Accessory Home Occupations
- 33.205 Accessory Dwelling Units
- 33.209 Aviation
- 33.212 Bed and Breakfast Facilities
- 33.218 Community Design Standards
- 33.219 Convenience Stores
- 33.224 Drive-Through Facilities
- 33.229 Elderly and Disabled High Density Housing
- 33.236 Floating Structures
- 33.239 Group Living
- 33.243 Helicopter Landing Facilities
- 33.248 Landscaping and Screening
- 33.251 Manufactured Housing and Manufactured Dwelling  
Parks
- 33.254 Mining and Waste-Related
- 33.258 Nonconforming Situations
- 33.262 Off-Site Impacts
- 33.266 Parking and Loading
- 33.272 Public Recreational Trails
- 33.274 Radio Frequency Transmission Facilities
- 33.278 Permit-Ready Houses
- 33.279 Recreational Fields for Organized Sports
- 33.281 Schools and School Sites
- 33.284 Self-Service Storage
- 33.285 Short Term Housing and Mass Shelters
- 33.288 Special Street Setbacks
- 33.293 Superblocks
- 33.296 Temporary Activities

**Commentary****200s Additional Use & Development Regulations****33.279 Recreational Fields for Organized Sports**

This language adds a new chapter for recreational fields used for organized sports to the 200s chapters.

Language to be added is underlined  
 Language to be deleted is shown in ~~strike through~~

### 33.120.275 Development Standards for Institutions

- A. **Purpose.** The general base zone development standards in the R3 through RX zones are designed for residential buildings. Different development standards are needed for institutional uses which may be allowed in multi-dwelling zones. The intent is to maintain compatibility with and limit the negative impacts on surrounding residential areas.
- B. **Use categories to which these standards apply.** The standards of this section apply to uses in the institutional group of use categories in the R3 through IR zones, whether allowed by right, allowed with limitations, or subject to a conditional use review. The standards apply to new development, exterior alterations, and conversions to institutional uses. Uses that are part of an institutional campus with an approved impact mitigation plan in the IR zone are subject to the development standards of 33.120.277. Recreational fields used for organized sports are subject to Chapter 33.279, Recreational Fields for Organized Sports.
- C. **The standards.**
  - 1-3. [No change.]
  - 4. Outdoor activity facilities. Except as specified in paragraph C.5 below, oOutdoor activity facilities, such as swimming pools, basketball courts, tennis courts, or baseball diamonds must be set back 50 feet from abutting R-zoned properties. Playground facilities must be set back 25 feet from abutting R-zoned properties if not illuminated, and 50 feet if illuminated.
  - 5. Recreational fields used for organized sports. Recreational fields used for organized sports are subject to Chapter 33.279, Recreational Fields for Organized Sports.
  - ~~6-10~~ 5-9. [No change other than number sequence.]

### 33.120.277 Development Standards for Institutional Campuses in the IR Zone

- A. [No Change]
- B. **Where these standards apply.** The standards of this section apply to all development that is part of an institutional campus with an approved impact mitigation plan or an approved conditional use master plan in the IR zone, whether allowed by right, allowed with limitations, or subject to a conditional use review. The standards apply to new development, exterior alterations, and conversions from one use category to another. Recreational fields used for organized sports are subject to Chapter 33.279, Recreational Fields for Organized Sports.
- C. **The standards.**
  - 1-3 [No change]
  - 4. Recreational fields used for organized sports are subject to Chapter 33.279, Recreational Fields for Organized Sports.

**Commentary****33.120.275 Institutional Development Standards**

**A. Purpose.** No change

**B. Use categories to which these standards apply.**

Provides a reference to the development standards found in the new chapter for recreational fields, Chapter 33.279, Recreational Fields for Organized Sports

**C. The standards.**

4. Outdoor activity facility setbacks.

The addition of this language clarifies that recreational fields used for organized sports are not an Outdoor activity facility.

5. Recreational fields.

This paragraph provides a reference to the development standards found in the new Chapter 33.279 Recreational Fields for Organized Sports.

6-10 Numbering sequence change.

**33.120.277 Development Standards for Institutional Campuses in the IR Zone**

**A. No change**

**B. The addition of this language clarifies that recreational fields used for organized sports are not subject to these standards but instead the standards of the new Chapter 33.279, Recreational Fields for Organized Sports.**

**C. The standards.**

1-3 No change

4. This paragraph adds a reference to the development standards found in the new Chapter 33.279 Recreational Fields for Organized Sports.

**RECOMMENDED ZONING CODE LANGUAGE**

Language to be added is underlined  
 Language to be deleted is shown in ~~striketrough~~

**33.120.100 Primary Uses (cont'd)**

11. Schools, Colleges, and Medical Centers in the IR zone. This regulation applies to all parts of Table 120-1 that have a note [11].
  - a. Purpose. High Schools, Colleges, and Medical Centers located in IR Zones are limited to the large institutional campuses the IR Zone is intended to foster. The IR zone was created in recognition of the role such institutions play in meeting the needs of Portland's citizens.
  - b. Regulations for institutional campuses. High Schools, Colleges, Hospitals, and Medical Centers are allowed to develop as institutional campuses when they meet the following regulations.
    - (1) The institution is located or is to be located on a site that is at least 5 acres in total area. Exceptions to this minimum size requirement are prohibited.
    - (2) The institution has an approved impact mitigation plan or conditional use master plan.
    - (3) Trade schools and business schools are commercial uses and are not allowed in an IR zone through a conditional use.
  - c. Regulations for other institutions. Schools, Colleges, Hospitals, and Medical Centers are allowed as a conditional use only.
  - d. Regulations for recreational fields for organized sports. Recreational fields used for organized sports are subject to the regulations of Chapter 33.279, Recreational Fields for Organized Sports.

12-14. [No Change.]

**C-D. [No Change]**

**Commentary****33.120.100 Primary Uses (cont'd)****A. Allowed uses.****B. Limited uses.****11. Schools, Colleges, and Medical Centers in the IR zone.**

- d. This code change moves the schools, colleges and medical center regulations for recreational fields to the new Chapter 33.279, Recreational Fields for Organized Sports.

Language to be added is underlined  
 Language to be deleted is shown in ~~strikethrough~~

### 33.120.100 Primary Uses

- A. Allowed uses.** Uses allowed in the multi-dwelling zones are listed in Table 120-1 with a "Y". These uses are allowed if they comply with the development standards and other regulations of this Title. Being listed as an allowed use does not mean that a proposed use will be granted an adjustment or other exception to the regulations of this Title. In addition, a use or development listed in the 200s series of chapters is also subject to the regulations of those chapters.
- B. Limited uses.** Uses allowed in these zones subject to limitations are listed in Table 120-1 with an "L". These uses are allowed if they comply with the limitations listed below and the development standards and other regulations of this Title. In addition, a use or development listed in the 200s series of chapters is also subject to the regulations of those chapters. The paragraphs listed below contain the limitations and correspond with the footnote numbers from Table 120-1.

1-6. [No Change.]

7. Parks And Open Areas. This regulation applies to all parts of Table 120-1 that have note [7]. Parks And Open Areas uses are allowed by right. However, certain accessory uses and facilities which are part of a Parks And Open Areas use require a conditional use review. These accessory uses and facilities are listed below.

- a. ~~Parks. Swimming pools; concession areas; parking areas; baseball, football, soccer, and other fields used for organized sports; and other facilities that draw spectators to events in a park, are conditional uses within a park use.~~
- b. ~~Cemeteries, including Mausoleums, chapels, and similar accessory structures associated with funerals or burial, and parking areas are conditional uses within a cemetery use.~~
- c. ~~Golf courses, including Club houses, restaurants, and driving ranges, and parking areas are conditional uses within a golf course use.~~
- d. ~~Boat ramps. All boat ramps, whether they are primary or accessory use are conditional uses.~~
- e. Parking areas.
- f. Recreational fields for organized sports. Recreational fields used for organized sports are subject to the regulations of Chapter 33.279, Recreational Fields for Organized Sports.

8-10. [No Change.]

**Commentary****33.120.100 Primary Uses**

A. Allowed uses.

B. Limited uses.

7. Parks and Open Areas.

- a-f. This code change moves the multi-dwelling zone regulations for recreational fields to the new Chapter 33.279, Recreational Fields for Organized Sports. It also clarifies that parking areas are a conditional use and removes repetitive language.

## RECOMMENDED ZONING CODE LANGUAGE

Language to be added is underlined  
 Language to be deleted is shown in ~~strike through~~

<b>Table 110-5</b> <b>Institutional Development Standards [1]</b>	
Minimum Site Area for New Uses	10,000 sq. ft.
Maximum Floor Area Ratio [2]	0.5 to 1
Maximum Height [3]	50 ft.
Minimum Building Setbacks [2]	1 ft. back for every 2 ft. of bldg. height, but in no case less than 15 ft.
Maximum Building Setback Transit Street or Pedestrian District	20 ft. or per CU/IMP review
Maximum Building Coverage [2]	50% of site area
Minimum Landscaped Area [2,4]	25% of site area to the L1 standard
Buffering from Abutting Residential Zone [5]	15 ft. to L3 standard
Buffering Across a Street from a Residential Zone [5]	15 ft. to L1 standard
Setbacks for All Detached Accessory Structures Except Fences [6]	10 ft.
Parking and Loading	See Chapter 33.266, Parking And Loading
Signs	See Title 32, Signs and Related Regulations

## Notes:

- [1] The standards of this table are minimums or maximums as indicated. Compliance with the conditional use approval criteria might preclude development to the maximum intensity permitted by these standards.
- [2] For campus-type developments, the entire campus is treated as one site. Setbacks are only measured from the perimeter of the site. The setbacks in this table only supersede the setbacks required in Table 110-3. The normal regulations for projections into setbacks and for detached accessory structures still apply.
- [3] Towers and spires with a footprint of 200 square feet or less may exceed the height limit, but still must meet the setback standard. All rooftop mechanical equipment must be set back at least 15 feet from all roof edges that are parallel to street lot lines. Elevator mechanical equipment may extend up to 16 feet above the height limit. Other rooftop mechanical equipment that cumulatively covers no more than 10 percent of the roof area may extend 10 feet above the height limit.
- [4] Any required landscaping, such as for required setbacks or parking lots, applies towards the landscaped area standard.
- [5] Surface parking lots are subject to the parking lot setback and landscaping standards stated in Chapter 33.266, Parking And Loading.
- [6] Setbacks for structures that are accessory to recreational fields for organized sports are stated in Chapter 33.279, Recreational Fields for Organized Sports.

**Table 110-5**  
**Institutional Development Standards**

**Notes:**

**[1-5] No Change**

**[6] Clarifies that setbacks for structures that are accessory to recreational fields for organized sports are stated in Chapter 33.279, Recreational Fields for Organized Sports.**

## RECOMMENDED ZONING CODE LANGUAGE

Language to be added is underlined  
 Language to be deleted is shown in ~~strike~~through

**33.110.245 Institutional Development Standards**

- A. Purpose.** The general base zone development standards are designed for residential buildings. Different development standards are needed for institutional uses which may be allowed in single-dwelling zones. The intent is to maintain compatibility with and limit the negative impacts on surrounding residential areas.
- B. Use categories to which these standards apply.** The standards of this section apply to uses in the institutional group of use categories, whether allowed by right, allowed with limitations, or subject to a conditional use review. The standards apply to new development, exterior alterations, and conversions to institutional uses. Recreational fields used for organized sports are subject to Chapter 33.279, Recreational Fields for Organized Sports.
- C. The standards.**
- 1-3. [No Change.]
4. Outdoor activity facilities. Except as specified in paragraph C.5 below, oOutdoor activity facilities, such as swimming pools, basketball courts, tennis courts, or baseball diamonds must be set back 50 feet from abutting R-zoned properties. Playground facilities must be set back 25 feet from abutting R-zoned properties if not illuminated, and 50 feet if illuminated. Where the outdoor activity facility abuts R-zoned properties in School uses, the required setback is reduced to zero.
5. Recreational fields for organized sports. Recreational fields used for organized sports are subject to Chapter 33.279, Recreational Fields for Organized Sports.
- 6-10 ~~5-9~~. [No Change other than number sequence.]

**Commentary****33.110.245 Institutional Development Standards****A. Purpose.****B. Use categories to which these standards apply.**

Provides a reference to the development standards found in the new chapter 33.279, Recreational Fields for Organized Sports.

**C. The standards.****4. Outdoor activity facility setbacks.**

The addition of this language clarifies that recreational fields used for organized sports are not an Outdoor activity facility.

**5. Recreational fields.**

This paragraph provides a reference to the development standards found in the new Chapter 33.279 Recreational Fields for Organized Sports.

**6-10 Numbering sequence change.**

Language to be added is underlined  
 Language to be deleted is shown in ~~strike through~~

### 33.110.100 Primary Uses

- A. Allowed uses.** Uses allowed in the single-dwelling zones are listed in Table 110-1 with a "Y". These uses are allowed if they comply with the development standards and other regulations of this Title. Being listed as an allowed use does not mean that a proposed use will be granted an adjustment or other exception to the regulations of this Title. In addition, a use or development listed in the 200s series of chapters is also subject to the regulations of those chapters.
- B. Limited uses.** Uses allowed that are subject to limitations are listed in Table 110-1 with an "L". These uses are allowed if they comply with the limitations listed below and the development standards and other regulations of this Title. In addition, a use or development listed in the 200s series of chapters is also subject to the regulations of those chapters. The paragraphs listed below contain the limitations and correspond with the footnote numbers from Table 110-1.
1. Community Service Uses. This regulation applies to all parts of Table 110-1 that have note [1]. Most Community Service uses are regulated by Chapter 33.815, Conditional Uses. Short term housing and mass shelters have additional regulations in Chapter 33.285, Short Term Housing and Mass Shelters.
  2. Parks And Open Areas. This regulation applies to all parts of Table 110-1 that have note [2]. Parks And Open Areas uses are allowed by right. However, certain accessory uses and facilities which are part of a Parks And Open Areas use require a conditional use review. These accessory uses and facilities are listed below.
    - a. ~~Parks. Swimming pools; concession areas; parking areas; baseball, football, soccer, and other fields used for organized sports; and other facilities that draw spectators to events in a park, are conditional uses within a park use.~~
    - b. ~~Cemeteries, including Mausoleums, chapels, and similar accessory structures associated with funerals or burial, and parking areas are conditional uses within a cemetery use.~~
    - c. ~~Golf courses, including Club houses, restaurants, and driving ranges, and parking areas are conditional uses within a golf course use.~~
    - d. ~~Boat ramps. All boat ramps, whether they are primary or accessory use are conditional uses.~~
    - e. Parking areas.
    - f. Recreational fields for organized sports. Recreational fields used for organized sports are subject to the regulations of Chapter 33.279, Recreational Fields for Organized Sports.

3-5. [No Change.]

**C-D. [No Change.]**

**Commentary****33.110.100 Primary Uses**

A. Allowed uses.

B. Limited uses.

2. Parks and Open Areas.

- a-f. This code change moves the single-dwelling zone regulations for recreational fields for organized sports to a new Chapter 33.279, Recreational Fields for Organized Sports. It also clarifies that parking areas are a conditional use and removes repetitive language.

## RECOMMENDED ZONING CODE LANGUAGE

Language to be added is underlined  
 Language to be deleted is shown in ~~striketrough~~

**33.100.200 Development Standards**

**A. Allowed or limited uses.** Allowed or limited uses are subject to the development standards stated below.

1. Building setbacks. Except as specified in paragraph A.3, below, ~~B~~buildings must be set back from all property lines 1 foot for each foot of building height.
2. Outdoor activity facility setbacks. Except as specified in paragraph A.3 below, ~~o~~Outdoor activity facilities, such as swimming pools, basketball courts, tennis courts, or baseball diamonds must be set back 50 feet from abutting R-zoned properties. Playground facilities must be set back 25 feet from abutting R-zoned properties if not illuminated, and 50 feet if illuminated. Where the outdoor activity facility abuts R-zoned properties in School uses, the required setback is reduced to zero.
3. Recreational fields for organized sports. Recreational fields used for organized sports are subject to Chapter 33.279, Recreational Fields for Organized Sports.

**B. Conditional uses.** Conditional uses are subject to the development standards stated below.

1. Building setbacks.
  - a. Generally. Except as specified in paragraph 1.b, below, ~~B~~buildings must be set back from all the property lines 1 foot for each foot of building height. Where the site is adjacent to a transit street or a street within a Pedestrian District, the maximum setback is 25 feet.
  - b. Recreational fields for organized sports. Setbacks for structures that are accessory to recreational fields used for organized sports are subject to Chapter 33.279, Recreational Fields for Organized Sports.
2. Parking. Conditional uses must meet the parking standards for that use in the CG zone, as stated in Chapter 33.266, Parking and Loading.
3. Other standards. Conditional uses are also subject to the other development standards stated in Table 110-5 in Chapter 33.110, Single-Dwelling Zones.

**Commentary****33.100.200 Development Standards****A. Allowed or limited uses.****1. Building setbacks.**

The addition of this language clarifies that standards for recreational fields used for organized sports are subject to the development standards found in the new Chapter 33.279 Recreational Fields for Organized Sports.

**2. Outdoor activity facility setbacks.**

The addition of this language clarifies that recreational fields used for organized sports are not an Outdoor activity facility and are subject to the development standards found in the new Chapter 33.279 Recreational Fields for Organized Sports.

**3. Recreational fields.**

This paragraph provides a reference to the development standards found in the new Chapter 33.279 Recreational Fields for Organized Sports.

**B. Conditional uses.****1. Building setbacks.**

- b. The addition of this language clarifies that standards for recreational fields used for organized sports are subject to the development standards found in the new Chapter 33.279 Recreational Fields for Organized Sports.

**RECOMMENDED ZONING CODE LANGUAGE**

Language to be added is underlined  
 Language to be deleted is shown in ~~strikethrough~~

<b>Table 100-1</b> <b>Open Space Zone Primary Uses</b>	
<b>Use Categories</b>	<b>OS Zone</b>
<b>Residential Categories</b>	
Household Living	N
Group Living	N
<b>Commercial Categories</b>	
Retail Sales And Service	CU [1]
Office	N
Quick Vehicle Servicing	N
Vehicle Repair	N
Commercial Parking	N
Self-Service Storage	N
Commercial Outdoor Recreation	CU
Major Event Entertainment	N
<b>Industrial Categories</b>	
Manufacturing And Production	N
Warehouse And Freight Movement	N
Wholesale Sales	N
Industrial Service	N
Railroad Yards	N
Waste-Related	N
<b>Institutional Categories</b>	
Basic Utilities	L/CU [5][6]
Community Service	CU [4][5]
Parks And Open Areas	L/CU [2]
Schools	CU [3]
Colleges	N
Medical Centers	N
Religious Institutions	N
Daycare	CU
<b>Other Categories</b>	
Agriculture	Y
Aviation And Surface Passenger Terminals	N
Detention Facilities	N
Mining	CU
Radio Frequency Transmission Facilities	L/CU [3][4]
Rail Lines And Utility Corridors	CU

Y = Yes, Allowed

CU = Conditional Use Review Required

Notes:

L = Allowed, But Special Limitations

N = No, Prohibited

- The use categories are described in Chapter 33.920.
- Regulations that correspond to the bracketed numbers [ ] are stated in 33.100.100.B.
- Specific uses and developments may also be subject to regulations in the 200s series of chapters.

**Table 100-1**

School Use is a conditional use in the OS zone and not a limited use as the footnote suggests. Eliminating the footnote reference clarifies this. The changes to the table also reflect the renumbering resulting from omission of the school footnote #3.

## RECOMMENDED ZONING CODE LANGUAGE

Language to be added is underlined  
 Language to be deleted is shown in ~~strikethrough~~

**33.100.100 Primary Uses****A. Allowed uses. [No change.]**

**B. Limited uses.** Uses allowed that are subject to limitations are listed in Table 100-1 with an "L". These uses are allowed if they comply with the limitations listed below and the development standards and other regulations of this Title. In addition, a use or development listed in the 200s series of chapters is also subject to the regulations of those chapters. The paragraphs listed below contain the limitations and correspond with the footnote numbers from Table 100-1.

## 1. [No Change]

2. **Parks And Open Areas.** This regulation applies to all parts of Table 100-1 that have note [2]. Uses in the Park And Open Areas category are allowed by right. However, certain accessory uses and facilities which are part of a Park And Open Areas use require a conditional use review. These facilities are listed below.

- a. ~~Parks. Swimming pools; concession areas; parking areas; baseball, football, soccer, and other fields used for organized sports; and other facilities that draw spectators to events in a park, are conditional uses within a park use.~~
- b. ~~Cemeteries, including Mausoleums, chapels, and similar accessory structures associated with funerals or burial and parking areas are conditional uses within a cemetery use.~~
- c. ~~Golf courses, including Club houses, restaurants, and driving ranges, and parking areas are conditional uses within a golf course use.~~
- d. ~~Boat ramps. All boat ramps and associated parking areas are conditional uses.~~
- e. Parking areas.
- f. Recreational fields for organized sports. Recreational fields used for organized sports are subject to the regulations of Chapter 33.279, Recreational Fields for Organized Sports.

~~3. Schools. This regulation applies to all parts of Table 100-1 that have note [3]. School uses are subject to the regulations for schools in the R5 zone as well as Chapter 33.281, Schools and School Sites.~~

34. Radio Frequency Transmission Facilities. This regulation applies to all parts of Table 100-1 that have note [34]. Some Radio Frequency Transmission Facilities are allowed by right. See Chapter 33.274.

45. Community Services. This regulation applies to all parts of Table 100-1 that have note [45]. Most Community Service uses are a conditional use. However, short term housing and mass shelters are prohibited.

56. Basic Utilities. This regulation applies to all parts of Table 100-1 that have note [56]. Basic Utilities that serve a development site are accessory uses to the primary use being served. All other Basic Utilities are conditional uses.

**33.100.100 Primary Uses****B. Limited uses.****2. Parks And Open Areas.**

a-f. This code change moves the Open Space regulations for recreational fields to a new Chapter 33.279, Recreational Fields for Organized Sports. It also clarifies that parking areas are a conditional use and removes repetitive language.

**3. Schools.**

The omission of this Paragraph clarifies that schools are actually a conditional use as opposed to a limited use as would be suggested by this current paragraph language. The following Subsection C covers conditional uses, and schools would fall into this category as Table 100-1 describes. This is consistent with how schools are treated in the single-dwelling base zone.

**RECOMMENDED ZONING CODE LANGUAGE**

Language to be added is underlined  
 Language to be deleted is shown in ~~strikethrough~~

**TABLE OF CONTENTS**

<u>Chapter Number</u>		<u>Page Number</u>
<b>Introduction</b>		
	How to Use This Document .....	i
10	Legal Framework and Relationships.....	10-1
<b>Base Zones</b>		
100	Open Space Zone .....	100-1
110	Single-Dwelling Residential Zones .....	110-1
120	Multi-Dwelling Residential Zones.....	120-1
130	Commercial Zones.....	130-1
140	Employment and Industrial Zones.....	140-1
<b>Additional Use and Development Regulations</b>		
203	Accessory Home Occupations .....	203-1
205	Accessory Dwelling Units.....	205-1
209	Aviation .....	209-1
212	Bed and Breakfast Facilities .....	212-1
218	Community Design Standards .....	218-1
219	Convenience Stores .....	219-1
224	Drive-Through Facilities .....	224-1
229	Elderly and Disabled High Density Housing .....	229-1
236	Floating Structures .....	236-1
239	Group Living.....	239-1
243	Helicopter Landing Facilities.....	243-1
248	Landscaping and Screening.....	248-1
251	Manufactured Housing and Manufactured Dwelling Parks .....	251-1
254	Mining and Waste-Related.....	254-1
258	Nonconforming Situations .....	258-1
262	Off-Site Impacts .....	262-1
266	Parking and Loading .....	266-1
272	Public Recreational Trails .....	272-1
274	Radio Frequency Transmission Facilities.....	274-1
278	Permit-Ready Houses .....	278-1
<u>279</u>	<u>Recreational Fields for Organized Sports.....</u>	<u>279-1</u>
281	Schools and School Sites.....	281-1
284	Self-Service Storage.....	284-1
285	Short Term Housing and Mass Shelters .....	285-1
288	Special Street Setbacks .....	288-1
293	Superblocks .....	293-1
296	Temporary Activities.....	296-1

**TABLE OF CONTENTS**

This language adds a new chapter 33.279 for recreational fields used for organized sports to the Table of Contents.

**RECOMMENDED ZONING CODE LANGUAGE**

Language to be added is underlined  
 Language to be deleted is shown in ~~strike through~~

**TITLE 33, PLANNING AND ZONING**  
**LIST OF CHAPTERS**

**INTRODUCTION**

- How to Use This Document
- 10 Legal Framework and Relationships

**BASE ZONES**

- 100 Open Space Zone
- 110 Single-Dwelling Residential Zones
- 120 Multi-Dwelling Residential Zones
- 130 Commercial Zones
- 140 Employment and Industrial Zones

**ADDITIONAL USE & DEVELOPMENT REGULATIONS**

- 203 Accessory Home Occupations
- 205 Accessory Dwelling Units
- 209 Aviation
- 212 Bed and Breakfast Facilities
- 218 Community Design Standards
- 219 Convenience Stores
- 224 Drive-Through Facilities
- 229 Elderly and Disabled High Density Housing
- 236 Floating Structures
- 239 Group Living
- 243 Helicopter Landing Facilities
- 248 Landscaping and Screening
- 251 Manufactured Housing and Manufactured Dwelling Parks
- 254 Mining and Waste-Related
- 258 Nonconforming Situations
- 262 Off-Site Impacts
- 266 Parking and Loading
- 272 Public Recreational Trails
- 274 Radio Frequency Transmission Facilities
- 278 Permit-Ready Houses
- 279 Recreational Fields for Organized Sports
- 281 Schools and School Sites
- 284 Self-Service Storage
- 285 Short Term Housing and Mass Shelters
- 288 Special Street Setbacks
- 293 Superblocks
- 296 Temporary Activities

**Commentary****Title 33, Planning and Zoning List of Chapters**

This language adds a new chapter 33.279 for recreational fields used for organized sports to the list of chapters.

## IV. Recommended Amendments to Title 33 - Zoning Code




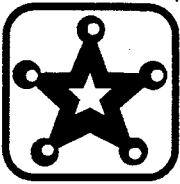
The recommended amendments to the Zoning Code that apply to schools and recreational fields are included in this section of the report. The amendments are on the odd-numbered pages. The facing (even-numbered) pages contain commentary about the recommended amendment. Code language to be added is underlined and code language to be removed is shown in ~~striethrough~~.

For completely new chapters or sections, recommended language is not underlined for ease of reading. This is noted in the header when applicable.





Additional complementary amendments related specifically to recreational fields are included in Section V., Recommended Amendments to Title 20 – Parks and Recreation, and Section VI., Recommended Good Neighbor Agreement (GNA) Policy.




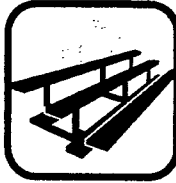

# Recreational Fields Recommended Code Amendment Matrix

Tools	Existing	Recommended
 <b>Review/Notice</b>	<p>Type III CU – Decision is made by Hearings Officer. Public notice is mailed to all property owners within 400 feet of site and all recognized associations within 1,000 feet.</p> <p>Type II CU – Decision is made by staff. Public notice mailed to all property owners within 150 feet of site and all recognized associations within 400 feet.</p>	<p>Type III CU – No changes</p> <p>Type II CU – No changes</p> <p><b>Public Notice</b> – Implement via Title 20. New public notice providing proposed development information to property owners within 400 feet of site and opportunity to comment</p>
 <b>Good Neighbor Agreement (GNA)</b>	<p>Currently there are no defined parameters for Land Use Reviews. Generally BDS staff and the Hearings Officer have not required GNA's due to their difficulty in tracking and verifying that neighborhood groups and the applicants are following their established protocol (agreement) for communicating and problem-solving.</p>	<p>Implement via Title 20. In order to conduct recreational programs and/or use City-owned facilities a GNA may be required to bring affected parties together. Title 20 identifies parameters of when a GNA is appropriate, and what is required.</p>
 <b>Field Permitting Guidelines</b>	<p>Field permitting guidelines of permitting entity</p>	<p>Continue using and enforcing permitting guidelines of permitting entity</p>
 <b>Code Compliance</b>	<p>Enforcement of Title 33 – Portland Zoning Code</p>	<p>Continued enforcement of Title 33 – Portland Zoning Code for conditions of approval and development standards</p>



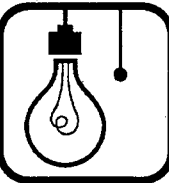
# Recreational Fields Recommended Code Amendment Matrix

Alteration	Existing Code		Recommended Code		
	Threshold/ Requirement	Review/ Notice	Threshold/ Requirement	Review/ Notice	GNA Avail.
 <b>Age Conversion</b>	<b>School sites –</b> Converting use of field from elementary to MS, or from MS to HS	Type III CU	<b>Baseball:</b> <10 to >=10	Public Notice / Comment	
	Converting use of field from HS to MS or elementary, or from MS to elementary	Type II CU	<b>All other sports:</b> <13 to >=13/Adult		
	<b>Park sites –</b> Code is silent	No Review			
 <b>Development Standards</b>	<b>Fields –</b> 50-foot setback from abutting R-Zoned property	N/A	<b>Fields –</b> 50-foot setback from abutting R-Zoned property. Measured from (foul line for baseball/softball and field end/side line for all others).	N/A	
	<b>Accessory structures –</b> 10'-15' setback		<b>Bleachers –</b> 30' setback <b>All other accessory structures –</b> 15' setback		
 <b>Loss of CU Status</b>	Discontinued > 3 years	Type III CU	Discontinued >10 years	Type III CU	
			Discontinued >5 years, but <10 years	Type II CU	
			Discontinued <5 years	No Review	

# Recreational Fields Recommended Code Amendment Matrix

Alteration	Existing Code		Recommended Code		
	Threshold/ Requirement	Review/ Notice	Threshold/ Requirement	Review/ Notice	GNA Avail.
 <b>Voice Amplification</b>	School sites – Any increased noise	Type III CU	Any amplified sound system added to a field that doesn't have sound	Type II CU	
	Park sites – Code is silent	No Review			
 <b>Seating</b>	School sites – Any increase in number of spectators	Type III CU	Increases >10% above 210 lineal ft.	Type III CU	
	Park sites - Increases >10% of approved numbers (games, spectators, hours)				
	Park sites - Increases <10% of approved numbers (games, spectators, hours)	Type II CU	Increases <10% above 210 lineal ft.	Type II CU	
 <b>Parking</b>	Any increase	Type III CU	Except as allowed below, all increases or decreases	Type III CU	
	Decrease of 1 space or 4%, whichever is greater, but not > 5 spaces	No Review			
	Any other decrease	Type III CU	Increase or decrease of up to 2 spaces or up to 10%, whichever is greater	Type II CU	
			Increase or decrease of 1 space or 4%, whichever is greater, but not >5 spaces	Public Notice / Comment	<input checked="" type="checkbox"/>

# Recreational Fields Recommended Code Amendment Matrix

Existing Code			Recommended Code		
Alteration	Threshold/ Requirement	Review/ Notice	Threshold/ Requirement	Review/ Notice	GNA Avail.
 <b>New Fields</b>	<b>School sites</b> – Technically silent on new fields, but interpreted the same as changes to existing fields <b>Park sites</b> - Drawing of spectators (No quantity specified)	Type III CU	All new fields (except as allowed below)  Exception: 1 new field allowed on sites with an existing field approved for organized sports use. Must be within 300' of existing field.	Type III CU  Public Notice/ Comment	<input checked="" type="checkbox"/>
 <b>Concession Areas</b>	<b>School sites</b> - Any size or increase in size <b>Park sites</b> - Increase in floor area >1,500 sq. ft., and increase of >10% in floor area on site	Type III CU	Use existing Park site thresholds	Type III CU	
	<b>Park sites</b> - Increase in floor area >1,500 sq. ft., but increase of <10% or less in floor area on site	Type II CU	Use existing Park site thresholds	Type II CU	
	<b>Park sites</b> - Increase in floor area <1,500 sq. ft.	No Review	Use existing Park site thresholds	Public Notice / Comment	<input checked="" type="checkbox"/>
 <b>Field Lighting</b>	<b>School sites</b> – Any increased glare <b>Park sites</b> – Increases >10% of approved numbers (games, spectators, hours)	Type III CU	Any field lighting added to a field that doesn't have lighting.	Type III CU	
	<b>Park sites</b> – Increases <10% of approved numbers (games, spectators, hours)	Type II CU			

183750

### III. Topic Summary – Recreational Fields (Topic Area #3) <sup>183750</sup>

#### Introduction

For more than fifty years, Portland Parks & Recreation and Portland Public Schools have worked together to provide thousands of children, youth, and adults sports programming and recreational opportunities on hundreds of sports fields in almost every neighborhood in the city. The need for sports fields has increased steadily over the past two decades – as the population continues to grow and need increases, adequate recreational facilities for children, youth, and adults must be provided. The recommended changes remove code ambiguity while ensuring appropriate levels of review for field development or alterations. These include new ways to regulate recreational fields that better serve the community and address the need to improve fields amidst growing demand and limited resources.

#### Topic Area #3: Recreational Fields

##### Issues

- Current structure of 33.281 (schools), 33.100 through 33.120 (OS, R base zones) and 33.815 (conditional uses) is unclear and inconsistent in some situations leading to different standards for the same development.
- Current code requires data from applicants that is difficult, or impossible to provide (there is no recordkeeping mechanism available to track 'spectators').
- Current code does not have a definition for 'organized sports'.
- Current code language is ambiguous in some situations and onerous in other situations when determining if review (and public notice) is required for sports fields.
- Inconsistent code language leads to some field development occurring without public notice or review.

##### Recommendations

These recommended amendments move away from counting spectators and instead require a conditional use (CU) or public notice based on certain physical improvements (such as seating areas, amplification equipment, and lighting) that exceed allowable thresholds. Neighborhood compatibility issues that might not be addressed through a CU review (such as hours of play, amount of play per season or year, required noticing of changes in activity, parking concerns, litter, foul balls over fences, etc.) would be handled through other means than the Zoning Code. The amendments would provide public notice when CUs are not required and improve Good Neighbor Agreements. See *Recreational Fields Recommended Code Amendment Matrix* beginning on the following page for a summary of recommended amendments. Specifically, the recommended amendments would:

1. Consolidate thresholds and development standards in a new Title 33 (Zoning Code) chapter – 33.279.
2. Create a definition for *organized sports*. This new definition differentiates between more organized scheduled games and less organized/unstructured play, such as practice.
3. Create measurable thresholds to more clearly indicate exactly when CU reviews are required (includes public notice).
4. Introduce public notice and comment opportunity procedures when CUs are not required. Require schools and/or Portland Parks & Recreation (PP&R) to provide notice to neighbors where field changes are proposed. The notice will provide information on proposed changes, opportunities for input and contact information for staff.
5. Identify parameters for using a Good Neighbor Agreement (GNA) as a tool to address both the concerns of the community and the need for PP&R and schools to provide safe, adequate recreational opportunities to children, youth, and adults in the City of Portland.

- Allow, by right, any grade changes within the three school levels: K-5, 6-8, and 9-12.
- Require a Type III CU when a K-8 or 6-8 school adds any higher grades (9-12).
- Require a Type III CU when a 6-8 or 6-12 school adds any lower grades (K-5).
- Require a Type II CU when a 9-12 school adds any lower grades (K-8).

The recommended thresholds reflect the current regulations which require a Type III CU when an elementary or middle school changes to a high school and a Type II CU when a high school changes to a middle or elementary school. In addition, the recommended changes require a Type III CU when a school containing any grade 6-12 adds any lower grades (currently, a change that is allowed without review), and clarifies that grades 6-8 may be added to K-5 schools without review.

Though the recommendation does not align with the state definitions of 'elementary school', it does provide a clear and workable standard.

The Planning Commission heard concerns in testimony from the community that recent grade change decisions may have resulted in low-income and minority populations experiencing greater segregation and fewer curriculum resources. These are issues that would not be addressed as part of a CU review because the approval criteria do not address socio-economic implications. The recommendation does not address these issues.

Please refer to the commentary in Chapter 33.281, Schools and School Sites for the legislative intent of these amendments.

#### **Topic Area #4: Conditional Use Status of Vacant School Property**

##### **Issue**

Currently a school—like any other conditional use—loses its conditional use status after 3 years. After that time, a new conditional use review is required to re-establish a school in the vacated facility. This is problematic for school districts because it often takes more than 3 years to re-open a school.

##### **Recommendation**

The recommended code change extends the length of time that can lapse before a vacant building loses its conditional use status from 3 years to 5 years. In addition, the recommended code language would require a Type II, rather than a Type III CU review if the school has been vacated more than 5 years, but less than 10 years, and does not include any changes to the use or development that would otherwise require a Type III CU. The recommendation would add more flexibility by increasing the time a school may be vacant before losing its conditional use status, while recognizing that after 5 years there may be changes in the neighborhood, applicable regulations, and/or other various factors that warrant a new CU review.

## II. Topic Summary – Schools (Topic Areas #1, #2, and #4)

### Introduction

Schools are essential infrastructure in the city, and they serve a wide variety of functions in the community beyond simply their educational mission. The City of Portland and the six public school districts with facilities inside Portland's city limits have a number of mutual interests related to the interplay between schools, community and a thriving city. These code amendment recommendations provide clarity and flexibility as school programs and facilities (both public and private) fluctuate over time.

### Topic Area #1: Enrollment Fluctuations

#### Issue

There is currently confusion regarding the relationship between two zoning code chapters that regulate schools: Chapters 33.281, Schools and Schools Sites, and 33.815, Conditional Uses. The schools chapter (33.281) acknowledges that schools by their nature need a high degree of flexibility to address changing demographics and educational policy decisions and does not regulate enrollment fluctuations. However, the conditional use chapter (33.815) requires a conditional use when there are any changes in members, students, trips and events. Enrollment fluctuations are typically reviewed by BDS only when other physical changes are proposed that would trigger a conditional use review.

#### Recommendation

The recommended code change will add language to 33.281.030, Review Thresholds for School Uses, that allow fluctuations in enrollment and staffing by right unless other regulations, such as additional building square footage, are triggered. This recommendation assumes that a variety of other regulations (e.g., building, fire, health and safety codes) dictate the maximum capacity for any facility based on size, configuration, and other physical constraints of the campus. This amendment is a code clarification and will not result in any content changes.

### Topic Area #2: Change of Grade Levels

#### Issue

Currently, the Zoning Code requires a conditional use (CU) review for changes of *levels* of schools (elementary, middle school, junior high school, and high school), but does not address changes in *grades* within a school level. In the past few years, Portland Public Schools converted 30 schools from elementary or middle schools to K-8 schools. The school district used the state definition, which defines 'elementary school' as any combination of grades K-8 and understood that a CU was not required.

The Bureau of Development Services (BDS) has received 102 code compliance complaints on nine of these schools. Because of the lack of clarity in the Zoning Code regulations, BDS has placed a hold on the complaints and is waiting for the results of this project to proceed. Pending the outcome of this project, those complaints will be processed using any new code language that results from this project.

#### Recommendation

The recommended code changes would clearly define what triggers a CU when new grades are added to an existing school. The recommendation does not incorporate the state's definition of 'elementary school' (any combination of grades K through 8), but instead regulates three 'levels' of schools: any combination of K-5, any combination of 6-8, and any combination of 9-12.

The recommendation would set the thresholds for a CU as follows:



Typically, a Type III review is required when a proposed use or development has potentially greater impacts on the community than those reviewed under a Type II review. Type III reviews include greater notification requirements, lengthier timelines to ensure adequate time to review more complex proposals, decisions by the Hearings Officers, and appeal rights to City Council. The approval criteria used for Type II and Type III conditional use reviews are identical. The difference in fees and timelines for the two is as follows:

Type II – Approximately 8 weeks review time and \$3,630 in review fees

Type III – Approximately 15 weeks review time and \$11,137 to \$16,483 in review fees.

### **Planning Commission's Recommendation**

The Planning Commission recommends that City Council take the following actions:

- Adopt this report;
- Amend Title 33 (Zoning Code) and Title 20 (Parks and Recreation) as shown in this report;
- Adopt the report and commentary as further findings and legislative intent;
- Adopt the ordinances; and
- Advance efforts for larger public discussions, and develop formal agreements with school districts, to guide consultation and collaboration on issues of interest and concern to the City and districts.

- **Through policy changes** to be considered in the Portland Plan and/or the comprehensive plan update: Policies could, for example, promote schools as multi-functional community hubs, provide direction regarding reuse of vacant schools, and direct City resources towards strategies to increase graduation rates. Establishing new policy direction will require significant public discussion in the years ahead.

## Assumptions

A number of assumptions provide context for this project:

- Schools and parks are key components of a "20 minute neighborhood" – a concept to be explored further in the Portland Plan in which neighborhood amenities and essential services are located within a 20-minute walk or bicycle ride from home.
- While there is a clear boundary between decisions that City government has jurisdiction over and decisions within school districts' purview, it is vital that City government has a voice at the table for school district discussions concerning the future of major school facilities (including discussions about campus redevelopment or expansion, closure, or major reconfiguration) because of the interplay between these decisions and community vitality and prosperity. Similarly, school districts have expressed a desire to be integrally involved in planning discussions about Portland's future. Avenues for improved collaboration and coordination between the City and its school districts are being actively pursued.
- Play is essential to the healthy growth and development of children, including their physical, emotional, social and intellectual development. Portland needs a complete, rich system of parks and recreational fields with a broad range of opportunities for outdoor play for children and adults alike.
- As our population grows and development pressures increase over time, it will become more and more challenging to create new recreational facilities to serve the community's needs. Using our existing recreational opportunities creatively and efficiently (which may mean increasing the intensity of use of some existing facilities) will be imperative.
- Conditional use reviews are intended to assess and mitigate neighborhood impacts; they are not intended to influence educational policy decisions. The level of review associated with any specific regulation should be commensurate with the potential impacts to the surrounding neighborhood. Processes must be fair and transparent.
- General issues regarding the appropriateness of the conditional use process as the mechanism for regulating schools and parks will be forwarded to a larger city policy discussion. Many ideas, such as a new zone(s) for schools and parks, good neighbor agreements, and interagency agreements have already been identified and are worthy of consideration. These ideas hold promise for an approach that balances the needs of the community in using public properties with impacts on adjacent properties, and may be less cumbersome and more focused than a conditional use (CU) review allows.

## Summary of Conditional Use Review Procedures

Certain uses are identified in the zoning code as "conditional uses" instead of being allowed outright. Although they may have beneficial effects and serve important public interests, a review of these uses is necessary due to potential individual or cumulative impacts they may have on the surrounding area or neighborhood. The conditional use review provides an opportunity to allow the use when there are minimal impacts, to allow the use but impose mitigation measures to address identified concerns, or to deny the use if the concerns cannot be resolved.

# I. Project Introduction

## Project Summary

The Bureau of Planning and Sustainability (BPS) received direction from the Planning Commission in December 2008 to lead a public process to clarify Portland's zoning code as it applies to conditional uses on school and park sites. The resulting code amendments for the *Schools and Parks Conditional Use Code Refinement Project* were approved by Planning Commission at public hearings in November of 2009 and January of 2010.

At the time of initiation, the project was designed to address the conditional use zoning code regulations as they apply to schools and parks in the following topic areas:

1. **Enrollment Fluctuations** -- What are the appropriate thresholds to trigger conditional use requirements when schools make enrollment adjustments?
2. **Change of Grade Level** -- What are the appropriate thresholds to trigger conditional use requirements when a school has a shift in grade levels?
3. **Recreational Field Uses** -- What are the appropriate thresholds that trigger conditional use requirements for new uses and existing uses when proposed changes increase the intensity of field use and spectators?
4. **Conditional Use Status for Vacant School Property** -- What is the appropriate period of time that must lapse before a vacant school property loses its conditional use status? (This is currently set at 3 years.)

The *Schools and Parks Conditional Use Code Refinement Project* was originated to clearly define and establish thresholds for when conditional use reviews are required for schools and recreational fields and to establish the type of review required based on the level of potential impacts. The project has focused on issues that are central to several pending code enforcement complaints, as well as code ambiguities that have been problematic for the Bureau of Development Services (BDS) and have caused confusion for Portland Parks and Recreation (PP&R), schools, and members of the community.

More detailed summaries of the school-related changes (Topic areas 1, 2, and 4) and recreational field-related changes (Topic area 3) are provided in Sections II and III respectively.

## Project Context

Significant issues have been raised by community members during this process regarding equity and socio-economic implications of school district programmatic and facilities decisions. A three-pronged approach to address these important challenges is recommended:

- **Through the zoning code:** issues directly related to measurable, physical impacts such as traffic, noise, and air quality are appropriately addressed through the zoning code and recommended code amendments follow on page 13 of this report.
- **Through intergovernmental agreements:** there are a number of issues that could be addressed through agreements between school districts and City government. Agreements could specify ways in which mutual consultation and problem resolution occur during consideration of any school decisions related to expansion, reconfiguration, closure or other significant facility changes, or any programmatic changes that have implications on community equity and prosperity. These agreements could ensure reciprocal consultation and problem resolution for any City decisions that may significantly affect or influence schools.

# Table of Contents

183750

<b>I. Project Introduction .....</b>	<b>1</b>
Project Summary.....	1
Project Context.....	1
Assumptions .....	2
Summary of Conditional Use Review Procedures .....	2
Planning Commission's Recommendation .....	3
<b>II. Topic Summary – Schools (Topic Areas #1, #2, and #4) .....</b>	<b>5</b>
Introduction .....	5
Topic Area #1: Enrollment Fluctuations.....	5
Issue .....	5
Recommendation .....	5
Topic Area #2: Change of Grade Levels.....	5
Issue .....	5
Recommendation .....	5
Topic Area #4: Conditional Use Status of Vacant School Property.....	6
Issue .....	6
Recommendation .....	6
<b>III. Topic Summary – Recreational Fields (Topic Area #3).....</b>	<b>7</b>
Introduction .....	7
Topic Area #3: Recreational Fields.....	7
Issues.....	7
Recommendations .....	7
<b>IV. Recommended Amendments to Title 33 - Zoning Code .....</b>	<b>13</b>
<b>V. Recommended Amendments to Title 20 - Parks and Recreation .....</b>	<b>77</b>
<b>VI. Recommended Good Neighbor Agreement (GNA) Policy .....</b>	<b>85</b>

## Under Separate Cover

*Schools Ordinance, April 2010*

*Recreational Fields Ordinance, April 2010*

## Previous Documents

*Schools and Parks Conditional Use Code Refinement Project (Recreational Fields Addendum)—  
Report to the Planning Commission, December 21, 2009*

*Schools and Parks Conditional Use Code Refinement Project—  
Report to the Planning Commission, August 19, 2009*

*Schools and Parks Conditional Use Code Refinement Project—  
Public Review Draft, April 28, 2009*



## PORTLAND PARKS & RECREATION

Healthy Parks, Healthy Portland

January 11, 2010

Planning Commission  
1900 SW 4<sup>th</sup> Avenue, Room 7100  
Portland, OR 97201

Dear Chair and Commissioners:

The Portland Parks Board is pleased to lend full support to the proposed code refinements for recreational fields. The Parks Board has heard two presentations on this issue and believes what is being presented to you as a package is a balanced approach that considers neighborhood interests, as well as the needs of our growing organized sports community.

Through the Portland Plan process, human health issues have risen in importance. To improve the health of our residents, we need to promote active lifestyles, combat childhood obesity, and provide close access to parks and recreation opportunities for all Portlanders. Having sufficient and well-distributed recreational fields for organized sports use is absolutely vital for a thriving city. The code refinements bring these goals closer to realization.

The current Type III conditional use process should not be retained "as is" because for some field improvement proposals it functions as a blunt instrument, inhibiting modest proposals that have significant benefits to the large and growing active recreation community. The code refinements under consideration do not eliminate the Type III requirement entirely. Rather, they allow for adequate and, in some cases, more extensive public involvement and noticing requirements than in the current code.

As Parks Board chair, I urge you to recommend adoption of these code refinements as proposed in the package.

Sincerely,

Keith Thomajan  
Chair, Portland Parks Board

---

### Portland Parks Board

*Keith Thomajan, Chair • Mike Alexander • Mary Anne Cassin  
Loen Dozono • Bill Hawkins • Nichole June Maber  
Linda Robinson • Shelli Romero • Mary Ruble  
Bob Sallinger • Tricia Tillman • Julie Vigeland*

4. **Base requirements for Conditional Use Review and notice on certain physical improvements for recreational fields; for minor improvements not covered by a CU review, use public notification and an enforceable Good Neighbor Agreement to negotiate issues of compatibility with neighborhoods.** This recognizes increasing demands for public recreational sites, public benefits of healthy communal activities and facilitation of minor improvements by schools and volunteer groups. The Commission is confident that Parks and Recreation has proposed requirements for Good Neighborhood Agreements that will make those agreements more effective, provided there is continuing commitment to monitoring and enforcement of provisions.

The Planning Commission voted 4-1 to modify staff's proposal for Conditional Use review related to grade level changes:

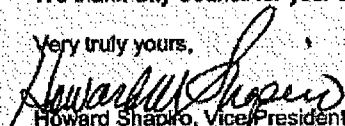
5. **Regulate grade level changes based on three school levels: K-5, 6-8, and 9-12.** Require Conditional Use Reviews when any grade is added to a school over the 8<sup>th</sup>/9<sup>th</sup> grade boundary or over the 5<sup>th</sup>/6<sup>th</sup> grade boundary, except when 6<sup>th</sup>-8<sup>th</sup> grade is added to a K-5 school. Require Type III review when K-5 grades are added to 6-8. The Commission's recommendation reflects concern about transportation safety for the youngest students added to schools designed for older children.

The Commission has agreed to changes to conditional use requirements because of opportunities to work on larger issues during development of the Portland Plan. Commissioners recommend that the Portland Plan:

- Recognize school districts' jurisdiction over educational policy and planning, but the City's and communities' mutual interest in collaboration on facilities planning in relation to community vitality.
- Recognize schools as hubs of 20-minute neighborhoods and communities, thereby reducing dependence on auto trips, promoting communal use of facilities and avoiding unequal impacts on different neighborhoods.
- Develop agreements with school districts that ensure consistency with the City's goals and policies for transportation connections, reduced dependence on auto travel, equity, enhancement of 20-minute neighborhoods, and overall livability.
- Encourage Good Neighbor Agreements, Intergovernmental Agreements and other non-regulatory tools to provide for better relationships between schools, parks and the public, but tie any lapses to conditional use criteria that ensure the City has "the teeth" to enforce compliance.
- Encourage opportunities for public input, blending of jurisdictional boundaries and communitywide discussion in developing Intergovernmental Agreements with school districts and in making decisions on facilities. The Commission hopes that IGAs will provide formal opportunities for public input on non-educational impacts of facilities changes in the community.

We thank City Council for your attention to our recommendations.

Very truly yours,

  
Howard Shapiro, Vice President  
Portland Planning Commission



City of Portland  
Bureau of  
**Planning and  
Sustainability**

Sam Adams, Mayor  
Susan Anderson, Director

**Portland Planning  
Commission**

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January 26, 2010

Mayor Sam Adams and Members of Portland City Council  
Portland City Hall  
1221 SW Fourth Avenue  
Portland, OR 97204

Dear Mayor Adams and Council Members:

Over the course of 18 months, the Portland Planning Commission has heard from testifiers concerned about school closures, school reconfigurations and activities on public recreational fields in relation to provisions in the City's Zoning Code and Comprehensive Plan. Some testifiers expressed concerns about equal access to educational opportunities. Testifiers have included residents from around the city, as well as representatives of Portland Public Schools (PPS), the PPS School Board and numerous athletic groups. The Commission also has discussed issues in depth with City staff from Bureaus of Planning and Sustainability, Development Services, Parks and Recreation, and Transportation.

In December 2008 the Commission agreed to staff's proposal for a 3-pronged approach to the complex issues: 1) amend Code regulations in the short term; 2) pursue intergovernmental agreements that provide for collaboration between the City and its school districts in the long-term; and 3) address citywide impacts and opportunities related to decisions about school facilities during development of the longer-term Portland Plan. The *Schools and Parks Conditional Use Code Refinement Project* represents the first phase of a process to amend Title 33, Planning and Zoning, and Title 20, Parks and Recreation.

At meetings on November 10, 2009 and January 12, 2010, the Portland Planning Commission focused on Code revisions and voted to recommend that City Council approve amendments to conditional use requirements in the Zoning Code for schools and parks. The Commission also supported changes to Title 20 related to the City's recreational fields.

The Portland Planning Commission voted unanimously to recommend the following code amendments for schools and parks because they clarify the conditional use review process and increase flexibility, while also providing opportunity for public input:

1. **Clarify and Organize Code Chapters 33.281 and 33.815** – Move all conditional use provisions regarding schools and school sites into the schools chapter, leaving criteria in the conditional use chapter – This meets the City's goals for streamlined review and code language that is understandable to users.
2. **Allow fluctuations in enrollment and staffing at schools to occur by right and require conditional use review only for changes to physical infrastructure over 1500 square feet** – This focuses review on measurable physical changes, not ever-changing, historically challengeable figures.
3. **Extend the length of time that school buildings may remain vacant and then be reopened without Conditional Use Review, with adjusted requirements for Type II or III Conditional Use Review** – This provides flexibility for reuse of school buildings as needed and appropriate.

## **Acknowledgements**

183750

### **Portland City Council**

Sam Adams, *Mayor*  
Nick Fish, *Commissioner*  
Amanda Fritz, *Commissioner*  
Randy Leonard, *Commissioner*  
Dan Saltzman, *Commissioner*

### **Portland Planning Commission**

Don Hanson, *President*  
Michelle Rudd, *Vice President*  
Andre' Baugh  
Lai-Lani Ovalles  
Howard Shapiro  
Jill Sherman  
Chris Smith  
Irma Valdez

### **Bureau of Planning & Sustainability**

Sam Adams, *Mayor, Commissioner-in-charge*  
Susan Anderson, *Director*

### **Project Staff**

Eric Engstrom, *Principal Planner*  
Deborah Stein, *District Planning Manager*  
Julia Gisler, *City Planner II*  
Rodney Jennings, *City Planner II*  
Jessica Richman, *Senior Planner*  
Shawn Wood, *City Planner II*

With additional assistance from city permitting agencies:

### **Bureau of Development Services**

Douglas Hardy, Sheila Frugoli, and Susan McKinney

### **Bureau of Transportation**

Courtney Duke, Bob Haley, and Wendy Cawley

### **Parks and Recreation**

Lisa Turpel, Eileen Argentina, Brett Horner, Sarah Coates Huggins, Elizabeth Kennedy-Wong, and Sue Donaldson

## Schools and Parks Conditional Use Code Refinement Project

---

**The Bureau of Planning & Sustainability is committed to provide equal access to information and hearings. If you need special accommodation, please call 503.823.7700, the City's TTY at 503.823.6868, or the Oregon Relay Service at 1.800.735.2900.**

**For more information on this project contact:**

**Recreational Fields**

Brett Horner – Portland Parks and Recreation  
503.823.1674  
[brett.horner@portlandoregon.gov](mailto:brett.horner@portlandoregon.gov)

Shawn Wood – Bureau of Planning and Sustainability  
503.823.5468  
[shawn.wood@portlandoregon.gov](mailto:shawn.wood@portlandoregon.gov)

**Schools**

Deborah Stein – Bureau of Planning and Sustainability  
503.823.6991  
[deborah.stein@portlandoregon.gov](mailto:deborah.stein@portlandoregon.gov)

### **How can I get additional copies of this report?**

This report is available:

- On-line at [www.portlandonline.com/planning/schools-parks](http://www.portlandonline.com/planning/schools-parks);
- At the Bureau of Planning & Sustainability, 1900 SW 4<sup>th</sup> Ave., 7<sup>th</sup> floor; or
- By calling 503.823.7700 and request a copy be mailed to you.

## REVISION #2 –

**Commentary:**

There are grade level changes in 33.281.030.B that are allowed by right or through a Type II CU. The intention was that these grade level changes not require a Type III review when reestablishing the school use within the 10-year period.

**33.281.055 Loss of Conditional Use Status on School Sites.**

- B. If the school use has been discontinued for less than 10 years, and the proposed new school use includes any of the Type III changes listed in 33.281.030.B or 33.281.050.C, the conditional use is reviewed through a Type III procedure.

## REVISION #3 –

**Commentary:**

This code language clarifies that the Field Permitting Organization also includes all public school districts for the purposes of public notification requirements.

**20.04.010 Definitions****H. Field Permitting Organization**

Any entity that permits or assigns permitting duties for organized sports use (as defined in section 33.910.030) on public parks and schools. Sections 20.04.050 through 20.04.080 of this Chapter shall apply to any site owned or operated by any school district in the City of Portland, whether or not Portland Parks and Recreation is the field permitting organization for that site.

## REVISION #4 –

**Commentary:**

This change clarifies that the Field Permitting Organization (FPO), which may or may not be PP&R, is responsible for sending public notice.

**20.04.050 Public Noticing – Recreational Fields**

- B. The notice shall describe in detail the type of improvements or change in use proposed. The notice shall include the type, size, location, and setbacks proposed for the field as well as the current (if any) and proposed sports user groups. The public notice of proposed field improvement will provide contact information for the neighbors to call or send written questions, comments, or concerns within 21 calendar days. If these written comments can be addressed to the neighbor's satisfaction, no further action is necessary. ~~PP&R~~ The FPO shall respond to these written comments in writing within 21 days.
- C. If ~~PP&R's~~ the FPOs written responses to the written concerns received after the public notice are not satisfactory, a public meeting can be scheduled if requested by a neighborhood association within 1,000 feet of the subject site. The request must be made within 45 calendar days of the date of the last ~~PP&R~~ FPO written response to comments. A Good Neighbor Agreement (GNA) may be proposed by PP&R, PPS, both organizations jointly, or other appropriate field permitting entity if there are remaining concerns after the public meeting. Neighborhood associations within 1,000 feet of the subject site may also request a GNA, in writing, within 10 calendar days of the date of the public meeting. GNAs can be linked to sports field use permits and may address a variety of compatibility issues such as:



City of Portland  
Bureau of  
**Planning and  
Sustainability**

Sam Adams, Mayor  
Susan Anderson, Director

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**Exhibit B**

April 6, 2010

**To:** City Commissioners

**From:** Deborah Stein, District Planning Manager

**Subject:** Revisions to *Schools and Parks Conditional Use Code Refinement Project – Recommended Draft*

Following publication of the *Schools and Parks Conditional Use Code Refinement Project – Recommended Draft* - March 18, 2010, staff determined that four sections of recommended code language needed revising. This memo serves to provide revisions to the recommended code language for clarity; however the substance and intent of the Planning Commission's recommendations are not being changed. Code language to be added is underlined and code language to be removed is shown in ~~strikethrough~~. Please let me know if you have any questions.

**REVISION #1 –**

**Commentary:**

This change clarifies that the allowance of one new field is measured from the effective date of this ordinance as opposed to when the use became a conditional use. The changes also remove repetitive language and provide additional clarity.

**33.279.030 Review Thresholds for Development**

This section states when development related to recreational fields is allowed, when a conditional use review is required, and the type of procedure used.

**A. Allowed.** Alterations to the site that meet all of the following are allowed without a conditional use review provided the proposal:

8. Does not add more than one new field for organized sports, as measured from the time the use became a conditional use, to a site containing one or more existing approved fields for organized sports. Up to one new field may be added once per site, after the effective date of this ordinance, without a Conditional Use Review. The new field must:
  - a. Meet the development standards of Section 33.279.040;
  - b. Not include lighting, a voice amplification system, or spectator seating in excess of 210 lineal feet;
  - c. Be located within 300 feet of ~~an~~ one or more existing on-site fields approved for organized sports; and
  - d. ~~Be constructed~~ approved under a Building or Zoning Permit that identifies the existing development and the new field that is being added, per this ~~section~~ paragraph.

- Entire new chapter: Chapter 33.279, Recreational Fields for Organized Sports
  - 33.281.040
  - 33.281.040.B.1 through 5
  - 33.281.050.A.8
  - 33.281.050.C.1
  - 33.281.050.C.2
  - 33.281.100
  - 33.815.040, 5th sentence
  - 33.815.040.B.1.f and g
  - Chapter 33.900 List of Terms
  - 33.910.030, definitions of "Exterior Improvements" and "Organized Sports"
- d. Amend Title 20, Parks and Recreation, as shown in Exhibit A, *Schools and Parks Conditional Use Code Refinement Project – Recommended Draft*, dated March 18, 2010, as amended by Council. The specific amendments adopted by this action are to the following provisions:
- Section 20.04.010
  - Section 20.04.050
  - Section 20.04.060
  - Section 20.04.070
  - Section 20.04.080
- e. Adopt Section VI of Exhibit A, *Schools and Parks Conditional Use Code Refinement Project – Recommended Draft*, dated March 18, 2010, the Good Neighbor Agreement for Recreational Fields Policy.
- f. Adopt the commentary and discussion in Exhibit A, *Schools and Parks Conditional Use Code Refinement Project – Recommended Draft*, dated March 18, 2010 as further findings and legislative intent.

Section 2. If any section, subsection, sentence, clause, phrase, diagram, designation, or drawing contained in this Ordinance, or the plan, map or code it adopts or amends, is held to be deficient, invalid or unconstitutional, that shall not affect the validity of the remaining portions. The Council declares that it would have adopted the plan, map, or code and each section, subsection, sentence, clause, phrase, diagram, designation, and drawing thereof, regardless of the fact that any one or more sections, subsections, sentences, clauses, phrases, diagrams, designations, or drawings contained in this Ordinance, may be found to be deficient, invalid or unconstitutional.

## **REVISION #6 – Interim clarification (until schools portion is adopted)**

Page 63 of Recommended Draft, new item

Commentary: Because Council is deferring adoption of the school-related amendments, the following clarification is needed. Subsection 33.281.050.C identifies which changes trigger a Type III review. Paragraph.C.1 makes reference to provisions that will be deleted or changed by other amendments. It should be modified as follows:

### **33.281.050 Review Thresholds for Development**

[No change]

A. and B. [No change]

C. **Type III.** The following alterations to development are processed through a Type III procedure:

1. All other alterations to development on the site, including alterations not allowed by Subsections A. and B. above. Recreational fields used for organized sports are subject to Chapter 33.279. Recreational Fields for Organized Sports. ~~Exceptions are outdoor recreation areas which are regulated by Subsection A. above, and athletic fields which are regulated by Subsection A. above, and Paragraph C.2. below.~~

## **REVISION #7 – Replace all directives in ordinance with the following:**

NOW, THEREFORE, the Council directs:

- a. Adopt Exhibit A, the Planning Commission's report entitled *Schools and Parks Conditional Use Code Refinement Project – Recommended Draft*, dated March 18, 2010, as amended by Council..
- b. Amend Title 33, Planning and Zoning, as shown in Exhibit A, *Schools and Parks Conditional Use Code Refinement Project – Recommended Draft*, dated March 18, 2010, as amended by Council
- c. The specific amendments adopted by this action are to the following provisions:
  - Title 33, Planning and Zoning List of Chapters
  - Table of Contents
  - 33.100.100.B.2
  - 33.100.200.A
  - 33.100.200.B.1
  - 33.110.100.B.2
  - 33.110.245.B and C
  - Table 110-5
  - 33.120.100.B.7 and 11
  - 33.120.275.B and C
  - 33.120.277.B and C
  - 200s – Additional Use and Development Regulations

for organized sports on a school, school site, or in a park, are subject to Chapter 33.279, Recreational Fields for Organized Sports.

**C. The standards.**

1-3. [No change.]

4. Outdoor activity facilities. Except as specified in paragraph C.5 below, outdoor activity facilities, such as swimming pools, basketball courts, tennis courts, or baseball diamonds must be set back 50 feet from abutting R-zoned properties. Playground facilities must be set back 25 feet from abutting R-zoned properties if not illuminated, and 50 feet if illuminated.

5. Recreational fields used for organized sports. Recreational fields used for organized sports on a school, school site, or in a park, are subject to Chapter 33.279, Recreational Fields for Organized Sports.

6-10 5-9. [No change other than number sequence.]

**33.120.277 Development Standards for Institutional Campuses in the IR Zone**

**A. [No Change]**

**B. Where these standards apply.** The standards of this section apply to all development that is part of an institutional campus with an approved impact mitigation plan or an approved conditional use master plan in the IR zone, whether allowed by right, allowed with limitations, or subject to a conditional use review. The standards apply to new development, exterior alterations, and conversions from one use category to another. Recreational fields used for organized sports on a school, school site, or in a park, are subject to Chapter 33.279, Recreational Fields for Organized Sports.

**C. The standards.**

1-3 [No change]

4. Recreational fields used for organized sports on a school, school site, or in a park, are subject to Chapter 33.279, Recreational Fields for Organized Sports.

**33.815.040 Review Procedures**

The procedure for reviewing conditional uses depends on how the proposal affects the use of, or the development on, the site. Subsection A, below, outlines the procedures for proposals that affect the use of the site while Subsection B outlines the procedures for proposals that affect the development. Proposals may be subject to Subsection A or B or both. The review procedures of this section apply unless specifically stated otherwise in this Title. The review procedures for recreational fields for organized sports on a school, school site, or in a park, are stated in Chapter 33.279. The review procedures for schools, school related uses, and school sites, are stated in Chapter 33.281. Proposals may also be subject to the provisions of 33.700.040, Reconsideration of Land Use Approvals.

**C. The standards.**

1-3. [No Change.]

4. Outdoor activity facilities. Except as specified in paragraph C.5 below, Outdoor activity facilities, such as swimming pools, basketball courts, tennis courts, or baseball diamonds must be set back 50 feet from abutting R-zoned properties. Playground facilities must be set back 25 feet from abutting R-zoned properties if not illuminated, and 50 feet if illuminated. Where the outdoor activity facility abuts R-zoned properties in School uses, the required setback is reduced to zero.

5. Recreational fields for organized sports. Recreational fields used for organized sports on a school, school site, or in a park, are subject to Chapter 33.279, Recreational Fields for Organized Sports.

6-10 ~~5-9~~. [No Change other than number sequence.]**33.120.100 Primary Uses****B. Limited Uses.**

11. Schools, Colleges, and Medical Centers in the IR zone. This regulation applies to all parts of Table 120-1 that have a note [11].

a. Purpose. [No change]

b. Regulations for institutional campuses. High Schools, Colleges, ~~Hospitals~~, and Medical Centers are allowed to develop as institutional campuses when they meet the following regulations.

(1) through (3) [No change]

c. Regulations for other institutions. Schools, Colleges, ~~Hospitals~~, and Medical Centers are allowed as a conditional use only.

d. Regulations for recreational fields for organized sports. Recreational fields used for organized sports on a school or school site, are subject to the regulations of Chapter 33.279, Recreational Fields for Organized Sports.

12-14. [No Change.]

**C-D. [No Change]****33.120.275 Development Standards for Institutions****A. Purpose.** [No change]

**B. Use categories to which these standards apply.** The standards of this section apply to uses in the institutional group of use categories in the R3 through IR zones, whether allowed by right, allowed with limitations, or subject to a conditional use review. The standards apply to new development, exterior alterations, and conversions to institutional uses. Uses that are part of an institutional campus with an approved impact mitigation plan in the IR zone are subject to the development standards of 33.120.277. Recreational fields used

**REVISION #4 – Authority to negotiate and sign GNA**

Page 83 of Recommended Draft, revised from April 21 memo

**Commentary:** This change clarifies what authority the Director of Portland Parks and Recreation (PP&R) or other FPO has in regards to Good Neighbor Agreements (GNAs), which includes negotiating and executing the Agreements. These Agreements would still be subject to the adopted GNA policy. This change also clarifies that, where PP&R is not involved, the school district has that authority, although they still must adhere to the PP&R policy and process.

**20.04.060 Good Neighbor Agreements – Recreational Fields**

~~Good Neighbor Agreements shall adhere to the GNA Policy adopted by Portland Parks & Recreation, and are authorized and administered by the Director of Parks & Recreation or designee.~~

- A. The Director or the Director's designee is authorized to negotiate, execute and administer Good Neighbor Agreements (GNAs) under Section 20.04.050 on behalf of the City, when the City is the Field Permitting Organization (FPO).
- B. When the City is not the FPO, the FPO may negotiate, execute and administer GNAs under Section 20.04.050 according to its own internal processes.
- C. All GNAs, whether entered into by the City or by any other FPO, must comply with the Good Neighbor Agreement Policy adopted by Portland Parks & Recreation, including the process.

**REVISION #5 – Recreational fields at colleges**

Pages 27, 29, 33, 35, 69 of Recommended Draft, revised from April 27 memo

**Commentary:** These changes clarify that Colleges are not subject to the new recreational field regulations. To differentiate these revisions from the amendments already in the Recommended Draft, code language to be added is double underlined and code language to be removed is shown in ~~double strike through~~.

**Add Footnote to Table 110-5, Institutional Development Standards:**

- [6] Setbacks for structures that are accessory to recreational fields for organized sports on a school, school site, or in a park, are stated in Chapter 33.279, Recreational Fields for Organized Sports.

**33.110.245 Institutional Development Standards**

- A. **Purpose.** [No change]
- B. **Use categories to which these standards apply.** The standards of this section apply to uses in the institutional group of use categories, whether allowed by right, allowed with limitations, or subject to a conditional use review. The standards apply to new development, exterior alterations, and conversions to institutional uses. Recreational fields used for organized sports on a school, school site, or in a park, are subject to Chapter 33.279, Recreational Fields for Organized Sports.

- d. Be constructed approved under a Building or Zoning Permit that identifies the existing development and the new field that is being added, per this section paragraph.

## **REVISION #2: Clarify what entities are FPOs**

Section not included in Recommended Draft, from April 6 memo

Commentary: This clarifies that the Field Permitting Organization also includes all public school districts for the purposes of public notification requirements.

### **20.04.010 Definitions**

#### **H. Field Permitting Organization**

Any entity that permits or assigns permitting duties for organized sports use (as defined in section 33.910.030) on public parks and public schools (as described in 33.920.480). Sections 20.04.050 through 20.04.080 of this Chapter shall apply to any site owned or operated by any school district in the City of Portland, whether or not Portland Parks and Recreation is the field permitting organization for that site.

## **REVISION #3 – FPO is responsible for sending public notice**

Pages 79,81 of Recommended Draft, from April 6 memo

Commentary: This change clarifies that the Field Permitting Organization (FPO), which may or may not be PP&R, is responsible for sending public notice.

### **20.04.050 Public Noticing – Recreational Fields**

- B. The notice shall describe in detail . . . If these written comments can be addressed to the neighbor's satisfaction, no further action is necessary. PP&R The FPO shall respond to these written comments in writing within 21 days.
- C. If PP&R's the FPO's written responses to the written concerns received after the public notice are not satisfactory, a public meeting can be scheduled if requested by a neighborhood association within 1,000 feet of the subject site. The request must be made within 45 calendar days of the date of the last PP&R FPO written response to comments. A Good Neighbor Agreement (GNA) may be proposed by PP&R, PPS the school district, both organizations jointly, or other appropriate field-permitting entity FPO if there are remaining concerns after the public meeting. Neighborhood associations within 1,000 feet of the subject site may also request a GNA, in writing, within 10 calendar days of the date of the public meeting. GNAs can be linked to sports field use permits and may address a variety of compatibility issues such as:



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**EXHIBIT A  
AMENDMENTS  
ADOPTED 4-28-10**

April 28, 2010

TO: City Commissioners

FROM: Deborah Stein, District Planning Manager

RE: **Schools and Parks Conditional Use Code Refinement Project—Possible  
Motions**

This memo lists possible motions for your consideration. You have already received the *Schools and Parks Conditional Use Code Refinement Project Recommended Draft*, and three memos that propose revisions to the Recommended Draft.

For your convenience, I am including the revisions proposed in those memos in this memo. There are also several new revisions proposed below, including a new set of directives for the ordinance. Finally, this memo includes only the revisions for the recreational fields portion of this project.

The Bureau of Planning and Sustainability recommends that you adopt all of these revisions.

- ☐ Revision #1 Date used to calculate when new field may be added
- ☐ Revision #2 Clarify what entities are FPOs
- ☐ Revision #3 FPO is responsible for sending public notice
- ☐ Revision #4 Authority to negotiate and sign GNA
- ☐ Revision #5 Recreational fields at colleges
- ☐ Revision #6 Ordinance directives
- ☐ Revision #7 Replace all directives in ordinance

**REVISION #1: Date used to calculate when new field may  
be added,**

**Page 43 of Recommended Draft, from April 6 memo**

Commentary: This change clarifies that the allowance of one new field is measured from the effective date of this ordinance as opposed to when the use became a conditional use. The changes also remove repetitive language and provide additional clarity.

**33.279.030 Review Thresholds for Development**

This section states when development related to recreational fields is allowed, when a conditional use review is required, and the type of procedure used.

- A. **Allowed.** Alterations to the site that meet all of the following are allowed without a conditional use review provided the proposal:
  - 8. Does not add more than one new field for organized sports, as measured from the time the use became a conditional use, to a site containing one or more existing approved fields for organized sports. Up to one new field may be added once per site, after [effective date of this regulation], without a Conditional Use Review. The new field must:
    - a. and b [No change]
    - c. Be located within 300 feet of an one or more existing on-site fields approved for organized sports; and

## REVISION #2 –

**Commentary:**

There are grade level changes in 33.281.030.B that are allowed by right or through a Type II CU. The intention was that these grade level changes not require a Type III review when reestablishing the school use within the 10-year period.

**33.281.055 Loss of Conditional Use Status on School Sites.**

- B. If the school use has been discontinued for less than 10 years, and the proposed new school use includes any of the Type III changes listed in 33.281.030.B or 33.281.050.C, the conditional use is reviewed through a Type III procedure.

## REVISION #3 –

**Commentary:**

This code language clarifies that the Field Permitting Organization also includes all public school districts for the purposes of public notification requirements.

**20.04.010 Definitions****H. Field Permitting Organization**

Any entity that permits or assigns permitting duties for organized sports use (as defined in section 33.910.030) on public parks and schools. Sections 20.04.050 through 20.04.080 of this Chapter shall apply to any site owned or operated by any school district in the City of Portland, whether or not Portland Parks and Recreation is the field permitting organization for that site.

## REVISION #4 –

**Commentary:**

This change clarifies that the Field Permitting Organization (FPO), which may or may not be PP&R, is responsible for sending public notice.

**20.04.050 Public Noticing – Recreational Fields**

- B. The notice shall describe in detail the type of improvements or change in use proposed. The notice shall include the type, size, location, and setbacks proposed for the field as well as the current (if any) and proposed sports user groups. The public notice of proposed field improvement will provide contact information for the neighbors to call or send written questions, comments, or concerns within 21 calendar days. If these written comments can be addressed to the neighbor's satisfaction, no further action is necessary. ~~PP&R~~ The FPO shall respond to these written comments in writing within 21 days.
- C. If ~~PP&R's~~ the FPOs written responses to the written concerns received after the public notice are not satisfactory, a public meeting can be scheduled if requested by a neighborhood association within 1,000 feet of the subject site. The request must be made within 45 calendar days of the date of the last ~~PP&R~~ FPO written response to comments. A Good Neighbor Agreement (GNA) may be proposed by PP&R, PPS, both organizations jointly, or other appropriate field permitting entity if there are remaining concerns after the public meeting. Neighborhood associations within 1,000 feet of the subject site may also request a GNA, in writing, within 10 calendar days of the date of the public meeting. GNAs can be linked to sports field use permits and may address a variety of compatibility issues such as:



# MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST

(revised 12/31/09)

APPROVED: MULTNOMAH COUNTY  
BOARD OF COMMISSIONERS  
AGENDA # R-4 DATE 6/3/2010  
LYNDA GROW, BOARD CLERK

## Board Clerk Use Only

Meeting Date: 6/3/2010  
Agenda Item #: R-4  
Est. Start Time: 9:45 AM

**Agenda Title:** PUBLIC HEARING and Consideration of a RESOLUTION Establishing Fees and Charges for Chapter 27, Community Services, of the Multnomah County Code and Repealing Resolution No. 09-100.

*Note: If Ordinance, Resolution, Order or Proclamation, provide exact title. For all other submissions, provide a clearly written title sufficient to describe the action requested.*

<b>Requested Meeting Date:</b>	<u>June 3, 2010</u>	<b>Amount of Time Needed:</b>	<u>15 minutes</u>
<b>Department:</b>	<u>Non-Departmental</u>	<b>Division:</b>	<u>Chair's Office</u>
<b>Contact(s):</b>	<u>Denise Kleim, Senior Business Operations Manager, City of Portland, Bureau of Development Services</u>		
<b>Phone:</b>	<u>(503) 823-7338</u>	<b>Ext.:</b>	<u>I/O Address: 299/5000/Kleim</u>
<b>Presenter(s):</b>	<u>Denise Kleim</u>		

## General Information

### 1. What action are you requesting from the Board?

Adopt resolution establishing fees and charges for MCC Chapter 27 and repealing Resolution No. 09-100, effective July 1, 2010, to increase environmental soils fees in the area serviced by the City of Portland under intergovernmental agreement. All other fees are unchanged.

### 2. Please provide sufficient background information for the Board and the public to understand this issue. Please note which Program Offer this action affects and how it impacts the results.

The City of Portland provides plan review, permit issuance, and inspection services in certain areas of unincorporated Multnomah County under an IGA which stipulates that fees charged for those services must cover the full cost of their provision. The City of Portland is proposing an overall increase in environmental soils fees of 12% beginning July 1, 2010 in order to reach full cost recovery as required by the IGA.

Further, the increase in fees will allow this City program to address a long-standing deficit and are necessary to enable BDS to weather the economic downturn. As the construction industry has declined over the last 1½ years, the bureau has experienced a sharp drop in fee and permit revenues. In 2008 and 2009 BDS implemented a variety of cost-saving measures designed to help maintain

cost recovery, safeguard the bureau's financial health, and maintain a high level of customer service. Despite these efforts, the bureau had to increasingly use its reserve fund to meet operating costs and was eventually compelled to lay off nearly ½ of its employees in order to remain financially viable.

In the succeeding months, it has become clear that permit revenues have fallen more dramatically than the workload. The economy has halted nearly all construction of large development projects, which cost more and hence yield higher permit fees. As a result of the staff cuts, BDS does not have sufficient personnel to meet its current workload, and revenues do not support either current staffing or increasing staffing. In addition, since revenues have remained low and other funding is not available, BDS will be cutting 17 additional staff positions by the end of May.

While the bureau recognizes the impact that fee increases have on its customers, particularly in the current economic climate, it has become evident that moderate fee increases will be necessary in order to provide financial stability and ensure an acceptable level of services to bureau customers.

**3. Explain the fiscal impact (current year and ongoing).**

The fee changes cover actual costs of services as required by the IGA.

**4. Explain any legal and/or policy issues involved.**

Complies with ORS 294.160.

**5. Explain any citizen and/or other government participation that has or will take place.**

The County is holding the public hearing as required under ORS 294.160.

---

**Required Signature**

---

**Elected Official or  
Department/  
Agency Director:** \_\_\_\_\_

**Date:** \_\_\_\_\_

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

**RESOLUTION NO. \_\_\_\_\_**

Establishing Fees and Charges for Chapter 27, Community Services, of the Multnomah County Code and Repealing Resolution No. 09-100

**The Multnomah County Board of Commissioners Finds:**

- a. The Multnomah County Code provides that the Board shall establish certain fees and charges by resolution.
- b. On July 23, 2009, the Board adopted Resolution 09-100 establishing fees for MCC Chapter 27, Community Services.
- c. Multnomah County has entered into intergovernmental agreements with the cities of Gresham and Portland to administer and enforce MCC §27.051, Subsurface Sewage Inspections and Permits.
- d. The City of Portland will increase the fees charged for on-site sewage disposal within the Portland Urban Services Boundary effective July 1, 2010.
- e. It is necessary to establish the new fees for MCC Chapter 27, Community Services, by updating the on-site sewage disposal fees for the areas of unincorporated Multnomah County covered by the intergovernmental agreement between the County and the City of Portland.
- f. All other County fees and charges established by Resolution 09-100 are intended to remain in effect as set out below, and Resolution 09-100 will be repealed.

**The Multnomah County Board of Commissioners Resolves:**

1. The fees and charges for Chapter 27, Community Services, of the Multnomah County Code are set as follows:

Section 27.051. SUBSURFACE SEWAGE INSPECTION AND PERMIT FEES.

<b>SITE EVALUATION</b>	
Site Evaluation – Land Feasibility Study (LFS)	
Up to 600 gallons	\$895
Large systems (601 – 2,500 gallons) Additional fee charged per 500 gallons	\$305
<b>SINGLE FAMILY DWELLING ONLY</b>	
Evaluation for Temporary or Health Hardship Mobile Home	
Biennial inspection	\$578
<b>New Residential Construction – Installation Permit</b>	
Up to 600 gallons	
Advanced Treatment Technology	\$1,598
Capping Fill	\$1,598
Sand filtration	\$1,598
Pressure Distribution	\$1,598
Tile Dewatering	\$1,598

Standard On-Site System	\$1,176
Seepage Trench	\$1,176
Gray Water Waste Disposal Sump	\$603
Other	\$1,176
Residential Repair Permit Up to 600 gallons	
Major Septic Tank/Drainfield	\$626
Minor Septic Tank	\$310
SINGLE FAMILY, TWO OR MORE FAMILY, AND COMMERCIAL FACILITIES	
All Pumping Systems With Single Pump, Excluding Sandfilters	
Single Pump Systems	\$93
Alteration Permit	
Major Septic Tank/Drainfield	\$1,182
Minor Septic Tank	\$603
Authorization Notice	
Without Field Visit	\$305
With Field Visit	\$848
Decommission Cesspool/Septic Tank	
Abandonment – without site visit	\$113
Abandonment – with site visit and another on-site permit	\$113
Abandonment – with site visit, but no other on-site permit	\$233
Existing System Evaluation	\$727
Holding Tank, Sand Filtration, or Advanced Treatment Technology	
Annual Inspection	\$525
TWO OR MORE FAMILY AND COMMERCIAL FACILITIES	
Commercial Facilities System Plan Review To be charged in addition to commercial construction and repair permit fees.	
601 – 2,500 gallons	\$707
Commercial Repair Permit Up to 600 gallons	
Major Alternative System	\$1,598
Major Septic Tank/DF	\$1,176
Minor Holding Tank	\$1,176
Minor Septic Tank	\$603
Large system (601 – 2,500 gallons) Additional fee charged per 500 gallons	\$149

New Commercial Construction – Installation Permit Up to 600 gallons	
Advanced Treatment Technology	\$1,598
Alternative System	\$1,598
Sand filtration	\$1,598
Holding Tank	\$1,176
Septic Tank/Drainfield	\$1,176
Large systems (601 – 2,500 gallons) Additional fee charged per 500 gallons	\$149
MISCELLANEOUS	
Annual Report for Annual Evaluation for Advance Treatment Technology On-Site System	\$93
Certification of On-site Sewage Disposal Multnomah County Land Use Sign Off	
Without site visit	\$128
With site visit	\$240
Permit Transfer, Reinstatement or Renewal	
Without Field Visit	\$305
With Field Visit	\$848
Pumper Truck Inspection	
First Truck	\$297
Second Truck	\$120
Reinspection Fee	
Residential	\$600
Commercial	\$600

Section 27.052. MISCELLANEOUS PERMIT FEES.

See Exhibit A attached.

Section 27.053. PLAN REVIEW AND INSPECTION OF UNDERGROUND INSTALLATIONS  
AND STREET INTERSECTIONS.

See Exhibit B attached

Section 27.054: ROAD VACATION APPLICATION.

Feasibility study:	\$200.00
Application:	120% of estimated costs
Minimum:	\$1,000.00 plus \$65.00 for posting

Section 27.055. STREET AND ROAD WIDENING PERMITS.

(B) The construction permit deposit schedule for engineering, design, project management, and administration shall be as follows:

<b>Project Cost as Estimated by the County</b>	<b>Deposit</b>
Minimum Deposit at the time of application	800.00
\$4,000.00 to \$10,000.00	20%
\$20,000.00 to \$50,000.00	\$2,000.00 plus 12.0% over \$10,000.00
\$50,000.00 and over	\$6,800.00 plus 10.0% over \$50,000.00

**Section 27.056. MISCELLANEOUS PUBLIC WORKS FEES.**

For services provided by the department in connection with design, plan review and inspection of items not set forth elsewhere, the department shall charge fees sufficient to cover the actual cost of services. The following are deposits only. The actual charges will be based on actual costs including overhead and other related costs, determined at the completion of the project. The difference between the actual costs and the deposit will either be billed or refunded to the permit holder.

<b>Project cost as Estimated by the county</b>	<b>Deposit</b>
Minimum deposit at the time of application	\$800.00
\$4,000.00 to \$10,000.00	\$20%
\$10,000.00 to \$50,000.00	\$2,000.00 plus 12.0% over \$10,000.00
\$50,000.00 and over	\$6,800.00 plus 10.0% over \$50,000.00

**Section 27.059. ZONE REVIEW AND ZONING INSPECTIONS.**

For conducting any zone review prior to the issuance of a building or mobile home permit, the department shall charge a fee of \$25.00 or 15 percent of the permit fee, whichever is greater; provided that the fee for review of applications for permits to construct one-or two-family dwellings shall not exceed \$25.00. Zoning review fees are payable upon permit application. For conducting any zoning inspection during construction or after completion of construction, the department shall charge a fee equal to the greater of \$25.00 or 35 percent of the building permit fee, to be collected at the time the permit is issued, provided, however, that no fee for zoning inspection of one- and two-family dwellings shall exceed \$25.00. Zoning inspection fees are payable upon permit issuance.

**Section 27.060. FILING OF MAP SURVEYS.**

A fee of \$300.00 shall accompany each filing of a map of survey

**Section 27.061. FEES FOR CERTAIN DOCUMENTS; PUBLIC LAND CORNER PRESERVATION ACCOUNT.**

Document filing fee: \$5.00

**Section 27.062. COUNTY SURVEYOR FEES.**

(A) Fees are based on the following procedures and requirements on partition, subdivision and condominium plats.

- (1) Submit a boundary survey to the County surveyor a minimum of 30 days prior to the submission of the final subdivision or condominium plat. If warranted, the county surveyor may waive this requirement.
- (2) In addition to the requirements of ORS 209.250, a survey, and a partition plat if a separate survey has not been filed shall show all obvious encroachments or hiatus created by deeds, buildings, fences, cultivation, previous surveys and plats, or

similar means and any other conditions that may indicate that the ownership lines as surveyed may be different than those shown on the survey.

- (3) The county surveyor may refuse to approve a plat if the surveyor finds an encroachment or hiatus. Evidence that the hiatus or encroachment has been eliminated may be required, or the county surveyor may require that it be shown on the plat if it cannot be eliminated.
- (4) All partition, subdivision, and condominium final plats, including those inside city limits, shall be checked and approved by the county surveyor prior to recording. No plat shall be recorded without such approval. This approval by the county surveyor shall be valid for 30 days from the date of approval to the date submitted for recording, after 30 days the approval is withdrawn and must be resubmitted.
- (5) All partition, subdivision, and condominium final plats submitted for approval shall be accompanied by a report, issued by a title insurance company, or authorized agent to perform such service in Oregon, setting forth ownership and all easements of record, together with a copy of the current deed and easements for the platted property, and copies of the deeds for all abutting properties and other documentation as required by the county surveyor. The report shall have been issued no more than 15 days prior to plat submittal to the county surveyor. A supplemental report may be required by the county surveyor.

(B) A deposit for the following county surveyor functions shall be made with the submission of the material. The final fee will be determined at completion of the project based on actual costs incurred by Multnomah County including overhead and other related costs. The difference between the actual costs and the deposit will be paid prior to approval of the final plat or refunded to the applicant except for post-monumented plats, which will not be refunded until after completion of the interior monumentation; the survey filing fee is non-refundable.

- (1) Partition Plat Review, the deposit shall be:

Base Deposit	\$900.00 plus
Survey filing Fee	\$300.00

- (2) Pre-monumented Plat Review, the deposit shall be:

Base Deposit	\$1,000.00 plus
Survey Filing Fee	\$300.00 plus
Per Lot, Tract, or Parcel	\$ 75.00 each, plus
Per gross acre of the subdivision if the average Lot size exceeds 15,000 sq. ft	\$ 31.00 per acre

- (3) Post-Monumented Plat Review, the deposit shall be:

An estimate by the county surveyor based on the complexity of the plat at 120 percent of the estimate; the minimum deposits shall be:

Base Deposit	\$1,200.00 plus
Survey Filing Fee	\$300.00 plus
Per Lot, Tract, or Parcel	\$ 90.00 each, plus
Per gross acre of the subdivision if the average lot size exceeds 15,000 sq. ft.	\$ 31.00 per acre

- (4) For Condominium Plat Review, the deposit shall be:

Base Deposit	\$1,200.00 plus
Deposit Per Page	\$ 100.00 plus
Survey Filing Fee	\$ 300.00

- (5) For Condominium Plat Amendment Review, the deposit shall be:

Base Deposit	\$500.00 plus
Survey Filing Fee	\$300.00

- (C) Posting of street vacations in accordance with  
ORS 271.230(2) \$ 65.00
- (D) Review, Approval, and Posting of Affidavits of  
correction \$ 45.00 plus county  
clerk's recording fee
- (E) For services required by ORS 100.115 in connection with reclassification or withdrawal of  
variable property from unit ownership as provided in ORS 100.115(1) or (2), or removal of  
property from any condominium plat as provided in ORS 100.600(2), the fee will be  
\$150.00.
- (F) In accordance with ORS 92.070(5), (1997), relating to the reestablishment of Subdivision  
Plat Monuments and the review and recordation of the required surveyor's affidavit in  
support thereof, the affidavit recording fee shall be \$100.00 plus the county clerk's recording  
fee.
- (G) In accordance with ORS 100.115(6), (1997), relating to Declaration Amendment Review  
service, the fee shall be \$100.00 plus the county clerk's recording fee.

Section 27.064. BOOK OF RECORDS.

Minimum per roll of 16mm:	\$12.00
Minimum per roll for 35mm microfilm:	\$15.00
Minimum for microfiches:	\$ 2.00

Section 27.065. MAP REPRODUCTIONS AND LOANS.

For the services of the department in reproducing and loaning maps, fees shall be charged in  
accordance with the following schedules:

Standard Weight	Blackline	Sepia
¼ Section 30 inches x 36 inches	\$3.00	\$5.00
600 Scale 21 inches x 33 inches	\$2.00	\$3.00
Plat 18 inches x 24 inches	\$2.00	\$2.00
1,000 Scale		

<b>Standard Weight</b>	<b>Blackline</b>	<b>Sepia</b>
13 inches x 21 inches	\$1.00	\$2.00

Photostat copy where no tracing exists: \$5.00

Office duplicator copy of a portion of a map: \$1.50

For loaning sepia or plat tracing, 48-hour  
limit excluding weekends and holidays: \$0.50 each

Each additional 48 hours excluding weekends and holidays: \$2.00 each

Condominium hardboard and tracing recording: \$9.00 per page.

Section 27.067. BOUNDARY CHANGE APPLICATION.

For services provided by the department in connection with processing a boundary change petition, the department shall charge fees sufficient to cover the actual cost of services. The following is a deposit only and is in addition to any other fees, deposits or charges authorized by law. The actual charges will be based on actual costs including overhead and other related costs, determined at the completion of the process. The difference between the actual costs and the deposit will either be billed or refunded to the applicant. Minimum Deposit: \$2,300 per application (includes Metro mapping service fee).

Section 27.402. PROCEDURE FOR REQUESTING TRANSFER OF TAX FORECLOSED PROPERTY FOR HOUSING PURPOSES:

Non-refundable Application Fee: \$ 50.00

Section 27.406. PROCEDURE FOR DISPOSITION OF REQUESTS FOR TRANSFER OF TAX FORECLOSED PROPERTY FOR HOUSING AND FOR OPEN SPACE, PARKS OR NATURAL AREAS:

Non-refundable Transfer Fee: \$200.00

Section 27.605. PERMITS.

Ammonia storage: \$25.00

Section 27.783. SEWER USER SERVICE CHARGES.

Per equivalent dwelling unit, per month:	\$14.00
Pumping, per 1,000 cubic feet water consumption per month:	\$0.50 to \$2.00

Section 27.784. SENIOR CITIZENS RATE

Per month: \$7.00

Section 27.788. CONNECTION FEES.

(A) The following fees for connection with a public sewer inside or outside the district shall become effective November 1, 1984, and shall be based on equivalent dwelling units and shall be as follows:

(1) Residential Users:

(a)	Single-family unit connection fee, October 1, 1984:	\$1,100.00
(b)	Multifamily unit connection fee:	
(i)	First living unit:	\$1,100.00
(ii)	Each additional living unit:	\$ 935.00

(2) Nonresidential users: The formula for computing the connection fee for a nonresidential user shall be equal to the equivalent dwelling units multiplied by \$1,100.00. Equivalent dwelling units shall be determined by table 2 of MCC 27.783.

(3) Combined dwelling units and others: Where both dwelling units and other occupancies are combined on the same property, the charges for sanitary connection shall be at the living unit rate for the dwelling units required in subsection (A)(1)(b) of this section, plus the rates given in (A)(2) for the nonresidential users of the property.

Section 27.790. EXTRA-STRENGTH INDUSTRIAL WASTE.

(D) *Extra-strength rates.* Effective October 1, 1984:

BOD, per pound	\$0.097
Suspended solids, per pound	\$0.106

(E) *Industrial waste discharge permit fees.*

- (1) The engineer shall determine the effective period for the permit, based upon such factors as concentration, volume, and origin of the discharge. In no case shall an industrial waste permit be effective for a period exceeding five years.
- (2) Except as provided in subsection (F)(2)[sic], fees for industrial waste discharge permits shall be \$75.00 for each permit and \$50.00 for each renewal of a permit. However, permit renewals which involve new or additional discharges from those in the preceding permit shall have a fee of \$75.00. Where a permit is issued as a result of a violation, the permit fee shall be \$150.00. Fees are payable to the county as part of the application for the permit or permit renewal.
- (3) Where the owner of a property is discharging industrial wastes prior to the effective date of the ordinance comprising this subchapter, the owner shall be issued an industrial waste discharge permit at no charge, but will then be subject to the renewal fees and requirements of this section.

(F) *Minimal charges suspension.* The engineer may establish a minimum limit for monthly extra-strength charges. The billing for all accounts whose monthly extra-strength charges are below this minimum limit will be suspended until such time as they are found to be higher.

- (G) *Adjustments.* The engineer may check sewage strength as outlined in this section and adjust charges where applicable at any time in accordance with the most recent analysis.

*Resampling request; fees.* Any discharger may request the district to resample wastewater at no charge if 18 months or more have elapsed since the last such sampling. If less than 18 months have elapsed since the last sampling, then requests for the district to resample wastes shall be submitted in writing and accompanied by full payment for the resampling fee. The fee to each account for five days of sampling is \$500.00 per sample, per sampling point. The fee for one day's resampling is \$125.00 per sample, per sampling point.

2. This resolution takes effect and Resolution 09-100 is repealed on July 1, 2010.

ADOPTED this 3rd day of June 2010.

BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

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Jeff Cogen, Chair

REVIEWED:

AGNES SOWLE, COUNTY ATTORNEY  
FOR MULTNOMAH COUNTY, OREGON

By \_\_\_\_\_  
Matthew O. Ryan, Assistant County Attorney

## **EXHIBIT A**

### **Section 27.052. MISCELLANEOUS PERMIT FEES**

#### **Miscellaneous permit fees.**

The following fees shall be charged for permits:

- (A) For overweight or over dimensional moves, except for moves as specified in MCC 27.052(A)(2), either single trip or annual permit, the fee shall be \$8.00. Future fee increases by the Oregon Department of Transportation shall automatically increase the county's fee for this service to the same level, without action of the board of county commissioners.
- (B) For building and structure move permits permittee shall post a deposit of \$1,000.00 prior to issuance of a permit. Non-refundable permit application, investigation and issuance fees for structures under 14 feet in width and 15 feet in height shall be \$115.00. For structures exceeding the above dimensions, the non-refundable permit fee shall be \$145.00. Inspection fees to be billed at the actual costs incurred by the county including overhead and equipment costs. For over-dimensional moves other than house moves, the non-refundable permit fees for heights over 17 feet in width shall be \$75.00 for a normal workday, and \$350.00 for holidays and weekends.
- (C) For permits issue for manholes for storm and sanitary sewers, the fee shall be \$30.00 per manhole.
- (D) For permits issued for canopies, awnings and marquees, a fee of \$40.00 shall be charged.
- (E) For permits issued for construction or reconstruction of driveway approaches, the fees shall be:
  - (1) \$90.00 first driveway approach.
  - (2) \$60.00 each additional driveway approach inspected at the same time as first approach.
  - (3) Common access way permit fees for plan review and inspection shall be \$120.00 or \$0.06 per square foot of common access way, whichever is greater. The above fee will include the first driveway approach fee under section 27.052(E)(1).
  - (4) \$90.00 for agriculture approaches.
  - (5) \$90.00 for temporary logging approaches.
- (F) For permits issued for sewer connections, the fee shall be \$120.00 per connection.
- (G) For a drilling or boring test hole permit, the fee shall be \$84.00 each.
- (H) For curb drain outlet construction or reconstruction, including drainage connections to catch basins, a fee of \$20.00 shall be charged.
- (I) For sidewalk construction or reconstruction, the fee shall be \$0.25 per square foot with a minimum fee of \$10.00. For curb construction or reconstruction the fee shall be \$0.35 per lineal foot with a minimum fee of \$10.00.
- (J) The fee to release advertising benches picked up within the right-of-way shall be \$50.00 per bench.
- (K) For any excavation, construction, reconstruction, repair, removal, abandonment, placement or use within the right-of-way, the permit fee shall be a minimum of \$50.00.

- (L) For material filing or excavating within the public right-of-way, the permit fee shall be \$50.00.
- (M) For underground storm or sanitary sewer construction, reconstruction or repair permits, including property service and laterals not maintained by the county, the fees shall be:

<i>Length of Conduit Constructed, Reconstructed, Repaired or Exposed for Repair</i>				<i>Fee</i>
0	-	50	feet	\$50.00
51	-	100	feet	60.00
101	-	200	feet	70.00
201	-	300	feet	75.00
301	-	400	feet	80.00
401	-	500	feet	85.00
501		feet and over		\$85.00 plus \$0.07 per foot over 500 feet

Conduit diameters exceeding 24 inches shall be assessed a surcharge onto the above rates of \$0.01 per foot of diameter per foot of length.

- (N) If work is commenced on a project requiring a permit without first securing the permit, the fee shall be double the fee established in this section. If the fee required by this subsection is not paid directly to the department by the owner of the property, the person paying the penalty shall be required to notify the owner that the penalty was imposed. Payment of the fee shall not relieve or excuse any person from penalties imposed for violation of any applicable statutes or ordinances.
- (O) If work is commenced on a project requiring a permit without first securing the permit, the fee shall be double the fee established in this section. If the fee required by this subsection is not paid directly to the department by the owner of the property, the person paying the penalty shall be required to notify the owner that the penalty was imposed. Payment of the fee shall not relieve or excuse any person from penalties imposed for violation of any applicable statutes or ordinances.
- (P) A permit deposit for each permit authorizing work under ORS 374.305 not covered in this section shall be 120 percent of estimated amount of charges based on the estimated hours or part thereof for plan review and/or inspection. The final fee will be determined at completion of the project based on the actual costs incurred by Multnomah County including overhead and other related costs. The difference between the two amounts will be billed or refunded to the permit holder with the minimum fee being \$50.00.
- (Q) Permits under this section shall be issued without charge when a permit is required as a direct result of a county public works improvement. For temporary closure of any street or any portion of a street, the fee shall be \$84.00.[Ord. 126 § 9 (1976); Ord. 195 § 6 (1979); Ord. 256 § 2 (1980); Ord. 278 § 3 (1981); Ord. 367 § 1 (1983) (court of appeals held that payment of fee for permit by utility companies was in violation of ORS 758.010 on May 16, 1984, supreme court denied petition for review August 8, 1984, court of appeals decision became enforceable September 10, 1984); Ord. 467 § 2 (1985); Ord 826 § 2(A)-(H) (1995)]

## EXHIBIT B

### Section 27.053. PLAN REVIEW AND INSPECTION OF UNDERGROUND INSTALLATIONS AND STREET INTERSECTIONS

Fees for plan review and inspection of underground installations and street intersections.

- (A) For plan review and inspection of any storm sewer line installation, when completed facilities are to be maintained by the county, the fee shall be:

<i>Estimated or Bid Construction Cost</i>				<i>Fee</i>
0.00	-	\$1,000.00		\$50.00
\$1,000.00	-	5,000.00		\$50.00 plus 1.25% over \$1,000.00
5,000.00	-	10,000.00		\$100.00 plus 1.00% over \$5,000.00
10,000.00	-	15,000.00		\$150.00 plus 0.90% over \$10,000.00
15,000.00	-	20,000.00		\$195.00 plus 0.80% over \$15,000.00
20,000.00	-	25,000.00		\$235.00 plus 0.70% over \$20,000.00
25,000.00	-	30,000.00		\$270.00 plus 0.60% over \$25,000.00
30,000.00	-	35,000.00		\$300.00 plus 0.50% over \$30,000.00
35,000.00	-	40,000.00		\$325.00 plus 0.40% over \$35,000.00
40,000.00	-	45,000.00		\$345.00 plus 0.30% over \$40,000.00
45,000.00	-	50,000.00		\$360.00 plus 0.20% over \$45,000.00
50,000.00	-	and over		\$370.00 plus 0.74% over \$50,000.00

- (B) When submitting plans for review, the applicant shall submit a copy of the engineer's estimate or the bid construction cost. No plans will be reviewed without the required cost figures. If, in the opinion of the director of the department, the cost figures appear unreasonable, the director shall establish the permit fee based upon the director's cost estimate of the work to be done. The director shall submit a report to the county executive/chair of the board of county commissioners whenever a cost estimate is adjusted and shall state the reasons therefore.
- (C) For utility lines, including storm and sanitary sewers, to be maintained by others, not connecting to a county-maintained system but located within county-controlled right-of-way or easements, the plan review and inspection fee will be \$40.00 plus \$0.10 per foot of line.
- (D) For storm or sanitary sewer line systems located on private land connecting to county maintained systems, the plan review and inspection fee will be a minimum of \$40.00 plus \$10.00 for each acre or fraction thereof within the development area. Developments requiring both storm and sanitary system review will be charged that rate for each.
- (E) A sewer line system for fee purposes means a line with two or more connections including lateral lines, house branches, inlets or any other appurtenance contributing discharge.

- (F) Plan review and inspection fees will be established by the director for connections to a county system where the development area is not discernable or applicable. A deposit shall be 120 percent of estimated amount of charges based on the estimated hours or parts thereof required for plan review and/or inspection. The final fee will be determined at completion of the project based on costs incurred by Multnomah County including overhead and other related costs. The difference between the actual costs and the deposit will be billed or refunded to the permit holder.
- (G) For plan review and inspection of each street intersection or vehicle access, either public or private, other than a standard driveway approach, a fee of \$40.00 will be charged.
- (H) Plans shall be reviewed by Multnomah County under this section for compatibility with the comprehensive plan, conformance to county design criteria, as applicable, and for general protection of county facilities as considered necessary.
- (I) Inspection by Multnomah County under this section will be cursory only and will not relieve the owner, contractor or engineer of responsibility for the project being completed according to plans and specifications.

[Ord. 126 § 10 (1976); Ord. 826 § 2(I), (J)(1995)]



# MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST

(revised 12/31/09)

APPROVED: MULTNOMAH COUNTY  
BOARD OF COMMISSIONERS  
AGENDA # R-5 DATE 6/13/2010  
LYNDA GROW, BOARD CLERK

## Board Clerk Use Only

Meeting Date: 6/3/2010  
Agenda Item #: R-5  
Est. Start Time: 9:50 AM

**Agenda Title:** PUBLIC HEARING and Consideration of a RESOLUTION Establishing Fees and Charges for Chapter 29, Building Regulations, of the Multnomah County Code and Repealing Resolution No. 2010-025.

*Note: If Ordinance, Resolution, Order or Proclamation, provide exact title. For all other submissions, provide a clearly written title sufficient to describe the action requested.*

<b>Requested Meeting Date:</b>	<u>June 3, 2010</u>	<b>Amount of Time Needed:</b>	<u>15 minutes</u>
<b>Department:</b>	<u>Non-Departmental</u>	<b>Division:</b>	<u>Chair's Office</u>
<b>Contact(s):</b>	<u>Denise Kleim, Senior Business Operations Manager, City of Portland, Bureau of Development Services</u>		
<b>Phone:</b>	<u>(503) 823-7338</u>	<b>Ext.:</b>	<u>I/O Address: 299/5000/Kleim</u>
<b>Presenter(s):</b>	<u>Denise Kleim</u>		

## General Information

### 1. What action are you requesting from the Board?

Adopt resolution establishing fees and charges for MCC Chapter 29, Building Regulations and repealing Resolution No. 2010-025, effective July 1, 2010, to increase building, electrical, mechanical, plumbing, Facilities Permit Program, Field Issuance Remodel Program, hourly and miscellaneous inspection fees and zoning permit inspection fees in the area served by the City of Portland under intergovernmental agreement. All other fees are unchanged.

### 2. Please provide sufficient background information for the Board and the public to understand this issue. Please note which Program Offer this action affects and how it impacts the results.

The City of Portland provides plan review, permit issuance, and inspection services in certain areas of unincorporated Multnomah County under an IGA which stipulates that fees charged for those services must cover the full cost of their provision. The City of Portland is proposing an overall increase in fees of 8% beginning July 1, 2010 in order to reach full cost recovery as required by the IGA.

The fee increases are also necessary to enable BDS to weather the economic downturn. As the construction industry has declined over the last 1½ years, the bureau has experienced a sharp drop in

fee and permit revenues. In 2008 and 2009 BDS implemented a variety of cost-saving measures designed to help maintain cost recovery, safeguard the bureau's financial health, and maintain a high level of customer service. Despite these efforts, the bureau had to increasingly use its reserve fund to meet operating costs and was eventually compelled to lay off nearly 1/2 of its employees in order to remain financially viable.

In the succeeding months, it has become clear that permit revenues have fallen more dramatically than the workload. The economy has halted nearly all construction of large development projects, which cost more and hence yield higher permit fees. As a result of the staff cuts, BDS does not have sufficient personnel to meet its current workload, and revenues do not support either current staffing or increasing staffing. In addition, since revenues have remained low and other funding is not available, BDS will be cutting 17 additional staff positions by the end of May.

While the bureau recognizes the impact that fee increases have on its customers, particularly in the current economic climate, it has become evident that moderate fee increases will be necessary in order to provide financial stability and ensure an acceptable level of services to bureau customers.

**3. Explain the fiscal impact (current year and ongoing).**

The fee changes cover actual costs of services as required by the IGA.

**4. Explain any legal and/or policy issues involved.**

Complies with ORS 294.160 and MCC Chapter 29.

**5. Explain any citizen and/or other government participation that has or will take place.**

The County is holding the public hearing as required under ORS 294.160.

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**Required Signature**

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**Elected Official or  
Department/  
Agency Director:** \_\_\_\_\_

**Date:** \_\_\_\_\_

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

**RESOLUTION NO. \_\_\_\_\_**

Establishing Fees and Charges for Chapter 29, Building Regulations, of the Multnomah County Code and Repealing Resolution No. 2010-025

**The Multnomah County Board of Commissioners Finds:**

- a. Chapter 29, Building Regulations, of the Multnomah County Code (MCC) provides that the Board shall establish certain fees and charges by resolution.
- b. Multnomah County has entered into intergovernmental agreements with the cities of Gresham and Portland to administer and enforce MCC Chapter 29.
- c. On March 4, 2010, the Board adopted Resolution No. 2010-025 establishing MCC Chapter 29 fees and charges.
- d. The City of Portland has recently approved increased building fees effective July 1, 2010, under the State of Oregon Structural, Electrical, Mechanical, Plumbing and One & Two Dwelling Specialty Codes in accordance with OAR 918-020-0220 and ORS 455.210.
- e. It is necessary to update these fees in Schedule 1 for the areas of unincorporated county covered by the agreement with the City of Portland.
- f. All other County fees and charges established by Resolution No. 2010-025 are intended to remain in effect as set out below and Resolution 2010-025 will be repealed.

**The Multnomah County Board of Commissioners Resolves:**

1. The fees and charges for Chapter 29, Building Regulations, of the Multnomah County Code are set as follows:

- A. For the areas of unincorporated Multnomah County within the Portland Urban Services Boundary:

Section 29.010 FEES (Building Code) See Schedule 1 attached

Section 29.106 FEES (Electrical Code) See Schedule 1 attached

Section 29.207 FEES (Plumbing Code) See Schedule 1 attached

- B. For the areas of unincorporated Multnomah County outside of the Portland Urban Services Boundary:

Section 29.010 FEES (Building Code) See Exhibit A attached

Section 29.106 FEES (Electrical Code) See Exhibit B attached

Section 29.207 FEES (Plumbing Code) See Exhibit C attached

C. For all areas of unincorporated Multnomah County:

<u>Section 29.348</u>	PERMIT FEE	
	Grading and Erosion Control Permit	\$344
<u>Section 29.401</u>	FEE FOR REVIEW AND APPROVAL (Condominiums)	
	Condominiums, plat and floor plan:	\$500 Plus \$50 per building
	Buildings greater than two stories or 20 units:	Actual cost of review
<u>Section 29.611</u>	REVIEW FEE	
	Flood Plain Review (one and two family dwellings)	\$27
	Flood Plain Review (all other uses):	\$59
<u>Section 29.712</u>	SPECIAL EVENT PERMIT APPLICATION FEE, DEPOSIT AND COST RECOVERY	
(A)	Special Event Permit Application Fee	\$50
(B)	Minimum Cost Recovery Deposit Based On Categories Of Events Under MCC 29.705	
	Event Under MCC 29.705 (A), If No	
(1)	Event Permit Required No Deposit Is Necessary, Otherwise	\$50
(2)	Event under MCC 29.705 (B)	\$250
(3)	Event under MCC 29.705 (C)	\$500
(4)	Event under MCC 29.705 (D)	\$1,000
(C)	Additional Cost Recovery as authorized under MCC 29.712 (C) will be based on actual costs incurred by the County under MCC 29.712 (B) (1)–(4).	

2. Resolution No. 2010-025 is repealed and this Resolution takes effect on July 1, 2010.

ADOPTED this 3<sup>rd</sup> of June 2010.

BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

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Jeff Cogen, Chair

REVIEWED:

AGNES SOWLE, COUNTY ATTORNEY  
FOR MULTNOMAH COUNTY, OREGON

By \_\_\_\_\_  
Matthew O. Ryan, Assistant County Attorney

Schedule 1 – For Areas of Unincorporated Multnomah County  
Within the Portland Urban Services Boundary

**Section 29.010. FEES (Building Code)**

**§ 29.010 FEES.**

The fees shall apply under this subchapter in addition to those provided in the state building code. Where conflicts occur with fees provided in the state building code, the fees in this subchapter shall prevail.

**I. Building Fees:**

(A) Building permit fees shall be charged based on the total valuation of work to be performed.

<b>Total Valuation<sup>1</sup> of Work to be Performed</b>	<b>Fees</b>
\$1 to \$500	\$70.00 minimum fee Maximum number of allowable* inspections: 2
\$501 to \$2,000	\$70.00 for the first \$500, plus \$2.11 for each additional \$100 or fraction thereof, to and including \$2,000 Maximum number of allowable* inspections: 2
\$2,001 to \$25,000	\$101.65 for the first \$2,000, plus \$8.26 for each additional \$1,000 or fraction thereof, to and including \$25,000 Maximum number of allowable* inspections: 5
\$25,001 to \$50,000	\$291.63 for the first \$25,000 plus \$6.14 for each additional \$1,000 or fraction thereof, to and including \$50,000 Maximum number of allowable* inspections: 6
\$50,001 to \$100,000	\$445.13 for the first \$50,000, plus \$4.10 for each additional \$1,000 or fraction thereof, to and including \$100,000 Maximum number of allowable* inspections: 7
\$100,001 and up	\$650.13 for the first \$100,000, plus \$3.44 for each additional \$1,000 or fraction thereof

<sup>1</sup> Definition of Valuation: The valuation to be used in computing the permit fee and plan check/process fee shall be the total value of all construction work for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire extinguishing systems and other permanent work or equipment, and the contractor's profit.

\*Inspections exceeding the maximum number of allowable shall be charged at the Reinspection Fee rate of \$85 per inspection.

(B) **Plan Review/Process Fee.**  
For the original submittal

65% of the building permit fee  
Maximum number of allowable checksheets: 2  
Any additional checksheets will be charged at the rate of \$155 per checksheet.

For value-added revisions

65% of the additional building permit fee (based on the additional valuation)

(C) **Fire and Life Safety Review Fee:** 40% of the building permit fee.

(D) **Miscellaneous Fees:**

**Additional Plan Review Fee** For changes, additions or revisions to approved plans

Plan review time ½ hour or less: \$58  
Plan review time greater than ½ hour: \$116 per hour or fraction thereof.

**Appeal Fees (per appeal):**

One- and two-family dwellings	\$200.00
All other occupancies	\$400.00
plus for each appeal item over 4	100.00

**Approved Testing Agency Certification Fee**

Initial Certification	\$1,080
Annual Renewal – without modifications	\$ 270
Annual Renewal – with modifications	\$ 540
Field audits and inspections	\$ 130 per hour or fraction of an hour. Minimum – 1 hour

Whenever an inspection is conducted by BDS staff at a facility more than 50 miles from the City of Portland's BDS office, the applicant shall reimburse the City for travel costs including auto travel, air travel, lodging and meals.

**Commercial Site Review Fee** Applies to commercial building and site development permits requiring site development review. Includes sites located in or adjacent to flood hazard areas and liquefaction hazard areas, sites with steep slopes, and projects with non-prescriptive geotechnical design. Services include plan review for site conditions, flood, liquefaction and steep slope hazards, and geotechnical review.

For Commercial Building and Site Development Permits:

15% of the permit fee. Minimum fee is \$125

**Deferred Submittal Fee** For processing and reviewing deferred plan submittals

10% of the building permit fee calculated using the value of the particular deferred portion or portions of the project

The fee is in addition to the project plan review fee based on the total project value.

Minimum fee - \$108 for 1 & 2 family dwelling projects \$270 for commercial and all other projects

**Energy Plan Review**

Applies to all building permits with valuation over \$2.5 million and to any subsequent tenant improvements.

Actual plan review costs, plus 10% administrative processing fee.

### **Express Start Program Fee**

Fee for accelerated plan review and the issuance of an authorization to proceed with construction prior to completion of the full plan review process

\$130 per hour or fraction of an hour

### **Field Issuance Remodel Program For**

1 & 2 family dwelling alterations/remodels.

One-time Registration Fee:

\$216 per contractor

Inspection, plan review, administrative and project management activities:

\$159 per hour or fraction of an hour Minimum – 1 hour for each inspection

Fees for services provided by bureaus other than the Bureau of Development Services necessary for construction authorization will be billed to the Owner as assessed by those bureaus.

Fees shall be billed monthly. Fees not paid within 30 days of billing shall be assessed a 5% penalty fee for each 30-day period until paid in full.

**Inspections Outside of Normal Business Hours.**

\$171 per hour or fraction of an hour Minimum - \$171

**Intake Fee** For 1 & 2 family dwellings with engineer/architect certified as plans examiner

\$297

### **Investigation Fee**

For commencement of work before obtaining a permit

Equal to the permit fee or the actual investigation costs at \$125 per hour, whichever is greater, plus \$270

**Limited Consultation Fee** For an optional meeting held prior to application for building permits for projects with complex and fairly detailed issues in one or two areas of expertise (e.g., building and fire codes). The meeting will be limited to two City staff members. \$162

### **Living Smart House Plans**

Bureau of Development Services' fees for the construction of Living Smart houses are 50% of the standard fees shown on Bureau of Development Services fee schedules. If changes, alterations, or revisions are made to the permit-ready plans, standard fees will apply. (This discount does not apply to fees charged by other bureaus.)

### **Manufactured Dwelling Installation on Individual Lot**

Installation and set up

\$340

Earthquake-resistant bracing when not installed under a Manufactured dwelling installation permit

\$ 92

Additional fees are required for separate permits which may include but are not limited to the following: building, plumbing, electrical, water, sewage, public right of way approaches and improvements, and plan review.

### **Manufactured Dwelling Installation in a Park**

Installation and set up	\$340
Earthquake-resistant bracing when not installed under a Manufactured dwelling installation permit	\$ 92

Additional fees are required for separate permits which may include but are not limited to the following: building, plumbing, electrical, water, sewage, public right of way approaches and improvements, and plan review.

### **Manufactured Dwelling Park**

(Development or enlargement of a manufactured dwelling park)

#### **Permit Fee:**

10 spaces or fewer	\$49 each space
11 - 20 spaces	\$486 plus \$27 for each space over 10
more than 20 spaces	\$756 plus \$22 for each space over 20

Plan review	65% of the permit fee
Zoning inspection	20% of the permit fee
Cabana installation	\$108

Additional fees are required for separate permits which may include but are not limited to the following: building, plumbing, electrical, water, sewage, public right of way approaches and improvements, and plan review.

### **Major Projects Group Fee - \$50,000 per project**

The Bureau of Development Services' fee for projects that participate in the Major Projects Group (MPG) program that facilitates City review and permitting processes for larger development projects. This fee is in addition to the standard permit fees required on the project. There are additional MPG fees charged by other City bureaus for projects that are enrolled in this program.

#### **Master Permit/Facilities Permit** **Program**      **Annual Registration Fee:**

Site with one building	\$162
Site with two buildings	\$270
Site with three buildings	\$378
Site with four buildings	\$459
Site with five or more buildings	\$540

For projects valued at \$600,000 or less: Building orientations, inspection, plan review and administrative activities: \$186 per hour or fraction of an hour Minimum – 1 hour for each inspection

For projects exceeding \$600,000 value: Building inspection and plan review: Fee based on project valuation and building permit fee schedule

Fees for services provided by bureaus other than the Bureau of Development Services necessary for construction authorization will be billed to the Owner as assessed by those bureaus.

Fees shall be billed monthly. Fees not paid within 30 days of billing shall be assessed a 5% penalty fee for each 30-day period until paid in full.

**Minor Structural Labels** \$125 per set of 10 labels

**Other Inspections Not Specifically Identified Elsewhere** \$125 per hour or fraction of hour Minimum – \$125

**Permit Reinstatement Processing Fee** For renewal of a permit that has been expired for six months or less provided no changes have been made in the original plans and specifications for such work. A permit may be renewed only once. The renewal fee shall be one-half the amount required for a new permit. Minimum Fee - \$54.

**Phased Project Plan Review Fee** For plan review on each phase of a phased project: 10% of the total project building permit fee not to exceed \$1,620 for each phase, plus \$270.

**Pre-Development Conference Fee** \$1,512

For an optional meeting held prior to application for building permits for projects that contain complete or multiple issues.

#### **Recreational Park**

(Development or enlargement of a recreational park)

Permit Fee:

10 spaces or fewer	\$28 each space
11 - 20 spaces	\$281 plus \$17 for each space over 10
21 - 50 spaces	\$454 plus \$13 for each space over 20
more than 50 spaces	\$842 plus \$10 for each space over 50

Plan review 65% of the permit fee

Zoning inspection 20% of the permit fee

Cabana installation \$108

Additional fees are required for separate permits which may include but are not limited to the following: building, plumbing, electrical, water, sewage, public right of way approaches and improvements, and plan review.

**Reinspection Fee** \$ 85 per inspection

**Reproduction Fees** \$2.16 per plan sheet and \$.54 per page of correspondence

### **Requested Inspection Fees**

One and Two-family dwellings	\$125
Apartment Houses	\$181 + \$12 for each dwelling unit in excess of three
Hotels/Motels	\$181 + \$7 for each sleeping room in excess of five
All other occupancies one and two stories up to 10,000 square feet	\$181 + \$12 for each additional 1,000 square feet
All other occupancies three stories in height and above	\$181 + \$23 for each story in excess of three

### **Re-roof Permit and Inspection Fee**

Re-roof permits are available in multiples of five to commercial roofing contractors who pre-register with the City of Portland Bureau of Development Services.

Permit Fee	\$810
Plan review / process fee	\$135
<b>Special Program Processing Fee</b>	\$270
<b>Sustainable Development Early Assistance Meeting</b>	\$81

### **Temporary Certificate of Occupancy \$189**

**Zoning Inspection Fee** Applies to all new construction and any other permit requiring Planning/Zoning approval.

For 1 & 2 family dwellings	\$94
For commercial and all other	20% of the building permit or \$94 whichever is greater

### **Zoning Permit Fee - Fee for ensuring conformance of zoning code standards.**

For 1 & 2 family dwellings	\$37
For commercial and all other	Fee is based on the project valuation and the commercial building permit fee table, plus 65% plan review/process fee. Minimum commercial zoning permit fee is \$120.

## **II. Mechanical Permit Fee Schedule**

### **One & Two Family Dwelling Fees**

#### **HVAC**

Air handling unit	\$23
Air Conditioning (site plan required)	\$23
Alteration/repair of existing HVAC system	\$28
Boiler/compressors	\$28

Heat pump (site plan required)	\$45
Install/replace furnace/burner (including ductwork / vent / liner)	\$48
Install/replace/relocate heaters – suspended, wall or floor mounted	\$23
Vent for appliance other than furnace	\$19

#### **Environmental exhaust and ventilation**

Appliance vent	\$19
Dryer Exhaust	\$12
Hoods, Type I/II/Res. Kitchen/Hazmat Hood Fire Suppression System	\$12
Exhaust fan with single duct (bath fans)	\$12
Exhaust system apart from heating or AC	\$19

<b>Fuel Piping and Distribution (up to 4 outlets)</b>	\$13
Fuel piping each additional over 4 outlets	\$2.38

#### **Other listed appliance or equipment**

Decorative fireplace	\$23
Insert	\$50
Woodstove/Pellet Stove	\$50

**Other:** (including oil tanks, gas and diesel generators, gas and electric ceramic kilns, gas fuel cells, jewelry torches, crucibles, and other appliance/equipment not included above) \$28

#### **Commercial Fees**

##### **Commercial Mechanical Permit Fee**

For commercial installation, replacement or relocation of non-portable mechanical equipment or mechanical work.

Valuation:

\$1 to \$1,000	\$70 minimum fee
\$1,001 to \$10,000	\$70.00 plus \$2.06 for each additional \$100 over \$1,000
\$10,001 to \$100,000	\$255.40 plus \$12.68 for each additional \$1,000 over \$10,000
\$100,001 and above	\$1,396.60 plus \$8.70 for each additional \$1,000 over \$100,000

Valuation includes the dollar value of all mechanical materials, equipment, labor overhead and profit.

**Commercial Plan Review**

60% of mechanical permit fee

**Miscellaneous Fees**

**Additional Plan Review Fee** For changes, additions or revisions to approved plans

Plan review time ½ hour or less: \$63 Plan review time greater than ½ hour: \$125 per hour or fraction thereof

**Appeal Fees (per appeal)**

One and Two-Family Dwellings	\$200
All other occupancies	\$400
Each appeal item over 4	\$100

**Field Issuance Remodel Program** For 1 & 2 family dwelling alterations/remodels.

One-time Registration Fee: \$216 per contractor

Inspection, plan review, administrative and project management activities: \$159 per hour or fraction of an hour Minimum – 1 hour for each inspection

Fees for services provided by bureaus other than the Bureau of Development Services necessary for construction authorization will be billed to the Owner as assessed by those bureaus.

Fees shall be billed monthly. Fees not paid within 30 days of billing shall be assessed a 5% penalty fee for each 30-day period until paid in full.

**Inspections Outside of Normal Business Hours** \$171 per hour or fraction of hour Minimum - \$171

**Investigation Fee**

For commencement of work before obtaining a permit

Equal to the permit fee or the actual investigation costs at \$125 per hour, whichever is greater, plus \$270

**Living Smart House Plans**

Bureau of Development Services' fees for the construction of Living Smart houses are 50% of the standard fees shown on Bureau of Development Services fee schedules. If changes, alterations, or revisions are made to the permit-ready plans, standard fees will apply. (This discount does not apply to fees charged by other bureaus.)

**Master Permit/Facilities Permit Program**

Inspection, plan review, and administrative activities

\$186 per hour or fraction of hour. Minimum – 1 hour for each inspection

**Minimum Fee**

\$70

**Minor Mechanical Labels**

\$125 for set of 10 labels

**Other Inspections Not Specifically Identified Elsewhere**

\$125 per hour or fraction of hour. Minimum – \$125

**Permit Reinstatement Processing Fee**

Fee for renewal of a permit that has been expired for six months or less provided no changes have been made in the original plans and specifications for such work. A permit may be renewed only once.

The renewal fee shall be one-half the amount required for a new permit. Minimum Fee - \$54

**Reinspection Fee**

\$85 per inspection

**Requested Inspection Fee**

One and Two-Family Dwellings	\$125
3 or More Family Dwellings	\$181 + \$12 for each dwelling unit in excess of three
Hotels/Motels	\$181 + \$7 for each sleeping room in excess of five
All other occupancies one and two stories in height up to 10,000 sq. ft.	\$181 + \$12 for each additional 1,000 square feet
All other occupancies 3 stories in height and above	\$181 + \$23 for each story in excess of three

Schedule 1 – For Areas of Unincorporated Multnomah County  
Within the Portland Urban Services Boundary

**Section 29.106. FEES (Electrical Code)****§ 29.106 FEES.****New Residential**

Single or multi-family, per dwelling unit. Include attached garage. Service included. 1,000 square feet or less	\$234
Each additional 500 sq ft or portion thereof	\$51
Limited Energy Install 1 & 2 Family	\$51
Limited Energy Install Multi-Family	\$51
Each Manufactured Home or Modular Dwelling Service and/or Feeder	\$138

**Services or Feeders**

Installation, alteration or relocation	
200 amps	\$120
201 to 400 amps	\$172
401 to 600 amps	\$225
601 amps to 1,000 amps	\$340
Over 1,000 amps or volts	\$624
Reconnect only	\$109

**Renewable Energy**

Installation, alteration or relocation	
5 kva or less	\$120

5.01 to 15 kva	\$172
15.01 to 25 kva	\$225

### **Temporary Services or Feeders**

Installation, alteration or relocation	
200 amps or less	\$107
201 amps to 400 amps	\$162
401 amps to 600 amps	\$205
Over 600 amps or 1,000 volts (see above)	

### **Branch Circuits**

New, alteration or extension per panel	
The fee for branch circuits with the purchase of service or feeder fee	\$ 11
The fee for branch circuits without the purchase of service or feeder fee:      First branch circuit	\$ 99
Each additional branch circuit	\$ 11

### **Miscellaneous**

(Service or feeder not included) Each pump or irrigation circle	\$ 87
Each sign or outline lighting	\$ 87
Signal circuit(s) or a limited energy panel, alteration or extension	\$ 87

**Swimming Pools.** Fees shall be based upon **Services or Feeders** or **Branch Circuits** (see above). The inspection of the grounding of the pool shall be included in the permit for the pool and counted as one of the number of allowed inspections under the permit.

**Plan Review Fee** 25% of total electrical permit fees

### **Miscellaneous Fees**

<b>Additional Plan Review Fee</b> For changes, additions or revisions to approved plans	Plan review time ½ hour or less: \$63 Plan review time greater than ½ hour: \$125 per hour or fraction thereof
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<b>Appeal Fees (per appeal)</b>	
One and Two-Family Dwellings	\$200
All other occupancies	\$400
Each appeal item over 4	\$100

Facilities Permit Program - See Master Permit/Facility Permit Program

**Field Issuance Remodel Program** For 1 & 2 family dwelling alterations/remodels.

One-time Registration Fee:	\$216 per contractor
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Inspection, plan review, administrative and project management activities:

\$159 per hour or fraction of an hour Minimum – 1 hour for each inspection

Fees for services provided by bureaus other than the Bureau of Development Services necessary for construction authorization will be billed to the Owner as assessed by those bureaus.

Fees shall be billed monthly. Fees not paid within 30 days of billing shall be assessed a 5% penalty fee for each 30-day period until paid in full.

**Inspections Outside of Normal Business Hours**

\$171 per hour or fraction of hour Minimum - \$171

**Investigation Fee** For commencement of work before obtaining a permit

Equal to the permit fee or the actual investigation costs at \$125 per hour, whichever is greater, plus \$270

**Living Smart House Plans**

Bureau of Development Services' fees for the construction of Living Smart houses are 50% of the standard fees shown on Bureau of Development Services fee schedules. If changes, alterations, or revisions are made to the permit-ready plans, standard fees will apply. (This discount does not apply to fees charged by other bureaus.)

**Master Permit (Industrial Plant) Program**  
**Fees** Registration

\$108 per facility

Each additional off-site location

\$108

Inspection, plan review and administrative activities

\$130 per hour or fraction of hour

**Master Permit/Facilities Permit Program**  
Inspection, plan review and administrative activities

\$186 per hour or fraction of hour. Minimum – 1 hour for each inspection

**Minor Electrical Labels**

\$125 per set of 10 labels

**Other Inspections Not Specifically Identified Elsewhere**

\$125 per hour or fraction of hour. Minimum – \$125

**Permit Reinstatement Processing Fee** Fee for renewal of a permit that has been expired for six months or less provided no changes have been made in the original plans and specifications for such work. A permit may be renewed only once.

The renewal fee shall be one-half the amount required for a new permit. Minimum fee - \$54

**Reinspection and Additional Fees**  
Reinspections or inspections above the number covered by original permit

\$85 per inspection

**Requested Inspection Fee** One and Two-Family Dwellings

\$125

Apartment Houses

\$181 + \$12 for each dwelling unit in excess of three

Hotels/Motels	\$181 + \$7 for each sleeping room in excess of five
All other occupancies one and two stories up to 10,000 square feet	\$181 + \$12 for each additional 1,000 square feet
All other occupancies three stories in height and above	\$181 + \$23 for each story in excess of three

Schedule 1 – For Areas of Unincorporated Multnomah County  
Within the Portland Urban Services Boundary

**Section 29.207. FEES (Plumbing Code)**

**§ 29.207 FEES.**

**New 1 & 2 Family Dwellings Only** (includes 100 feet for each utility connection)

SFR (1) bath	\$436
SFR (2) bath	\$656
SFR (3) bath	\$765
Each additional bath/kitchen	\$183

**Site Utilities**

Catch basin/area drain inside building	\$ 32
Manufactured home utilities	\$ 78
First 100 feet of:	
Rain drain (no. of linear feet)	\$ 97
Sanitary sewer (no. of linear feet)	\$ 97
Storm sewer (no. of linear feet)	\$ 97
Water service (no. of linear feet)	\$ 97
Each additional 100 feet or portion thereof	\$ 73

**Interior Mainline Piping**

Water Piping – first 100 feet	\$97
Drainage Piping – first 100 feet	\$97
Each additional 100 feet of portion thereof	\$73

**Fixture or Item**

Back flow preventer	\$ 32
Backwater valve	\$ 32
Basins/lavatory	\$ 32
Clothes washer	\$ 32
Dishwasher	\$ 32
Drinking fountains	\$ 32
Ejectors/Sump	\$ 32
Expansion tank	\$ 32
Fixture/sewer cap	\$ 32
Floor drains/floor sinks/hubb	\$ 32
Garbage disposal	\$ 32
Hose bibb	\$ 32
Ice maker	\$ 32

Interceptor/grease trap		\$ 32
Primer(s)		\$ 32
Replacing in-building water supply lines:		
Residential:	First floor	\$ 69
	Each additional floor	\$ 27
Commercial:		
	Up to first 5 branches	\$ 69
	Each fixture ranch over five	\$ 17
Roof drain (commercial)		\$ 32
Sewer cap		\$ 86
Sink(s) Basin(s) Lav(s)		\$ 32
Solar units (potable water)		\$ 75
Stormwater retention/detention tank/facility		\$ 87
Sump		\$ 32
Tubs/shower/shower pan		\$ 32
Urinal		\$ 32
Water closet		\$ 32
Water heater		\$ 32
Other		\$ 32
<b>Plan Review Fee</b>	For commercial and multi-family structures with new outside installations and/or more than five fixtures, food service or for medical gas systems	25% of the permit fee
<b>Miscellaneous Fees</b>		
<b>Additional Plan Review</b>	For changes, additions or revisions to approved plans	Plan review time ½ hour or less: \$63. Plan review time greater than ½ hour: \$125 per hour or fraction thereof
<b>Appeal Fees (per appeal)</b>	One and	
Two-Family Dwellings		\$200
All other occupancies		\$400
Each appeal item over 4		\$100
<b>Field Issuance Remodel Program</b>	For 1 & 2 family dwelling alterations/remodels.	
One-time Registration Fee:		\$216 per contractor
Inspection, plan review, administrative and project management activities:		\$159 per hour or fraction of an hour Minimum – 1 hour for each inspection
Fees for services provided by bureaus other than the Bureau of Development Services necessary for construction authorization will be billed to the Owner as assed by those bureaus.		
Fees shall be billed monthly. Fees not paid within 30 days of billing shall be assessed a 5% penalty fee for each 30-day period until paid in full.		
<b>Inspections Outside of Normal Business Hours</b>		\$171 per hour or fraction of hour Minimum - \$171
<b>Investigation Fee</b>	For commencement of work before obtaining a permit	Equal to the permit fee or the actual investigation costs at \$125 per hour, whichever is greater, plus \$270

### **Living Smart House Plans**

Bureau of Development Services' fees for the construction of Living Smart houses are 50% of the standard fees shown on Bureau of Development Services fee schedules. If changes, alterations, or revisions are made to the permit-ready plans, standard fees will apply. (This discount does not apply to fees charged by other bureaus.)

### **Master Permit/Facilities Permit Program**

Inspection, plan review and administration activities

\$186 per hour or fraction of hour. Minimum – 1 hour

**Medical Gas Systems** Total Value of Construction Work to be Performed:

\$1 - \$500

\$ 70 minimum fee

\$501 - \$2,000

\$ 70 for the first \$500, plus \$5.70 for each additional \$100 or fraction thereof, to and including \$2,000

\$2,001 - \$25,000

\$155.50 for the first \$2,000, plus \$21.65 for each additional \$1,000 or fraction thereof, to and including \$25,000

\$25,001 - \$50,000

\$653.45 for the first \$25,000, plus \$17.10 for each additional \$1,000 or fraction thereof, to and including \$50,000

\$50,001 - \$100,000

\$1,080.95 for the first \$50,000, plus \$10.26 for each additional \$1,000 or fraction thereof, to and including \$100,000

\$100,001 and up

\$1,593.95 for the first \$100,000, plus \$9.12 for each additional \$1,000 or fraction thereof

**Minimum Fee**

\$ 70

**Minor Plumbing Labels**

\$125 per set of 10 labels

**Other Inspections Not Specifically Identified Elsewhere**

\$125 per hour or fraction of hour. Minimum – \$125

**Permit Reinstatement Processing Fee** Fee for renewal of a permit that has been expired for six months or less provided no changes have been made in the original plans and specifications for such work. A permit may be renewed only once.

The renewal fee shall be one-half the amount required for a new permit. Minimum Fee - \$54

### **Rainwater Harvesting Systems**

Total Value of Construction Work to be Performed:

\$1 - \$500

\$70 minimum fee

\$501 - \$2,000

\$70 for the first \$500, plus \$5.70 for each additional \$100 or fraction thereof, to and including \$2,000

\$2,001 - \$25,000

\$155.50 for the first \$2,000, plus \$21.65 for each additional \$1,000 or fraction thereof, to and including \$25,000

\$25,001 - \$50,000

\$653.45 for the first \$25,000, plus \$17.10 for each additional \$1,000 or fraction thereof, to and including \$50,000

\$50,001 - \$100,000

\$1,080.95 for the first \$50,000, plus \$10.26 for each additional \$1,000 or fraction thereof, to and including \$100,000

\$100,001 and up

\$1,593.95 for the first \$100,000, plus \$9.12 for each additional \$1,000 or fraction thereof.

**Reinspection Fee**

\$85 per inspection

**Requested Inspections**

One and Two-Family Dwellings

\$125

Apartment Houses

\$181 + \$12 for each dwelling unit in excess of three

Hotels/Motels

\$181 + \$7 for each sleeping room in excess of five

All other occupancies one and two stories, up to 10,000 sq. ft.

\$181 + \$12 for each additional 1,000 square feet

All other occupancies 3 stories in height and above

\$181 + \$23 for each story in excess of three

**Residential Fire Suppression Systems**

Residential multi-purpose and stand alone fire suppression system fees are based on the square footage of the structure as follows:

0 to 2,000 sq. ft.

\$ 70

2,001 to 3,600 sq. ft.

\$ 97

3,601 to 7,200 sq. ft.

\$130

7,201 sq. ft and greater

\$161

**EXHIBIT A**

**Section 29.010. FEES (Building Code)**

**§ 29.010 FEES.**

The fees shall apply under this subchapter in addition to those provided in the state building code. Where conflicts occur with fees provided in the state building code, the fees in this subchapter shall prevail.

(A) Building permit fees shall be charged based on the total valuation of work to be performed.

**Total Valuation of Work to be Performed    Fees**

\$1.00 to \$500.00	\$15.00
\$501.00 to \$2,000.00	\$15.00 for the first \$500.00, plus \$1.90 for each additional \$100.00 or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$43.50 for the first \$2,000.00, plus \$7.60 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$218.30 for the first \$25,000.00 plus \$5.70 for each additional \$1,000 or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$360.80 for the first \$50,000.00, plus \$3.80 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00
\$100,001.00 and up	\$550.80 for the first \$100,000.00, plus \$3.20 for each additional \$1,000.00 or fraction thereof

- (B) Exempt area fire and life safety plan review and inspection: 40 percent of the required building permit fee.

- (C) Requested inspection fees. Requested inspections that are not part of the regular inspection program will be made as soon as practical after payment to the building official of the fee specified below:

(1) Single- and two-family dwellings (occupancy class R3)	\$100
(2) Apartment houses (occupancy class R1) (plus \$7 for each dwelling unit in excess of three)	\$160
(3) Hotels (occupancy class R1) (plus \$5 for each sleeping room in excess of five)	\$160
(4) All other occupancies one and two stories in height up to 10,000 square feet (plus \$7 for each additional 1,000 square feet)	\$160
(5) All other occupancies three stories in height and above (plus \$20 for each story in excess of three)	\$160

- (D) Demolition of structure \$40

- (E) Temporary permit or temporary certificate of occupancy \$50

- (F) Hearing fee, board of appeals:

(1) One- and two-family dwellings	\$50
(2) All other buildings	\$100

- (G) Certificate of occupancy (new permit not required) \$50

- (H) Automatic sprinkler system:

(1) Minimum charge	\$40
--------------------	------

- |   |        |
|---|--------|
| (2) Per sprinkler head for first 100          | \$0.50 |
| (3) Per sprinkler head in excess of first 100 | \$0.30 |

(I) Heating and ventilating fees under the Uniform mechanical Code. The minimum permit fee under this subsection shall be \$23.

- New single- and two-family residences. The following fees for each dwelling unit shall include all heating and ventilating installations within or attached to the building at the time of occupancy.

- |   |            |
|---|------------|
| (a) Conditioned floor space under 1,000 square feet   | \$29 each. |
| (b) Conditioned floor space under 2,000 square feet   | \$42 each. |
| (c) Conditioned floor space 2,000 square feet or more | \$52 each. |

- Residential permit fees (other than (1) above). The following fees are for single-family and two-family dwellings (R-3 and S.R. occupancies) and each individual dwelling within an apartment building, condominium building, hotel or motel (R-1 occupancy), which is individually heated and/or air conditioned. Central mechanical systems in multifamily buildings or appliances and systems not identified in this subsection shall be assessed fee(s) in accordance with paragraph (3).

- (a) Furnaces: For the installation, relocation, or replacement of each furnace:
- |   |      |
|---|------|
| (i) Forced air or gravity type furnace            | \$13 |
| (ii) Floor furnace                                | \$10 |
| (iii) Vented wall furnace or recessed wall heater | \$10 |
| (iv) Room heater (non-portable)                   | \$13 |

- (b) Woodstoves: for the installation, relocation or replacement of each woodstove, fireplace stove or factory built fireplace (including hearth and wall shield) \$23

- (c) Chimney vent: For the installation, relocation, or replacement of each factory built chimney or appliance vent \$9

- (d) Boiler: For the installation, relocation or replacement of each boiler (water heater) no exceeding 120 gallons, water temperature of 210 degrees Fahrenheit, for 200,000 Btu input \$13

- (e) Air handler or heat exchanger: For the installation, relocation or replacement of each air handler or heat exchanger \$10

- (f) Heat pumps: For the installation, relocation or replacement of ducted heat pump (including compressor, exchanger and ducts attached thereto) \$21

- (g) Air conditioners: For the installation, relocation or replacement of each condensing or evaporating air conditioner (except portable type) \$10

- (h) Ventilation fan: For the installation, relocation or replacement of each ducted ventilation fan \$5
- (i) Range hood: For the installation, relocation or replacement of each domestic range hood, including duct \$10
- (j) Gas piping: For the installation, relocation or replacement of gas piping:
  - (i) One to four outlets \$6
  - (ii) Each additional outlet \$1

(3) Commercial permit fees. Any equipment or system regulated by this code and not classified residential under paragraph (1) or (2) of this section shall be assessed permit fee(s) in accordance with the following:

Valuation of Work	Permit Fee
\$1.00 to \$1,000.00	\$23.00
\$1,001.00 to \$10,000.00	\$23.00 plus \$1.35 for each additional \$100.00 over \$1,000.00
\$10,001.00 to \$100,000.00	\$144.50 plus \$8.30 for each additional \$1,000.00 over \$10,000.00
\$100,001.00 and up	\$891.50 plus \$5.70 for each additional \$1,000 over \$100,000.00

(4) Administrative fees. An administrative fee equal to 65 percent of the permit fee shall be added to each permit fee for every permit issued. The administrative fee shall cover the cost of plan and specification review, permit processing and recording, and applicable state surcharges.

(5) Additional plan review fees. An additional plan review fee may be assessed whenever plans are incomplete, revised or modified to the extent that additional review is required.

Additional plan review fee (minimum charge \$30.00): \$50.00/hour.

(6) Reinspection fees. A reinspection fee may be assessed whenever additional inspections are required due to, but not limited to, failure to provide access to the equipment, work incomplete and not ready for inspection, failure to have approved plans on the job, deviations from the approved plans, etc. In those instances where a reinspection fee has been assessed, no additional inspection of the work will be performed, nor will the certificate of occupancy be issued, until required fees are paid.

Reinspection fee (minimum charge \$30.00): \$50.00/hour.

(7) Replacement of a hot water heater in kind shall not require a heating and ventilation permit when the hot water heater installation is the only work requiring such a permit. Such permit is covered under the plumbing permit.

(J) Charge for partial permits. When complete plans and specifications are not available, the building official may issue partial permits to assist in the commencement of the work, provided that a partial permit charge is paid to the building official. The number of partial permits issued shall not exceed six on any individual project, except that in special circumstances the building official may allow this number to be exceeded. Partial building permits issued under this section shall be subject to a \$250.00 charge for each permit so issued.

(K) Inspection outside of normal business hours. A fee of \$50.00 per hour or fraction thereof shall be charged for inspections outside of normal business hours. ('90 Code § 9.10.100) (Ord. 164, passed 1978; Ord. 195, passed 1979; Ord. 256, passed 1980; Ord. 278, passed 1981; Ord. 400, passed 1983; Ord. 467, passed 1985; Ord. 557, passed 1987; Ord. 583, passed 1988; Ord. 623, passed 1989; Ord. 728, passed 1992)

## **EXHIBIT B**

### **Section 29.106. FEES (Electrical Code)**

#### **§ 29.106 FEES.**

##### **(A) Plan review.**

(1) A plan checking fee shall be paid at the time of permit application. Fees for plans shall be 25 percent of the total electrical permit fee.

(2) A fee of \$50.00 per hour, with a minimum charge of \$30.00 for the first half hour or fraction thereof, shall be charged for additional plan reviews required by changes, additions or revisions to approved plans.

##### **(B) Permits.**

(1) The minimum permit fee shall be \$33 unless otherwise stated in this chapter.

(2) Residential wiring (exclusive of service):

Residence wiring less than 1,000 square feet \$45

Residence wiring less than 2,000 square feet \$68

Residence wiring over 2,000 square feet \$90

Electric heat installation in existing residence \$33

(3) Service installations:

Temporary construction service up to 200 amperes \$33

Temporary construction service 201--600 amperes \$56

Temporary construction service 601--3,000 amperes \$90  
(temporary construction services do not require plan submittal)

Service not over 100 amperes \$45

Service over 100 amperes, but not more than 200 amperes \$68

Service over 200 amperes, but not more than 400 amperes \$90

Service over 400 amperes, but not more than 600 amperes \$135

Service over 600 amperes, but not more than 800 amperes \$158

Service over 800 amperes, but not more than 1,200 amperes \$203

Service over 1,200 amperes, but not more than 3,000 amperes \$249

	\$249
Service over 3,000 amperes	Plus \$45 for each 1,000 amperes or fraction over 3,000 amperes
Service over 600 volts	\$338
(4) Commercial and industrial feeders:	
Installation of, alteration or relocation of distribution feeders:	
Not more than 100 amperes	\$33
Over 100 amperes, but not more than 200 amperes	\$45
Over 200 amperes, but not more than 400 amperes	\$68
Over 400 amperes, but not more than 600 amperes	\$84
Over 600 amperes, but not more than 800 amperes	\$102
Over 800 amperes, but not more than 1,200 amperes	\$135
Over 1,200 amperes, but not more than 3,000 amperes	\$170
	\$170
Feeder over 3,000 amperes	Plus \$33 for each 1,000 amperes in excess of 3,000 amperes
Feeder over 600 volts	\$156
After the ten largest feeders, each feeder shall be charged 50 percent of the above rate.	
(5) Miscellaneous (exclusive of service):	
Each farm building other than residence	\$33
Each irrigation pump	\$33
Each electrical sign or outline lighting circuit	\$33
Each swimming pool (including bonding)	\$56
Each low energy system	\$33
Each alarm system	\$33
(6) Branch circuits (shall be additional to plan check, service and feeder fees):	
One new circuit, alteration or extension	\$32
Two new circuits, alteration or extension	\$42
Each circuit over two circuits	\$5
Each circuit in excess of 50 ampere rating	\$42

(7)	Requested inspections that are not a part of the regular inspection program will be made as soon as practical after payment to the building official of the fee specified below:	
	Single- and two-family dwellings (occupancy class R3)	\$100
	Apartment houses (occupancy class R1)(plus \$7 for each dwelling unit in excess of three)	\$160
	Hotels (occupancy class R1) (plus \$5 for each sleeping room in excess of five)	\$160
	All other occupancies one and two stories in height up to 10,000 square feet (plus \$7 for each additional 1,000 square feet)	\$160
	All other occupancies three stories in height and above (plus \$20 for each story in excess of three)	\$160

(8) For any inspection not covered elsewhere in this chapter, or for a pre-permit onsite consultation, the fee shall be \$50 per hour. The minimum charge shall be \$30.

(9) Whenever any work for which a permit is required by this chapter has been commenced without first obtaining said permit, a special investigation shall be made before a permit may be issued for such work.

(10) An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The investigation fee shall be equal to the amount of the permit fee required by this chapter. The minimum investigation fee shall be the same as the permit fee set forth in this section but not less than \$150. The payment of such investigation fee shall not exempt any person from compliance with all other provisions of this chapter, nor from any penalty prescribed by law.

Exception: Electrical work of an emergency nature, for which a permit application with appropriate permit fees is submitted to the permit office within 48 hours, exclusive of Saturdays, Sundays and holidays, after the work was performed.

(11) A fee of \$50 per hour or fraction thereof, with a minimum charge of three hours, shall be charged for inspections outside of normal business hours.

## **EXHIBIT C**

### **Section 29.207. FEES (Plumbing Code)**

#### **§ 29.207 FEES.**

(A) Before a permit may be issued for the installation, alteration, renovation or repair of a plumbing or sewage disposal system, fees shall be collected as set by Board resolution. Fees charged in this section relate to individual building or structure systems. Multiple service, private plumbing or sewage disposal systems, included but not limited to planned unit developments, shall be subject to plan review fees as set forth Chapter 27 of this code.

(B) Where an application is made and a plan is required, in addition to the fees under subsection (C) of this section, the applicant shall pay a plan review fee equal to 25 percent of the permit fee. Payment shall be made at the time of application.

(C) Before a permit may be issued for the installation, renovation, alteration or repair of a plumbing or drainage system, fees in accordance with the following table shall be paid:

(1)	New construction for a single-family dwelling and duplex, each unit with one bathroom	\$235
(2)	New construction for a single-family dwelling and duplex, each unit with two bathrooms	\$317
(3)	New construction for a single-family dwelling and duplex, each unit with three bathrooms	\$374
(4)	For repair, remodel or new construction with more than three bathrooms, per fixture	\$17 plus water service, rain drains, sanitary and storm sewer fees in accordance with subsection (8) of this section.
(5)	Mobile home service connections (sewer, water and storm), per space	\$42
(6)	Commercial/industrial. The fee shall be \$16 per fixture, plus any water service, sanitary and storm fees as required by subsection (8) of this section.	
(7)	Multifamily and multiplex rowhouses. The fee shall be \$17 per fixture, plus water service, rain drains, sanitary and storm sewers as required in subsection (8) of this section.	
(8)	Water service/sanitary/storm sewer/rain drains:	
(a)	Water service (first 100 feet or fraction thereof)	\$47
(b)	Water service (each additional 100 feet or portion thereof)	\$36
(c)	Building sewer (first 100 feet or fraction thereof)	\$47
(d)	Building sewer (each additional 100 feet or fraction thereof)	\$36
(e)	Building storm sewer or rain drain (first 100 feet or fraction thereof)	\$36
(f)	Building storm sewer or rain drain (each additional 100 feet or fraction thereof)	\$36
(9)	Miscellaneous:	
(a)	Building storm sewer or rain drain (first 100 feet or fraction thereof)	\$47
(b)	Replacement water heater (includes electrical and/or mechanical heating fee for an in-kind replacement)	\$15

- (c) for replacement of existing water supply lines, drain lines or conductors within the building:

(i) Single-family residence:

\$35 minimum  
first floor

\$35 for up to the  
first five fixture  
branches

Each additional  
fixture branch  
shall be \$8  
(fixture branch  
shall include both  
hot and cold  
water)

(ii) Commercial/industrial structure:

(d) Each solar unit

\$42

(e) Minimum fee

\$35

(D) Special inspection.

- (1) Prefabricated structural site inspection, the fee shall be 50 percent of applicable category (includes site development and connection of the prefabricated structure).

- (2) Requested inspections that are not part of the regular inspection program will be made as soon as practical after payment to the building official of the fee specified below:

(a) Single- and two-family dwellings (occupancy class R3) \$100

(b) Apartment houses (occupancy class R1) (plus \$7 for each dwelling unit in excess of three) \$160

(c) Hotels (occupancy class R1) (plus \$5 for each sleeping rooms in excess of five ) \$160

(d) All other occupancies one and two stories in height up to 10,000 square feet (plus \$7 for each additional 1,000 square feet) \$160

(e) All other occupancies three stories in height and above (plus \$20 for each story in excess of three) \$160

(E) Plumbing permit fees shall be doubled if installation is commenced prior to issuance of a permit, except that this provision will not apply to proven emergency installations when a permit is obtained within 24 hours, excluding Saturdays, Sundays and holidays.

(F) A fee of \$50 per hour, with a minimum charge of \$30 for the first half hour or fraction thereof, shall be charged for reinspections for which no fee is specifically indicated.

(G) the minimum charge for any permit issued pursuant to this section shall be \$29.

(H) A fee of \$50 per hour or fraction thereof shall be charged for inspections outside of normal business hours.

(I) A fee of \$50 per hour, with a minimum charge of \$30 for the first half hour or fraction thereof, shall be charged for additional plan reviews required by changes, additions, or revisions to approved plans.



# MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST

(revised 12/31/09)

APPROVED: MULTNOMAH COUNTY  
BOARD OF COMMISSIONERS  
AGENDA # R-6 DATE 6/3/2010  
LYNDA GROW, BOARD CLERK

## Board Clerk Use Only

Meeting Date: 6/3/2010  
Agenda Item #: R-6  
Est. Start Time: 9:55 AM

**Agenda Title:** PUBLIC HEARING and Consideration of a RESOLUTION Establishing Fees and Charges for MCC Chapters 11.05 Land Use General Provisions, 11.15 Zoning, 11.45 Land Divisions, 37 Administration and Procedures, 38 Columbia River Gorge National Scenic Area; Repealing Resolution No. 09-064

*Note: If Ordinance, Resolution, Order or Proclamation, provide exact title. For all other submissions, provide a clearly written title sufficient to describe the action requested.*

**Requested Meeting Date:** June 3, 2010 **Amount of Time Needed:** 15 minutes  
**Department:** Non-Departmental **Division:** Chair's Office  
**Contact(s):** Denise Kleim, Senior Business Operations Manager, City of Portland, Bureau of Development Services  
**Phone:** (503) 823-7338 **Ext.**  **I/O Address:** 299/5000/Kleim  
**Presenter(s):** Denise Kleim

## General Information

### 1. What action are you requesting from the Board?

Adopt resolution establishing fees and charges for MCC Chapters 11.05 Land Use General Provisions, 11.15 Zoning, 11.45 Land Divisions, 37 Administration and Procedures, 38 Columbia River Gorge National Scenic Area, and repealing Resolution No. 09-064 effective July 1, 2010, to increase some land use services fees in the area served by the City of Portland under intergovernmental agreement. All other fees are unchanged.

### 2. Please provide sufficient background information for the Board and the public to understand this issue. Please note which Program Offer this action affects and how it impacts the results.

The City of Portland provides land use services in certain areas of unincorporated Multnomah County under an IGA which stipulates that fees charged for those services must cover the full cost of their provision. BDS is proposing an overall average fee increase of approximately 2.5% on land use services fees beginning July 1, 2010 in order to reach full cost recovery as required by the IGA.

The fee increases are also necessary to enable BDS to weather the economic downturn. As the construction industry has declined over the last 1½ years, the bureau has experienced a sharp drop in

fee and permit revenues. In 2008 and 2009 BDS implemented a variety of cost-saving measures designed to help maintain cost recovery, safeguard the bureau's financial health, and maintain a high level of customer service. Despite these efforts, the bureau had to increasingly use its reserve fund to meet operating costs and was eventually compelled to lay off nearly 1/2 of its employees in order to remain financially viable.

In the succeeding months, it has become clear that permit revenues have fallen more dramatically than the workload. The economy has halted nearly all construction of large development projects, which cost more and hence yield higher permit fees. As a result of the staff cuts, BDS does not have sufficient personnel to meet its current workload, and revenues do not support either current staffing or increasing staffing. In addition, since revenues have remained low and other funding is not available, BDS will be cutting 17 additional staff positions by the end of May.

While the bureau recognizes the impact that fee increases have on its customers, particularly in the current economic climate, it has become evident that moderate fee increases will be necessary in order to provide financial stability and ensure an acceptable level of services to bureau customers.

**3. Explain the fiscal impact (current year and ongoing).**

The fee changes cover actual costs of services as required by the IGA.

**4. Explain any legal and/or policy issues involved.**

Complies with ORS 294.160.

**5. Explain any citizen and/or other government participation that has or will take place.**

The County is holding the public hearing as required under ORS 294.160.

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**Required Signature**

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**Elected Official or  
Department/  
Agency Director:** \_\_\_\_\_

**Date:** \_\_\_\_\_

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

**RESOLUTION NO. \_\_\_\_\_**

Establishing Fees and Charges for MCC Chapters 11.05 Land Use General Provisions, 11.15 Zoning, 11.45 Land Divisions, 37 Administration and Procedures, 38 Columbia River Gorge National Scenic Area; Repealing Resolution 09-064

**The Multnomah County Board of Commissioners Finds:**

- a. On April 13, 2000, the Board adopted Ordinance No. 944 establishing land use fees by resolution.
- b. On May 28, 2009, the Board adopted Resolution 09-064 establishing current land use fees and charges.
- c. Multnomah County has entered into intergovernmental agreements with the cities of Portland and Troutdale to provide planning services for areas outside those city limits and within the urban growth boundaries.
- d. The Portland IGA requires that fees charged for such services must cover the full cost of their provision. The City has approved some land use service fees and it is necessary for the County to also adopt such increases in order to be in compliance with the full cost recovery required under the IGA.
- e. All other County-imposed fees and charges established by Resolution 09-064 are intended to remain in effect as set out below, and Resolution 09-064 will be repealed.

**The Multnomah County Board of Commissioners Resolves:**

1. Land Use Planning Division fees for MCC Chapters 11.05, 11.15, 11.45, 37 and 38, excluding planning services provided under IGAs are set as follows:

	Action	Fee
Type I	Building Permit Review	\$53
	Address Assignment	\$85
	Address Reassignment (requires notice)	\$127
	Land Use Compatibility Review	\$43
	Sign Permit	\$30
	Wrecker License Review	\$192
	DMV Dealer Review	\$43
	Grading and Erosion Control	\$224
	Floodplain Development Permit or Review (one & two family dwellings)	\$85

	Action	Fee
	Floodplain Development Permit (all other uses)	\$350
	Moving of a Floating Home Permit	\$95
Type II	Health Hardship Permit	\$571
	Health Hardship Renewal	\$95
	Non-hearing Variance	\$279
	Exceptions and Lots of Exception	\$130
	Time Extension	\$363
	Administrative Decision by Planning Director	\$833
	Accessory Uses Determination	\$701
	Alteration of Nonconforming Use	\$950
	Lot of Record Verification	\$622
	Zoning Code Interpretation	\$833
	Willamette River Greenway	\$692
	Forest Dwelling	\$1,476
	Significant Environmental Concern	\$709
	Administrative Modification of Conditions established in prior contested case	\$589
	Hillside Development	\$544
	National Scenic Area Site Review	\$710
	National Scenic Area Expedited Review	\$100
	Temporary Permit	\$189
	Design Review	\$708
	Category 3 Land Division	\$549
	Category 4 Land Division	\$249
	Property Line Adjustment	\$610
	Appeal of Administrative Decision	\$250
	Withdrawal of Application	
	- Before app. status letter written	Full Refund
	- After status ltr. assess 4 hr.	\$164
	Withdrawal of Appeal	
	- After hearing notice mailed	No Refund
Type III	Planned Development	\$2,198
	Community Service	\$1,832
	Regional Sanitary Landfill	\$2,365
	Conditional Use (CU)	\$1,832

	Action	Fee
	CU for Type B Home Occupation	\$852
	Variance (hearing)	\$603
	Modifications of conditions on a prior hearings case w/ rehearing	Full fee for original action
	Lots of Exception	\$875
	Category 1 Land Division - up to 20 lots	\$1,613
	Category 1 - Fee for each additional lot over 20	\$30
	Other hearings case	\$626
	National Scenic Area Site Review	\$1,832
	Withdrawal of Application	
	- Before app. status letter written	Full Refund
	- After status ltr. assess 4 hr.	\$164
	- After hearing notice mailed	No Refund
Type IV	Legislative or Quasijudicial Plan Revision	\$2,290 deposit
	Legislative or Quasijudicial Zone Change	\$2,290 deposit
Misc.	Pre-application conference	\$431
	Pre-application conference for home occupation	\$168
	Notice Sign	\$10
	Research Fee (includes mailing list production) (2 hour deposit required)	\$41/hour
	Photocopies	\$.30 per page
	Color aerial photograph	\$6.40 each
	Cassette tape recording of hearing	\$30.00 first tape- additional \$2.65 each tape
	Rescheduled hearing	\$249
	Inspection Fee	\$77
	Review of : Lot Consolidations Replats	\$148 \$249

2. Fees for planning services provided by the City of Troutdale under the IGA are as set by the City of Troutdale.

3. Fees for planning services provided by the City of Portland under IGA are set out in the attached Exhibit A.
4. This Resolution takes effect and Resolution 09-064 is repealed on July 1, 2010.

ADOPTED this 3<sup>rd</sup> day of June 2010.

BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

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Jeff Cogen, Chair

REVIEWED:

AGNES SOWLE, COUNTY ATTORNEY  
FOR MULTNOMAH COUNTY, OREGON

By \_\_\_\_\_  
Sandra N. Duffy, Assistant County Attorney

**Exhibit A (for Services Provided by Portland under IGA)**

<b>Land Use Planning Fees for Portland Services under IGA Are Set as Follows:</b>	
<b>LAND USE REVIEWS</b>	
<b>Adjustment Review (Type II)</b>	
Residential Fences/Decks/Eaves	\$1,250
Residential Lots with existing single-dwelling units	\$1,727
All other residential adjustments	\$1,620
<b>Non-residential or mixed use</b>	<b>\$1,737</b>
<b>Comprehensive Plan and Zone Map Amendment (Type III)</b>	<b>\$22,793</b>
<b>Single Family Residential to Single Family Residential Upzoning (Type III)</b>	<b>\$13,491</b>
<b>Conditional Use</b>	<b>\$2,573</b>
Type I	
Minor (Type II)	\$3,379
Radio Frequency Facilities (Type II)	\$5,045
Major – New (Type III)	\$11,393
Major - Existing	\$5,632
Major - Radio Frequency	\$13,641
<b>Design Review</b>	
Major (Type III)	0.00525 of valuation minimum \$6,900; maximum \$25,889
Minor A (Type I & II) except as identified in Minor B and Minor C, including residential projects with 2 or more units; and radio frequency facilities	minimum \$3,754; maximum \$10,094
Minor B (Type I & II) --Includes residential projects with 1 unit --Improvements with valuation under \$5,000, but more than \$2,500 --Parking areas 10,000 sq. ft. or less --Awnings, signs, rooftop mechanical equipment --Lighting Projects --Remodels affecting less than 25 consecutive linear ft. of frontage	minimum \$1,247; maximum \$3,847

<b>Land Use Planning Fees for Portland Services under IGA Are Set as Follows:</b>	
<b>Design Review (continued)</b>	
Minor C (Type I & II)	
--Improvements not identified in Minor B with valuation \$2,500 or less	\$1,073
-- Fences, freestanding & retaining walls, gates	
--Colors in historic districts	
Modifications through Design Review	\$300
<b>Environmental Review (Type I)</b>	\$1,219
<b>Environmental Review (Type II)</b>	
Residential use (only)	\$2,263
Non-residential or mixed use	\$3,271
<b>Environmental Review Protection Zone (Type III)</b>	\$6,092
<b>Environmental Violation Review</b>	
<b>Type II required</b>	\$3,517
<b>Type III required</b>	\$8,170
<b>Undividable lot with existing single dwelling unit</b>	\$5,113
<b>Final Plat Review / Final Development Plan Review for Planned Development or Planned Unit Development (Type I)</b>	
If preliminary with Type I with no street	\$1,767
If preliminary was Type I or IIx with a street	\$3,678
If preliminary was Type II / IIx with no street	\$3,670
If preliminary was Type III	\$6,069
<b>Greenway</b>	
Residential use or Simple Non-Residential or Mixed Use	\$1,739
Non-residential or mixed use	\$4,486
<b>Historic Landmark designation or removal</b>	
Individual properties (Type III)	\$3,973
Multiple Properties or districts (Type III)	\$4,774
Demolition Review (Type IV)	\$6,350
<b>Home Occupation Permit</b>	
Initial Permit	\$133
Annual Renewal	\$133
Late charge for delinquent permits	\$5.40 per month
<b>Impact Mitigation Plan</b>	
Amendment (Minor) (Type II)	\$4,409

<b>Land Use Planning Fees for Portland Services under IGA Are Set as Follows:</b>	
Implementation (Type II)	\$4,409
New/Amendment (Major) (Type III)	\$23,075
Amendment (Use) (Type III)	\$6,904
<b>Land Division Review</b>	
Type I	\$5,281 + \$175 per lot plus \$900 if new street
Type IIx	\$6,703 + \$175 per lot plus \$900 if new street
Type III	\$10,085 + \$175 per lot plus \$900 if new street
2-3 lot Land Division with Concurrent Environmental Review (Type III)	\$5,999 + \$200 per lot plus \$900 if new street
4 or more lot Land Division with Concurrent Environmental Review (Type III)	\$10,327 + \$200 per lot, plus \$900 if new street
<b>Land Division Amendment Review</b>	
Type I	\$2,007
Type IIx	\$2,752
Type III	\$8,809
<b>Living Smart House Plans</b> Bureau of Development Services' fees for the construction of Living Smart houses are 50% of the standard fees shown on Bureau of Development Services fee schedules. If changes, alterations or revisions are made to the permit-ready plans, standard fees will apply. (This discount does not apply to fees charged by other bureaus.)	
<b>Lot Consolidation (Type I)</b>	\$1,310
<b>Master Plan</b>	
Minor Amendments to Master Plans (Type II)	\$7,404
New Master Plans or Major Amendments to Master Plans (Type III)	\$14,043
Non-conforming Situation Review (Type II)	\$4,385
Non-conforming Status Review (Type II)	\$2,245
Planned Development Review Type IIx	\$4,211
Type III	\$7,833
<b>Planned Development Amendment / Planned Unit Development Amendment</b>	
Type IIx	\$2,882
Type III	\$8,585
<b>Statewide Planning Goal Exception (Type III)</b>	\$30,574

<b>Land Use Planning Fees for Portland Services under IGA Are Set as Follows:</b>	
<b>Tree Preservation Violation Review</b>	
Type II	\$2,753
Type III	\$7,392
<b>Tree Review</b>	
Type I	\$2,007
Type II	\$2,752
<b>Zoning Map Amendment (Type III)</b>	\$6,855
<b>Other Unassigned Reviews</b>	
Type I	\$2,496
Type II / IIx	\$2,995
Type III	\$7,398
<b>EARLY ASSISTANCE SERVICES</b>	
<b>Appointment for Early Land Use Review Assistance</b>	\$145 per hour minimum 3 hours
<b>Design Advice Request</b>	\$1,780
<b>Early Zoning Standards Review</b>	
One and Two-Family Dwellings	\$200
All Other Development	\$425
<b>Hourly Rate for Land Use Services</b>	\$134
<b>Pre-Application Conference</b>	\$2,193
<b>Remedial Action Exempt Review – Conference</b>	\$578
<b>Zoning Confirmation</b>	
Tier A (bank letter, new DMV)	\$230
Tier B (zoning/development analysis, nonconforming standard evidence, notice of use determination)	\$804
<b>OTHER PLANNING SERVICES</b>	
<b>Appeals</b>	
Type II / IIx	\$250
Type III	½ of application
<b>Demolition Delay Review</b>	\$180
<b>DMV Renewal</b>	\$60
<b>Expert Outside Consultation (above base fee)</b>	\$100 per hour

<b>Land Use Planning Fees for Portland Services under IGA Are Set as Follows:</b>	
<b>Lot Confirmation</b>	\$618
<b>Lot Confirmation with Property Line Adjustment</b>	\$1,054
<b>Basic Mural Permit Fee</b>	\$263
Design Standards Mural Fee Required for all murals located in a Design overlay zone	\$158
Structural Plan Review Fee Required for all murals with elements weighing more than 7 pounds per square inch, or in total over 400 pounds, and for murals not attached to the building wall as specified in the Mural Administrative Rule	65% of Basic Mural Permit Fee
Structural Alteration to Existing Mural	Same fee as for new mural
Renewal of Expired Permit	50% of Basic Mural Permit Fee
Reinspection Fee	\$84 per inspection
<b>Plan Check</b> Residential and commercial	\$1.78 per \$1,000 valuation \$70 minimum
Community Design Standards Plan Check	\$0.0059 of valuation (add to base fee)
Environmental Plan Check	\$727 (add to base fee)
Environmental Violation Plan Check	\$850 (add to base fee)
<b>Plan Review for New or Changed Wireless Facilities</b>	\$500
<b>Property Line Adjustment</b>	\$946
<b>Remedial Action Exempt Review – Simple</b>	\$2,696
<b>Remedial Action Exempt Review – Complex</b>	\$4,382
<b>Renotification Fee - Any Review</b>	\$493
<b>Transcripts</b>	Actual cost
<b>SITE DEVELOPMENT FEES - Bureau of Environmental Services</b>	
<b>Applies to Commercial Projects:</b>	
<b>On-Site Permanent Stormwater Control Facilities Inspection Fee</b> Applies to Commercial and Site Development Permits with on-site stormwater management facilities. Fees for inspecting construction of approved on-site permanent stormwater quality and quantity control facilities	
Total Value of Construction Work to be Performed:	
\$1 - \$500	\$19

<b>Land Use Planning Fees for Portland Services under IGA Are Set as Follows:</b>	
\$501 - \$2,000	\$19 for the first \$500, plus \$0.64 for each additional \$100 or fraction thereof to and including \$2,000,
\$2,001 - \$25,000	\$28.60 for the first \$2,000, plus \$1.26 for each additional \$1,000 or fraction thereof to and including \$25,000.
\$25,001 - \$50,000	\$57.58 for the first \$25,000, plus \$0.94 for each additional \$1,000 or fraction thereof, to and including \$50,000.
\$50,001 - \$100,000	\$81.08 for the first \$50,000, plus \$0.64 for each additional \$1,000 or fraction thereof to and including \$100,000.
\$100,001 and up	\$113.08 for the first \$100,000, plus \$0.31 for each additional \$1,000 or fraction thereof.
<b>On-Site Permanent Stormwater Control Facilities Plan Review Fee</b>	65% of On-Site Permanent Stormwater Control Facilities Inspection Fee
<b>SITE DEVELOPMENT FEES - Bureau of Development Services</b>	
<b>Applies to Residential Projects:</b>	
<b>Residential Site Review and Inspection Fee for Simple Sites:</b>	
Applies to all simple residential sites with ground-disturbing activity. Services include plan review and/or inspections for site conditions, geotechnical review, landscaping, zoning, erosion control, and compliance with conditions of Land Use Reviews.	
New Construction	\$478
Additions, alterations, garages and carports	\$205
<b>Residential Site Review and Inspection Fee for Complex Sites:</b>	
Applies to residential sites with ground-disturbing activity located in special sites, as defined in Title 10. Services include plan review and/or inspections for site conditions, geotechnical review, landscaping, zoning, Environmental Zone standards, erosion control, and compliance with conditions of Land Use Reviews.	
New Construction	\$616
Additions, alterations, garages and carports	\$306
<b>Applies to Commercial and Site Development Projects:</b>	
<b>Erosion Control Fees</b>	
Commercial and site Development Permits:	
Located in an Environmental Zone:	Base fee (up to one acre) \$564 plus, \$63 for each 0.5 acre (21,780 sq. ft.) of lot area, or portion thereof, for lots over 1 acre (43,560 sq. ft.)
Located in any other zone:	Base fee (up to one acre) \$377 plus, \$63 for each 0.5 acre (21,780 sq. ft.) of lot area, or portion thereof, for lots over 1 acre (43,560 sq. ft.)
Exterior Utility Lines (water, sanitary, storm, telephone, cable, electric)	\$33 for the first 100 feet of line. \$25 for each additional 100 feet of line, or portion thereof.

<b>Land Use Planning Fees for Portland Services under IGA Are Set as Follows:</b>	
<b>Exterior Remodels and Additions</b>	
Located in an Environmental Zone:	Base fee (up to one acre) \$220 plus, \$36 for each 0.5 acre (21,780 sq. ft.) of ground disturbance, or portion thereof, for projects disturbing more than 1 acre (43,560 sq. ft.)
Located in any other zone:	Base fee (up to one acre) \$146 plus, \$36 for each 0.5 acre (21,780 sq. ft.) of ground disturbance, or portion thereof, for projects disturbing more than 1 acre (43,560 sq. ft.)
<b>Applies to Commercial, Residential and Site Development Projects:</b>	
<b>Clearing Fee</b>	
For vegetation removal only with no other permitted activity.	
5,000 square feet to 1 acre	\$70
Over 1 acre	\$70 plus \$15 per additional acre or fraction of an acre
<b>Clearing with Tree Cutting Fee</b>	
For vegetation removal only with no other permitted activity. (on slopes over 10% gradient)	
2,500 square feet – 1 acre	\$124
1 acre and up	\$124 plus \$42 per additional acre or fraction of an acre
<b>Miscellaneous Fees</b>	
<b>Additional Plan Review Fee</b>	
For changes, additions, or revisions to approved plans.	
For technical plan review of special sites, including grading, geotech, engineered stormwater facilities, shoring and private streets	
Plan review time ½ hour or less	\$63
Plan review time greater than ½ hour	\$125 per hour or fraction thereof
<b>Inspections Outside of Normal Business Hours</b>	\$171 per hour or fraction of an hour Minimum - \$171
<b>Investigation Fee</b>	Equal to the permit fee or the actual investigation costs at \$125 per hour, whichever is greater, plus \$270
For commencement of work before obtaining a permit.	
<b>Limited Site Development Consultation Fee</b>	\$171 first hour, plus \$125 per additional hour or fraction of an hour
For requested optional meeting or site visit held prior to permit application. Applies to projects with complex site issues, including geotech, environmental zones, or other special sites.	Minimum – \$171
The meeting will be limited to two City staff members.	
<b>Living Smart House Plans</b>	
Bureau of Development Services' fees for the construction of Living Smart houses are 50% of the standard fees shown on Bureau of Development Services fee schedules. If changes, alterations or revisions are made to the permit-ready plans, standard fees will apply. (This discount does not apply to fees charged by other bureaus.)	

<b>Land Use Planning Fees for Portland Services under IGA Are Set as Follows:</b>			
<b>Permit Reinstatement Processing Fee</b> Fee for renewal of a permit that has been expired for six months or less provided no changes have been made in the original plans and specifications for such work. A permit may be renewed only once.			The renewal fee shall be one half the amount required for a new permit.  Minimum fee - \$54
<b>Reinspection Fee</b> When another inspection is required to confirm corrections, when the site is not accessible for a requested inspection, or plans are not available on site as required.			\$85 per inspection
<b>Applies to Site Development Permits Only:</b>			
<b>Site Development Permit Fee</b> Applies to site work when no building permit is issued, including grading, excavation, private streets, landscaping and on-site stormwater facilities. Site development permit fees use the standard building permit fee table based upon project valuation, plus a plan review fee of 65% of the site development permit fee. Total Value of Construction Work to be Performed:			
\$1	-	\$500	\$70.00 minimum fee Maximum number of allowable* inspections: 2
\$501	-	\$2,000	\$70.00 for the first \$500 plus \$2.11 for each additional \$100 or fraction thereof, to and including \$2,000 Maximum number of allowable* inspections: 2
\$2,001	-	\$25,000	\$101.65 for the first \$2,000 plus \$8.26 for each additional \$1,000 or fraction thereof, to and including \$25,000 Maximum number of allowable* inspections: 5
\$25,001	-	\$50,000	\$291.63 for the first \$25,000, plus \$6.14 for each additional \$1,000 or fraction thereof, to and including \$50,000 Maximum number of allowable* inspections: 6
\$50,001	-	\$100,000	\$445.13 for the first \$50,000, plus \$4.10 for each \$1,000 or fraction thereof, to and including \$100,000 Maximum number of allowable* inspections: 7
\$100,001		and up	\$650.13 for the first \$100,000, plus \$3.44 for each additional \$1,000 or fraction thereof
*Inspections exceeding the maximum number of allowable shall be charged at the Reinspection Fee rate of \$85 per inspection.			
<b>Site Development Plan Review Fee</b> For the original submittal and one revision, unless the revision increases the project valuation.			65% of the site development permit fee



# MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST

(revised 12/31/09)

APPROVED: MULTNOMAH COUNTY  
BOARD OF COMMISSIONERS  
AGENDA # R-7 DATE 6/3/2010  
YVONDA GROW, BOARD CLERK

## Board Clerk Use Only

Meeting Date: 6/3/2010  
Agenda Item #: R-7  
Est. Start Time: 10:00 AM

**Agenda Title:** **Declaring Property Located Under East End of Hawthorne Bridge Known As Stephens Addition Lots 7 & 8, Block 41, Portland, Oregon To Be Surplus.**

*Note: If Ordinance, Resolution, Order or Proclamation, provide exact title. For all other submissions, provide a clearly written title sufficient to describe the action requested.*

Requested Meeting Date:	<u>June 3, 2010</u>	Amount of Time Needed:	<u>5 minutes</u>
Department:	<u>County Management</u>	Division:	<u>Facilities &amp; Property Management</u>
Contact(s):	<u>Carla Bangert</u>		
Phone:	<u>(503) 988-4128</u>	Ext.	<u>84128</u>
	I/O Address:		<u>FPM / 274</u>
Presenter(s):	<u>Carla Bangert, FPM</u>		

## General Information

### 1. What action are you requesting from the Board?

Declaring property located under the east end of the Hawthorne Bridge known as Stephens Addition, Lots 7 & 8, Block 41, Portland, Oregon to be surplus..

### 2. Please provide sufficient background information for the Board and the public to understand this issue. Please note which Program Offer this action affects and how it impacts the results.

The property located under the east end of the Hawthorne Bridge known as Stephens Addition, Lots 1 & 2, Block 41, Portland, Oregon was declared surplus and leased to American Metal Products (AMPCO) under Resolution 04-093. It was discovered that adjacent property under the east end of the Hawthorne Bridge known as Stephens Addition, Lots 7 & 8, Block 41, Portland, Oregon (the Property) had also been occupied by AMPCO under the belief that it was included in the original 2004 ground lease (Lease). A lease amendment was executed that identified and showed the Property within the leased premises. The Property is not needed for County use and it is in the best interests of the County to lease the Property on the terms and conditions stated in the Lease..

### 3. Explain the fiscal impact (current year and ongoing).

No change to current monthly rental charge to tenant.

### 4. Explain any legal and/or policy issues involved.

None

**5. Explain any citizen and/or other government participation that has or will take place.**

None

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**Required Signature**

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**Elected Official or  
Department/  
Agency Director:**

*Mindy Hume*

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**Date: 5/17/2010**

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BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. \_\_\_\_\_

Declaring Property Located Under East End of Hawthorne Bridge Known as Stephens Addition  
Lots 7 & 8, Block 41, Portland, Oregon, to be Surplus.

**The Multnomah County Board of Commissioners Finds:**

- a. The property located under the east end of the Hawthorne Bridge known as Stephens Addition, Lots 1 & 2, Block 41, Portland, Oregon was declared surplus and leased to American Metal Products (AMPCO) under Resolution 04-093.
- b. It was discovered that adjacent property under the east end of the Hawthorne Bridge known as Stephens Addition, Lots 7 & 8, Block 41, Portland, Oregon (the Property) had also been occupied by AMPCO under the belief that it was included in the original 2004 ground lease (Lease). A lease amendment was executed that identified and showed the Property within the leased premises.
- c. The Property is not needed for County use and it is in the best interests of the County to lease the Property on the terms and conditions stated in the Lease.

**The Multnomah County Board of Commissioners Resolves:**

1. The Property is surplus to County use and is appropriate for continued use by AMPCO under the current Lease.

ADOPTED this \_\_\_\_ day of June 2010.

BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

\_\_\_\_\_  
Jeff Cogen, Chair

REVIEWED:

AGNES SOWLE, COUNTY ATTORNEY  
FOR MULTNOMAH COUNTY, OREGON

By \_\_\_\_\_  
Matthew O. Ryan, Assistant County Attorney

SUBMITTED BY:  
Mindy Harris, Director, Dept. of County Management



**MULTNOMAH COUNTY  
AGENDA PLACEMENT REQUEST  
NOTICE OF INTENT**

(revised 12/31/09)

APPROVED: MULTNOMAH COUNTY  
BOARD OF COMMISSIONERS  
AGENDA # R-9 DATE 6/3/2010  
LYNDA GROW, BOARD CLERK

**Board Clerk Use Only**

Meeting Date: 6/3/2010  
Agenda Item #: R-9  
Est. Start Time: 10:20 AM

**NOTICE OF INTENT to apply for US Department of Justice (DOJ), The  
Agenda Bureau of Justice Initiative (BJA) for 2010 Human Task Force Initiative  
Title: \$100,000.**

*Note: If Ordinance, Resolution, Order or Proclamation, provide exact title. For all other submissions, provide a clearly written title sufficient to describe the action requested.*

<b>Requested Meeting Date:</b>	<u>Next Available</u>	<b>Amount of Time Needed:</b>	<u>10 Minutes</u>
<b>Department:</b>	<u>Sheriff's Office</u>	<b>Division:</b>	<u>Enforcement</u>
<b>Contact(s):</b>	<u>Lt. Ned Walls</u>		
<b>Phone:</b>	<u>503-251-2510</u>	<b>Ext.:</b>	<u>I/O Address: 313/1</u>
<b>Presenter(s):</b>	<u>Lt. Ned Walls, Administrator of Grant and Wanda Yantis, Budget Manager</u>		

**General Information**

**1. What action are you requesting from the Board?**

The Sheriff's Office is requesting approval to apply for the BJA's 2010 Human Task Force Initiative.

**2. Please provide sufficient background information for the Board and the public to understand this issue. Please note which Program Offer this action affects and how it impacts the results.**

The Bureau of Justice Administration (BJA) issued a request for applications for the US Department of Justice (DOJ) 2010 Human Task Force Initiative. In FY 09-10 so far 47 cases were accepted and investigated or are currently being investigated; eight of those cases where domestic human trafficking cases and 39 where international Human Trafficking.

MCSO, in partnership with the Department of Justice, the local U. S. Attorney, and other stakeholders, provides public awareness of human trafficking, identifies victims of severe trafficking, and assists victims who are willing to cooperate in the investigation of traffickers to

obtain continued presence and or receive a temporary visa.

**3. Explain the fiscal impact (current year and ongoing).**

This will increase the program offer #60073A: MCSO Human Trafficking Task Force in the Enforcement Division's revenue by \$100,000 in the Federal/State Fund. The funds also cover the indirect costs.

**4. Explain any legal and/or policy issues involved.**

N/A

**5. Explain any citizen and/or other government participation that has or will take place.**

The Administrator of this grant will work closely with faith based groups and other community organizations. The list includes but is not limited to:

World Affairs Council  
YWCA Stand Against Racism  
Multnomah County Youth Safety Initiative  
Northwest Immigrant Rights Project  
Multnomah County Juvenile Justice Program  
Polaris Project  
Catholic Charities  
Northwest Coalition Against Trafficking  
Northwestern Soroptimist Region  
Portland Police  
Attorney General Civil Rights Unit  
U.S. Attorneys Office  
Oregon Runaway Homeless Youth Initiative  
Indigenous Farm Workers Program  
Sexual Assault Resource Center

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## ATTACHMENT A

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### Grant Application/Notice of Intent

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If the request is a Grant Application or Notice of Intent, please answer all of the following in detail:

- **Who is the granting agency?**

US Department of Justice (DOJ), The Bureau of Justice Assistance (BJA)

- **Specify grant (matching, reporting and other) requirements and goals.**

This grant requires a match of \$33,334 which may be in-kind.

Reporting for this grant is semi-annually for BJA through the grants management system and report new and on-going cases on a monthly basis; providing complete statistical information on human trafficking investigations, victims and training activities in the BJS Human Trafficking Reporting System (HTRS).

- Number of investigations assigned.
- Number of victims located
- Total training hours for human trafficking provided to law enforcement and civilian groups and organizations.

- **Explain grant funding detail – is this a one time only or long term commitment?**

This is a one-time-only grant.

- **What are the estimated filing timelines?**

The grant application is due Wednesday, May 26<sup>th</sup>, 2010 by 5:00 PM, Pacific time.

- **If a grant, what period does the grant cover?**

The grant covers 12 months starting October 1, 2010.

- **When the grant expires, what are funding plans?**

This grant is one-time-only in nature. When the grant ends, we will actively seek other funding sources.

- **Is 100% of the central and departmental indirect recovered? If not, please explain why.**

Yes.

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## ATTACHMENT B

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### Required Signatures

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**Elected Official or  
Department/  
Agency Director:**

**Date:**

**Budget Analyst:**

**Date:**



**MULTNOMAH COUNTY  
AGENDA PLACEMENT REQUEST  
NOTICE OF INTENT**

(revised 12/31/09)

APPROVED: MULTNOMAH COUNTY  
BOARD OF COMMISSIONERS  
AGENDA # R-10 DATE 6/3/2010  
LYNDA GROW, BOARD CLERK

**Board Clerk Use Only**

Meeting Date: 6/3/2010  
Agenda Item #: R-10  
Est. Start Time: 10:30 AM

**NOTICE OF INTENT to apply for US Department of Justice (DOJ), Edward Byrne Memorial Justice Assistant Grant Program for law enforcement for**  
**Agenda Title: "Disrupting the Manufacture and Distribution of Illicit Drugs" in the amount of \$247,847.99**

*Note: If Ordinance, Resolution, Order or Proclamation, provide exact title. For all other submissions, provide a clearly written title sufficient to describe the action requested.*

<b>Requested Meeting Date:</b>	<u>Next Available</u>	<b>Amount of Time Needed:</b>	<u>10 Minutes</u>
<b>Department:</b>	<u>Sheriff's Office</u>	<b>Division:</b>	<u>Enforcement</u>
<b>Contact(s):</b>	<u>Lt. Ned Walls</u>		
<b>Phone:</b>	<u>503-251-2510</u>	<b>Ext.:</b>	<u>I/O Address: 313/1</u>
<b>Presenter(s):</b>	<u>Lt. Ned Walls, Administrator of Grant and Wanda Yantis, Fiscal Manager</u>		

**General Information**

**1. What action are you requesting from the Board?**

The Sheriff's Office is requesting approval to apply for the **2010 to 2012** Edward Byrne Memorial Justice Assistant Grant Program for Law Enforcement.

**2. Please provide sufficient background information for the Board and the public to understand this issue. Please note which Program Offer this action affects and how it impacts the results.**

The Oregon Criminal Justice Commission (CJC) issued a request for applications for the US Department of Justice (DOJ) Edward Byrne Memorial Justice Assistant Grant Program for law enforcement for "Disrupting the Manufacture and Distribution of Illicit Drugs. In the 12 month period from October 2008 to September 2009, the Multnomah County Sheriff's Office Special Investigations Unit (SIU) opened investigations on 39 Drug Trafficking Organizations (DTO's) consisting of 5 or more people and disrupted or dismantled 64% of

them. In the process of their investigations, SIU seized over 3000 grams of methamphetamines; \$120,664 in cash; and 40 weapons. The unit also identified 18 drug-endangered children and made referrals to child services in seven cases. Using effective law enforcement methods, 57 drug traffickers were arrested, 17 of which were meth drug traffickers.

This action affects Program Offer #60067A: Special Investigations Unit by funding needed overtime, equipment, training, and confidential funds used in SIU investigations.

**3. Explain the fiscal impact (current year and ongoing).**

This will increase the Enforcement Division's revenue by \$123,465.15 in year 1 and \$123,320.90 in year 2, in the Federal/State Fund. The funds also cover the indirect costs.

**4. Explain any legal and/or policy issues involved.**

N/A

**5. Explain any citizen and/or other government participation that has or will take place.**

N/A

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## ATTACHMENT A

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### Grant Application/Notice of Intent

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If the request is a Grant Application or Notice of Intent, please answer all of the following in detail:

- **Who is the granting agency?**

Oregon Criminal Justice Commission (CJC)

- **Specify grant (matching, reporting and other) requirements and goals.**

This grant does not require match funds.

Specific goals of the project are as follows:

1. Reduce controlled substances wherever illegally manufactured or grown
2. Reduce the number of drug trafficking organizations
3. Reduce children affected by the exposure to drug-endangering environments
4. Enhance effective law enforcement methods

Grantees will be asked to report on the following Performance Measures for each Progress Report:

1. Number of New Investigations Initiated
2. Total number of individuals arrested based on Task Force activity during the reporting period
3. Number of firearms seized
4. Number of DTO's disrupted or dismantled
5. Drug amounts seized during reporting period for the following drugs:  
heroin (grams)  
cocaine HCI (grams)  
crack cocaine (grams)  
marijuana/bulk (grams)  
marijuana/indoor (plants)  
marijuana/outdoor (plants)  
methamphetamine powder (grams)  
crystal methamphetamine (grams)  
Ecstasy (du)  
MDMA (grams)

- **Explain grant funding detail – is this a one time only or long term commitment?**

This is a one-time-only grant.

- **What are the estimated filing timelines?**

The grant application is due Wednesday, June 9<sup>th</sup>, 2010 by 5:00 PM, Pacific time.

- **If a grant, what period does the grant cover?**

The grant covers 24 months starting October 1, 2010.

- **When the grant expires, what are funding plans?**

This grant is one-time-only in nature. When the grant ends, we will actively seek other funding sources.

- **Is 100% of the central and departmental indirect recovered? If not, please explain why.**

Yes.

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## ATTACHMENT B

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### Required Signatures

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**Elected Official or  
Department/  
Agency Director:**

**Date:**

**Budget Analyst:**

**Date:**



# MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST

(revised 12/31/09)

*Postponed  
until 6/10/2010*

## Board Clerk Use Only

Meeting Date: 6/10/2010  
Agenda Item #: R-10  
Est. Start Time: 10:05 AM

**PUBLIC HEARING and Amending Exhibits 2 (Findings) and 3 (Record Index) to Ordinance No. 1161 that Amended Multnomah County Comprehensive Framework Plan; and the Multnomah County Plan and Sectional Zoning Maps Relating to Urban and Rural Reserves, and Declaring an Emergency. Presenter: Chuck Beasley (15 min).**

*Note: If Ordinance, Resolution, Order or Proclamation, provide exact title. For all other submissions, provide a clearly written title sufficient to describe the action requested.*

Requested Meeting Date:	June 3, 2010	Amount of Time Needed:	15 min.
Department:	DCS	Division:	LUP
Contact(s):	Chuck Beasley		
Phone:	503-988-3043	Ext.	22610
	I/O Address: 455/116		
Presenter(s):	Chuck Beasley		

## General Information

### 1. What action are you requesting from the Board?

Adopt an amendment to the Urban and Rural Reserves Ordinance No. 2010-1161 to conform the Multnomah County findings in part II of Exhibit 2 to the findings adopted by Clackamas County, Washington County, and Metro.

### 2. Please provide sufficient background information for the Board and the public to understand this issue. Please note which Program Offer this action affects and how it impacts the results.

Multnomah County adopted an ordinance amending the County Framework Plan policies and zoning maps designating rural reserves in Ordinance No. 2010-1161 on May 13, 2010. In addition to the plan policies and map, the ordinance included Exhibit 2, a Statement of Reasons for the plan designations, and Exhibit 3, an index of the Multnomah County record supporting designation of reserves. Exhibit 2 contains findings that support the county's decision in part I, and findings that support the regional decision in part II. The regional or "overall" findings in part II describe the extent of both urban and rural reserves in all three counties, and explain why the amount of urban and rural land designated meets the legal requirements in the OAR. Since the findings in Exhibit 2 part II have changed, and since these findings must be identical in all of the ordinances, Multnomah County must re-adopt these findings as a conforming amendment to the ordinance.

The Urban and Rural Reserves process is a new regional approach to managing the Metro region urban form while protecting important farm, forest, and landscape features from urbanization. Adoption of the proposed policies and map is the final phase in the reserves designation process that began after the state legislature adopted enabling legislation in SB 1011(2007) followed by LCDC adoption of Oregon Administrative Rule Division 27 (OAR) in January of 2008. The plan and zoning map in Exhibit 1 identify reserve areas in Multnomah County as part of a process that included collaboration with Washington and Clackamas Counties, Metro, cities, and others. The Reserves process provides greater flexibility to decide what areas around the Portland Metro region are best suited for future urbanization, and the 50 year time horizon will result in greater predictability for where growth is and is not expected to occur. Land outside of the UGB has been studied to inform decisions about how to balance land needed to create great urban communities, to protect lands important to the viability of the agricultural and forest economies of the region, and protection of natural features that define the region.

This amendment is necessary because each county and Metro must adopt the same findings in part II of Exhibit 2 pursuant to the Urban and Rural Reserves Administrative Rule (OAR) provisions in 660-027-008. One or more amendments to the areas designated as urban or rural reserve has been made, and this change must be included in the Exhibit 2 that Multnomah County adopts. Completion of this amendment is needed to enable the Multnomah County portion of the joint Urban and Rural Reserves decision to be submitted concurrently with the ordinances of Clackamas and Washington Counties, and Metro to LCDC in a timely way. Due to the timeline for submitting to LCDC, this amendment needs to be adopted by emergency.

**3. Explain the fiscal impact (current year and ongoing).**

Staff resources and project support for adoption of an ordinance to implement urban and rural reserves is accommodated within existing budget. This IGA with Metro anticipates future county participation in concept planning for areas considered for addition to the UGB, and to participate in a review of the reserves program within 20 years. Resources for these efforts will come from future budgets.

**4. Explain any legal and/or policy issues involved.**

No legal or policy issues associated with this ordinance amendment are noted. The Board considered these elements in prior proceedings on this matter.

**5. Explain any citizen and/or other government participation that has or will take place.**

This amendment follows an extensive public involvement program that led to adoption of Ordinance No. 2010-1161. That outreach program followed a regional Coordinated Public Involvement program and a County Public Involvement program. Coordination with affected local governments was been an important element in support of reserves evaluation and decisions. Outreach to the public occurred in a number of ways including newspaper notifications, use of the internet, individual property owner mailings, open house events, public meetings, and public hearings.

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**Required Signature**

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**Elected Official or  
Department/  
Agency Director:**



**Date: 6/3/2010**

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

**ORDINANCE NO. \_\_\_\_\_**

Amending Exhibits 2 (Findings) and 3 (Record Index) to Ordinance No. 1161 that Amended Multnomah County Comprehensive Framework Plan; and the Multnomah County Plan and Sectional Zoning Maps Relating to Urban and Rural Reserves, and Declaring an Emergency

**The Multnomah County Board of Commissioners Finds:**

- a. The Multnomah County Planning Commission recommended that the Board adopt an Ordinance adding new policies and strategies to the County's Comprehensive Plan and amending the plan and zoning map with respect to urban and rural reserves.
- b. On May 13, 2010, the Board adopted Ordinance No. 1161 relating to urban and rural reserves as recommended by the Planning Commission.
- c. Detailed findings in support of Ordinance 1161 entitled: Reasons for Designating Areas in Multnomah County as Urban Reserves or Rural Reserves; were attached as Exhibit 2 and incorporated by reference. A Record Index listing all the evidence in the County's Record related to Urban and Rural Reserves designations was attached as Exhibit 3.
- d. The legislative changes made by Ordinance 1161 implement an IGA with Metro and complete the reserves designation process that relied on the coordinated efforts of Multnomah, Clackamas and Washington Counties and Metro (Jurisdictions).
- e. Exhibit 2 contains findings that support the county's decision in part I, and findings that support the regional decision in part II. The regional or "overall" findings in part II describe the extent of both urban and rural reserves in all three counties, and explain why the amount of urban and rural land designated meets the legal requirements in Oregon Administrative Rule Division 27.
- f. As the findings in Exhibit 2 part II have been changed by other parties and these findings must be identical in all of the ordinances adopted by the Jurisdictions, it is necessary to adopt the amended findings. The Record Index, Exhibit 3, to Ordinance 1161, is updated to include new evidence submitted to the Board in the hearing leading to adoption of Ordinance 1161.

**Multnomah County Ordains as follows:**

**Section 1.** The amended attached Exhibit 2 entitled: Reasons for Designating Areas in Multnomah County as Urban Reserves or Rural Reserves and Exhibit 3, Record Index listing all the evidence in the County's Record related to Urban and Rural Reserves designations to Ordinance No. 1161, are adopted and incorporated by reference.

**Section 2.** This ordinance, being necessary for the health, safety, and general welfare of the people of Multnomah County, an emergency is declared and the ordinance takes effect upon its signature by the County Chair.

FIRST READING AND ADOPTION:

June 10, 2010

BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

Jeff Cogen, Chair

REVIEWED:

AGNES SOWLE, COUNTY ATTORNEY  
FOR MULTNOMAH COUNTY, OREGON

By Sandra N. Duffy, Assistant County Attorney

SUBMITTED BY:  
M. Cecilia Johnson, Director, Department of Community Services

*Postponed  
to 6/10*

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

**ORDINANCE NO. 1165**

Ordinance Amending Exhibits 2 (Findings) and 3 (Record Index) to Ordinance No. 1161 that Amended Multnomah County Comprehensive Framework Plan; and the Multnomah County Plan and Sectional Zoning Maps Relating to Urban and Rural Reserves, and Declaring an Emergency

**The Multnomah County Board of Commissioners Finds:**

- a. The Multnomah County Planning Commission recommended that the Board adopt an Ordinance adding new policies and strategies to the County's Comprehensive Plan and amending the plan and zoning map with respect to urban and rural reserves.
- b. On May 13, 2010, the Board adopted Ordinance No. 1161 relating to urban and rural reserves as recommended by the Planning Commission.
- c. Detailed findings in support of Ordinance 1161 entitled: Reasons for Designating Areas in Multnomah County as Urban Reserves or Rural Reserves; were attached as Exhibit 2 and incorporated by reference. A Record Index listing all the evidence in the County's Record related to Urban and Rural Reserves designations was attached as Exhibit 3.
- d. The legislative changes made by Ordinance 1161 implement an IGA with Metro and complete the reserves designation process that relied on the coordinated efforts of Multnomah, Clackamas and Washington Counties and Metro (Jurisdictions).
- e. Exhibit 2 contains findings that support the county's decision in part I, and findings that support the regional decision in part II. The regional or "overall" findings in part II describe the extent of both urban and rural reserves in all three counties, and explain why the amount of urban and rural land designated meets the legal requirements in Oregon Administrative Rule Division 27.
- f. As the findings in Exhibit 2 part II have been changed by other parties and these findings must be identical in all of the ordinances adopted by the Jurisdictions, it is necessary to adopt the amended findings. The Record Index, Exhibit 3, to Ordinance 1161, is updated to include new evidence submitted to the Board in the hearing leading to adoption of Ordinance 1161.

**Multnomah County Ordains as follows:**

**Section 1.** The amended attached Exhibit 2 entitled: Reasons for Designating Areas in Multnomah County as Urban Reserves or Rural Reserves and Exhibit 3, Record Index listing all the evidence in the County's Record related to Urban and Rural Reserves designations to Ordinance No. 1161, are adopted and incorporated by reference.

**Section 2.** This ordinance, being necessary for the health, safety, and general welfare of the people of Multnomah County, an emergency is declared and the ordinance takes effect upon its signature by the County Chair.

FIRST READING AND ADOPTION:

June 3, 2010

BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

Jeff Cogen, Chair

REVIEWED:

AGNES SOWLE, COUNTY ATTORNEY  
FOR MULTNOMAH COUNTY, OREGON

By Sandra N. Duffy, Assistant County Attorney

SUBMITTED BY:  
M. Cecilia Johnson, Director, Department of Community Services

# Multnomah County Urban and Rural Reserves Comprehensive Plan and Zoning Map

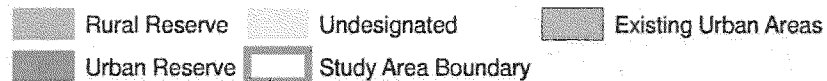
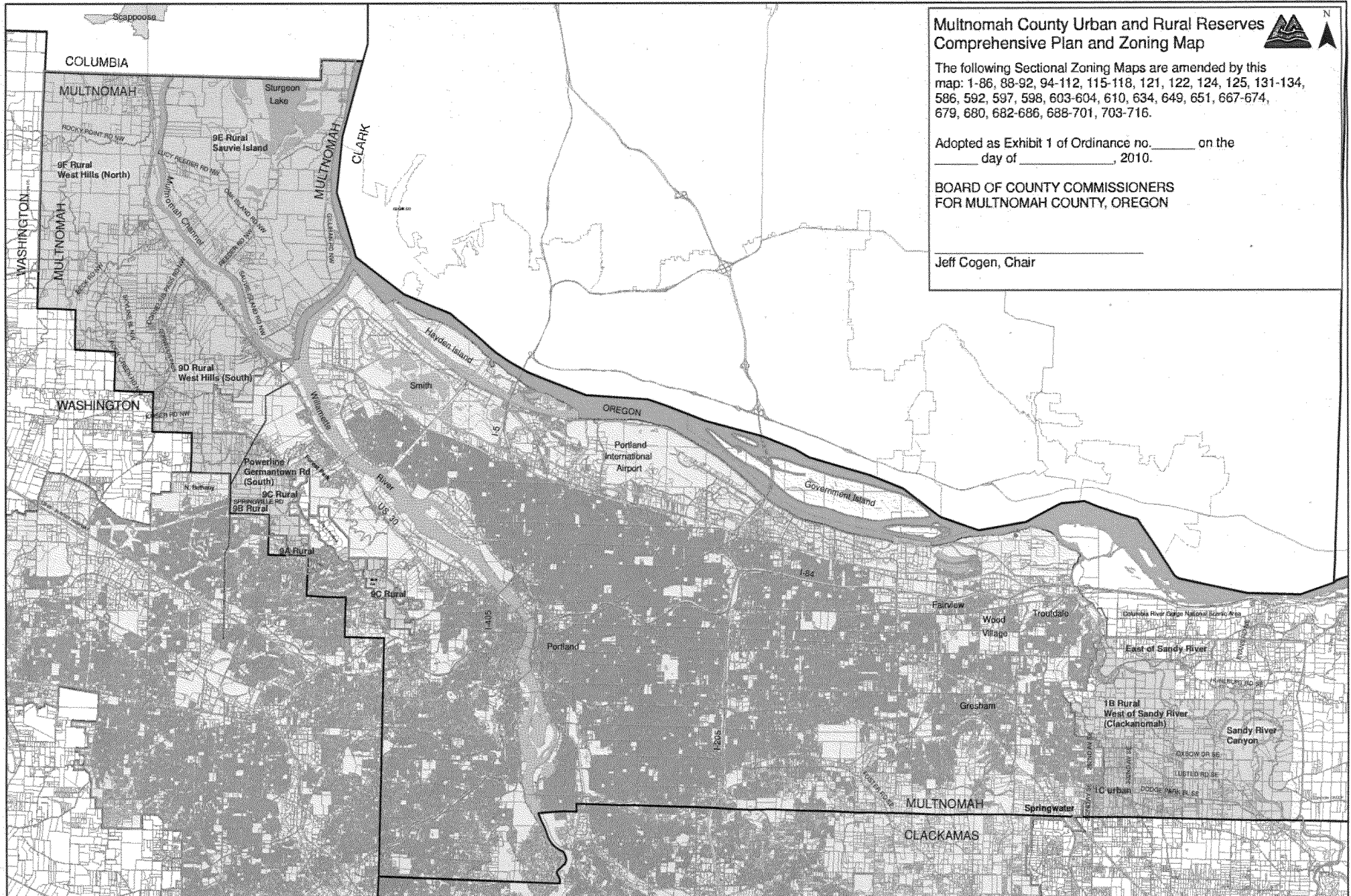


The following Sectional Zoning Maps are amended by this map: 1-86, 88-92, 94-112, 115-118, 121, 122, 124, 125, 131-134, 586, 592, 597, 598, 603-604, 610, 634, 649, 651, 667-674, 679, 680, 682-686, 688-701, 703-716.

Adopted as Exhibit 1 of Ordinance no. \_\_\_ on the  
day of \_\_\_, 2010.

BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

Jeff Cogen, Chair



**Part I**  
**Reasons for Designating Areas in Multnomah County as**  
**Urban Reserves or Rural Reserves**

**I. Introduction**

Reserves designations proposed for Multnomah County were developed through analysis of the urban and rural reserves factors by the County's Citizen Advisory Committee (CAC), consideration of the analysis in briefings and hearings before the Multnomah County Planning Commission and Board of County Commissioners, discussion in regional forums including the Reserves Steering Committee, Core 4, and public and government input derived through the county Public Involvement Plan for Urban and Rural Reserves and the regional Coordinated Public Involvement Plan. Record Index #APR Reserves IGA 2/25/10.

The Multnomah County Board appointed a CAC to consider technical analysis of the statutory and administrative rule factors, to make recommendations to County decision makers, and to involve Multnomah County citizens and stakeholders in development of the proposed County reserves plan. The make-up of the 15 member committee was structured to include a balance of citizens with both rural and urban values. The rural members were nominated by County recognized neighborhood organizations from the four affected rural plan areas to the extent possible. The CAC developed a suitability assessment and reserves recommendations in sixteen meetings between May, 2008, and August, 2009.

The approach to developing the proposed reserves plan began with analysis of the study area by the CAC. The county study area was divided into areas corresponding to the four affected county Rural Area Plans, and further segmented using the Oregon Department of Agriculture (ODA) mapping and CAC discussion for a total of nine county subareas. Record Index #Candidate Areas Assessment Methodology and Results 3/16/09. The phases of the CAC work included 1) setting the study area boundary; 2) identification of candidate urban and rural reserve areas; and 3) suitability recommendations based on how the subareas met the urban factors in OAR 660-027-0050 and the rural factors in -0060. The results of the suitability assessment are included in the report provided to the Planning Commission and Board of County Commissioners in August and September of 2009. Record Index #Attachment C BOCC Reserves Hearing 12/10/09.

The Multnomah County Planning Commission considered the CAC results and public testimony in a public hearing in August, 2009, and the Board of County Commissioners conducted a public hearing to forward recommendations to Core 4 for regional consideration in September, 2009. Additional Board hearings, public outreach, and regional discussion resulted in the Intergovernmental Agreement (IGA) between Multnomah County and Metro approved February 25, 2010. The IGA is a preliminary reserves decision that is the prerequisite to this proposed plan amendment as provided in the administrative rule. Record Index # Reserves IGA 3/17/10.

## **II. CAC Analysis, Candidate Areas and Suitability Rankings**

The initial phase of analysis by the CAC considered the location of the regional study area boundary in Multnomah County. This, together with an overview of the various studies and the factors was the content of CAC meetings 1 through 3. Record Index # CAC Agendas Compiled. The first major phase of the analysis, identifying Candidate areas for urban and rural reserve focused on the first rural factor, the potential for urbanization to narrow the amount of land for further study as rural reserve. This occurred in CAC meetings 3 through 9, and resulted in agreement that all of the study area in Multnomah County should continue to be studied for rural reserve. Data sources studied included the Oregon Departments of Agriculture and Forestry (ODA) and (ODF) studies, Landscape Features study, aerial photos, existing land use, and information from committee members, and the public. Record Index # CAC Agendas Compiled.

The urban candidate areas assessment focused on urban factors (OAR 660-027-0050(1) and (3) to consider the relative efficiency of providing key urban services. This work relied on the technical memos and maps provided by the regional water, sewer, and transportation work groups comprised of technical staff from each of the participating jurisdictions. This information resulted in rankings on the efficiency of providing services to the study area. The CAC also considered information related to urban suitability including the Great Communities study, a report on industrial lands constraints, infrastructure rating criteria, and physical constraint (floodplain, slope, and distance from UGB) maps in their analysis. In addition, input from Multnomah County "edge" cities and other local governments, and testimony by property owners informed the assessment and recommendations. Rankings were low, medium, or high for suitability based on efficiency. Throughout this process effort was made to provide both urban and rural information at meetings to help balance the work. Record Index # CAC Agendas Compiled.

The suitability recommendations phase studied information relevant to ranking each of the urban and rural factors for all study areas of the county and took place in CAC meetings 10 through 16. Record Index # CAC Agendas Compiled. The approach entailed application of all of the urban and rural factors and suitability rankings of high, medium, or low for their suitability as urban or rural reserve based on those factors. Technical information included data from the prior phases and hazard and buildable lands maps, Metro 2040 design type maps, extent of the use of exception lands for farming, zoning and partitioning. During this period, the CAC continued to receive information from citizen participants at meetings, from local governments, and from CAC members. Record Index # CAC Meeting Summaries. The group was further informed of information present in the Reserves Steering Committee forum, and of regional public outreach results. Record Index # CAC Agendas Compiled. The product of the CAC suitability assessment is a report dated August 26, 2009, that contains rankings and rationale for urban and rural reserve for each area. Record Index # Attachment C BOCC Reserves Hearing 12/10/09.

### **III. Urban Reserves in Multnomah County**

#### **Urban Reserve 1C: East of Gresham**

##### ***General Description:***

This 855-acre area lies east of and adjacent to the Springwater employment area that was added to the UGB in 2002 as a Regionally Significant Industrial Area (RSIA). Record Index # Attachment C BOCC Reserves Hearing 12/10/09 pgs 52, 54 and Gresham City Council President Richard Strathern letter 10/21/09. It is bounded by Lusted Rd on the north, SE 302<sup>nd</sup> Ave. and Bluff Rd. on the east, and properties on the north side of Johnson Creek along the south edge. The entire area is identified as Foundation Agricultural Land.

However, the urban reserve area contains three public schools within the Gresham Barlow School District that were built prior to adoption of the statewide planning goals. It also includes the unincorporated rural community of Orient. The area is the most suitable area proximate to Troutdale and Gresham to accommodate additional growth of the Springwater employment area and is the only area adjacent to the UGB on the northeast side of the region with characteristics that make it attractive for industrial use.

##### ***How Urban Reserve 1C Fares Under the Factors:***

The urban factors suitability analysis produced by the CAC and staff ranked this area as medium on most factors. The analysis notes that there are few topographic constraints for urban uses, including employment, that the existing rural road grid integrates with Gresham, and that it is near employment land within Springwater that has planned access to US Highway 26. Concern about minimizing adverse effects to farming was noted, although this factor was ranked medium also.

The rural reserve suitability assessment generally considers the larger Foundation Agricultural Land area between Gresham/Troutdale and the Sandy River Canyon as a whole. The analysis notes the existence of scattered groups of small parcels zoned as exception land in the southwest part of the area, including the Orient rural community. The lack of effective topographic buffering along the Gresham UGB, and the groups of small parcels in the rural community contributed to a "medium" ranking on the land use pattern/buffering factor (2)(d)(B). The CAC found the area as highly suitable for rural reserve, and indicated that the north half of the area was most suitable for urban reserve if needed.

##### ***Why This Area was Designated Urban Reserve:***

This area was ranked as the most suitable for urbanization in Multnomah County in the suitability assessment. Gresham indicated its ability and desire to provide services to this area primarily for employment. The area is also suitable for continued agricultural use. However, as noted above, the presence of the Orient community, areas of small parcels, and lack of topography that buffers the area from adjacent urban development make this the most appropriate area for urbanization.

Additional support for urban/industrial designation in this general area was received from several sources including Metro in the Chief Operating Officer's report, the State of Oregon agency letter, and Port of Portland. Record Index # Metro COO Recommendation 9/15/09

Appendix 3E Clackanomah pgs 2, 3, State Agency Letter 10/14/09 pg 15, Port of Portland Imeson ltr 9/4/09. Concern for protection of Johnson Creek was expressed by environmental stakeholders, and is addressed by holding the southern urban reserve edge to the north of the creek. Record Index # JCWC 4/14/09 ltr. The position of the area on the east edge of the region adds balance to the regional distribution of urban reserve, and employment land in particular. All of the rural land in this area is Foundation Agricultural Land, however, the proposed urban reserve is the best choice to address employment land needs in this part of the region.

#### **IV Rural Reserve in Multnomah County**

##### **Area 1B West of Sandy River (Clackanomah in Multnomah County)**

###### **General Description:**

This map area includes the northeast portion of the regional study area. Record Index # Study Area Map 6/16/08. Subareas studied by the CAC in the suitability assessment include Government, McGuire and Lemon Islands (Area 1), East of Sandy River (Area 2), Sandy River Canyon (Area 3), and West of Sandy River (Area 4). Record Index # Attachment C BOCC Reserves Hearing 12/10/09 pgs 30 through 54. The Troutdale/Gresham UGB forms the west edge, the Columbia River Gorge National Scenic Area is the north boundary, and the Study Area edge and county line are the east and south boundaries. With the exception of the Government Islands group, all of this area is either Foundation or Important Agricultural Land. In addition, all except the southeast quadrant is within 3 miles of the UGB. Record Index # PC Exhibit 1, Hearing 4/10/10.

###### ***How Rural Reserve 1B Fares Under the Factors:***

The Foundation and Important Agricultural Land areas between the Gresham/Troutdale UGB and the east edge of the Sandy River canyon qualify as rural reserve because they are within 3 miles of the UGB. The Sandy River Canyon is a high value landscape feature and is made up of either Foundation or Important Agricultural Land. The canyon and associated uplands are not suitable for urbanization due to steep slopes associated with the river and its tributaries. The canyon forms a landscape-scale edge between urban areas on the west and rural lands to the east and ranked high in the suitability analysis on additional key rural factors of: sense of place, wildlife habitat, and access to recreation. The Government Islands area is not classified as either Foundation, Important, or Conflicted Agricultural Land, but is classified as "mixed forest" in the Oregon Department of Forestry study. The area ranked low under the farm/forest factors, and high on the landscape features factors related to natural hazards, important habitat, and sense of place.

###### ***Why This Area was Designated Rural Reserve:***

Rural reserve is proposed from the eastside of the UGB eastward to the eastern edge of the Sandy River Canyon except for the urban reserve area 1C (see Section III above). The east rural reserve edge corresponds approximately to the county Wild and Scenic River overlay zone, and maintains continuity of the canyon feature by continuing the reserve designation further than 3 miles from the UGB to the county line. An area adjacent to the city of Troutdale in the northwest corner of the area is proposed to remain undesignated in order to

provide potential expansion for future land needs identified by the city. The Government Islands group remains rural land since it already has long term protection from urbanization in the form of a long-term lease between the Port of Portland and Oregon Parks and Recreation, and the Jewell Lake mitigation site. Record Index # Attachment C BOCC Reserves Hearing 12/10/09 pgs 30 through 34 and 42 through 54.

Areas 9A through 9F West Multnomah County

This map area includes the north portion of the regional study area. Subareas studied by the CAC in the suitability assessment include NW Hills North (Area 5), West Hills South (Area 6), Powerline/Germantown Road-South (Area 7), Sauvie Island (Area 8), and Multnomah Channel (Area 9). Record Index # Attachment C BOCC Reserves Hearing 12/10/09 pgs 55 through 96.

Area 9A – 9C Powerlines/Germantown Road-South

General Description:

This area lies south of Germantown Road and the power line corridor where it rises from the toe of the west slope of the Tualatin Mountains up to the ridge at Skyline Blvd. Record Index # Attachment C BOCC Reserves Hearing 12/10/09 pgs 73 - 84. The north edge of the area is the start of the Conflicted Agricultural Land section that extends south along the Multnomah/Washington county line to the area around Thompson Road and the Forest Heights subdivision in the city of Portland. The area is adjacent to unincorporated urban land in Washington County on the west, and abuts the City of Portland on the east. Most of the area is mapped as Important Landscape Features that begin adjacent to Forest Park and continue west down the slope to the County line. Record Index # map NFLI 4 7/29/09. The area is a mix of headwaters streams, upland forest and open field wildlife habitat.

How Rural Reserve 9A - 9C Fares Under the Factors:

The CAC ranked the area “medium-high suitability” for rural reserve after considering important landscape features mapping, Metro’s designation as a target area for public acquisition through the parks and greenspaces bond program, the extensive County Goal 5 protected areas, Metro Title 13 habitat areas, proximity to Forest Park, and local observations of wildlife use of the area. Record Index# Metro Greenspaces Acquisition Refinement Plan and Maps, Zoning Map SEC NW Hills South, map Metro Regionally Significant Fish and Wildlife Habitat, USGS Map with Wildlife Sightings FPNA. The CAC further ranked factors for sense of place, ability to buffer urban/rural interface, and access to recreation as high. While there was conflicting evidence regarding capability of the area for long-term forestry and agriculture, the CAC ranked the area as medium under this factor. Record Index # Attachment C BOCC Reserves Hearing 12/10/09 pgs 73 - 83. The county agrees that the west edge of area 9B defines a boundary between urbanizing Washington County and the landscape features to the east in Multnomah County. Elements that contribute to this edge or buffer include the power line right-of-way, Multnomah County wildlife habitat protection, planned Metro West Side Trail and Bond Measure Acquisition Areas, and the urban-rural policy choices represented by the county line. Record Index # J.Emerson email 4/16/09, map West Side Trails, and City of Portland 1/11/09 letter pg 4.

The CAC ranked the area “low suitability” for urban reserve generally, with the exception of areas 9A and 9B. Areas 9A and 9B resulted in a split of the CAC between “low” and “medium” rankings. Most of the area 9A – 9C contains topography that limits efficient provision of urban services, and, should urban development occur, would result in unacceptable impacts to important landscape features. Limiting topographic features include slopes that range from 10% in the majority of area 9B to above 25% in portions of 9C, and stream corridors and ravines interspersed throughout the area. Record Index# CAC 9 map Reserves South, constraints 3/26/09. Due to these features, the area was ranked low for an RTP level transportation “grid” system, for a walkable, transit oriented community, and for employment land. The CAC also recognized that should urban development occur, it would be difficult to avoid impacts to area streams and the visual quality of this part of Landscape Feature #22 Rock Creek Headwaters.

*Why This Area was Designated Rural Reserve:*

Among the urban factors in the Reserves rules are efficient use of infrastructure and efficient and cost-effective provision of services. These are also among the most important factors in the Great Communities study. Record Index # Great Communities Final Report, Executive Summary pgs 7, 8. Multnomah County does not provide urban services and has not since adoption of Resolution A in 1983. Record Index# Mult.Co.Aspirations 2/19/09. The County no longer has urban plan or zone designations; it contracts with the cities in the county for these services. This means urban services to Areas 9A - 9C would have to come from a city in a position to plan and serve new urban communities. As was the case when Metro considered addition of lands in Multnomah County on the west slope of Tualatin to the UGB in 2002, there is not a city in a position to provide urban services to Areas 9A to C. Beaverton is over two miles to the south. Metro assigned urban planning to Beaverton when Metro added the North Bethany area to the UGB in 2002. Given the obstacles to annexation of the unincorporated territory over that two miles, Washington County took on responsibility for the planning instead of Beaverton. Unlike Multnomah County, Washington County continues to provide planning services and maintains urban plan and zoning designations for unincorporated urban areas.

The only other city that could provide services is Portland. Portland has said, however, it will not provide services to the area for the same reasons it would not provide services to nearby “Area 94” when it was considered for UGB expansion in 2002. (Metro added Area 94 to the UGB. The Oregon Court of Appeals remanded to LCDC and Metro because Metro had failed to explain why it included Area 94 despite its findings that the area was relatively unsuitable for urbanization. Metro subsequently removed the area from the UGB.) Portland points to the long-standing, unresolved issues of urban governance and urban planning services, noting the difficulties encountered in nearby Area 93. The City emphasizes lack of urban transportation services and the high cost of improvements to rural facilities and later maintenance of the facilities. The City further points to capital and maintenance cost for rural roads in Multnomah County that would have to carry trips coming from development on both sides of the county line and potential impacts to Forest Park. Record Index # BOCC 2/23/10 Portland letters 10/16/09, 12/10/09, 1/11/10, 2/23/10.

For these reasons, areas 9A – 9C rate poorly against the urban reserve factors.

The proposed rural reserve designation for all of area 9A – 9C recognizes and preserves the landscape features values that are of great value to the county. Record Index # BOCC 2/25/10 Hearing. The small scale agriculture and woodlots should be able to continue and provide local amenities for the area. Rural reserve for this area is supported not only by the weight of responses from the public, but by the Planning Commission and the regional deliberative body MPAC as well. Record Index # Area 9B Survey Responses, PC 8/10/09 meeting minutes and MPAC 2/1/10 meeting record.

#### 9D and 9F – West Hills North and South, Multnomah Channel

##### General Description:

This area extends from the Powerlines/Germantown Rd. area northward to the county line, with Sauvie Island and the west county line as the east/west boundaries. All of the area is proposed as rural reserve. Agricultural designations are Important Agricultural Land in 9D, and Foundation Agricultural Land in area 9F. All of area 9D is within three miles of the UGB, and the three mile line from Scappoose extends south to approximately Rocky Point Road in area 9F.

##### *How Rural Reserve 9D and 9F Fare Under the Factors:*

All of the Multnomah Channel area is an important landscape feature, and the interior area from approximately Rocky Point Rd. south to Skyline Blvd. is a large contiguous block on the landscape features map. Record Index # map Natural Landscape Features Inventory 4 7/29/09. This interior area is steeply sloped and heavily forested, and is known for high value wildlife habitat and as a wildlife corridor between the coast range and Forest Park. It is also recognized as having high scenic value as viewed from both east Portland and Sauvie Island, and from the US Highway 26 corridor on the west. Landscape features mapping south of Skyline includes both Rock Creek and Abbey Creek headwaters areas that abut the city of Portland on the east and follow the county line on the west.

The potential for urbanization north of the Cornelius Pass Rd. and Skyline intersection in area 9D, and all of 9F, was ranked by the CAC as low. Limitations to development in the Tualatin Mountains include steep slope hazards, difficulty to provide urban transportation systems, and other key services of sewer and water. Areas along Multnomah Channel were generally ranked low due to physical constraints including the low lying land that is unprotected from flooding. Additional limitations are due to the narrow configuration of the land between US Highway 30 and the river coupled with extensive public ownership, and low efficiency for providing key urban services. Record Index # Attachment C BOCC Reserves Hearing 12/10/09 pgs 91 - 96. Subsequent information suggested some potential for urban development given the close proximity of US Highway 30 to the area.

##### *Why This Area was Designated Rural Reserve:*

This area is proposed for rural reserve even though urbanization potential is low. Of greater importance is the high sense of place value of the area. The significant public response in favor of rural reserve affirms the CAC rankings on this factor. In addition, the high value wildlife habitat connections to Forest Park and along Multnomah Channel, the position of this

part of the Tualatin Mountains as forming edges to the urban areas of both Scappoose and the Portland Metro region, further support the rural reserve designation.

#### 9E - Sauvie Island

##### General Description:

Sauvie Island is a large, low lying agricultural area at the confluence of the Willamette and Columbia Rivers. The interior of the island is protected by a perimeter dike that also serves as access to the extensive agricultural and recreational areas on the island. It is located adjacent to the City of Portland with access via Highway 30 along a narrow strip of land defined by the toe of the Tualatin Mountains and Multnomah Channel. This area was assessed as Area 8 by the County CAC. Record Index # Attachment C BOCC Reserves Hearing 12/10/09 pgs 85 through 89. The island is entirely Foundation Agricultural Land, and is mapped as an important landscape feature. Large areas at the north and south extents of the island are within 3 miles of the Scappoose and Portland UGBs.

##### *How Rural Reserve 9E Fares Under the Factors:*

The island ranked high on the majority of the agricultural factors, indicating suitability for long-term agriculture. It ranked high on landscape features factors for sense of place, important wildlife habitat, and access to recreation. The low lying land presents difficulties for efficient urbanization including the need for improved infrastructure to protect it from flooding, and additional costly river crossings that would be needed for urban development. The CAC ranked the island low on all urban factors indicating low suitability for urbanization.

##### *Why This Area was Designated Rural Reserve:*

The island is a key landscape feature in the region, ranking high for sense of place, wildlife habitat, and recreation access. The island defines the northern extent of the Portland-Metropolitan region at a broad landscape scale. These characteristics justify a rural reserve designation of the entire Multnomah County portion of the island even though potential for urbanization is low.

#### **V. Statewide Planning Goals Compliance**

MCC Chapter 11.05.180 Standards for Plan and Revisions requires legislative plan amendments comply with the applicable Statewide Planning goals pursuant to ORS 197.175(2)(a). These findings show that the reserves plan amendments are consistent with the goals, and they therefore comply with them.

##### **GOAL 1: CITIZEN INVOLVEMENT**

*To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.*

The process of studying, identifying, and designating reserves began in January of 2008, with formation of the regional Reserves Steering Committee, adoption of a Coordinated Public Involvement Plan to coordinate the work flow, and formation of county committees to assess

reserve areas and engage the public. Record Index # RSC Post Meeting Packet 3/14/08, and BOCC Resolution to form CAC and Appointment of CAC 5/1/08.

Multnomah County incorporated the Coordinated Public Involvement Plan into the plan followed for the county process, and this plan was reviewed by the Multnomah County Office of Citizen Involvement Board. Record Index # CAC 2 Mult Co PI Plan 3/5/08. In addition to providing opportunity for public involvement listed below, the county plan incorporated a number of tools including internet pages with current and prior meeting agendas and content, web surveys, mailed notices to property owners, email meeting notifications, news releases and meeting and hearing notices, neighborhood association meetings, and an internet comment link.

Key phases of the project in Multnomah County included:

- The Multnomah County Reserves Citizen Advisory Committee (CAC) developed their suitability assessments and recommendations in 16 public meetings between May 2008 and July 30, 2009. Record Index # CAC Agendas Compiled. The Planning Commission conducted a hearing on Aug 10, 2009 to consider the CAC suitability recommendations and recommendations for reserve designations in the county. Record Index # PC 8/10/10 hearing staff report, and minutes. Consensus of the Planning Commission endorsed the CAC recommendations.
- The Board adopted Resolution No. 09-112 at their September 10, 2009 public hearing, forwarding to Core 4 and the Reserves Steering Committee, urban and rural reserves suitability recommendations developed by the Multnomah County (CAC). Record Index # BOCC Hearing 9/10/09. The Board focused on suitability of areas for reserves rather than on designations of urban and rural reserves pending information about how much growth can occur within the existing UGB and how much new land will be sufficient to accommodate long term growth needs.
- The Board adopted Resolution No. 09-153 at their December 10, 2009 public hearing, forwarding to Core 4, recommendations for urban or rural reserve for use in the regional public outreach events in January 2010. Record Index # BOCC Hearing 12/10/09. These recommendations were developed considering public testimony and information from the Regional Steering Committee stakeholder comment, discussion with Multnomah County cities, and information and perspectives shared in Core 4 meetings. Record Index # Testimony BOCC R5 12/10/09, APR Form 11/25/09 and Core 4 Packet 12/4/09.
- The Board approved the IGA with Metro at a public hearing on February 25, 2010. Record Index# BOCC Hearing 2/25/10 Exhibit A [recordings and documents]. Additional public and agency input was considered in deliberations including results of the January public outreach, results of deliberations by the regional Metropolitan Planning Advisory Committee, and interested cities.

Public outreach included three region wide open house events and on-line surveys. The first was conducted in July of 2008 to gather input on the Reserves Study Area Map. Record Index

# Study Area Boundary Open House Comments 7/31/08. The second occurred in April of 2009, for public input on Urban and Rural Reserve Candidate Areas - lands that will continue to be studied for urban and rural reserves. Record Index # Phase 3 Initial Results Summary 5/13/09. The third regional outreach effort to gather input on the regional reserves map prior to refinement of the final map for Intergovernmental Agreements occurred in January of 2010. Record Index # Public Comment Report Phase 4 draft 2/8/10.

The Multnomah County Board of Commissioners heard briefings on the reserves project on 2/14/08, 4/16/09, and 8/20/09, and conducted public hearings indicated above. The Planning Commission conducted a public hearing on 8/10/09 and received regular briefings during the reserves project. Record Index # PC 8/10/09.

Public testimony has been an important element in the process and has been submitted to Multnomah County in addition to public hearings in several ways including open house events that took place in July of 2008, April of 2009, and January of 2010, and in testimony provided at CAC meetings. Record Index # CAC Meeting Summaries.

## GOAL 2: LAND USE PLANNING

*To establish a land use planning process and policy framework as a basis for all decision and actions related to use of land and to assure an adequate factual base for such decisions and actions.*

The County's Plan policies and map amendments put in place the framework needed to carry out the objectives of the reserves plan by identifying areas where rural resources will be protected from urbanization. The County rural plan has been coordinated with Metro's urban plan to identify where urbanization should occur during the 50 year plan. The County's policies and map ensure that rural reserve areas will remain rural and not be included within urban areas. The amendments further contain policies and strategies to support the on-going planning processes to facilitate availability of urban reserve areas for urban use as appropriate.

### Coordination with Multnomah County Cities

Understanding the land needs and service potential of cities is of critical importance because the County would look to a city to provide urban governance and services should areas designated urban reserve come into the UGB in the future. Input from cities with an interest in reserves within Multnomah County during CAC development of the suitability assessments and these reserve designations is briefly summarized below.

- Beaverton – The City has indicated that it may be able to provide urban governance for areas on the west edge of the county, however whether that city would eventually provide these services is uncertain, and timing for resolution of all outstanding issues that would set the stage for extending Beaverton governance to this area is likely many years away.
- Gresham – The City indicated in their 2/25/09 letter that areas east of the city should continue to be studied for urban reserve, recognizing that the recommendation is made without a complete picture of urban land needs. Record Index # Gresham Councilor

Strathern letter 2/25/09. There should be some rural reserve east of the city, the region should minimize UGB expansions, and the City wants to focus on areas within the current UGB. The City provided a follow up letter dated 10/24/09 requesting urban reserve between SE 302nd and the Gresham UGB. Record Index # BOCC 12/10/09 Hearing. That area is shown as urban reserve on the proposed reserves plan map.

- Portland – City coordination efforts have occurred regarding potential reserve designations, particularly along the west edge of Multnomah County. Focus has been on the efficiency of providing urban services, and how governance services could be provided by the City. The City has indicated that the county line is an appropriate urban/rural edge, has identified service difficulties, the importance of landscape features in the area, and stated their interest in focusing limited resources on existing centers, and corridors and employment areas rather than along the west edge of the County. Therefore Portland recommended rural reserve for this area.
- Troutdale – Troutdale requested approximately 775 acres of land for expansion, including the area north of Division and east out to 302<sup>nd</sup> Ave., indicating a need for housing land and ability to provide services to the area. Record Index # PC Hearing 8/10/09 R.Faith memo 8/10/09. The proposed plan map leaves an approximately 187 acre area adjacent to the city without reserves designation. Proposed Policy 5 provides for a review of the reserves plan that can consider this and other areas in the region 20 years after the plan is adopted.

Additional agency coordination efforts related to Multnomah County reserves that occurred in addition to the regional process included Port of Portland, City of Scappoose, Sauvie Island Drainage District, and East and West Multnomah Soil and Water Conservation Districts. Record Index # CAC 8 T.Boullion 2/26/09, CAC 12 B.Varricchione 5/7/09, CAC 9 J.Townesley 3/25/09, and CAC 6 Farm/Forest TAC 12/9/08.

### GOAL 3: AGRICULTURAL LANDS

*To preserve and maintain agricultural lands.*

Agricultural lands in the county are protected for farm use by existing zoning and plan policies, and these are unchanged by the proposed amendments. The proposed policies and map add a new element, rural reserve, that ensures protection from urbanization of farmland important to the long-term viability of agriculture in the County. This protection is consistent with the goal of maintaining agricultural lands for farm use.

### GOAL 4: FOREST LANDS

*To conserve forest lands by maintaining the forest land base and to protect the state's forest economy by making possible economically efficient forest practices that assure the continuous growing and harvesting of forest tree species as the leading use on forest land consistent with sound management of soil, air, water, and fish and wildlife resources and to provide for recreational opportunities and agriculture.*

Forest lands in the county are protected for forest use by existing zoning and plan policies that are unchanged by the proposed amendments. The proposed policies and map add long-term protection from urbanization of Goal 4 resources consistent with this goal by designating these areas as rural reserve.

#### GOAL 5: NATURAL RESOURCES, SCENIC AND HISTORIC AREAS, AND OPEN SPACES

*To protect natural resources and conserve scenic and historic areas and open spaces.*

The Goal 5 resources in the county are protected by existing zoning and plan policies that are unchanged by the proposed amendments. The reserves factors require consideration of the importance of resources of the type that are protected by Goal 5 plans though the Landscape Features factors. The factors also require consideration of how these resource areas could be protected when included within urban reserve and subsequently urbanized. Goal 5 protection will apply to land included within the UGB in the future. The reserves suitability assessment considered natural and scenic resources as it was developed, and existing county protections are maintained consistent with Goal 5. Record Index # CAC 10 D.Tokos memo 4/23/09.

#### GOAL 6: AIR, WATER AND LAND RESOURCES QUALITY

*To maintain and improve the quality of the air, water and land resources of the state.*

The proposed plan policies and map have no bearing on existing waste management plans and are therefore consistent with this goal.

#### GOAL 7: AREAS SUBJECT TO NATURAL HAZARDS

*To protect people and property from natural hazards.*

Existing zoning contains safeguards intended to protect rural development from identified hazards. The factors required consideration of areas of potential hazard including flood, landslide, and fire in forming reserves designations. Record Index # CAC 10 D.Tokos memo 4/23/09, Attachment C BOCC Reserves Hearing 12/10/09 pg 76. Consideration of hazard areas in the reserves plan and continuation of existing protections is consistent with this goal.

#### GOAL 8: RECREATIONAL NEEDS

*To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts.*

The factors that applied to consideration of rural reserve to protect landscape features from urbanization include access to recreation areas including trails and parks. Record Index # Attachment C BOCC Reserves Hearing 12/10/09 pg 77 -78. Urban factors consider how parks can be provided in urban reserve areas. Existing plan and zoning provisions for parks are unchanged by the proposed reserves plan. The proposed reserves designations are consistent with Goal 8.

**GOAL 9: ECONOMIC DEVELOPMENT**

*To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.*

The proposed urban reserve east of Gresham includes land that has potential to support additional economic development. Record Index # Attachment C BOCC Reserves Hearing 12/10/09 pg 52. This puts in place the potential for greater diversity of economic development in this area while minimizing loss of economically important farm land consistent with this goal.

**GOAL 10: HOUSING**

*To provide for the housing needs of citizens of the state.*

The proposed reserves plan increases potential for additional housing opportunity by designating additional land as urban reserve consistent with this goal. Record Index # Attachment C BOCC Reserves Hearing 12/10/09 pgs 51 - 54.

**GOAL 11: PUBLIC FACILITIES AND SERVICES**

*To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.*

The reserves factors analysis used in consideration of urban reserve included assessment of how efficiently the key public facilities could be provided to potential reserve areas. Record Index # Attachment C BOCC Reserves Hearing 12/10/09 pgs 51 - 54. Further, the 50 year urban reserve plan allows service planning to occur over a longer time frame. These elements support timely orderly and efficient provision of services consistent with this goal.

**GOAL 12: TRANSPORTATION**

*To provide and encourage a safe, convenient and economic transportation system.*

The proposed reserves plan policies and map do not cause any change to the County rural transportation system. Transportation planning to support urban uses within the proposed urban reserve east of Gresham will occur at the concept planning stage prior to including areas within the UGB. The relative efficiency of providing adequate transportation services in potential reserve areas was considered in the factors analysis. The proposed plan policies and map are consistent with Goal 12.

**GOAL 13: ENERGY CONSERVATION**

*To conserve energy.*

The evaluation of the suitability of land for urban reserve took into account the potential for efficient transportation and other infrastructure, and sites that can support walkable, well-connected communities. These are energy conserving approaches to urban development, and the proposed urban reserve ranks moderately well on these factors and is consistent with this goal. Record Index # Attachment C BOCC Reserves Hearing 12/10/09 pgs 51 - 54.

**GOAL 14: URBANIZATION**

*To provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities.*

The reserves plan and policies implement an approach to the transition from rural to urban land that increases understanding of the future location of new urban areas and the time to plan for the transition. Urban reserves are expected to thereby improve this process consistent with this goal.

**GOAL 15: WILLAMETTE RIVER GREENWAY**

*To protect, conserve, enhance and maintain the natural, scenic, historical, agricultural, economic and recreational qualities of lands along the Willamette River as the Willamette River Greenway.*

Land planned under this goal in Multnomah County is located along Multnomah Channel and is zoned with the county Willamette River Greenway overlay zone. The reserves plan does not change that zoning. The proposed rural reserve along the channel protects the Greenway from urban development during the 50 year plan period, and this protection is consistent with the goal.

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The findings in Part II below describe the process by which the Reserves partners, Multnomah, Clackamas, and Washington Counties, and Metro, designated urban and rural reserves. The findings, together with the findings in Part I, demonstrate compliance with the provisions for completing Intergovernmental Agreements between Multnomah County and Metro in OAR 660-027-0030. These findings are adopted by Multnomah County to fulfill the requirement for submittal of joint findings to LCDC in OAR 660-027-0080(4)."

## **Part II**

### **Reasons for Designations of Urban and Rural Reserves**

#### **I. Background**

The 2007 Oregon Legislature authorized Metro and Clackamas, Multnomah and Washington Counties ("partner governments") to designate urban reserves and rural reserves following the process set forth in ORS 195.137 – 195.145 (Senate Bill 1011) and implementing rules adopted by the Land Conservation and Development Commission (LCDC) (OAR 660 Division 27). The Legislature enacted the new authority in response to a call by local governments in the region to improve the methods available to them for managing growth. After the experience of adding over 20,000 acres to the regional urban growth boundary (UGB) following the soil-capability-based priority of lands in ORS 197.298, cities and the partner governments wanted to place more emphasis on the suitability of lands for sustainable urban development, longer-term security for agriculture and forestry outside the UGB, and respect for the natural landscape features that define the region.

The new statute and rules make agreements among the partner governments a prerequisite for designation of urban and rural reserves. The remarkable cooperation among the local governments of the region that led to passage of Senate Bill 1011 and adoption of LCDC rules continued through the process of designation of urban reserves by Metro and rural reserves by Clackamas, Multnomah and Washington Counties. The partners' four ordinances are based upon the formal intergovernmental agreements between Metro and each county that are part of our record, developed simultaneously following long study of potential reserves and thorough involvement by the public.

#### **II. Overall Conclusions about the Designated Urban and Rural Reserves**

Metro Ordinance No. 10-1238 designates 28,165 gross acres as urban reserves, including urban reserves in each county. These lands are now first priority for addition to the region's UGB when the region needs housing or employment capacity. As indicated in new policy in Metro's Regional Framework Plan in Exhibit A to the ordinance, the urban reserves are intended to accommodate population and employment growth for 50 years, to year 2060.

Clackamas County Ordinance No. \_\_\_\_\_ designates 70,560 acres as rural reserves in Clackamas County. Multnomah County Ordinance No. \_\_\_\_\_ designates 49,882 acres as rural reserves in Multnomah County. Washington County Ordinance No. \_\_\_\_ designates 151,666 acres as rural reserves in that county. As indicated in new policies in the Regional Framework Plan and the counties' Comprehensive Plans, these rural reserves – 272,048 acres in total - are now protected from urbanization for 50 years. Staff Report, June 3, 2010, Metro Rec. \_\_\_. The governments of the region have struggled with the urban-farm/forest interface, always searching for a "hard edge" to give farmers and foresters some certainty to encourage investment in their businesses. No road, stream or floodplain under the old way of expanding the UGB offers the long-term certainty of the edge of a rural reserves with at least a 50-year

lifespan. This certainty is among the reasons the four governments chose the longer, 50-year, reserves period.

The region's governments have also debated how best to protect important natural landscape features at the edges of the urban area. The partners' agreements and these ordinances now identify the features that will define the extent of outward urban expansion.

The region's urban and rural reserves are fully integrated into Metro's Regional Framework Plan and the Comprehensive Plans of Clackamas, Multnomah and Washington counties. Metro's plan includes a map that shows urban and rural reserves in all three counties. Each of the county plans includes a map that shows urban and rural reserves in the county. The reserves shown on each county map are identical to the reserves shown in that county on the Metro map. Each of the four plans contains new policies that ensure accomplishment of the goals for the reserves set by the four local governments and by state law. These new policies are consistent with, and carry out, the intergovernmental agreements between Metro and the three counties signed in February, 2010.

Together, these reserves signal the region's long-term limits of urbanization, its commitment to stewardship of farmland and forests, and its respect for the features of the natural landscape that give the people of the region their sense of place. Urban reserves, if and when added to the UGB, will take some land from the farm and forest land base. But the partners understood from the beginning that some of the very same characteristics that make an area suitable for agriculture also make it suitable for industrial uses and compact, mixed-use, pedestrian and transit-supportive urban development. The most difficult decisions made by the four governments involved Foundation Agricultural Land<sup>1</sup> near the existing UGB and the circumstances in which this land should be designated as urban reserve to accommodate growth in a compact form and provide opportunities for industrial development difficult or impossible on steep slopes.

Some important numbers help explain why the partners came to agree that the adopted system, in its entirety, achieves this balance. Of the total 28,165 acres designated urban reserves, approximately 13,600 acres are Foundation or Important Agricultural Land. This represents only four percent of the Foundation and Important Agricultural Land studied for possible urban or rural reserve designation. If all of this land is added to the UGB over the next 50 years, the region will have lost 3.5 percent of the farmland base in the three-county area. Staff Report, June 3, 2010, Metro Rec.\_\_\_\_.

There is a second vantage point from which to assess the significance for agriculture of the designation of urban reserves in the three-county region: the percentage of land zoned for exclusive farm use in the three counties that is designated urban reserve. Land zoned EFU has emerged over 35 years of planning as the principal land base for agriculture in the counties, and is protected for that purpose by county zoning. The inventory of Foundation

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<sup>1</sup> Those lands mapped as Foundation Agricultural Land in the January, 2007, Oregon Department of Agriculture report to Metro entitled "Identification and Assessment of the Long-Term Commercial Viability of Metro Region Agricultural Lands.

and Important Agricultural Lands includes land that is “exception land” no longer protected for agriculture for farming. Of the 28,165 acres designated urban reserves, some 10,502 acres are zoned EFU. Even including the 2,773 acres of these EFU lands that are classified by ODA as “conflicted”, these 10,502 acres represent four percent of all land zoned EFU in the three counties. If the “conflicted” acres are removed from consideration, the percentage drops to less than three percent. Staff Report, June 3, 2010, Metro Rec. \_\_\_\_.

~~If the region’s effort to contain urban development within the existing UGB and these urban reserves for the next 50 years is successful, the region will have accommodated an estimated \_\_\_\_ percent increase in population on an 11-percent increase in the area now within the UGB.~~ If the region’s effort to contain urban development within the existing UGB and these urban reserves for the next 50 years is successful, the UGB will have accommodated an estimated 74 percent increase in population on an 11-percent increase in the area within the UGB. No other region in the nation can demonstrate this growth management success. Most of the borders of urban reserves are defined by a 50-year “hard edge” of 272,048 acres designated rural reserves, nearly all of which lies within five miles of the existing UGB. Of these rural reserves, approximately 253,991 acres are Foundation or Important Agricultural Land. Staff Report, June 3, 2010, Metro Rec. \_\_\_\_.

Why did the region designate *any* Foundation Agricultural Land as urban reserve? The explanation lies in the geography and topography of the region, the growing cost of urban services and the declining sources of revenues to pay for them, and the fundamental relationships among geography, topography and the cost of services. The region aspires to build “great communities.” Great communities are those that offer residents a range of housing types and transportation modes from which to choose. Experience shows that compact, mixed-use communities with fully integrated street, pedestrian, bicycle and transit systems offer the best range of housing and transportation choices. *State of the Centers: Investing in Our Communities*, January, 2009. Metro Rec. \_\_\_\_\_. The urban reserves factors in the reserves rules derive from work done by the region to identify the characteristics of great communities. Urban reserve factors (1), (3), (4), and (6)<sup>2</sup> especially aim at lands that can be developed in a compact, mixed-use, walkable and transit-supportive pattern, support by efficient and cost-effective services. Cost of services studies tell us that the best geography, both natural and political, for compact, mixed-use communities is relatively flat, undeveloped land. *Core 4 Technical Team Preliminary Analysis Reports for Water, Sewer and Transportation; Regional Infrastructure Analysis*, Metro Rec. \_\_\_\_.

The region also aspires to provide family-wage jobs to its residents. Urban reserve factor (2) directs attention to capacity for a healthy economy.<sup>3</sup> Certain industries the region wants to

<sup>2</sup> (1) Can be developed at urban densities in a way that makes efficient use of existing and future public and private infrastructure investments;

(3) Can be efficiently and cost-effectively service with public schools and other urban-level public facilities and services by appropriate and financially capable providers;

(4) Can be designed to be walkable and service with a well-connected system of streets, bikeways, recreation trails and public transit by appropriate services providers;

(6) Includes sufficient land suitable for a range of needed housing types.

<sup>3</sup> (2) Includes sufficient development capacity to support a healthy economy.

attract prefer large parcels of flat land. Staff Report, June 3, 2010, Metro Rec. \_\_\_\_\_. Water, sewer and transportation costs rise as slope increases. *Core 4 Technical Team Preliminary Analysis Reports for Water, Sewer and Transportation; Regional Infrastructure Analysis*, Metro Rec. \_\_\_\_\_. Converting existing low-density rural residential development into compact, mixed-use communities through infill and re-development is not only very expensive, it is politically difficult. There is no better support for these findings than the experience of the city of Damascus, trying since its addition to the UGB in 2002 to gain the acceptance of its citizens for a plan to urbanize a landscape characterized by a few flat areas interspersed among steeply sloping buttes and incised stream courses and natural resources. Staff Report, June 3, 2010, Metro Rec.\_\_\_\_\_.

Mapping of slopes, parcel sizes, and Foundation Agricultural Land revealed that most flat land in large parcels without a rural settlement pattern at the perimeter of the UGB lies outside Hillsboro, Cornelius, Forest Grove, Beaverton, and Sherwood. These same lands provide the most readily available supply of large lots for industrial development. *Business Coalition Constrained Land for Development and Employment Map*, Metro Rec. \_\_\_\_\_. Almost all of it is Foundation Agricultural Land. Metro Rec. \_\_\_\_\_. Had the region been looking only for the best land to build great communities, nearly all the urban reserves would have been around these cities. It is no coincidence that these cities told the reserves partners that they want significant urban reserves available to them, while most other cities told the partners they want little or no urban reserves. *Washington County Cities' Pre-Qualified Concept Plans*, Metro Rec.\_\_\_\_\_.

Despite these geopolitical and cost-of-services realities, the reserves partners designated extensive urban reserves that are *not* Foundation Agricultural Lands in order to meet the farm and forest land objectives of reserves, knowing they will be more difficult and expensive to urbanize:

- Urban Reserve 1D east of Damascus and south of Gresham (2,691 acres);
- Urban Reserve 2A south of Damascus (1,240 acres);
- Urban Reserves 3B, C, D, F and G around Oregon City (2,228 acres);
- Urban reserves 4A, B and C in the Stafford area (4,695 acres);
- Urban reserves 4D, E, F, G and H southeast of Tualatin and east of Wilsonville (2,641 acres);
- Urban Reserve 5F between Tualatin and Sherwood (568 acres);
- Urban Reserve 5G west of Wilsonville (200 acres); and
- Urban Reserve 5D south of Sherwood (439 acres).

This totals approximately 14,700 acres , 52 percent of the lands designated urban reserve. Staff Report, June 3, 2010, Metro Rec.\_\_\_\_\_.

Our reasons for not selecting more non-Foundation Agricultural Land as urban reserves from the 400,000 acres studied can be found in our analysis of these lands using the urban reserve factors. First, we began our analysis by examining lands within five miles of the UGB. Most of these lands initially studied are beyond the affordable reach of urban services. With one exception (Urban Reserve 1D), designated urban reserves lie within two miles of the UGB.

Second, much of the Important and some Conflicted Agricultural Lands are separated from the UGB by, or include, important natural landscape features:

- East of Sandy: the Sandy River Canyon and the county's scenic river overlay zone
- Eagle Creek and Springwater Ridge: the bluffs above the Clackamas River
- Clackamas Heights (portion closest to UGB): Abernethy Creek
- South of Oregon City: steep slopes drop to Beaver Creek
- West Wilsonville: Tonquin Scablands
- Bethany/West Multnomah: Forest Park and stream headwaters and courses.

Urban reserve factors (5), (7) and (8)<sup>4</sup> seek to direct urban development away from important natural landscape features and other natural resources.

Third, much of the Important and Conflicted Agricultural Lands rate lower against the urban reserves factors in comparison to areas designated urban reserve, or remain undesignated for possible designation as urban reserve if the region's population forecast proves too low:<sup>5</sup>

- Clackamas Heights
- East Wilsonville
- West Wilsonville
- Southeast of Oregon City
- Southwest of Borland Road
- Between Wilsonville and Sherwood

Lastly, some of the Important and Conflicted Agricultural Lands lies adjacent to cities in the region that have their own UGBs and want their own opportunities to expand over time:

- Estacada
- Sandy

These reasons are more fully set forth in the explanations for specific urban and rural reserves in section VI.

The record of this two and one-half-year effort shows that not every partner agreed with all urban reserves in each county. But each partner agrees that this adopted system of urban and

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<sup>4</sup> (5) Can be designed to preserve and enhance natural ecological systems;

(7) Can be developed in a way that preserves important natural landscape features included in urban reserves;

(8) Can be designed to avoid or minimize adverse effects on farm and forest practices, and adverse effects on important natural landscape features, on nearby land including land designated as rural reserves.

<sup>5</sup> "Retaining the existing planning and zoning for rural lands (and not applying a rural or an urban reserves designation) is appropriate for lands that are unlikely to be needed over the next 40 years, or (conversely) that are not subject to a threat of urbanization." Letter from nine state agencies to the Metro Regional Reserves Steering Committee, October 14, 2009, page 15.

rural reserves, in its entirety, achieves the region's long-range goals and a balance among the objectives of reserves: to accommodate growth in population and employment in sustainable and prosperous communities and neighborhoods, to preserve the vitality of the farms and forests of the region, and to protect defining natural landscape features. The partners are confident that this system of reserves will allow the continuation of vibrant and mutually-reinforcing farm, forest and urban economies for the next 50 years. And the partners agree this system is the best system the region can adopt by mutual agreement.

### **III. Overall Process of Analysis and Public Involvement**

#### **Analysis and Decision-Making**

The three counties and Metro began reserves work as soon as LCDC adopted the new rules on reserves (OAR Division 27). The four governments formed committees and began public involvement to raise awareness about reserves and help people learn how to engage in the process. Each of the four governments selected one of its elected officials to serve on the "Core 4", established to guide the designation process and formulate recommendations to the county boards and the Metro Council. The four governments also established a "Reserves Steering Committee" (RSC) to advise the Core 4 on reserves designation. The RSC represented interests across the region - from business, agriculture, social conservation advocacy, cities, service districts and state agencies (52 members and alternates).

The four governments established an overall Project Management Team (PMT) composed of planners and other professions from their planning departments. Each county established an advisory committee to provide guidance and advice to its county board, staffed by the county's planning department.

As part of technical analysis, staff gathered providers of water, sewer, transportation, education and other urban services to consider viability of future service provision to lands within the study area. The parks and open space staff at Metro provided guidance on how best to consider natural features using data that had been deeply researched, broadly vetted and tested for social and political acceptance among Willamette Valley stakeholders (Oregon Wildlife Conservation Strategy, Pacific Northwest Research Consortium, Willamette Valley Futures, The Nature Conservancy's Ecoregional Assessment). Business leaders, farm bureaus and other representative groups were consulted on an ongoing basis.

The first major task of the Core 4 was to recommend a reserves study area to the county boards and the Metro Council. With advice from the RSC, the county advisory committees and public comment gathered open houses across the region, the Core 4 recommended for further analysis some 400,000 acres around the existing urban area, extending generally five miles from the UGB. The four governments endorsed the study area in the fall of 2008. Then the task of applying the urban and rural reserve factors to specific areas began in earnest.

The county advisory committees reviewed information presented by the staff and advised the staff and county boards on how each "candidate area" rated under each reserves factor. The county staffs brought this work to the RSC for discussion. After a year's worth of work at regular meetings, the RSC made its recommendations to the Core 4 in October, 2009.

Later in the fall, each elected body held hearings to hear directly from their constituents on proposed urban and rural reserves. Public involvement included six open houses, three Metro Council hearings around the region and a virtual open house on the Metro web site, all providing the same maps, materials and survey questions.

Following this public involvement, the Core 4 submitted its final recommendations to the four governments on February 8, 2010. The recommendation included a map of proposed urban and rural reserves, showing reserves upon which there was full agreement (the large majority of proposed reserves) and reserves upon which disagreements were not resolved. The Core 4 proposed that these differences be settled principally in bilateral discussions between each county and Metro, the parties to the intergovernmental agreements (IGAs) required by ORS 195.141. Over the next two weeks, the Metro Council reached agreement on reserves with each county. By February 25, 2010, Metro had signed an IGA with Clackamas, Multnomah and Washington counties. Metro Rec. \_\_\_\_.

The IGAs required each government to amend its plan to designate urban (Metro) or rural (counties) reserves and protect them for their intended purposes with plan policies. The IGAs also set times for final public hearings on the IGA recommendations and adoption of ordinances with these plan policies in May and June. The four governments understood that the IGAs and map of urban and rural reserves were not final decisions and, therefore, provided for final adjustments to the map to respond to public comment at the hearings. By June 3, 2010, the four governments had adopted their reserves ordinances, including minor revisions to the reserves map.

#### Public Involvement

From its inception, the reserves designation process was designed to provide stakeholders and the public with a variety of ways to help shape the process and the final outcome. Most significantly, the decision process required 22 elected officials representing two levels of government and 400,000 acres of territory to craft maps and agreements that a majority of them could support. These commissioners and councilors represent constituents who hold a broad range of philosophical perspectives and physical ties to the land. Thus, the structure of the reserves decision process provided motivation for officials to seek a final compromise that met a wide array of public interests.

In the last phase of the reserve process – adoption of ordinances that designate urban and rural reserves - each government followed its established procedure for adoption of ordinances: notice to citizens; public hearings before its planning commission (in Metro's case, recommendations from the Metro Planning Advisory Committee) and public hearings before its governing body. But in the more-than-two years leading to this final phase, there were additional advisory bodies established.

The RSC began its work in early 2008. RSC members were expected to represent social and economic interests to the committee and officials and to serve as conduits of communication back to their respective communities. In addition, RSC meetings were open to the public and provided an additional avenue for citizens to voice their concerns—either by asking that a

steering committee member represent their concern to the committee or by making use of the public testimony period at the beginning of each meeting.

Once the three county advisory committees got underway, they, like the RSC, invited citizens were to bring concerns to committee members or make statements at the beginning of each meeting.

Fulfilling the requirements of DLCD's administrative rules on reserves and the reserves work program, the three counties and Metro developed a Coordinated Public Involvement Plan in early 2008 that provided guidance on the types of public involvement activities, messages and communications methods that would be used for each phase of the reserves program. The plan incorporated the requirements of Oregon law and administrative rules governing citizen involvement and reflects comments and feedback received from the Metro Council, Core 4 members, each jurisdiction's citizen involvement committee, other county-level advisory committees and the RSC. The Citizen Involvement Advisory Committee of the Oregon Land Conservation and Development Commission (LCDC) reviewed and endorsed the Public Involvement Plan.

The four governments formed a public involvement team, composed of public involvement staff from each county and Metro, to implement the Public Involvement Plan. The team cooperated in all regional efforts: 20 open houses, two "virtual open houses" on the Metro web site, additional online surveys, presentations, printed materials and analysis and summaries of comments. The team members also undertook separate county and Metro-specific public engagement activities and shared methodologies, materials and results.

Elected officials made presentations to community planning organizations, hamlets, villages, city councils, advocacy organizations, civic groups, chambers of commerce, conferences, watershed councils, public affairs forums, art and architecture forums, and many other venues. Staff and elected officials appeared on television, on radio news broadcasts and talk shows, cable video broadcasts and was covered in countless news articles in metro outlets, gaining publicity that encouraged public engagement. Booths at farmers' markets and other public events, counter displays at retail outlets in rural areas, library displays and articles in organization newsletters further publicized the opportunities for comment. Materials were translated into Spanish and distributed throughout all three counties. Advocacy organizations rallied supporters to engage in letter email campaigns and to attend public meetings. Throughout the reserves planning process the web sites of each county and Metro provided information and avenues for feedback. While there have been formal public comment periods at key points in the decision process, the reserves project team invited the public to provide comment freely throughout the process.

In all, the four governments made extraordinary efforts to engage citizens of the region in the process of designating urban and rural reserves. The public involvement plan provided the public with more than 180 discrete opportunities to inform decision makers of their views urban and rural reserves. A fuller account of the public involvement process the activities associated with each stage may be found at Staff Report, June 3, 2010, Metro Rec.\_\_\_\_.

#### **IV. Amount of Urban Reserves**

##### **Forecast**

Metro developed a 50-year “range” forecast for population and employment that was coordinated with the 20-year forecast done for Metro’s UGB capacity analysis, completed in December, 2009. The forecast is based on national economic and demographic information and is adjusted to account for regional growth factors. The partner governments used the upper and lower ends of the 50-year range forecast as one parameter for the amount of land needed to accommodate households and employment. Instead of aiming to accommodate a particular number of households or jobs within that range, the partners selected urban reserves from approximately 400,000 acres studied that best achieve the purposes established by the Land Conservation and Development Commission [set forth in OAR 660-027-0005(2)] and the objectives of the partner governments.

##### **Demand and Capacity**

Estimating land demand over the next 50 years is difficult as a practical matter and involves much uncertainty. The Land Conservation and Development Commission (LCDC) recognizes the challenge of estimating long-term need even for the 20-year UGB planning period. In the section of OAR Division 24 (Urban Growth Boundaries) on “Land Need”, the Commission says:

“The 20-year need determinations are estimates which, although based on the best available information and methodologies, should not be held to an unreasonably high level of precision.”

OAR 660-024-0040(1). The uncertainties loom much larger for a 40 to 50-year estimate. Nonetheless, Metro’s estimate of need for a supply of urban reserves sufficient to accommodate housing and employment to the year 2060 is soundly based in fact, experience and reasonable assumptions about long-range trends.

The urban reserves estimate begins with Metro’s UGB estimate of need for the next 20 years in its *Urban Growth Report 2009-2030*, September 15, 2009 (adopted December 17, 2009). Metro Rec. \_\_. Metro relied upon the assumptions and trends underlying the 20-year estimate and modified them where appropriate for the longer-term reserves estimate, and reached the determinations described below.

The 50-year forecast makes the same assumption on the number of households and jobs needed to accommodate the population and employment coming to the UGB from the seven-county metropolitan statistical area (MSA) as in the *Urban Growth Report*: approximately 62 percent of the MSA residential growth and 70 percent of the MSA employment growth will come to the metro area UGB. *COO Recommendation, Urban Rural Reserves, p. 11*, Metro Rec. \_\_.

Metro estimates the demand for new dwelling units within the UGB over the next 50 years to be between 485,000 and 532,000 units. *COO Recommendation, Urban Rural Reserves, Appendix 3E-C*. Metro Rec. \_\_. Metro estimates between 624,300 and 834,100 jobs will

locate within the UGB by 2060. *COO Recommendation, Urban Rural Reserves, Appendix 3E-D, Table D-3, Metro Rec. \_\_. Staff Report, June 3, 2010, Metro Rec. \_\_.*

The region will focus its public investments over the next 50 years in communities inside the existing UGB and, as a result, land within the UGB would develop close to the maximum levels allowed by existing local comprehensive plan and zone designations. This investment strategy is expected to accommodate 70 to 85 percent of growth forecasted over that period. No increase in zoned capacity within the UGB was assumed because, at the time of adoption of reserves ordinances by the four governments, the Metro Council will not have completed its decision-making about actions to increase the capacity of the existing UGB as part of Metro's 2009 capacity analysis. For those areas added to the UGB between 2002 and 2005 for which comprehensive planning and zoning is not yet complete, Metro assumed the areas would accommodate all the housing and employment anticipated in the ordinances that added the areas to the UGB over the reserves planning period. Fifty years of enhanced and focused investment to accommodate growth will influence the market to use zoned capacity more fully.

Consistent with residential capacity analysis in the *Urban Growth Report*, vacant land in the existing UGB can accommodate 166,600 dwelling units under current zoning over the next 50 years. Infill and re-development over this period, with enhanced levels of investment, will accommodate another 212,600 units. This would leave approximately 152,400 dwelling units to be accommodated on urban reserves through 2060. *COO Recommendation, Urban Rural Reserves, Appendix 3E-C, pp. 5-6, Metro Rec. \_\_.*

Based upon the employment capacity analysis in the *Urban Growth Report*, the existing UGB has sufficient capacity – on vacant land and through re-development over the 50-year reserves period - for overall employment growth in the reserves period. However, this supply of land does not account for the preference of some industrial employers for larger parcels. To accommodate this preference, the analysis of the supply of larger parcels was extrapolated from the *Urban Growth Report*. This leads to the conclusion that urban reserves should include approximately 3,000 acres of net buildable land that is suitable for larger-parcel industrial users. *COO Recommendation, Urban Rural Reserves, Appendix 3E-D, pp. 6-7; Staff Report, June 3, 2010, Metro Rec. \_\_.*

Metro assumed residential development in urban reserves, when they are added to the UGB over time, would develop at higher densities than has been the experience in the past, for several reasons. First, the region is committed to ensuring new development at the edges of the region contributes to the emergence of “great communities”, either new communities or as additions to existing communities inside the UGB. Second, because many urban reserves are “greenfields”, they can be developed more efficiently than re-developing areas already inside the UGB. Third, demographic trends, noted in the *Urban Growth Report* that is the starting point for Metro's 2010 capacity analysis, indicate increasing demand for smaller housing units. This reasoning leads to the assumption that residential development will occur in reserves, when added to the UGB, at 15 units per net buildable acre overall, recognizing that some areas (centers, for example) would settle at densities higher than 15 units/acre and others (with steep slopes, for example) would settle at densities lower than 15 units/acre.

*COO Recommendation, Urban Rural Reserves, Appendix 3E-C, pp. 6-7; Staff Report, June 3, 2010, Metro Rec.\_\_\_\_.*

Metro also assumed greater efficiencies in use of employment lands over the next 50 years. The emerging shift of industrial activity from production to research and development will continue, meaning more industrial jobs will be accommodated in high- floor-to-area-ratio (FAR) offices rather than low-FAR general industrial space. This will reduce the need for general industrial and warehouse building types by 10 percent, and increase the need for office space. Office space, however, will be used more efficiently between 2030 and 2060, reducing that need by five percent. Finally, the analysis assumes a 20-percent increase in FARs for new development in centers and corridors, but no such increase in FARs in industrial areas. *COO Recommendation, Urban Rural Reserves, Appendix 3E-D, p. 4; Staff Report, June 3, 2010, Metro Rec.\_\_\_\_.*

These assumptions lead to the conclusion that 28,165 acres of urban reserves are needed to accommodate \_\_\_\_\_ people and \_\_\_\_\_ jobs over the 50-year reserves planning period to 2060. *COO Recommendation, Urban Rural Reserves, Appendix 3E, p. 6-7' Staff Report, June 3, 2010, Metro Rec.\_\_\_\_.* The nine state agencies that served on the Reserves Steering Committee said the following about the amount of urban land the region will need over the long-term:

“The state agencies support the amount of urban reserves recommended by the Metro COO. That recommendation is for a range of between 15,000 and 29,000 acres. We believe that Metro and the counties can develop findings that, with this amount of land, the region can accommodate estimated urban population and employment growth for at least 40 years, and that the amount includes sufficient development capacity to support a healthy economy and to provide a range of needed housing types.” *Letter to Metro Regional Steering Committee, October 14, 2009, Metro Rec.\_\_\_\_.*

Based upon the assumptions described above about efficient use of land, the four governments believe the region can accommodate 50 years' worth of growth, not just 40 years' of growth.

## **V. Implementing Urban Reserves**

To ensure that urban reserves ultimately urbanize in a manner consistent with the Regional Framework Plan, Ordinance No. 10-1238 amended Title 11 (Planning for New Urban Areas) (Exhibit D) of Metro's Urban Growth Management Functional Plan to require planning of areas of urban reserve prior to inclusion into the UGB. Title 11 now requires a “concept plan” for an urban reserve area prior to UGB expansion. A concept plan must show how development would achieve specified outcomes. The outcomes derive from the urban reserve factors in OAR 660-027-0050, themselves based in part on the characteristics of “great communities” identified by local governments of the region as part of Metro's “Making the Greatest Place” initiative. Title 11 sets forth the elements of a concept plan, including:

- the general locations of types of uses
- the general locations of the urban services (including transportation systems) needed to support the uses
- estimates of the cost of the services to determine the feasibility of urbanization and to allow comparisons of urban reserves
- the locations of natural resources that will be subject to Title 3 and 13 of the UGMFP
- agreement among local governments and other service providers on provision of services to the area
- agreement among the local governments on annexation of the area to a city or cities and responsibility for planning and zoning.

Title 11 continues to limit development in areas added to the UGB to protect the opportunity for efficient urbanization during the time needed to adopt new local government plan provisions and land use regulations. Title 11, together with the comprehensive plans of the receiving local governments and Metro's Regional Framework Plan (including the 2035 Regional Transportation Plan), will ensure land use and transportation policies and designations will allow mixed-use and pedestrian, bicycle and transit-supportive development once urban reserve areas are added to the UGB. Staff Report, June 3, 2010, Metro Rec. \_\_.

Board of County Commissioners Document Index for Rural and Urban Reserve Candidate Areas		
Meeting / Hearing Date	Document Date	Description
	6/1/2009	Portland Urban Service Boundary Maps
	6/1/2009	Map 1, 2, 3, 4
	4/21/2009	Prime Farmland west of Sandy, current land use west of Sandy, clackanomah boundary north
	9/8/2009	Director of Community Development Department Communication relaying the Council's desires
	3/20/2009	NW Hills area map clarification
	7/6/2009	Sewers Efficiency ratings refinement NW Hills
	4/13/2009	Sewers Expert Group mtg
	3/12/2009	New urban reserves considered for Johnson Creek Watershed
	2/23/2009	Mult Co CAC Meeting draft Agenda
	6/3/2009	Urban Candidate Areas Design Workshop results
	9/11/2009	Councilor Strathern Concerns
	11/12/2009	Gresham Urban Reserve request ltr
	2/12/2009	Sewer Water Transportation preliminary suitability
	6/11/2009	Urban Factors evaluation matrix
	1/5/2009	Reserves Coordination
	2/14/2009	Reserves Coordination Mult Co Cities mtg
	2/25/2009	Reserves ltr
	11/2/2009	Gresham testimony to Reserves Steering Committee 11.12.09
	8/10/2009	Draft Urban evaluation in NW Hills - Clay 81009 doc
	6/12/2009	Beaverton Portland Urban Service Map
	3/5/2009	CAC#8 Meeting Summary draft_PC(3) doc
	11/16/2009	Cedar Creek Community 10.15 Comments to PDX 11.16.09
	8/17/2009	Lower Springville edges documentation
	5/20/2009	Request for Urban Service Staff Contact P&D follow-up, Unified city position on West Forest Park Development Concept Plan Proposal
	3/19/2009	Reserves - Forest Heights
	6/1/2009	map 2
	6/1/2009	map 3
	8/18/2009	NW Hills Candidate Areas Evaluation Memo CB
	8/18/2009	NW Hills Candidate Areas Evaluation Memo CB repl 8.18.09
	3/6/2009	PDX Reserves Request ltr
	11/5/2009	Portland Multnomah Capacity and Track Record on Growth & Change per UGR
	3/12/2009	ORS Suitability Criteria
	3/2/2009	Reserves - Request for City Assistance
	3/12/2009	ORS Suitability Criteria
	2/19/2009	Mult Co CAC Meeting - Aspirations
	3/2/2009	Reserves - Request for City Assistance
	3/10/2009	Assistance re Water Sewer Transportation Services
	7/14/2009	Area 93 - Portland Connection
	6/15/2009	Beaverton Portland Urban Service Map
	8/12/2009	Draft Urban evaluation in NW Hills - Clay 81009 doc
	6/1/2009	Map & Metro Ordinance 97-665C
	4/17/2009	Mult Co Reserves concerns about process
	8/21/2009	Candidate Areas Evaluation Memo CB repl 8.21.09
	4/7/2009	Assistance re Sewer Suitability for Sauvie Island
	1/26/2009	Growth Allocation Scenarios
	3/26/2009	Mult Co CAC Meeting Check In
	1/9/2009	Mult Co Portland Coordination
	8/5/2009	Recommendations for August 10 PC Hearing
	11/4/2009	Subregional Population & Employment Capacity
	3/11/2009	Reserves Assistance Follow Up
	10/27/2009	Reserves City of Beaverton
	2/4/2009	Reserves Coordination - Mult Co Cities Meeting Monday Feb 23
	3/19/2009	Water Sewer Transportation First Screen Assessment
	5/14/2009	Rural Reserves (North of HWY 26)
	2/12/2009	Transportation Suitability Mapping in NW Hills
	9/9/2009	Urgent Letter from Beaverton - indicates Beaverton's interest in area east of Bethany
	1/9/2009	Mult Co Portland Coordination
	3/2/2009	Request for City Assistance - PDX Reserves req draft 2
	6/1/2009	Urban Candidate Areas Design Workshop results
	10/27/2009	City of Beaverton Doyle ltr to PDX 10.27.09 - Design Workshop Scope
	11/17/2009	Matt Wellner Letter to PDX 11.16.09

	7/2/2009	NW Hills Meeting Agenda & Attachments - Reminder - Monday July 6
	3/6/2009	Reserves Request for Assistance
	7/17/2009	Reserves NW Hills Areas 6 and 6.1 7.17.09
	2/25/2009	Troutdale letter
	11/10/2009	Troutdale Urban Reserve Area
	4/23/2009	Additional Govt Is Reserves Info
	3/10/2009	Mult Co NW Hills area map clarification
	5/4/2009	Sewers Efficiency ratings refinement NW Hills
	5/19/2009	Rural & Urban Reserves in Forest Park area
	5/27/2009	Urban Reserves Aspirational Map
	4/21/2009	New Regional Roads in CFU (Goal 4) Areas
	1/20/2009	Reserves CAC Mtg 7
	2/24/2009	Govt Island Reserves Designation
	4/20/2009	Sewers expert group mtgs
	11/15/2009	PMT mtg w/Richard Whitman - comparison of Metro & WA Co reserves need methodologies
	5/19/2009	Govt Island Reserves Designation mtg recap
	1/16/2009	Govt Islands and Reserves
	4/22/2009	Govt Island Reserves Designation
	6/1/2009	Map & Metro Ord 97-665C
	6/15/2009	Mapping info for Mult Co area
	2/11/2009	Metro Reserves
	3/20/2009	Ag Forest TAC Assistance
	7/17/2009	CAC Mtg & Urban Factors Evaluation - UR Area 6 West Hills South, UR Area 7 Powerline_Germantown South, UR Areas 2, 3, 4 West of Sandy, Urban Factors analysis memo correction
	5/20/2009	Contact Info request for Mult Co Schools
	6/9/2009	Info re: Farming in WSR
	6/9/2009	Info re: Farming in WSR Fedje
	6/15/2009	Info re: Farming in WSR Klock
	6/25/2009	Mult Co Staff Rural Factors Evaluation
	5/26/2009	Mult Co CAC re: Area that roughly extends the North Bethany area east (north and south of Springville road) to Skyline Dr
	6/11/2009	Mult Co Edge Cities mtg Clackanomah
	5/11/2009	New Transportation Corridors Considerations Mtg recap
	5/20/2009	Potential for Irrigation Permits in areas West of Forest Park
	4/28/2009	E Bethany Conflicted Ag Area Klock
	7/6/2009	Sewers Efficiency ratings refinement NW Hills
	8/27/2009	Update re Assumptions for Reserves
	7/29/2009	Urban & Rural Edges Aerials 1 thru 3
	6/24/2009	Urban Factors Assessment & Urban Diagrams
	5/11/2009	PSU-PRC Columbia Co Forecasts 2010-2030
	3/9/2009	Tri Met Contact / reserves_Mar09_WestUrban & reserves_Mar09_EastUrban
	3/23/2009	Reserves designations - North Cascades response
	3/9/2009	County Group Info Sharing
	5/8/2009	New Transportation Corridors Considerations Meet Recap
	4/30/2009	Rural & Urban Reserves in Forest Park area
	3/26/2009	Sauvie Island
	3/26/2009	PDX Reserves Request ltr
	3/24/2009	Rural Reserves & Mult Co CAC - Sauvie Island recommendation
	7/30/2009	west of Sandy line

**Board of County Commissioners Document Index for Rural and Urban Reserve Candidate Areas**

Meeting / Hearing Date	Document Date	Description
	2/1/2007	Final Natural Landscape Features Inventory "New Look"
	2/1/2007	Final state "Identification & Assessment of Long-Term Commercial Viability of Metro Region Ag Lands" submitted to Metro
	1/29/2008	"Criteria for Consideration of Forestlands within Future Rural Reserves" version 1.4
5/1/2008	5/1/2008	Agenda, overview, protocols, work plan
	5/1/2008	Purpose and charge
	5/1/2008	Discussion draft Protocols
	5/1/2008	Sign in sheet
		CAC Members and staff contact sheet
	3/26/2008	Main Path Work Program
	3/12/2008	Work Program Overview
	4/29/2008	.ppt Intro to Urban and Rural Reserves
		RSC members and schedule
		Key Milestones Chart
		Road Map for Making the Greatest Place
		Identification and Assessment of the Long Term Viability of Metro Region Agricultural Lands 2007
		Natural Landscape Features Inventory - map and text
		Great Communities Final Report
		OAR Division 27 and SB 1011
6/12/2008	6/12/2008	Agenda, charge/protocols, OAR factors, Broad study area, issues to consider, public involvement
		5/1/08 Meeting summary
	5/1/2008	CAC Charge
	6/12/2008	CAC Protocols draft
	3/20/2008	Coordinated Public Involvement Plan
	3/5/2008	Mult Co Reserves Public Involvement Plan
	6/13/2008	Open House table
	5/23/2008	Proposed Study Area Attachment B map
	1/29/2008	Criteria for Forest Lands in Reserves - ODF study
	undated	Rules Fundamentals undated from RSC packet
	4/7/2008	Urban Factors table incl Broad Study Area and other "filters" associated with the factors
	6/12/2008	Sign in Sheet
7/31/2008	7/31/2008	Agenda, CAC Recommendation re Broad Study Area, review inventories and studies, study area evaluation, meeting schedule
	6/12/2008	CAC meeting 2 summary
	undated	CAC Protocols final
	undated	CAC Charge final
	7/31/2008	Issues to Consider
	7/31/2008	Open house Study Area Boundary comments
	4/30/2008	ODF Land Use map
	6/16/2008	Study Area Map
	7/31/2008	Shape Summary .ppt re Inventories and studies - Great Communities, Ag, Natural Features, Landscape Inventories
10/23/2008	10/23/2008	Agenda, Development Constraints - Group Mackenzie, ODA ag study, land not subject to urbanization
	6/31/2008	CAC meeting 3 summary
	8/13/2008	CAC Issues to Consider table
	1/29/2009	Grp Mackenzie .ppt (.pdf) delete 1.29.09 memo
	10/23/2008	Notes for Agenda item 4, Lands not subject to urbanization
	10/31/2008	e-mail correspondence bet. Carol & Richard Brenner of Metro re: questions about Reserves
	10/23/2008	Sign in sheet
	11/20/2008	Agenda, lands not subject to urbanization, initial screening of rural reserves, issues to consider.
	10/23/2008	CAC 4 meeting summary
	11/4/2008	memo, Reserves Phase 3 suitability and analysis work program
	10/23/2008	No Urban Potential memo, summary of break out sessions at 10/23/meeting.
	10/30/2008	Infrastructure Cost Criteria, FCS memo to Metro re: cost criteria for extending services to new urban areas.
	11/20/2008	Initial farm/forest screening questions for break out exercise
	11/20/2008	map NW Potential Blocks, from CAC break out session
	11/20/2008	map Sandy Blocks, from CAC break out session
	11/20/2008	map Sandy Potential, from CAC break out session
	11/20/2008	map Nov Forest contours, tax lots, contours, public ownership of Forest Park section of NW
	11/20/2008	map Nov_NNW contours, tax lots, contours, public ownership of northern county

Meeting / Hearing Date	Document Date	Description
	11/20/2008	map Nov_SNW_contours, tax lots, contours, public ownership of south portion of NW hills.
	11/20/2008	map Nov_Sandy_contours, tax lots, contours, public ownership of west of sandy area
	11/20/2008	map Nov_Sauvie_contours, tax lots, contours, public ownership of Sauvie Island
	11/20/2008	map photo_nov_Forest, aerial photo with tax lots of Forest Park section of NW
	11/20/2008	map photo_nov_NNw, aerial photo with tax lots of northern county
	11/20/2008	map photo_nov_Sandy, aerial photo with tax lots of west of sandy area
	11/20/2008	map photo_nov_Sauvie, aerial photo w tax lots of Sauvie Island
	11/20/2008	map photo_nov_SNW, aerial photo w tax lots of south portion of NW hills.
	11/20/2008	map zone_nw_nov, tax lot map with exception and resource zoning for west county
	11/20/2008	map zone_nw_sandy_nov, tax lot map w exception and resource zoning for east county
	11/12/2008	RSC 09 meetings - Steering Committee schedule
		Issues to consider table, CAC to continue work on this
	1/1/2007	Great Communities Summary & Final Report
	11/20/2008	map History of UGB Expansions
	2/1/2007	Natural Landscape Features full report
	2/1/2007	map Natural Landscape Features summary 2.0
	1/1/2007	ODA Ag Lands summary & Full Report
1/8/2009	2/8/2008	Reserves Rule OAR Div 27
	1/10/2008	Road Map for Making Greatest Place
	6/13/2007	SB 1011
	1/10/2008	Steering Committee 2008 Meeting Schedule
	1/22/2008	Steering Committee members
	1/1/2008	Steering Committee Stakeholders
1/8/2009	1/8/2009	Agenda to develop map of candidate areas
	1/8/2009	Sign in sheets
1/8/2009	11/20/2008	Minutes of 11/20/08 meeting
1/8/2009	12/11/2008	Farm and Forest TAC 12/09/08 meeting results
	1/8/2009	Candidate Rural Reserve Areas draft, CAC comments re landscape features factors (a), (e), (f).
	1/8/2009	Initial Landscape Features Screening, CAC #5 results & w/CCheserak comments
1/8/2009	1/2/2009	Soils Map - NW North, Multnomah County
1/8/2009	1/2/2009	Soils Map - NW South, Multnomah County
1/8/2009	1/2/2009	Soils Map - Sandy River, Multnomah County
1/8/2009		Zoning summary table by Rural Plan Area
1/8/2009	12/11/2008	Zoning Map East
1/8/2009	12/12/2008	Zoning Map Government Island
1/8/2009	12/3/2008	Zoning Map SEC NW Hills North
1/8/2009	12/3/2008	Zoning Map SEC NW Hills South
1/8/2009	11/20/2008	Initial Farm and Forest Lands Screening results CAC 5
1/8/2009	11/20/2008	OAR 660-027-0060 Factors for designation of lands as Rural Reserves - Ag & Forest
1/8/2009	11/20/2008	OAR 660-027-0040 Factors for designation of lands as Rural Reserves - Landscape Features
1/8/2009	11/20/2008	Landscape Features Charrette 2007, Regionally Significant Natural Landscape Features within the Urban & Rural Reserves Study Area
1/8/2009	10/22/2008	Natural Landscape Features Inventory Feb 2007, text description of Mult Co. areas
1/8/2009	10/23/2008	Natural Landscape Features Map1 Subset Government Island
1/8/2009	10/23/2008	Natural Landscape Features Map2 Subset Orient
1/8/2009	10/23/2008	Natural Landscape Features Map 9Subset West Hills
1/8/2009		Ag Forest Slope Map
1/8/2009		Ag Forest Slope Map
1/8/2009		Ag Forest Slope Map
1/8/2009	1/7/2009	map Resource Layers NW north & Sauvie Island
1/8/2009	1/7/2009	map Resource Layers NW south
1/8/2009	1/7/2009	map Resource Layers Sandy & Govt Island
1/8/2009	1/8/2009	Metro Res 07-3834 Acquisition Refinement Plan w/ exhibits including 3 maps (9/2007) of target acquisition areas in west hills
	2/1/2006	Map Metro Regionally significant fish and wildlife habitat areas west of Forest Park
	9/1/2006	map USGS w Elk, cougar, bear sightings FPNA
1/8/2009	11/4/2008	map Metro HCT Lines for initial screening
	10/30/2008	FCS Group memo to Metro - Infrastructure Cost Criteria
	1/14/2009	letter and map re: loss of use of property as rural reserve
		1/28/09 meeting summary
		Sign in sheets
1/22/2009	1/22/2009	Agenda to develop CAC Consensus Map of Candidate Rural Reserve Areas
1/22/2009	1/12/2009	Coalition for a Livable Future ltr to Council & Committee re: equity considerations in planning process

Meeting / Hearing Date	Document Date	Description
1/22/2009	01/00/09	News article about start of Area 93/Bonny Slope West planning process
1/22/2009	2/22/2008	Draft of South Hillsboro Community Plan infrastructure cost & revenue comparison table
1/22/2009	10/11/2007	Prelim development cost estimates for N. Bethany
1/22/2009	1/22/2009	mmo "Reasons" summarize RR sub group assessment for the CAC
1/22/2009	1/8/2009	Rural Reserves -CAC Initial Farm/Forest lands screening assessment from 11/20/08 & 1/08/09 mtgs
1/22/2009	1/8/2009	e-mail re: Government Islands & Reserves
1/22/2009	1/22/2009	mmo to CAC re: procedure for UR assessment
1/22/2009		Urban factors list - 0050
1/22/2009	10/30/2008	FCS Group memo to Metro - Infrastructure Cost Criteria
1/22/2009	1/22/2009	Draft Slope & Floodplain Summary, acreages of constrained areas
1/22/2009	1/22/2009	map Slope, floodplain, distance constraints
1/22/2009		map Slope, floodplain, distance constraints
1/22/2009		map Slope, floodplain, distance constraints
1/22/2009		Efficiency ratings for sewer map
1/22/2009	1/21/2009	Prelim Water Service Suitability map
1/22/2009	undated	Letter & maps of Barker Family properties
1/22/2009	8/21/2006	Oregonian article about Hayat Farm
1/22/2009	1/21/2009	Results of CAC west side sub-group screening on 1/17/09 (18 pgs)
1/22/2009	1/22/2009	Break out sessions & flip chart notes for RR candidate areas - 1/8/09 & 1/22/09 meetings
		Agenda - Develop CAC Urban Candidate areas map, consider interests of Mult Co UGB edge cities for urban reserve
2/26/2009	2/26/2009	1/22/09 Meeting summary
2/26/2009	2/26/2009	Committee and public sign-in sheets
2/26/2009	2/19/2009	Study group meeting notes
2/26/2009	2/26/2009	Questions for 2/26/09 topic Candidate Urban Reserves - memo w/questions for break out sessions (see 2/28 post mtg packet)
2/26/2009	2/26/2009	mmo from McFarland re: Transportation Suitability of Mult Co Study Areas - describes regional work group process & results for areas. (See 2/28 post mtg packet)
2/26/2009	2/5/2009	Tech Team Initial Screening of regional service providers for sewer, water, transportation mmo to RSC
2/26/2009	2/9/2009	Tech Team Sewer Preliminary Analysis memo to RSC and map
2/26/2009	2/11/2009	Tech Team Transportation Preliminary Analysis memo to RSC and map
2/26/2009	2/9/2009	Tech Team Water Preliminary Analysis memo to RSC and map
2/26/2009	2/1/2009	memo Clack Co re: regional technical team meetings for storm, schools, parks. Result is that these services don't contribute much to urban reserve decisions at broad landscape level.
2/26/2009	2/20/2009	Urban Reserve initial screening summary, water, sewer, transportation - rankings for Mult Co areas from regional studies
2/26/2009	2/26/2009	Service Suitability - UR initial screening results of water, sewer, transportation rankings for Mult Co areas, high-low incl conversion chart
2/26/2009	3/5/2009	Service Suitability - UR CAC screening results - extent of agreement with regional assessment
	11/29/2009	Group Mackenzie - land constrained for employment, includes maps, table shows 18% of study area is in Mult Co.
2/26/2009	2/6/2009	memo, staff report Urban Rural First Screen - results of CAC initial assessment and methodology
2/26/2009	2/25/2009	map CAC Preliminary water and sewer
2/26/2009	2/17/2009	Letter from Mayor Jim Knight of Troutdale
2/26/2009	2/23/2009	Opposition letter from landowners & maps
2/26/2009	2/11/2009	Angel property chronology & zoning map
2/26/2009	2/17/2009	Letter re: Request for Urban Reserve Candidate Designation & attachments
2/26/2009	2/23/2009	Soils map and NRCS tables
2/26/2009	2/26/2009	Memo from Todd Mobley PC, Lancaster Engineering re: East Bethany Transportation Assessment
2/26/2009	2/4/2009	Letter - include unconstrained lands in Group McKenzie study for urban reserve consideration. Attached is 1/29/09 Group McKenzie Constrained Lands study including map series, narrative, methodology, relative amount of land in county study areas
2/26/2009	2/26/2009	Questions re: services suitability & draft initial screening summary
2/26/2009	2/26/2009	Letter re: Government Island reserves designation Port of Portland
2/26/2009		Clark County to Metro Regional corridors map
2/26/2009	4/8/2008	Port map Strategy 1 Clark county HCT corridors
2/26/2009	2/25/2009	City of Gresham letter re: study area boundaries comments & suggestions
2/26/2009	2/25/2009	Ltr from Malinowski Farms re: request for rural reserve candidate designation, incl 2008 field acreage map, soils map & NRCS tables
2/26/2009	2/23/2009	Ltr from East Bethany Owners Collaborative - support UR, addresses urban factors, includes map, signed by Blum, Burnham, Gaerisch, Burger, Zahler, Partlow, Crandall
2/26/2009		CAC Comments - messages to staff from CAC members inadvertently left out of 2/26/09 meeting materials

Meeting / Hearing Date	Document Date	Description
2/26/2009	2/26/2009	Ltr from Multnomah Yacht Harbor re: sewer & water service suitability studies
3/26/2009	3/26/2009	Agenda & agenda topics re: Urban Reserve factors evaluation
3/26/2009	2/26/2009	Summary of 2/26/09 CAC meeting
3/26/2009	2/26/2009	Sign in sheets
3/26/2009	3/20/2009	Memo re: 3/26/09 Agenda Topics, project timelines, additional information incl to refine urban candidate areas
3/26/2009	3/16/2009	PI Phase 3 Open Houses - schedule
3/26/2009	3/13/2009	RSC 09 meetings - Steering Committee schedule
3/26/2009	3/5/2009	CAC Urban Reserves Recommendation Table draft (candidate areas in Mult Co)
3/26/2009	2/25/2009	map Candidate Rural Areas in Mult Co
	2/27/2009	map Candidate Urban Areas in Mult Co
3/26/2009	3/26/2009	Great Communities "Test Area Evaluation Methodology" dated Dec '06, Consolidated List of Driving Characteristics (Nov 17, 2006), NW Hills Test Area Evaluation (Nov 17, 2006), NW Hills Test Area sketch diagram (map)
3/26/2009	1/22/2004	map Mult Co Functional Classification of Traffic ways, east & west county
	3/16/2009	Candidate areas - Initial Assessment Methodology and Results mmo - in reports from Clackamas, Multnomah, Washington Counties to RSC March 2009, Internet post
3/26/2009	3/16/2009	map Regional Urban & Rural Candidate Areas
3/26/2009	3/26/2009	Urban Reserves Questions 2 - Candidate Areas
	2/26/2009	map Preliminary Water & Sewer - rankings
3/26/2009	2/26/2009	map Preliminary Trans Added Lane cost
3/26/2009	2/26/2009	map Preliminary Trans Connectivity
	2/26/2009	map Preliminary Trans System Lane Cost
3/26/2009	3/26/2009	map Reserves Mar09_26 North - slope, flood constraints
3/26/2009	3/26/2009	map Reserves Mar09_26 South - slope, flood constraints
3/26/2009	7/9/2008	Draft of Metro's comparative infrastructure costs to gauge relative costs of transportation, sewer, water in new urban areas
3/26/2009	3/16/2009	Tri Met transit system map
3/26/2009	3/17/2009	Rural reserves opposition letter
3/26/2009	3/26/2009	Letter from Perkins Coie lawyer representing Joseph Angel advocating Urban Reserves designation
3/26/2009	no date	Letter from Mr. Sowder requesting more consideration of data before final decisions made
3/26/2009	3/25/2009	Letter from Johnson Creek Watershed Council re: concerns & issues relating to potential designation of subject area as urban reserve
3/26/2009	3/25/2009	Letter from former District Manager of Sauvie Island Drainage Improvement Co. re: flood control & drainage on the Island
3/26/2009	3/26/2009	e-mail from SI Drainage stating Sauvie Island not suitable for urban development
3/26/2009	3/23/2009	E-mail opposing designation of "private reserve" of their property in Hillsboro
3/26/2009	3/23/2009	E-mails opposing rural reserve designation
3/26/2009	3/21/2009	Letter & map opposing rural reserve designation
3/26/2009	undated	Ltr supports FPNA & RR, habitat, RPNA survey, Metro acquisition areas, Great Communities found NW Hills not good for urban, difficult transportation network
3/26/2009	3/20/2009	Letter advocating urban reserve
3/26/2009	3/19/2009	Letter opposing rural reserve
3/26/2009	3/20/2009	Letter from North Cascades District Foresters re: Candidates map dated 2/9/09 and impacts on fringe areas between rural & urban reserve areas
3/26/2009	3/26/2009	Memo re: Port of Portland's perspective on the reserves designation for Govt Island & attachments
3/26/2009	undated	Handout, Local Transit Toolbox, Zoning Code
3/26/2009	3/26/2009	e-mail from City of Portland re: preliminary comments & recommendations on service suitability for three urban candidate areas
3/26/2009	3/26/2009	Concept area plan & maps
3/26/2009	3/26/2009	Letter re: rural reserve classification
3/26/2009	3/26/2009	Three maps re: Vacant Buildable Lot analysis, aquifer & sewage issues, transportation issues
3/26/2009	3/25/2009	Documents from citizens & Forest Park Neighborhood Assoc supporting rural reserve designation
3/26/2009	3/26/2009	Letter in support of Forest Park Neighborhood recommendations re: rural reserves designation
3/26/2009	3/25/2009	Documents from citizens & Forest Park Neighborhood Assoc supporting retention of rural reserve designation in NW Multnomah County
3/26/2009	3/26/2009	Angel Properties current zoning map
3/26/2009	undated	Letter advocating Urban Growth Reserve designation
4/23/2009	4/23/2009	CAC meeting agenda re: information needs to form rural and urban recommendations
4/23/2009	3/26/2009	Meeting summary of CAC 3/26/09 meeting
4/23/2009	4/23/2009	Sign in sheets
4/23/2009	3/26/2009	Updates, Phase 3 Open House schedule 3/19/09; RSC Upcoming Agenda Items 4/8/9
4/23/2009	4/1/2009	map Regional Candidate Areas for Evaluation
4/23/2009	2/12/2009	HCT Corridors for Evaluation adopted by Metro

Meeting / Hearing Date	Document Date	Description
4/23/2009	4/6/2009	Letter to RSC & attachment from State of Oregon depts w/preliminary comments on counties' initial identification of candidate urban & rural reserve areas
4/23/2009	3/30/2009	Staff Report on Initial Assessment Methodology & Results incl candidate urban & rural maps
4/23/2009	4/16/2009	Memo & table to Chuck Beasley from Staff Planner re: 10-Year Land Division Study w/maps
4/23/2009	4/16/2009	E-mail from FPNA re: Court of Appeals finding re Urban-Rural Buffer along County line adjacent to N.Bethany. (CA#A122169) Case supports -0060(2)(d)(B) and (3)(d,e,f,g) provides buffers, boundaries, sense of place, separation.
4/23/2009	4/14/2009	Letter from Johnson Creek Watershed Council re: designate creek watershed RR, lack of consistency among Counties about proposed designations & map
4/23/2009	4/13/2009	Ltr rural reserves designation for South West Hills area, incl map 94 from West Hills Plan w/SECh,s. Notes service issues
4/23/2009	4/1/2009	Ltr to Core 4 from Home Builders Association (HBA) re: Service Availability analysis (CWS) is flawed, must be refined in NW Hills and other areas, suitability for service should not be based on policy choices of providers
4/23/2009	3/20/2009	E-mailed duplicate of ltr submitted at CAC 9 meeting advocating Urban Reserve.
4/23/2009	3/26/2009	re: Mult Co Urban/Rural study areas vs. Existing West Hills Rural Area Plan - area around Skyline/Cornelius Pass sb UR because the West Hills plan indicates it should be studied for rural community
4/23/2009	3/27/2009	Ltr w/maps to Chuck reiterating key points presented at CAC mtg #9 on 3/26/09 advocating Urban designation
4/23/2009	3/26/2009	map Vacant Buildable Lot Analysis
4/23/2009	3/26/2009	map Transportation issues - Germantown overburdened, expensive to improve, subject to hazards from bad weather slope, curves, bring area into UGB to fund much needed improvements
4/23/2009	3/26/2009	map Aquifer & Sewage Issues - cites well difficulties, additional development from vacant lots & advocates for urban reserve to facilitate water service to area
4/23/2009	4/1/2009	E-mail clarifying/correcting elements of Barker testimony
4/23/2009	3/29/2009	Area should be Urban Reserve due to existing development & proximity to Portland
4/23/2009	4/22/2009	Explains reference docs submitted for CAC, ODFW Conservation Opportunity Areas, Area 93 Existing Conditions Report, ODFW Elk Management Plan, NW Hills Scenic Overlays (County SEC maps)
4/23/2009	4/22/2009	Ltr from FPNA re: preliminary vote affirming rural reserve and not in favor of Irvine/Thayer plan w/ Forest Park Conservancy 8/12/08 letter to Bragdon, Wheeler, Potter attached & CPO 7 11/13/06 ltr attached
4/23/2009	4/22/2009	attached 1/5/07 FPNA ltr and attachments, Neighborhood survey results, Goal 5 inventory showing Forest Park area
4/23/2009	4/17/2009	E-mail from CAC member outlining concerns about process, details Jim Irvine development proposal
39926	4/13/2009	To CAC re: D. Burger statements re: Hillsboro proposed UR areas, includes map
post 4/23/2009	4/23/2009	Letter & attachments re: Land Use analysis of Exception Lands in Mult Co
post 4/23/2009	4/23/2009	Memo & base zoning maps re: Land Use regulatory process & factors for designating lands for Rural Reserve
	2/19/2009	memo to Metro, Mult Co Aspirations
post 4/23/2009	4/21/2009	Memo & maps re: NW Hills buildable lot analysis
	3/1/2009	Preliminary UGR Summary March 09 draft
	4/1/2009	Summary 20-50 Range Forecast
5/28/2009	5/28/2009	Agenda re: rural reserve factors evaluation
5/28/2009	4/23/2009	Meeting summary of CAC 4/23/09 meeting
5/28/2009	5/28/2009	Sign in sheets
5/28/2009	5/13/2009	Phase 3 Public Involvement Initial Summary & survey responses
	3/31/2009	Factors & Reserves Candidate Areas - memo to RSC about application of factors incl OAR div 27
	9/18/2008	map Groundwater Restricted Areas - State of Oregon
	5/27/2009	memo re: CAC Information Request - Rural Irrigation in West of Sandy, West of Forest Park & Springville Rd areas
	5/2/2009	Compilation of Map - Chart Pak Comments 5-2-09 mdr-update
5/28/2009	5/6/2009	Memo re: Identification of Natural Hazards w/in Reserves Study Area - incl maps Floodplain, Landslide, Wildfire, Seismic Hazards & Hazards Composite Map, Natural Hazards Model, Earthquake Hazards in Clackamas Co
	5/21/2009	map County West Hills & West of Sandy Slope Hazards Overlay Zones
	5/21/2009	map Beaver, Kelly, Johnson Creeks (incl Sandy River) contours
	5/20/2009	map West Hills School District Boundaries
	5/28/2009	map West of Sandy prime soils
	5/20/2009	map West of Sandy River School District Boundaries
	5/28/2009	memo from PMT to RSC, C4 re timeline revision.
	5/14/2009	CAC Information Request list and status
	5/25/2009	Memo re CAC Information Request - Rural Irrigation

Meeting / Hearing Date	Document Date	Description
		map Water/Sewer suitability and Conceptual Transportation Grid
05/28/09	5/25/2009	Memo & map re: Rural Reserves Suitability Recommendations
		Rural Communities Rule Division 22
5/28/2009	5/6/2009	Email opposing urban reserve North of Hwy 26
		ODOT UR study area capacity analysis version 3
	3/1/2009	Preliminary UGR Summary & Summary 20-50 year range forecast. Metro docs
	4/24/2009	E-mail to CAC re: ODOT, UGR docs and on line resources
5/28/2009	4/28/2009	E-mail re: agriculture in Springville Road area & opposition to Urban Reserve designation
5/28/2009	4/28/2009	E-mail from Mercy Corps NW supporting rural reserve designation
5/28/2009	2/19/2009	Letter to Chris Deffebach re: Mult Co aspirations for growth w/Resolution A & BOCC Planning Values
5/28/2009	5/7/2009	Gov't Island Reserves designation recap
5/28/2009	5/22/2009	Article about Wildlife Crossing - rethinking road design to improve safety & accompanying map
	1/1/2009	map Metro Acquisition Areas - submitted in 7/14/09 email to staff
5/28/2009	5/27/2009	West Forest Park Concept Planning Area w/ maps
		Comments Q6 (Is there area you believe should be excluded from further study as an urban reserve?)
	6/14/2009	summary
		MultCo summary 0509 Public Involvement April 2009
6/18/2009	6/18/2009	Agenda re: continuing rural reserve factors evaluation of rural candidate areas, rural reserves suitability recommendations & East Bethany Urbanization concept
6/18/2009	5/28/2009	CAC 11 Meeting summary
	6/18/2009	Meeting sign in sheet
6/18/2009	6/9/2009	Reserves CAC Meeting Forecast - May/Sept 2009
6/18/2009	06/00/09	Steering Committee Revised Meeting Schedule
6/18/2009	6/10/2009	Staff Rural Reserves Factors Analysis & Rural Reserves Suitability recommendations Areas 1-9
6/18/2009	6/17/2009	Study area maps 1-9
	6/15/2009	e-mail to CAC re: meeting packet and on line resources for upcoming meetings
		Metro Hazard Maps - Flood, landslide, wildfire, composite
		map Regional Trails
		map Metro West Side Trails
		map Metro Bond Acquisition Areas
	10/1/2008	Landscape Features Subset 08 Map
		ODF Forest A, B, C, X, Y, Z
		map ODA Ag Study
		Reference docs, County Rural Area Plans for West Hills, West of Sandy River, East of Sandy River, Sauvie Island Multnomah Channel - posted on line
6/18/2009	5/7/2009	Scappoose staff e-mail re: potential for City of Scappoose to expand into Multnomah County.
	none	map Development Constraints in Scappoose Vicinity
6/18/2009	undated	Audubon Society (Urban Greenspaces Institute) letter re: suitability of natural features for urban & rural reserves 6/12/09
6/18/2009	5/25/2009	Ltr to CAC re: Input for next meeting - mostly related to decisions West Hills Area
6/18/2009	6/8/2008	Favor of Rural Reserve in candidate area northeast of CPO 7 in Multnomah County to protect Rock, Abbey creeks, local food. Poor Transit & connections east
6/18/2009	6/8/2009	Concern about Area 93 becoming part of Rural Reserve
6/18/2009	10/9/2002	Joint resolution w/Multnomah County re: UGB expansion & creation of rural/urban edge (#2577 & 02-135)
6/18/2009	5/22/2009	Duplicate from CAC 11 - Article about Wildlife Crossing - rethinking road design to improve safety & reconnect habitat
	6/18/2009	Farmed 94 acres for 50 yrs, successful farm, favors rural reserve along Springville Rd
6/25/2009	6/25/2009	Agenda re: Complete review of rural reserve factors evaluation of rural candidate areas
	6/17/2009	Staff Rural Factors Analysis - memo, rural factors staff analysis & maps for all areas 1-9
		Study area maps 1-9
		Forest Maps A, B, C & X, Y, Z
		ODA Ag Lands map
		Landscape Features Subset 08 Map
		Metro Hazard Maps - Flood, landslide, wildfire, composite
		Metro Bond Acquisition Areas Map
		Metro Regional Trails & Westside Trails Map
6/25/2009	6/26/2009	Meeting summary CAC 12 6.18.09
		Scanned sign in sheets
6/25/2009	4/13/2009	Draft of UR Development Constraint from SI bridge to PDX, 45 acre strip bet Hwy 30 & Mult Channel
6/25/2009	5/11/2009	email re: New Transportation Corridors Consideration meeting recap & edits
6/25/2009	5/11/2009	email re: Urban Reserves Analysis along Mult. Channel - Hwy 30 and Rail Crossing Issues
6/25/2009	5/12/2009	email re: chain of ODOT emails re: potential Urban Reserve area along Multnomah Channel - Expressway designation

Meeting / Hearing Date	Document Date	Description
6/25/2009	5/14/2009	email to ODOT rail division re: Multnomah Channel Rail Crossing request for summary
6/25/2009	6/10/2009	Staff Rural Factors Analysis
6/25/2009	6/10/2009	Mult Channel Rail Crossing - re 45 acre strip bet SI Bridge & PDX, next 40-50 yr rail use
6/25/2009	6/17/2009	14 letters to RSC & Council urging CAC to keep areas north of Hwy 26 rural reserves
6/25/2009	8/12/2008	Forest Park Conservancy wants RR east of Cornelius Pass Rd and north of US 26
6/25/2009	6/18/2009	Joint letter from Forest Park Conservancy & FPNA re all areas east of Cornelius Pass & around Forest Park sb Rural Reserve
	6/22/2009	Question re staff interpretation of factor 3d, response from R. Benner, e-mail
6/25/2009	6/22/2009	Area 5 NW Hills North comments
6/25/2009	6/22/2009	Area 6 NW Hills South forest/landscape factors comments
6/25/2009	6/22/2009	Area 7 Power line/Germantown Rd South farm/forest/landscape factors comments
6/25/2009	6/24/2009	Comments re: staff ratings on remaining areas from CAC 12 meeting
	6/11/1996	map from Ancient Forest Preserve Master Plan, conservation easements near Forest Park
6/25/2009	6/20/2009	Comments re: land value and his 6/22/09 email comments on Factors 2A & 3A
6/25/2009	6/23/2009	Summary of testimony from 6-18 CAC meeting re: minimizing Urban Reserve designations
	6/13/2009	RSC group email request all study areas north of Hwy 26 as rural reserve
	6/14/2009	RSC group email request all study areas north of Hwy 26 as rural reserve
	6/14/2009	RSC group email request all study areas north of Hwy 26 as rural reserve
6/25/2009	6/11/2009	email to Metro opposing rural recommendation for CPO 7 area
		Live on Springville Rd, Lane & Cherrio Ln, favor RR, support FPNA (8/12/08 letter), habitat, small farms, over capacity rural roads expensive to upgrade are not viable links to PDX, recreation eg. Bikes, hikes, birds. 26 signatures
	6/18/2009	Letter family farm on 94 acres is profitable, ag land along Springville Rd. sb RR
	6/18/2009	WMSWCD recognition of G. Malinowski for NRCS conservation plan, participation.
6/25/2009	6/23/2009	Comments on rural reserve factors for sub areas 6 & 7
6/25/2009	6/24/2009	email re: division of most recent urban study for Areas 6 & 7
6/25/2009	6/26/2009	Letter & property map. Family owned 65 acres, EFU but not good for farm, slope, creek, soil, no water right, busy Germantown Rd. Near N. Bethany.
6/25/2009	6/23/2009	Comments on factors for designation of lands as urban reserves
6/25/2009	6/25/2009	Remarks on important elements of the ag study for area 7, small farms, capability, suitability
6/25/2009	6/25/2009	She is trained biologist/ecologist, small timer land producer close to Forest Park. Cites biodiversity & ability for private resource managers to maintain this near Forest Park - keep Area 7 RR to allow this.
6/25/2009	6/25/2009	Parcel size analysis - 50% are 40+ acres in farm/forest mgmt, smaller parcels committed to RR, not suitable for urban per CA decision re services
6/25/2009	6/25/2009	Family owns 115 acres at county line adj to power lines, support E. Bethany plan. Has prof. timber/farm background - landowners need return on investment. Supports VanderZanden approach.
6/25/2009	6/25/2010	Article "Effect of Urban Proximity on Ag Land Values" P. Guiling et.al.
	6/25/2010	CAC emails from K. Lacher, J. Thayer, C. Chesarek re: small farms, reserves factors.
7/16/2009	7/16/2009	Agenda re: completing urban reserve factors evaluation for candidate areas in the West Hills, West of Sandy River & Multnomah Channel
7/16/2009	7/16/2009	Meeting summary of CAC 13 6/25/09 meeting
	7/16/2009	Meeting 14 sign in sheets
	7/13/2009	Area 9 Multnomah Channel Urban Factors eval-ODOT consult memo w/attachments - Internet post
7/16/2009	7/16/2009	Urban Reserves Factors Analysis 7.16.09
7/16/2009	7/13/2009	Urban Factors Analysis memo rev. 07.16.09
		maps for Areas 2, 3, 4, 5, 7 - Internet post
7/16/2009	7/9/2009	map Buildable Lands Map A East Side Analysis - Metro
	7/9/2009	map Buildable Lands Map H West Side Analysis - Metro
	7/14/2009	map Reserves_base2040_workshop1_A East - design types for east side Metro
	7/14/2009	map Reserves_base2040_workshop1_H west
	7/14/2009	map Westside Elevation Map - Metro
	6/18/2009	Clackamas_Multnomah Urban Factors Eval draft 6.18.09 - tech team evaluation table w/rankings against urban factors
		Reserves Design Workshop - General Design Concepts used in the regional UR assessment
7/16/2009	6/25/2009	CAC 13 Meeting DOT results
	4/13/2009	Development constraints south of Sauvie Island Bridge memo
7/16/2009	7/13/2009	Area 9 Multnomah Channel Urban Factors eval-ODOT consult
	6/1/2009	Multnomah Channel Rail Crossing C Kettenring email
	5/11/2009	New transportation corridors considerations meeting recap L.Rahman email
	5/12/2009	UR Analysis Mult Channel Rail Crossing issues email Lrahman

Meeting / Hearing Date	Document Date	Description
	4/15/2009	UR Analysis Multnomah Channel Hwy 30 & Rail Crossing Issues email Rmelbo
7/16/2009	7/16/2009	Draft Urban Reserves Map of Areas 2, 3 & 4
7/16/2009	7/16/2009	Draft Urban Reserves Map of Area 6
7/16/2009	7/16/2009	Draft Urban Reserves Map of Area 7
7/16/2009	9/7/2009	Rural Reserve 2a/3a factors letter
7/16/2009	9/13/2009	In support of Forest Park Neighborhood Assoc (FNPA) & Forest Park Conservancy rural reserve recommendation
7/16/2009	7/7/2009	e-mail from Jim Thayer to Chuck Beasley re: Carol Chesarek's correspondence to neighbors in NW Multnomah County advocating Rural Reserves
7/16/2009	7/14/2009	e-mail to Chuck Beasley requesting Carol Chesarek recuse herself from Area 7 discussions or decisions.
7/16/2009	7/9/2009	e-mail to Chuck Beasley re: CAC communications protocol
7/16/2009	7/16/2009	Ltr to Chuck Beasley re: Committee Actions vs. future planning processes & Water Quality
7/16/2009	7/9/2009	e-mail requesting information about decision making process re: reserves designations & in support of rural reserves for her area
7/16/2009	7/16/2009	quote from Nature Conservancy, Summer 2003
7/16/2009	6/23/2009	RSC group e-mail - recap of public comments at June 18 mtg re: development patterns, climate changes, energy costs, etc.
7/16/2009	6/15/2009	RSC group e-mail - request all study areas north of Hwy 26 as rural reserves
7/16/2009	6/15/2009	RSC group e-mail - request all study areas north of Hwy 26 as rural reserves
7/16/2009	6/15/2009	RSC group e-mail - request all study areas north of Hwy 26 as rural reserves
7/16/2009	6/17/2009	RSC group e-mail - request all study areas north of Hwy 26 as rural reserves
7/16/2009	6/19/2009	RSC group e-mail - request all study areas north of Hwy 26 as rural reserves
7/16/2009	6/19/2009	RSC group e-mail - request all study areas north of Hwy 26 as rural reserves
7/16/2009	6/21/2009	RSC group e-mail - request all study areas north of Hwy 26 as rural reserves
7/16/2009	6/22/2009	RSC group e-mail - request all study areas north of Hwy 26 as rural reserves
7/16/2009	6/22/2009	RSC group e-mail - request all study areas north of Hwy 26 as rural reserves
7/16/2009	6/22/2009	RSC group e-mail - request all study areas north of Hwy 26 as rural reserves
7/16/2009	6/22/2009	RSC group e-mail - request all study areas north of Hwy 26 as rural reserves
7/16/2009	6/24/2009	Population increase & quality of life issues
7/16/2009	6/24/2009	RSC group e-mail - request all study areas north of Hwy 26 as rural reserves
7/16/2009	6/24/2009	RSC group e-mail - request all study areas north of Hwy 26 as rural reserves
7/16/2009	6/26/2009	RSC group e-mail - request all study areas north of Hwy 26 as rural reserves
7/16/2009	6/28/2009	RSC group e-mail - request all study areas north of Hwy 26 as rural reserves
7/16/2009	7/13/2009	e-mail urging CAC to not leave any areas undesignated
7/16/2009	7/2/2009	RSC group e-mail - request all study areas north of Hwy 26 as rural reserves
7/16/2009	7/4/2009	RSC group e-mail - request all study areas north of Hwy 26 and Forest Park area as rural reserves
7/16/2009	7/5/2009	RSC group e-mail - request all study areas north of Hwy 26 and Forest Park area as rural reserves
7/16/2009	7/5/2009	RSC group e-mail - request all study areas north of Hwy 26 and Forest Park area as rural reserves
7/16/2009	7/5/2009	RSC group e-mail describing a little farm called La Finquita del Buho that may be affected by Urban Reserves designation - also requests all study areas north of Hwy 26 as rural reserves.
7/16/2009	7/6/2009	RSC group e-mail - request all study areas north of Hwy 26 as rural reserves
7/16/2009	7/7/2009	RSC group e-mail - request all study areas north of Hwy 26 as rural reserves
7/16/2009	7/7/2009	RSC group e-mail - request all study areas north of Hwy 26 as rural reserves
7/16/2009	6/29/2009	RSC group e-mail - request all study areas north of Hwy 26 as rural reserves
7/16/2009	6/29/2009	RSC group e-mail - request all study areas north of Hwy 26 as rural reserves
7/16/2009	6/30/2009	RSC group e-mail - request all study areas north of Hwy 26 as rural reserves
7/16/2009	6/30/2009	RSC group e-mail - request all study areas north of Hwy 26 as rural reserves
7/23/2009	7/23/2009	CAC Meeting Agenda - at David Evans & Assoc
7/23/2009	7/16/2009	Draft summary of 7/16/09 CAC meeting (#14)
7/23/2009	7/16/2009	June 25 CAC meeting outcomes & key information
	7/23/2009	CAC Responses to Area 7.1 - list of CAC responses to questions emailed after 7/23/09 meeting
	7/23/2009	Urban and Rural Suitability Recommendations & Alternatives - table draft
7/23/2009	7/7/2009	ODFW Prioritization of Metro Natural Landscape Features and email ODFW Habitat Rankings
7/23/2009	7/21/2009	e-mail re Abbey Creek "swale"
7/23/2009	7/20/2009	Letter & maps requesting Urban Reserve candidate designation
7/23/2009	7/16/2009	"Fun facts about Urban Infrastructure"
7/23/2009	6/11/2009	e-mail request to Chuck asking for Metro to provide guidance & response from John Williams, Metro
7/23/2009	7/23/2009	e-mail requesting succinct written summary about implications of each designation as they relate to Sauvie Island & surrounding areas
7/23/2009	5/5/2009	Letter w/comments about urban rural reserves & suitable farming areas
7/23/2009	7/23/2009	e-mail to Chuck re: natural features protections
7/23/2009	7/23/2009	Testimony advocating Rural Reserves status for Area 7
7/23/2009	7/22/2009	Letter favoring Urban Reserve designation for subject areas

Meeting / Hearing Date	Document Date	Description
7/23/2009	7/22/2009	e-mail to Jim Johnson, of ODA requesting clarification on Springville Rd area conflict
7/23/2009	7/22/2009	e-mail to Chuck re: Input for CAC Meeting July 23, 2009
7/23/2009	7/22/2009	e-mail to Chuck requesting Rural Reserve designation for areas north of Hwy 26
7/23/2009	7/22/2009	e-mails to Chuck & Kathy requesting maps & notes be sent to CAC members prior to July 23 meeting
	7/22/2009	3 maps incl zoning & N. Bethany natural features overview
7/23/2009	7/16/2009	RSC group e-mail - request all study areas north of Hwy 26 as rural reserves
7/23/2009	7/13/2009	e-mail to Multnomah County Chair requesting Rural Reserve protection for this area
7/23/2009	7/8/2009	e-mail supporting Rural Reserve designation NW of Portland surrounding Forest Park & area past Cornelius Pass Road to WA County line
7/23/2009	7/3/2009	e-mail supporting Rural Reserve designation NW of Portland surrounding Forest Park & area past Cornelius Pass Road to WA County line
7/23/2009	7/1/2009	e-mail supporting Rural Reserve designation NW of Portland surrounding Forest Park & area past Cornelius Pass Road to WA County line
7/23/2009	7/1/2009	e-mail supporting Rural Reserve designation NW of Portland surrounding Forest Park & area past Cornelius Pass Road to WA County line
	7/14/2009	Letter re: Carol Chesarek advocacy of Rural Reserve indicates she is not impartial nor following CAC rules
	7/16/2010	e-mail supporting Rural Reserve designation north of US 26, Forest Park & Helvetia
	7/13/2009	This area needs certainty of being designated either urban or rural - do not leave undesignated
	7/8/2009	Rural Reserve around Forest Park & Cornelius Pass Rd. Wildlife corridor, raptors, headwater streams close to Portland
	7/21/2009	Discussion of urban factors in West of Sandy area
7/30/2009	7/30/2009	Agenda & meeting packet w/maps re: review & complete urban & rural reserve suitability recommendations
		Meeting 16 sign in sheets
		Meeting 15 summary - includes Meeting Outcomes and Key Information from June 25 CAC meeting
		CAC Meeting 15 voting - overall recommendations and voting results from 7/23/09 CAC meeting
	7/30/2009	Meeting 16 summary
	7/23/2009	Urban & Rural Suitability Recommendations and Alternatives - table draft
7/30/2009	7/23/2009	Draft Summary of CAC meeting #15 (7/23/09) w/Rural & Urban Suitability recommendations & alternatives
	7/30/2009	Final Report Summary CAC - document incl summary section of the full report - carried to mtg, emailed to CAC 7/30/09 10:35pm
		Sauvie Island aerial photograph
	7/29/2009	map Natural Landscape Features - NFLI 4 - new map
		Area 4 & 5 potential rural reserve lines - marked up map
		map Buildable Lands map - H
7/30/2009	7/28/2009	Property does not fit the low (urban) factor ranking for area 6.1. Includes Bethany Development Plan Map
7/30/2009	7/28/2009	e-mail to CAC re: how quickly the urban reserve land supply could be brought into the UGB
7/30/2009	7/24/2009	e-mail to CAC re: extending Rural reserves beyond than 3 mile line in Area 5
	7/23/2009	Metro habitat maps in Areas 6, 7
7/30/2009	7/23/2009	Beaverton Schools near East Bethany capacity vs. enrollment data & FAQ's
7/30/2009	7/23/2009	letter from Sauvie Island Conservancy requesting Sauvie Island be given Rural Reserves designation
	7/23/2009	map showing Troutdale Urban Reserve request area
	7/23/2009	Forest Park Conservancy letter advocating long term landscape features protection for areas near Forest Park
	7/20/2009	Request for urban reserve, includes urban factors responses. 0
7/30/2009	7/16/2009	Letter w/maps in support of Urban Reserve designation
	7/15/2009	map of lots - Portland Maps
7/30/2009	7/30/2009	e-mail to Jeanne Lawson objecting to public comment being sacrificed at CAC meeting
	7/29/2009	e-mail requesting information for the CAC re: what areas in Area 4 are most suitable for urban, and where to draw the line in Area 5
7/30/2009	7/29/2009	e-mail re: Rural Reserves boundaries
7/30/2009	7/29/2009	e-mail urging Chair Wheeler, Commissioners Cogen & Kafoury to consider this rural area as a treasure
7/30/2009	7/27/2009	RSC group e-mail - request all study areas north of Hwy 26 as rural reserves
	7/27/2009	RSC group e-mail - request all study areas north of Hwy 26 as rural reserves - habitat, scenic, Forest Park
	7/27/2009	RSC group e-mail - request all study areas north of Hwy 26 as rural reserves - habitat, scenic
	7/27/2009	RSC group e-mail - request all study areas north of Hwy 26 as rural reserves - habitat, scenic

Meeting / Hearing Date	Document Date	Description
8/10/2009	8/3/2009	Staff Report w/ Urban & Rural Reserves recommendations from CAC & County Staff, meeting minutes.
8/10/2009	8/5/2009	PC Reserves Hearing Memo & County Counsel CAC memo dated 7/23/09
8/10/2009	8/10/2009	PC Reserves public comment summary Jan 09 - Aug 09
8/10/2009	8/10/2009	CAC Suitability Assessment Reference Maps
8/10/2009	7/15/2009	RSC group e-mail - request all study areas north of Hwy 26 as rural reserves
8/10/2009	8/6/2009	Letter & maps from Metropolitan Land Group in favor of Urban reserves designation for East Bethany/West Forest Park area
8/10/2009	undated	Handwritten & type written letters w/maps in favor of Urban Reserve
8/10/2009	8/10/2009	Forest Park Neighborhood Association in favor of Rural Reserve status for all land in West Hills outside of UGB.
8/10/2009	8/6/2009	Letter advocating Rural Reserves
8/10/2009	8/10/2009	Memo requesting that area adjacent to southern & eastern city limits be designated Urban Reserve
8/10/2009	8/10/2009	Letter w/attachments urging Urban Reserve designation
8/10/2009	8/8/2009	RSC group e-mail - request all study areas north of Hwy 26 as rural reserves
8/10/2009	8/8/2009	RSC group e-mail - request all study areas north of Hwy 26 as rural reserves
8/10/2009	8/10/2009	CAC member ltr to PC re: perceived flaws in CAC process
8/10/2009	8/9/2009	e-mail requesting Sauvie Island be designated Rural Reserve
8/10/2009	8/9/2009	e-mail requesting Sauvie Island be designated Rural Reserve
8/10/2009	8/9/2009	e-mail from SaveHelvetia.org requesting all study areas north of Hwy 26 as rural reserves
8/10/2009	8/9/2009	RSC group e-mail - request all study areas north of Hwy 26 as rural reserves
8/10/2009	8/6/2009	RSC group e-mail - request all study areas north of Hwy 26 as rural reserves
8/10/2009	8/7/2009	RSC group e-mail - request all study areas north of Hwy 26 as rural reserves
8/10/2009	8/7/2009	RSC group e-mail - request all study areas north of Hwy 26 as rural reserves
8/10/2009	8/6/2009	RSC group e-mail - request all study areas north of Hwy 26 as rural reserves
8/10/2009	8/6/2009	e-mail asking Areas 5, 6 & 7 be designated rural reserves
8/10/2009	7/31/2009	Request SE Carpenter Lane in Gresham stay rural
8/10/2009	7/28/2009	e-mail requesting Abbey Creek area remain rural
8/10/2009	7/27/2009	Designate West Hills as Rural Reserve
8/10/2009	8/10/2009	Letter in favor of Urban Reserves designation for Area 7
8/10/2009	6/18/2009	Ltr to CAC recommending Rural Reserve designation
8/10/2009	9/10/2009	CAC Member ltr to PC recommending Rural Reserves designation to Areas 5, 6 & 7
8/10/2009	8/12/2009	Ltr w/ attachments from Forest Park Conservancy recommending Rural Reserve designation
8/10/2009	undated	Ltr To PC requesting Urban Reserve designation
8/10/2009	8/10/2009	Ltr to PC requesting Rural Reserve designation
8/10/2009	8/10/2009	Ltr to PC requesting Rural Reserve designation
8/10/2009	8/10/2009	Ltrs to PC from Troutdale community Development Director & Mayor requesting Urban Reserve designation
8/10/2009	8/10/2009	Pkt to PC w/input on Urban & Rural reserves designations
8/10/2009	undated	Ltr urging Commissioners to follow CAC recommendations
8/10/2009	8/10/2009	Ltr requesting Rural Reserves designation
8/10/2009	undated	Handwritten & typed ltrs w/maps to PC requesting Urban Reserve designation
8/10/2009	8/6/2009	Ltr to PC requesting Rural Reserve designation
8/10/2009	7/21/2009	Memo to CAC re: Urban Reserves Factors Evaluation
8/10/2009	8/10/2009	Ltr w/attachments recommending Urban Reserves designation
8/10/2009	undated	Letter & maps advocating Urban Reserve designation
8/10/2009	undated	Letter w/signatures advocating Rural Reserve designation
8/10/2009	8/10/2009	Letter urging Commission to keep Area 7 fully intact
8/10/2009	8/10/2009	Letter advocating Urban Reserve designation
8/10/2009	7/24/2009	Comparison chart
8/10/2009	undated	Concept Planning area w/maps
8/10/2009	2/26/2009	East Bethany Transportation Assessment
8/10/2009	8/10/2009	Letter urging Rural Reserve designation
Post PC Hearing 8/10/09	7/13/2009	RSC group e-mail - request all study areas north of Hwy 26 as rural reserves
Post PC Hearing 8/10/09	7/14/2009	RSC group e-mail - request all study areas north of Hwy 26 as rural reserves
Post PC Hearing 8/10/09	7/14/2009	RSC group e-mail - request all study areas north of Hwy 26 as rural reserves
Post PC Hearing 8/10/09	7/21/2009	RSC group e-mail - request all study areas north of Hwy 26 as rural reserves
Post PC Hearing 8/10/09	7/31/2009	RSC group e-mail - request all study areas north of Hwy 26 as rural reserves

Page 13 of 22  
BOCC Index Rev. 6.3.10

Page 14 of 22  
BOCC Index Rev. 6.3.10

Meeting / Hearing Date	Document Date	Description
Post PC Hearing 8/10/09	8/30/2009	RSC group e-mail - request all study areas north of Hwy 26 as rural reserves
Post PC Hearing 8/10/09	8/30/2009	RSC group e-mail - request all study areas north of Hwy 26 as rural reserves
Post PC Hearing 8/10/09	8/31/2009	RSC group e-mail - request all study areas north of Hwy 26 as rural reserves
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Post PC Hearing 8/10/09	8/31/2009	RSC group e-mail - request all study areas north of Hwy 26 as rural reserves
Post PC Hearing 8/10/09	8/31/2009	RSC group e-mail - request all study areas north of Hwy 26 as rural reserves
Post PC Hearing 8/10/09	9/1/2009	RSC group e-mail - request all study areas north of Hwy 26 as rural reserves
Post PC Hearing 8/10/09	9/1/2009	RSC group e-mail - request all study areas north of Hwy 26 as rural reserves
Post PC Hearing 8/10/09	9/1/2009	RSC group e-mail - request all study areas north of Hwy 26 as rural reserves
Post PC Hearing 8/10/09	9/1/2009	RSC group e-mail - request all study areas north of Hwy 26 as rural reserves
4/16/2009	4/16/2009	Urban & Rural Reserves Mult Co Board Briefing PowerPoint presentation
9/10/2009	9/10/2009	Final Report with maps - Recommendations from CAC and Staff
9/10/2009	9/10/2009	Resolution No 09-112
9/10/2009	9/10/2009	In favor of portions of Area 7 being adopted as Urban Reserve
9/10/2009	undated	Request for Urban Reserve designation
9/10/2009	undated	West Forest Park Concept Planning Area
9/10/2009	9/10/2009	Recommends approval of CAC recommendations
9/10/2009	undated	Request rural reserves designation
9/10/2009	9/10/2009	Request 5-acre parcel be brought into urban reserves
9/10/2009	9/10/2009	Request for Urban Reserve designation
9/10/2009	9/9/2009	Urban Reserves-Provision of Public Infrastructure Svcs
9/10/2009	undated	Urging Council to follow CAC recommendations
9/10/2009	9/10/2008	Request rural reserves designation
9/10/2009	8/10/2009	Request rural reserves designation
9/10/2009	9/10/2009	Request rural reserves designation
9/10/2009	9/10/2009	Request rural reserves designation
9/10/2009	9/10/2009	Request rural reserves designation
9/10/2009	9/10/2009	Ltr disagreeing with CAC designation of area
9/10/2009	9/8/2009	Letter reiterating position that entire Johnson Creek Watershed outside the UGB be designated rural reserve, w/map of proposed candidate rural reserve area
9/10/2009	9/4/2009	Letter informing Mult Co that City of Beaverton willing to provide governance & urban services to East Bethany area if it is recommended as an urban reserve where City of Beaverton's corporate limits are contiguous to East Bethany area
9/10/2009	9/10/2009	Comments about Urban and Rural Reserves incl CAC's final reserves recommendations, suitability ratings, key points @ urban & rural reserves, key differences bet staff & CAC recommendations & background information
9/10/2009	9/9/2009	Letter to BOCC dated 9/9/09 w/attachment to Steering Committee/Core 4 dated 9/4/09 urging support to add 775 acres to urban reserves adjoining city limits of Troutdale directly SE of city.
9/10/2009	8/17/2009	Letter urging Urban rather than Reserve designation for their property
9/10/2009	8/18/2009	Letter to BOCC that City of Troutdale urging support to add 775 acres to urban reserves adjoining city limits of Troutdale directly SE of city.
9/10/2009	8/13/2009	Support inclusion of 775 acres of land south and east of City of Troutdale into urban reserves
9/10/2009	9/9/2009	Letter supporting recommendations of CAC to establish rural reserves in these areas.
9/10/2009	9/10/2009	Letter supporting CAC recommendation to make all of rural west Mult Co Rural Reserve
9/10/2009	9/10/2009	Letter & maps supporting suitability for urban reserve of Lower Springville Rd area. Incl stats, objectives, West Forest Park & North Bethany concept plans, water, sewer, transportation corridors maps etc

Meeting / Hearing Date	Document Date	Description
9/10/2009	9/10/2009	Troutdale Urban Reserves presentation seeking support urban reserves designation for land directly SE of city
9/10/2009	9/2/2009	Letter to BOCC agreeing w/CAC recommendation for rural reserves for area, w/background information
9/10/2009	9/2/2009	Letter agreeing with CAC recommendation that areas 6 & 7 be rural reserves; however, feels that should include all of the area, including Springville Rd
9/10/2009	9/4/2009	Would like to see this area designated Urban Reserve to preserve opportunity for job growth over 40-50 years, and leave Govt Island undesignated to preclude possibility of new transportation corridor
9/10/2009	9/10/2009	Urges urban reserve designation for Springville Rd Area
9/10/2009	9/10/2009	APR Reserves Resolution Exec Summary Hearing 9.10.09
9/10/2009	8/26/2009	Final Report & maps 8.26.09
9/10/2009		RES_09_112_Reserves
9/10/2009	9/10/2009	Testimony Sign up sheet
9/10/2009	9/10/2009	APR ReservesHearing 9.10.09
9/10/2009	8/26/2009	Executive Summary Report BOCC 8.26.09
9/10/2009	8/26/2009	Final Report & maps 8.26.09
9/10/2009	9/10/2009	Reserves BCC Resolution re Suitability 9.10.09
9/10/2009	8/3/2009	Reserves Area 1; 2 3 4; 5; 6; 7; 8 9 maps dated 080309
9/10/2009	8/3/2009	CAC Recommendations Reserves Area Map 080309; Reserves Suitability Areas 1,2,3,4 090209 combined & Reserves Suitability Areas 5,6,7,8,9 090209 combined; Staff Recommendations Reserves Area Map 030309
9/10/2009	9/10/2009	CAC Suitability Assessment Reference Maps
9/10/2009	9/10/2009	link to Broadcast of hearing
9/10/2009	9/10/2009	Annotated minutes
10/14/2009		Greenspaces Institute Map
12/10/2009	11/25/2009	APR Form signed
12/10/2009	Undated	Attachment A Reserve Designations Rationale and Maps pdf
12/10/2009	12/10/2009	Attachment B BOCC Reserves Hearing 12.10.09
12/10/2009	12/10/2009	Attachment C BOCC Reserves Hearing 12.10.09
12/10/2009	12/10/2009	Binder Testimony Sign Up Back Up - 162 pgs
12/10/2009	12/3/2009	Core 4 Reserves Status and map 12.03.09
12/10/2009	Undated	Attachment A Reserve Designations Rationale and Maps pdf - <i>also found in above "Final" folder - duplicate document</i>
12/10/2009	12/10/2009	Attachment B BOCC Reserves Hearing 12.10.09 - <i>also found in above "Final" folder - duplicate document</i>
12/10/2009	12/10/2009	Attachment C BOCC Reserves Hearing 12.10.09 - <i>also found in above "Final" folder - duplicate document</i>
12/10/2009		117 pages of testimony submitted - index at beginning of document
12/10/2009	11/24/2009	In support of Urban Reserves
12/10/2009	10/16/2009	Ltr to Core 4 advocating City's position on reserves (previously submitted)
12/10/2009	11/9/2009	Ltr to Core 4 advocating Urban reserves
12/10/2009	11/16/2009	Ltr to Metro Council advocating Urban reserves
12/10/2009	11/16/2009	Letter in support of CAC recommendations that all rural land in West Hills be designated rural reserves
12/10/2009	9/16/2009	Attachment B BOCC page 9 West Suitability
12/10/2009	12/3/2009	Core 4 Reserves Discussion Status - Proposed Areas of Preliminary Agreement-URBAN
12/10/2009	12/10/2009	Link to Broadcast of hearing
12/10/2009	12/10/2009	Annotated minutes
Received or included after 12/10/2009 hearing	Undated	Balch Creek Dist 3 Info
Received or included after 12/10/2009 hearing	10/26/2009	Letter to Chair Wheeler re: City of Beaverton's position on potential Urban Reserves
Received or included after 12/10/2009 hearing	10/21/2009	Letter to Core 4 from City of Gresham
Received or included after 12/10/2009 hearing	9/9/2009	Ltr to Ted Wheeler & Reserves Steering Committee submitting comments
Received or included after 12/10/2009 hearing	10.13.09	email to Metro Reserves Steering Committee advocating Rural Reserve designation

Meeting / Hearing Date	Document Date	Description
Received or included after 12/10/2009 hearing	10.23.09	Hand delivered ltr from Caroline MacLaren, attorney at law representing "The Haugens"
Received or included after 12/10/2009 hearing	9/8/2009	Ltr to Core 4 re: urban & rural reserve draft recommendation for East Mult County requesting urban reserve for 5 acre parcel.
Received or included after 12/10/2009 hearing	9/10/2009	email requesting that views of volcanoes be protected
Received or included after 12/10/2009 hearing	11/2/2009	email requesting Urban Reserve designation
Received or included after 12/10/2009 hearing	9/9/2009	In support of Urban Reserves
Received or included after 12/10/2009 hearing	10/23/2009	Hand delivered ltr from Caroline MacLaren, attorney at law, representing "Meisel Rock Products" aka Town Quarry advocating adjustment of UR-L boundary
11/6/2009	11/4/2009	Letter to Metro Council and Mult. Co. BOCC and exhibits, City of Beaverton ltr, NW PDX neighborhood assn ltrs, etc. 39 pgs
1/11/2010	undated	Area 1 Open House pamphlet (region's Eastern edge from Troutdale to Sandy)
1/11/2010	undated	Area 9 Open House pamphlet (West Multnomah County)
1/11/2010	1/11/2010	Wants to discuss the loss in property values of small parcel property owners between the cities and the farms.
1/11/2010	1/11/2010	Purpose of reserves, Inconsistent Multnomah Co. Reserves recommendations. Multnomah Co. Reserves CAC recommendations reflected in Ag/Nat Resources group Reserves recommendations.
1/11/2010	1/11/2010	Lists 3 properties in Boring, 30401 SE Hwy 212, 30357 SE Hwy 212, and 30365 SE Hwy 212, and land left of Boring back do not fit the legal description of Rural Reserves. Feels that these properties fit within the Urban Reserve. (Includes Attachments)
1/11/2010	1/11/2010	His property at 26950 NW Meek Rd. in Hillsboro has been designated as UR-C on some of the recent planning maps of our region. He owns 15 acres on the south side of Meek Rd. and is in favor in designating this area as an Urban Reserve.
1/11/2010	1/11/2010	Supports overall recommendations made by CAC for Urban & Rural Reserves. Wants to preserve rural areas in Troutdale and have more restraint for urban reserves in Gresham and bet. Sandy River & NSA.
1/11/2010	1/11/2010	Bring Property into UGB that can be developed with existing infrastructure. No repeat of Damascus type annexation. No ability to develop in a timely manner or economic manner.
1/11/2010	1/11/2010	Supports the Agriculture & Natural Resource Coalition Map. Encourages us to invest in the Metro Region's existing urban areas through infill & redevelopment, instead of building irreversible new development on some of Oregon's richest soil.
1/11/2010	1/11/2010	URR Metro Council Hearing #1: Testimony #16; Important to allow expansion in areas next to current UGB edges so as not to promote sprawl.
1/11/2010	1/11/2010	URR Metro Council Hearing #1: Testimony #17; In support of allowing property north of Canby to remain undesignated.
1/11/2010	1/11/2010	URR Metro Council Hearing #1: Testimony #18 and 19; Please save prime farmland.
1/11/2010	1/11/2010	URR Metro Council Hearing #1: Testimony #20 and 21; Wants to live on a farm when they are done traveling and then wants to pass it on to their children.
1/11/2010	1/11/2010	Adopt small or zero urban reserves. There hasn't apparently been sufficient demonstrable evidence of need for urban reserves in East County. High value farmland and natural resources are not worth the sacrifice.
1/11/2010	1/11/2010	Concerned about county's decision to create urban reserves-not showing dedication to livable cities in Gresham & Troutdale. Commitment to climate change legislation when putting efforts into sprawl cost to develop on edges vs. within urban areas.
1/14/2010	1/14/2010	Supports map prepared by Natural Resource coalition. Adequate rural reserves are crucial to future of farming in Metro region.
1/14/2010	1/14/2010	Coalition for a Prosperous Region, urges Core 4 and Metro Council to designate the 34,340 gross acres initially proposed for urban reserves by WA County, including 20,000-25,000 gross acres in urban reserves & remainder in undesignated.
1/14/2010	1/14/2010	Portland is unique NW city in terms of urban/rural planning.
1/14/2010	1/14/2010	Feels Tualatin Riverkeepers came up with better plan than Core 4 or Counties that has urban reserve acreage consistent w/population, employment.
1/14/2010	1/14/2010	Letter discussing important differences in Core 4, Bragdon/Hosticka and other maps in Mult. Co.
1/14/2010	1/14/2010	In support of rural reserves for East Bethany

Meeting / Hearing Date	Document Date	Description
1/14/2010	1/14/2010	Comments urging Council to accept Agriculture & Natural Resources Coalition proposed reserve areas.
1/14/2010	1/14/2010	Supports retaining rural nature of these areas.
1/14/2010	1/14/2010	Presented ltr from Chris Schreiner of Oregon Tilth, Inc in support of the Agriculture & Natural Resources Coalition Map
1/14/2010	1/14/2010	Urges urban reserve designation for Area 1.
1/14/2010	1/14/2010	Supports urban reserves designation for Greater Bethany
1/14/2010	1/14/2010	Malinowski Farms requests rural reserve designation
1/14/2010	1/14/2010	Concern for this area, would like development
1/14/2010	1/14/2010	Favors rural reserves in NW sector north of Hwy 26
1/14/2010	1/14/2010	Urges rejection of leaving areas adjacent to UGB undesignated
1/14/2010	1/14/2010	Submitted packet in support of all of Area 9 be rural reserves
1/14/2010	1/14/2010	Please keep as rural reserve
1/14/2010	1/14/2010	Community Supported Agriculture farmer who urges preservation of foundation agricultural land
1/14/2010	1/14/2010	Supports Ag & Natural Resource Coalition map; has concerns about Troutdale .
1/14/2010	1/14/2010	Urges Rural Reserve designation for all of Area 9
1/14/2010	1/14/2010	Urges Rural Reserve designation for all of Area 9
1/14/2010	1/14/2010	Urges Rural Reserve designation for Area 9B
1/14/2010	1/14/2010	Wants clarification of Urban & Rural Reserves in Portland Metro area administrative rule 660-027.
1/14/2010	1/14/2010	Urges Rural Reserve designation for Area 9
1/14/2010	1/14/2010	In support of the Agriculture & Natural Resources Coalition
1/14/2010	1/14/2010	Urges farm reserves in Area 9
1/14/2010	1/14/2010	Minimize urban and maximize rural reserves
1/14/2010	1/14/2010	Urges placing area north of Hwy 26 in rural reserves
1/14/2010	1/14/2010	Feels 50 years is too long a time to restrain land use change.
1/14/2010	1/14/2010	Urges urban reserves designation for UR-1 to balance regional process.
1/14/2010	1/14/2010	Urges rural reserves designation
1/20/2010	1/20/2010	Reserves: Area 9 B (Multnomah County) Inclusion in Urban Reserve letter
1/20/2010	1/20/2010	Letter urging a credible supply of Urban Reserves for 40-50 year timeline.
1/20/2010	1/20/2010	Letter re: urban density & gross domestic productivity
1/20/2010	1/20/2010	Letter asking for Urban designation
1/20/2010	1/20/2010	Urges expansion of Urban Reserves
1/20/2010	1/20/2010	Letter in support of not leaving any areas undesignated, and endorses Metro COO, Mult. Co. CAC recommendations
1/20/2010	1/20/2010	In support of revised Core 4 map; represents appropriate balance of values.
1/20/2010	1/20/2010	Letter urging common sense, balance & compromise in Urban & Rural Reserves choices
1/20/2010	1/20/2010	Urges rural designation
1/20/2010	1/20/2010	Urges Rural Reserves designation
1/20/2010	1/20/2010	Encourages Core 4 to ask Metro GIS specialists to continue analysis for urban reserves selection process, or develop methodology that explicitly and clearly outlines how high value environmental resources will be protected.
1/20/2010	1/20/2010	Letter & maps urging Area 9D be considered Urban Reserve or undesignated.
1/21/2010	1/21/2010	Supports Agriculture & Natural Resources Coalition map
1/21/2010	1/21/2010	Letter encouraging support of Agriculture & Natural Resources Coalition's proposed reserves area map
1/21/2010	1/21/2010	Letter supporting rural designation for Multnomah Channel moorages and marinas
1/21/2010	1/21/2010	Advocating jobs, and opportunities for future growth
1/21/2010	1/21/2010	advocates Area 9b, Area 53 & adjacent rural area for Urban
1/21/2010	1/21/2010	Letter stressing that no farmland or natural resources should be in Urban Reserves.
1/21/2010	1/19/2010	Research & Source documentation in support of recommendations of the Coalition for a Prosperous Region (CPR)
1/21/2010	1/21/2010	CPR's Summary of Technical & Legal Concerns related to Metro's Reserve Process
	2/10/2010	Advocates Rural Reserves
	2/2/2010	Advocates Rural Reserves
	2/3/2010	Advocates Rural Reserves
	2/10/2010	Advocates Rural Reserves
	2/17/2010	Advocates Rural Reserves
	2/2/2010	Supports Ag & Natural Resources Coalition reserves map
	2/10/2010	Advocates Rural Reserves
	2/9/2010	Advocates Rural Reserves
	2/2/2010	Advocates Rural Reserves
	2/4/2010	Advocates Rural Reserves
	2/3/2010	Advocates Rural Reserves
	2/9/2010	Advocates Rural Reserves

Meeting / Hearing Date	Document Date	Description
	2/17/2010	Advocates Rural Reserves
	2/6/2010	Advocates Rural Reserves
	2/10/2010	Advocates Rural Reserves
		Urban & Rural Reserves Meeting Sign In List Gresham open house only
		Urban & Rural Reserves Meeting Sign In List Oregon City, Gresham, Wilsonville
		Area 1 Survey Summary_01262010
		Area 9 Survey Summary_01262010
		Regionwide Survey Summary_01262010
2/25/2010	2/25/2010	APR, IGA Exhibit A Adopted 2 25 10
2/25/2010		Reserves IGA Clackamas/Multnomah/principles/principles Mult Co/Washington/principles Wash
2/25/2010	2/23/2010	Letter from City of Portland Mayor & Commissioners to Wheeler & Cogen reiterating recent recommendations on reserves by MPAC at Jan 27, Feb 1 & Feb 10 meetings. Urge Area 9 remain undesignated rather than rural reserve as MPAC recommends.
2/25/2010	2/24/2010	Letter representing Audubon Society & Coalition for Livable Future w/comments relating to desired outcomes of IGA
2/25/2010	1/14/2010	Letter to County Commissioners urging urban reserves
2/25/2010	12/10/2009	Letter to BOCC re: difference of opinion on reserves designation recommendations for East Bethany & Bonny Slope
2/25/2010	1/11/2010	Letter to Metro Councilors re: Specific Reserve Designations for South NW Hills area in Mult Co/Power line/Germantown Rd/Lower Springville Rd
2/25/2010	1/20/2010	email from Jim Emerson forwarding letter dated 1/11/10 from Mayor Sam Adams & Commissioner Fritz (above)
2/25/2010	2/22/2010	Letter to Chair Wheeler to be entered as testimony, strongly urging rural reserves designation
2/25/2010	10/16/2009	Letter to Core 4 from City of Portland
2/25/2010	2/17/2010	Letter to Core 4 from WA County re: ability of WA County to provide services to areas west of Mult Co/WA Co line
	2.26.10	Mult Co BOCC Map Change mark up 2.26.10
2/25/2010	2/25/2010	link to Broadcast of hearing
2/25/2010	2/25/2010	Annotated minutes
		Reserves Core 4 Meeting Annotated Agenda/Oct 22 & 26 meeting minutes/Intergovernmental agreements/proposed prelim areas of agreement & further discussion
11/13/2009	11/13/2009	Revised Core 4 meeting schedule
11/13/2009	11/9/2009	Reserves Core 4 Meeting Annotated Agenda/Nov 9 & 13 meeting minutes/Intergovernmental agreements/refined proposed prelim areas of agreement & further discussion
12/4/2009	12/4/2009	Core4_RegionalReserves_021610
	2/18/2010	Core4_RegionalReserves_021610_small
	2/18/2010	Public comment report Phase 4-January 2010
	2/24/2010	Reserves_022410_mult
	2/24/2010	Reserves_022410_mult2
		Reserves Area 1 0617
		Reserves Area 2,3,4 0617
		Reserves Area 5 0617
		Reserves Area 6 0617
		Reserves Area 7 0617
		Reserves Areas 8,9 0617
		Mult Co Reserves Recommendation Development timeline meeting forecast
	6/10/2009	Staff Rural Factors Analysis & draft Rural Reserves Suitability Recommendations memo
	6/10/2009	Staff Rural Factors mmo 6.19.09
	3/16/2009	Urban & Rural Combined Candidate Areas Map 3.16.09
	3/16/2009	Reserves Steering Committee Meeting #12 Annotated Agenda, Rural & Urban Reserve Candidate Areas, Steering Committee feedback on prelim tech analysis of infrastructure suitability
	9/16/2009	Reserves Area Maps combined 091609
	9/15/2009	Reserves Suitability Areas 1 2 3 4 091509 combined
	9/15/2009	Reserves Suitability Areas 5 6 7 8 9 091509 combined
	9/16/2009	Memo to Steering Committee re: Mult Co Suitability Assessments for Urban & Rural Reserve
	9/16/2009	Suitability assessments table_rural
	9/16/2009	Suitability assessments table_urban
	9/15/2009	Factors Analysis Report w/maps
	10/14/2009	Full committee meeting records re: state agency comments on urban & rural reserves Packet & Packet Part2
	10/15/2009	Letter from City of Forest Grove re: Strategies for a Sustainable & Prosperous Region - Urban Reserve Recommendations
	10/14/2009	Letter from NAIOP/Oregon Chapter outlining Reserves Business Coalition's contributions to Urban & Rural Reserves process

Meeting / Hearing Date	Document Date	Description
	10/13/2009	Letter to Michael Jordan re HBAMP's observations & concerns re: Metro's "Making the Greatest Place" report & accompanying recommendations
	10/19/2009	email to Robert Liberty clarifying support of rural reserve designation for Stafford
	10/21/2009	Letter to Core 4 showing support for urban reserve designation for East Bethany & Lower Springville Rd
	2/9/2009	Memo to Core 4, Steering Committee, County Coordination Committees re: Preliminary Analysis of Providing Urban Level Sanitary Sewer Service w/in Reserves Study Area
	2/11/2009	Memo to Core 4, Steering Committee re: Preliminary Analysis of Providing Urban Level Transportation Service w/in Reserves Study Area
	2/9/2009	Memo to Core 4, Steering Committee re: Preliminary Analysis of Providing Urban Level Water Service w/in Reserves Study Area
3/1/2010		Comprehensive Framework Plan Vol2: Policies 4/98
3/1/2010	2/10/2010	Metro Reserves Plan Amendments draft 2.10.10
3/1/2010		OAR Division 27 adopted 1.24.08
3/1/2010		PC-08-010 Work Session staff report1
3/1/2010		staff report supplement 3/1/10 re: Urban and Rural Reserve Plan Amendments
	2/25/2010	Exhibit B Agreement between Metro & Mult Co re: principles for concept planning of urban reserves
		Reserves IGA Multnomah1
4/5/2010	3/26/2010	PC 08-010 Hearing Staff Report 3.26.10
4/5/2010	4/1/2010	Reserves Recommendation Areas Orient RC 040110
4/5/2010	3/29/2010	Plan and Zone Map Exhibit 1 PC 08-010 3.29.10
4/5/2010	3/26/2010	Reasons for Designating Reserves 3.26.10 - Exhibit 2
4/5/2010	9/16/2009	Exhibit3 - incl CAC Rural & Urban Suitability Summary Tables 9.16.09 & maps of Reserves Suitability Areas 1,2,3,4 and 6,5,7,8,9
4/5/2010		Exhibit4 - IGA bet Metro & Mult Co to Adopt Urban & Rural Reserves
4/5/2010		OAR Division 27 Reserves Rule
4/5/2010		exhibits4and5
4/5/2010	4/5/2010	Letter, maps & CD submitted w/suggested changes in wording & definitions of proposed Framework Plan policy for clarity
4/5/2010	4/5/2010	Letter endorsing Urban & Rural Reserves map and associated agreements
4/5/2010	3/26/2010	Orient Rural Center
4/5/2010	4/5/2010	Letter in opposition to endorsing IGAs with Section A Paragraph 8 and Section B Paragraph 6, etc
		Area maps/TC Aerials/Work maps/A Farm, Forest; B_C Farm, Forest; Buildable land maps; East Co zoning; GI zoning; NaturalsFeaturesSUBSET maps; NW Hills Zoning SEC north & south; Sandy Exception Zone; W_X_Y Farm & Forest; West Hills Exception Zone
	6/12/2009	Memo to Steering Committee re: Suitability of Natural Features for Urban & Rural Reserve
	6/8/2009	State Factors Evaluation draft ver Mult Co - tech team urban factors analysis of Multnomah and Clackamas County.
	7/8/2009	email to Chuck w/attachment - Rural Reserves discussion items for 070609 - reference materials 11 pgs. Mult Co, Metro & state sources about Natural Features
	7/10/2009	email to CAC members citing the law and rules to help clarify rural reserve & natural landscape features
	12/10/2009	Letter to BOCC reiterating City of Portland's position re: Reserve Designations
		Design workshop scope
		map of East of Sandy River New SEC-s
	11/24/2009	Letter to Metro Council, Core 4, Mult & WA BOCC summarizing reasons why East Bethany should be designated Urban Reserve
	7/17/2009	email response to Chuck's inquiry @ staff's overall recommendation for Area 7.1 - recommends high mark for lower portion of Springville Rd., medium for area above 800 ft level and high for area next to Area 93.
	7/17/2009	email response to Chuck's inquiry @ staff's overall recommendation for Area 7.1 - agrees with overall recommendation by Staff
	7/19/2009	email response to Chuck's inquiry @ staff's overall recommendation for Area 7.1 - believes Area 7.1 is unsuitable for Urban Reserves
	7/20/2009	email response to Chuck's inquiry @ staff's overall recommendation for Area 7.1 - agrees with assertions, with reservations about area east of Area 93 being designated Urban Reserve. Concerned about characterization of challenges affecting urbanization of portions of this area
	7/20/2009	email response to Chuck's inquiry @ staff's overall recommendation for Area 7.1 - agrees with findings
	7/20/2009	email response to Chuck's inquiry @ staff's overall recommendation for Area 7.1 - states pocket along Springville Rd area be considered urban reserve, but not Springville Rd sub area in Area 7.1
	7/22/2009	email response to Chuck's inquiry @ staff's overall recommendation for Area 7.1 - agrees with three recommendations for 7.1

Meeting / Hearing Date	Document Date	Description
	7/19/2009	email response to Chuck's inquiry @ staff's overall recommendation for Area 7.1 - agrees with Carol Chesarek
	7/30/2009	CAC agendas for 16 meetings
5/1/2008	5/1/2008	APR Appointment of CAC and Resolution to Form CAC
3/14/2008	3/14/2008	RSC Post Meeting Packet - contains PI plan
	9/15/2009	Metro UGR - COO overview, table of contents, 3E Urban and Rural Reserves
	9/15/2009	Metro UGR - COO overview, table of contents, 3E Urban and Rural Reserves employment
	4/1/2009	Analysis of farm/forest use of exception lands, 4 Excel data files, 2 tables, parcel map/aerials for 100 parcels in County and WSR areas. Source data for C.Klock exception lands memo to CAC 4/23/09
5/6/2010	5/2/2010	Letter w/maps requesting area south of McDaniel, west of NW Mill Pond & north of Forest Heights be included in UGB
5/6/2010	4/6/2010	Agrees with Rural Reserves designation
5/6/2010	5/6/2010	Letter of appreciation for process & Rural Reserve designation for area
5/6/2010	5/6/2010	Letter recommending adoption of Amended plans & sectional zoning map as published & monitor LCDC process to change rules that apply to RR
5/6/2010	5/6/2010	Letter urging confirmation of RR designation for area
5/6/2010	5/6/2010	In favor of confirmation of rural reserves
5/6/2010	5/6/2010	For Rural Reserves
5/6/2010	5/6/2010	Disagrees with pending rural reserves designation, includes documentation from Environmental Science & Assessment, Cardno WRG, Tualatin Valley Water District, Lancaster Engineering
5/6/2010	3/6/2010	Letter w/maps - In favor of rural reserve designation, requests addition of additional text
5/6/2010	5/6/2010	Agrees with Rural Reserves designation
5/6/2010	5/6/2010	Letter affirming February decisions about Reserves with new information for possible inclusion in draft Findings & attachments (NLF1, Willamette Valley synthesis map, Mult Co functional classification of trafficways, Master Planning Westside Trail Segment 10, Photos, OR White Oak Survey, Northern Red-legged Frog Survey, aerial photos & Helen Kimmelfield email)
5/6/2010	5/6/2010	Offers support and compliments in favor of Rural Reserve designation
5/6/2010	5/6/2010	Same submission as Richard Malinowski, above
5/6/2010	5/6/2010	Letter w/maps - Disagrees with suitability factors, opposes Rural Reserves designation
		<b>Oversized Exhibits List</b>
1/27/2010	1/27/2010	Audio Recording of Metro Policy Advisory Committee (MPAC) meeting on Urban & Rural Reserves & Discussion of Draft IGA's to advise Metro Council and Core 4 on IGA pkg Core 4 will consider 2.8.10, plus public testimony
2/1/2010	2/1/2010	Audio Recording of MPAC meeting to finish discussion of reserve areas: Core 4 urban reserve areas (5A, 6B, 7C, 8A, 8B) & areas Core 4 has not addressed (3A, 5E, 8D, 9A, 9B, 9C, 9F)
2/10/2010	2/10/2010	Audio Recording of MPAC meeting to discuss recommended IGA proposed by Core 4 & provide formal recommendation to Metro Council on proposed IGA

Board of County Commissioners Document Index for Rural and Urban Reserve Candidate Areas		
Meeting / Hearing Date	Document Date	Description
	2008-2010	e-mail regarding Reserves Designation
	2008-2010	e-mail regarding Reserves Designation
	2008-2010	e-mail regarding Reserves Designation
	2008-2010	e-mail regarding Reserves Designation
	2008-2010	e-mail regarding Reserves Designation
	2008-2008	Reserves Steering Committee Packets
	07/09/08	Comparative Infrastructure Costs: Local Case Studies
	08/13/08	Report on activities in Phase 2
	02/06/08	meeting memo
	11/12/08	Planting Prosperity and Harvesting Health
	11/10/08	Timeline for Reserves Committee Recommendation
	NA	Natural Hazards
	02/03/06	Regional Mayors' and Chairs' Forum
	02/21/08	MCC Board Briefing materials
	01/01/07	Identification of Metro Region Agricultural Lands and Assessing their Long-Term Commercial Viability
	01/01/07	Great Communities Executive Summary
	NA	New Look: Summary of the Natural Landscape Features Inventory
	10/01/03	Leadership Summit 2003 Securing land for Traded-Sector Development
	05/05/04	Ord 04-1040 Industrial UGB Expansion
	12/05/05	The Cost of Congestion to the Economy of the Portland Region
	01/01/06	Regional Business Plan 2006
	10/19/07	Urban and Rural Reserves Briefing Outline
	2008-2009	correspondence
	NA	100 Friends of Oregon: Protect our Farms cards
	NA	correspondence
	08/03/09	Urban and Rural Reserves Planning in Washington County: Staff Report Recommendations
	02/04/09	Professional Development Course on Resolving Land Use Disputes
	2008-2009	Core 4 Meeting Materials

**Intergovernmental Agreement  
Between Metro and Multnomah County  
To  
Adopt Urban and Rural Reserves**

This Agreement is entered into by and between Metro and Multnomah County pursuant to ORS 195.141 and 190.003 to 190.110 for the purpose of agreeing on the elements of an ordinance to be adopted by Metro designating Urban Reserves and of an ordinance to be adopted by Multnomah County designating Rural Reserves, all in Multnomah County.

**PREFACE**

This agreement will lead to the designation of Urban Reserves and Rural Reserves. Designation of the Urban and Rural Reserves by this agreement will help accomplish the purpose of the 2007 Oregon Legislature in enacting Senate Bill 1011, now codified in ORS 195.137 to 195.145 ("the statute"):

Facilitate long-term planning for urbanization in the region that best achieves

- Livable communities;
- Viability and vitality of the agricultural and forest industries; and
- Protection of the important natural landscape features that define the region.

**RECITALS**

WHEREAS, Metro and Multnomah, Washington and Clackamas Counties ("the four governments") have declared their mutual interest in long-term planning for the three-county area in which they exercise land use planning authority to achieve the purpose set forth in the statute; and

WHEREAS, the Oregon Legislature enacted the statute in 2007, at the request of the four governments and many other local governments and organizations in the region and state agencies, to establish a new method to accomplish the goals of the four governments through long-term planning; and

WHEREAS, the statute authorizes the four local governments to designate Urban Reserves and Rural Reserves to accomplish the purposes of the statute, which are consistent with the goals of the four governments; and

WHEREAS, the Land Conservation and Development Commission ("LCDC") adopted rules to implement the statute on January 25, 2008, as directed by the statute; and

WHEREAS, the statute and rules require the four governments to work together in their joint effort to designate reserves and to enter into formal agreements among them to designate reserves in a coordinated and concurrent process prior to adoption of ordinances adopting reserves; and

WHEREAS, the statute and the rules set forth certain factors to be considered in the designation of reserves, and elements to be included in ordinances adopting reserves; and

WHEREAS, the four governments have followed the procedures and considered the factors set forth in the statute and the rule; and

WHEREAS, the four governments have completed an extensive and coordinated public involvement effort; and

WHEREAS, the four governments have coordinated their efforts with cities, special districts, school districts and state agencies in the identification of appropriate Urban and Rural Reserves;

NOW, THEREFORE, Metro and Multnomah County agree as follows:

#### **AGREEMENT**

- A. **Metro agrees** to consider the following policies and Urban Reserve designations at a public hearing and to incorporate them in the Regional Framework Plan, or to incorporate them as revised pursuant to subsections 3 and 4 of section C of this agreement:
1. A policy that designates as Urban Reserves those areas shown as proposed Urban Reserves on Exhibit A, attached to this agreement, or on any amendment to Exhibit A pursuant to section C of this agreement.
  2. A policy that determines that the Urban Reserves designated by the Regional Framework Plan pursuant to this agreement are intended to provide capacity for population and employment between 2010 and 2060, a total of 50 years from the date of adoption of the ordinance designating the reserves.
  3. A policy that gives highest priority to Urban Reserves for future addition to the urban growth boundary (UGB).
  4. A map depicting the Urban Reserves adopted by Metro and the Rural Reserves adopted by Multnomah County following this agreement.
  5. A policy that Metro will not add Rural Reserves designated by ordinance following this agreement to the regional UGB for 50 years.
  6. A policy that Metro will not designate Rural Reserves as Urban Reserves for 50 years.
  7. A policy that Metro will require a "concept plan", the required elements of which will be specified in the Urban Growth Management Functional Plan in consultation with the county, for an area of Urban Reserves under consideration for addition to the UGB to be completed prior to the addition. Concept plans shall include elements on finance, provision of infrastructure, natural resource protection, governance, the planning principles set forth in Exhibit B and other subjects critical to the creation of great

communities. Concept plans will provide that areas added to the UGB will be governed and planned by cities prior to urbanization.

8. A policy that Metro will review the designations of Urban and Rural Reserves, in coordination with Clackamas, Multnomah and Washington Counties, 20 years after the adoption of reserves by the local governments pursuant to this agreement, unless the four governments agree to review the reserves sooner.

**B. Multnomah County agrees** to consider the following policies and Rural Reserve designations at a public hearing and to incorporate them in its Comprehensive Plan, or to incorporate them as revised pursuant to subsections 3 and 4 of section C of this agreement:

1. A policy that designates as Rural Reserves the areas shown as proposed Rural Reserves on Exhibit A, attached to this agreement, or on any amendment to Exhibit A pursuant to section C of this agreement.
2. A map depicting the Rural Reserves designated by the Comprehensive Plan and the Urban Reserves adopted by Metro following this agreement.
3. A policy that Multnomah County will not include Rural Reserves designated pursuant to this agreement in the UGB of any city in the county for 50 years from the date of adoption of the ordinance designating the reserves.
4. A policy that Multnomah County will not re-designate Rural Reserves as Urban Reserves in the county for 50 years from the date of adoption of the ordinance designating the reserves.
5. A policy that commits Multnomah County, together with an appropriate city, to participation in development of a concept plan for an area of Urban Reserves under consideration for addition to the UGB.
6. A policy that the county will review the designations of Urban and Rural Reserves, in coordination with Metro and Clackamas and Washington Counties, 20 years after the adoption of reserves by the four governments pursuant to this agreement, unless the four governments agree to review the reserves sooner.

**C. Multnomah County and Metro agree** to follow this process for adoption of the ordinances that will carry out this agreement:

1. Each government will hold at least one public hearing on its draft ordinance prior to its adoption.
2. Metro and the county will hold their final hearings and adopt their ordinances no later than June 8, 2010.
3. If testimony at a hearing persuades Metro or Multnomah County that it should revise its ordinance in a way that would make it inconsistent with this agreement, then it shall

continue the hearing and propose an amendment to the agreement to the other party and to Clackamas and Washington Counties.

4. If Multnomah County or Metro proposes an amendment to the agreement, the party proposing the agreement will convene the four governments to consider the amendment. Any objections or concerns raised by a government that is not party to this IGA shall be considered carefully and the four governments shall take reasonable, good faith steps to reach consensus on the amendment. After this consultation, Multnomah County and Metro may agree to an amendment.
5. Metro and Multnomah County will adopt a common set of findings, conclusions and reasons that explain their designations of Urban Reserves and Rural Reserves as part of their ordinances adopting the reserves. Metro and the county will incorporate maps into their respective plans that show both the Urban and Rural Reserves in Exhibit A to this agreement, with the county showing only the reserves in the county.
6. Metro and Multnomah County will establish, in coordination with Clackamas and Washington Counties, a process for making minor revisions to boundaries between Urban Reserves and undesignated land that can be made at the time of concept planning, and a process for making minor additions to Rural Reserves, with notice to, but without convoking all four reserves partners.
7. Within 45 days after adoption of the last ordinance adopting reserves of the four governments, Multnomah County and Metro will submit their ordinances and supporting documents to LCDC in the manner of periodic review.

D. This agreement terminates on December 31, 2060.

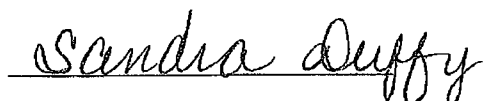
**MULTNOMAH COUNTY**



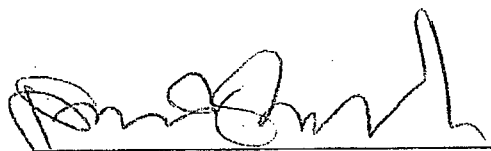
Ted Wheeler  
Chair, Multnomah County  
Board of Commissioners

Dated: \_\_\_\_\_

Reviewed:



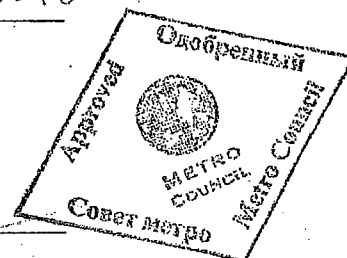
**METRO**



David Bragdon,  
Metro Council President

Dated: 17 March 2010

Approved as to form:

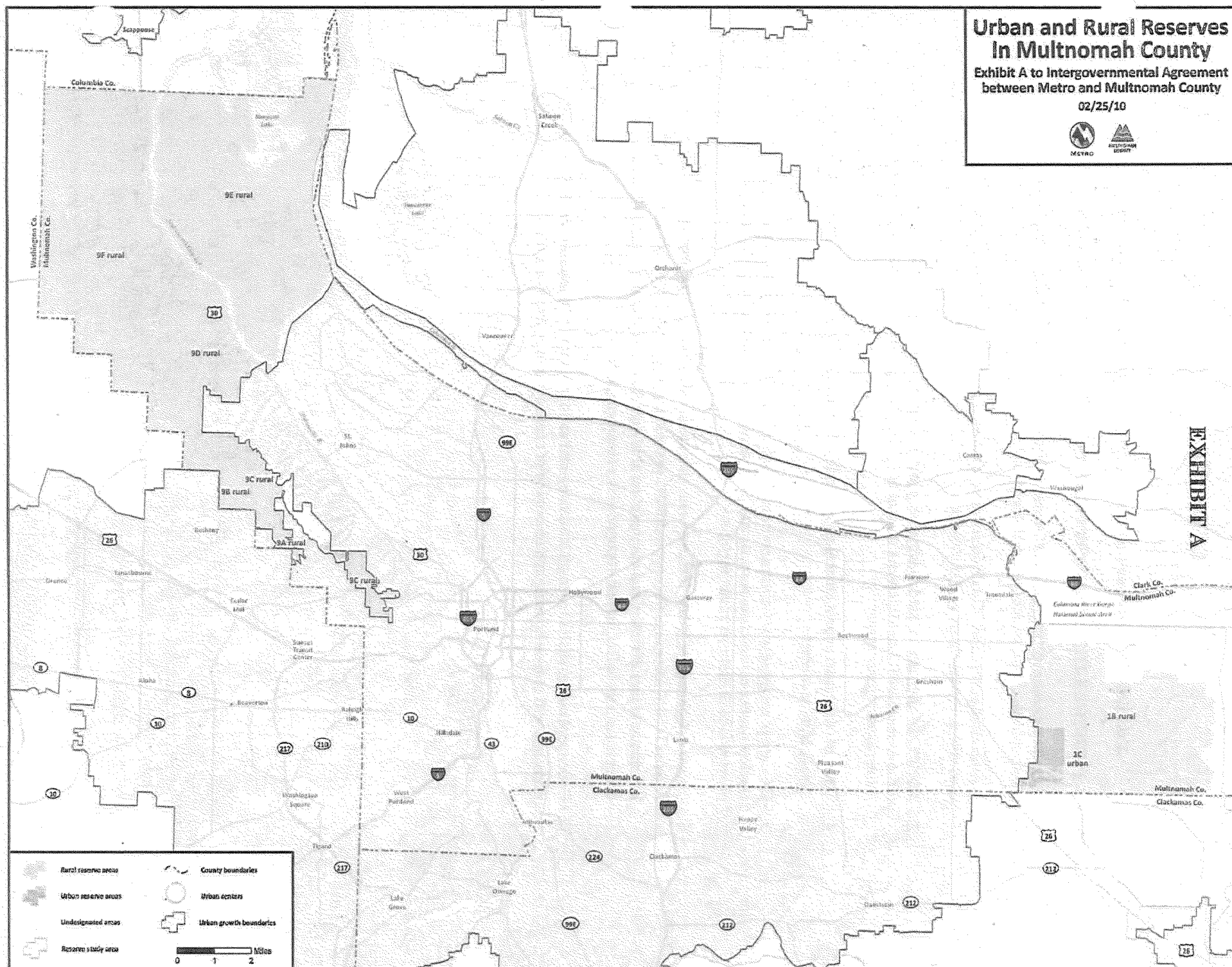


**Exhibit A to Intergovernmental Agreement  
between Metro and Multnomah County**

02/25/10



## EXHIBIT A



## **EXHIBIT B**

### **Exhibit B to Agreement between Metro and Multnomah County**

#### **PRINCIPLES FOR CONCEPT PLANNING OF URBAN RESERVES**

1. Concept planning for specific, enumerated Urban Reserves on the Urban and Rural Reserves map may occur separately and at different times.
2. A concept plan for any Urban Reserve area must be approved by the county, the city or cities who will govern the area, and by Metro.
3. The City of Gresham shall be invited to participate in concept planning of Urban Reserve in the area south of Lusted Road and west of SE 302<sup>nd</sup>, identified as Area 1C (Clackanomah) on the regional reserve map.
4. Concept plans shall provide that any area added to the UGB shall be governed by an existing city, or by a new city.
5. Concept planning for Urban Reserve areas that are suitable for industrial and other employment uses – such as portions of Clackanomah - will recognize the opportunity to provide jobs in this part of the region.
6. Concept planning for Urban Reserve areas that are suitable for a mix of urban uses – such as Area 1C – will recognize the opportunity to provide employment and mixed- use centers with housing at higher densities and employment at higher floor-to-area ratios, and will include designs for a walkable, transit-supportive development pattern.
7. Concept planning shall recognize environmental and topographic constraints and habitat areas and will reduce housing and employment capacity expectations accordingly.

BEFORE THE PLANNING COMMISSION  
for MULTNOMAH COUNTY, OREGON

**RESOLUTION NO. PC-08-010**

In the matter of recommending that the Board of Commissioners amend the Multnomah County Framework Plan and the County Plan and Zoning Map to adopt the Proposed Urban and Rural Reserves Plan for Multnomah County.

**The Planning Commission of Multnomah County Finds:**

- a. The Planning Commission is authorized by Multnomah County Code Chapters 11.05, and 33 through 36, to recommend to the Board of County Commissioners the adoption, revision, or repeal of regulations intended to carry out all or part of a plan adopted by the Board.
- b. Multnomah County agreed to work together with Clackamas and Washington Counties and Metro in a process for designating Urban and Rural Reserves (Reserves). This represents a new approach to growth management in the Portland Metro region by identifying urban reserves where urban growth will be directed over the next 50 years, as well as rural reserves that will be off limits to growth in the same period. This long-term approach involved coordination among Metro and the counties, and coordinated public involvement to reach the consensus provided for in ORS 195.137 through 195.145 and in Oregon Administrative Rule OAR 660-027-0005 through -0080.
- c. Planning for urban and rural land uses over the long-term 50 years is in the interest of Multnomah County (the County) because this work has the potential to provide a balance that best provides for livable communities, viability and vitality of the farm and forest industries, and protection of landscape features that define the region for its residents.
- d. The policies and strategies in proposed Policy 6A incorporate the County requirements agreed to in the intergovernmental agreement (IGA) with Metro dated March 17, 2010. The IGA served as the preliminary decision and a prerequisite to these plan amendments as provided for in the state rules.
- e. The reserves plan was developed according to the Multnomah County Public Involvement plan that incorporated the provisions of the regional Coordinated Public Involvement Plan. These plans resulted in a broad public and stakeholder involvement effort that included a regional Reserves Steering Committee, formation of county committees to assess reserve areas and engage the public, region-wide public outreach events, and use of a number of tools including the internet, mailed notices to property owners, email meeting notifications, news releases and meeting and hearing notices, and neighborhood association meetings.

- f. The Multnomah County Reserves Citizen Advisory Committee (CAC) developed suitability assessments and recommendations in public meetings between May 2008 and July 30, 2009. The CAC produced a thoughtful, well informed assessment that provided guidance to the County in arriving at conclusions about what lands should be designated as urban or rural reserve. The proposed reserves designations have been further informed by the Regional Steering Committee, and by additional public and agency input received through adoption of the IGA by the Board and Metro in February, 2010.
- g. No regulations are being proposed that further restrict the use of property and no mailed notice to individual property owners is required ("Ballot Measure 56 notice").
- h. Notice of the Planning Commission hearing was published in the Oregonian newspaper and on the Land Use Planning Program internet pages. Notification was also provided by electronic mail to individuals and stakeholders who had requested notification of proceedings and information about reserves.

**The Planning Commission of Multnomah County Resolves:**

- 1. The Multnomah County Framework Plan amendment to add proposed Policy 6A and the proposed Rural Reserve designation areas on the Plan and Zoning Map in Exhibit 1, are hereby recommended for adoption by the Board of County Commissioners.

ADOPTED this 5th day of April, 2010.

PLANNING COMMISSION  
FOR MULTNOMAH COUNTY, OREGON

  
John Ingle, Chair

6



# MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST

(revised 12/31/09)

APPROVED: MULTNOMAH COUNTY  
BOARD OF COMMISSIONERS  
AGENDA # R-11 DATE 6/3/2010  
LYNDA GROW, BOARD CLERK

## Board Clerk Use Only

Meeting Date: 6/3/2010  
Agenda Item #: R-11  
Est. Start Time: 10:40 AM

**Agenda Title:** Approval of 2009-2011 Biennial Update to the OCCF 2008-2014 Six-Year Community Plan

*Note: If Ordinance, Resolution, Order or Proclamation, provide exact title. For all other submissions, provide a clearly written title sufficient to describe the action requested.*

<b>Requested Meeting Date:</b>	<u>June 3, 2010</u>	<b>Amount of Time Needed:</b>	<u>30 minutes</u>
<b>Department:</b>	<u>Non-Department</u>	<b>Division:</b>	<u>CCFC</u>
<b>Contact(s):</b>	<u>Joshua Todd, Director</u>		
<b>Phone:</b>	<u>503-988-6981</u>	<b>Ext.:</b>	<u>X86981</u>
<b>Presenter(s):</b>	<u>Joshua Todd, Carla Piluso</u>		
<b>I/O Address:</b>	<u>167/2/200</u>		

## General Information

### 1. What action are you requesting from the Board?

The CCFC requests the County Board adopt the 2009-2011 Biennial Update to the 2008-2014 Six-Year Community Comprehensive Plan to Improve Outcomes for Children and Families in Multnomah County. The Plan and Biennial Updates are required by the Oregon Commission on Children and Families (OCCF) based on Senate Bill 555, which is legislation from 1999. Oregon Administrative Rules require counties to update their coordinated, community, comprehensive plans each biennium throughout the six year process.

### 2. Please provide sufficient background information for the Board and the public to understand this issue. Please note which Program Offer this action affects and how it impacts the results.

Comprehensive Community Plans are intended to advise Boards of County Commissioners, State Agencies, the Legislative Assembly, and the Governor (ORS 417.735) concerning:

- possible solutions to problems facing children, youth and families,
- measurable progress of plans in meeting community intermediate outcomes,
- the development of innovative projects or practices that benefit children and families,
- the integration of services,
- assisting agencies listed in the statute to design future economic resources and services, and

- in the coordination of services, and
- providing information and policy advice on current research and proven practices of effectiveness, including successful local strategies.

The Biennial Update is intended to report the progress of implementation and capture revisions since the January 2008 submission.

The Local Commissions are responsible for convening, facilitating and leading the community in monitoring their local progress to:

- Reassess the Comp Plan to test its relevancy to current community conditions, resource coordination and expectations; reference data trends, and the current environment.
- Revise the Plan as needed to incorporate any revisions in gaps, barriers/solutions, community issues, focus issues, to include focus issue strategies and community intermediate outcomes.
- Expand and strengthen formal and informal partnerships within the community, furthering strategic development for local issues as desired.

The 2008-2014 Comp Plan was developed with the assistance of a volunteer Plan Steering Committee, input from more than 150 community members, local organizations and agencies, and local data reports to determine where the most impact and tangible results relevant to the health and well-being of children, youth and families living in Multnomah County could be obtained.

The two local overarching goals selected for the 2008-2014 Comp Plan are poverty reduction and increasing student success for all young people. The CCFC and its community partners have been and will continue to track interim indicators to show meaningful improvements that will impact these goals.

As required in statute, Early Childhood planning for children prenatal to 8 years of age should also continue to be, and is by the CCFC, incorporated in the Comp Plan and Biennial Updates. Juvenile Crime Prevention Planning guidelines were released in June 2009, and now more clearly interface with Comp Plans.

Since the submission of the 2008-2014 Comp Plan, CCFC has continued to work with community members and groups on the two overarching goals and has expanded its work in the areas of Early Childhood Development and Planning, Foster Care Reduction, and Education and Life Success for School-Aged Children.

### **3. Explain the fiscal impact (current year and ongoing).**

There is no direct fiscal impact to 2009-2011 Biennial Update to the 2008-2014 Comp Plan. The Comp Plan and its Biennial Updates establish the framework for local funding through the OCCF.

### **4. Explain any legal and/or policy issues involved.**

Adoption of the 2009-2011 Update is required under Senate Bill 555. The Update is meant to shape County planning and investments in areas identified by community members and the Board's advisors on Children, Youth, Families, and Poverty policy, and the CCFC

### **5. Explain any citizen and/or other government participation that has or will take place.**

The development of the 2008-2014 Comp Plan was driven by a volunteer citizen steering committee

comprised of service providers, students, advocates, CCFC Board members, staff from the City of Portland and Representative Blumenauer's office. Additionally, more that 150 community members were engaged in the development process.

The CCFC takes the lead role in convening community partners around each of the 2008-2014 Comp Plan focus issues and continues to build community buy-in and investment in the areas of Early Childhood Development, Foster Care Reduction, Education and Life Success, Family Economic Security, and youth engagement through the Multnomah Youth Commission.

The CCFC does not necessarily lead the work in each area, but helps bring resources (people, research and funding) to the community coalitions that coalesce around implanting each focus issue.

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**Required Signature**

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**Elected Official or  
Department/  
Agency Director:** \_\_\_\_\_

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**Date:** 5-12-10



## **Multnomah County Commission on Children, Families & Community 2010 Biennial Update to the Oregon Commission on Children & Families 2008-2014 Six-Year Community Plan**



### **CCFC PLANNING OVERVIEW**

The Multnomah County Commission on Children, Families and Community's (CCFC) mission statement sets the tone for the evidenced-based community planning processes and strategic approaches it uses everyday—past, present and future—to *impact policy, leverage resources and make strategic investments to build a thriving community.*

The CCFC's daily work revolves around working collaboratively with its own community-based councils (and subcommittees): The Poverty Action Council (Senior Hunger Task Force), Multnomah Youth Commission (YouthVote!, Health and Wellness, Education, Sustainability), Early Childhood Council (Early Childhood Care and Education, Social-Emotional Development, Family Support), Foster Care Reduction Steering Committee, and Education and Life Success Workgroup (family engagement and disproportionate suspension and expulsions) to identify not only pressing community issues and the gaps and barriers that impede improvements and/or progress, but also to identify and spearhead evidence-based strategies and activities to improve the overall health and well-being of Multnomah County residents.

As Oregon's smallest yet most densely populated county, Multnomah County continues to change and grow, but the CCFC's focus areas have become more targeted and centered around the Six-year Plan to improve outcomes for Children and Families. Since submitting its current Oregon Commission on Children and Families (OCCF) Six-Year Community Plan in January 2008, the CCFC has focused its state reporting and monitoring in two major areas Education and Poverty but has continued working in the areas of early childhood development, positive youth development, and most recently begun work to safely and equitably reduce the number of children in the child welfare system.

During the 2008-2010 biennium, CCFC's community-based planning processes deepened its collaboration with the Multnomah County Department of Community Justice (DCJ) to develop the Juvenile Crime Prevention Plan (JCP), a 2009 OCCF community planning component intended to complement its Six-Year Community Plan. The JCP Plan is approved by the CCFC, the Local Public Safety Coordinating Council (LPSCC) and its Juvenile Justice Council, the OCCF, and the Board of County Commissioners.

The 2010 Biennial Update, required by OCCF, is intended to report on the progress and implementation of Six-Year Plan focus areas and strategies, and to capture any needed revisions as well as to strengthen and expand formal and informal partnerships within the community to further strategic development for emerging local issues.

The aim of the 2010 Biennial Update is to advise Boards of County Commissioners, State agencies, the Legislative Assembly, and the Governor concerning possible solutions to problems facing children; measurable progress of plans in meeting community intermediate outcomes; the development of innovative projects or practices that benefit children and families; the integration of services; assisting agencies to design future economic resources and services, and in the coordination of services; and providing information and policy advice on current research and proven practices of effectiveness, including local strategies.

The 2010 Biennial Update is approved by the CCFC Board of Commissioners and the Board of County Commissioners and its adoption is required by Senate Bill 555 (1999 legislation governing OCCF and the local county commissions).

## **ANALYSIS**

The planning process for the 2008-2010 biennium included four critical components:

- Collaborative, community-informed process to update the Juvenile Crime Prevention Plan that informed multiple pieces of the Biennial Community Plan update related to juvenile crime, emerging community needs, gaps and barriers as well as educational issues and racial justice considerations.
- The CCFC board met and discussed changes in community conditions, emerging issues and needs as well as future concerns or areas of interest.
- DHS, Multnomah County Family Courts, Department of Community Justice, the CCFC, and community partners engaged in a year of work to determine the most pressing needs of children and families in the child welfare system. This included community forums with over 400 community members.
- Review and analysis of a demographic report recently released by the Coalition of Communities of Color, *Communities of Color in Multnomah County: An Unsettling Profile*, which adds community-validated population counts and reporting of needs and barriers from 6 culturally specific communities of Multnomah County.

Highlights of key Multnomah County analysis points in the aforementioned areas include:

### ***Foster Care Reduction***

- 15.2 of every 1,000 children in Multnomah County are placed in foster care
- 4.7 of every 1,000 Asian children are in foster care
- 7.4 of every 1,000 Hispanic children are in foster care
- 32 of every 1,000 African American children are in foster care
- 218 of every 1000 Native American are in foster care

### ***Juvenile Crime Prevention***

- Overall, crime and recidivism continue to trend downward in Multnomah County
- Of youth screened by the juvenile justice system:
  - 1 in 4 youth had a school failure or disconnection problem
  - 5 in 8 youth had peer relationship problems
  - 2 in 5 youth had substance use beyond experimental stage
- Of youth screened by the juvenile justice system:
  - 1 in 4 youth had a school failure or disconnection problem
  - 5 in 8 youth had peer relationship problems
  - 2 in 5 youth had substance use beyond experimental stage

### **STRATEGIC THEMES**

Since the submission of the Six-Year Plan, several key shifts have occurred in Multnomah County. The collaboration with DHS, the courts, and the CCFC to safely and equitably reduce the number of children in the child welfare system has become a critical and central focus of the work of the CCFC and the increasingly the community. Our focus on disproportional involvement of youth of color in the child welfare system has brought to our attention the disproportionality in the juvenile justice system, suspension and expulsions from school, poor health outcomes, income and wealth of families of color and almost every area which we study. The CCFC is focused on ensuring that Multnomah County is a great place for EVERYONE to grow up and live but we have become more aware that if we don't focus our attentions on those most at-risk in our community our efforts often fail to improve their lives. In Multnomah County, the data is clear our central work should be on racial and economic justice. Children and families of color and low-income children and families fare the worst on multiple measures and have the most barriers to success; not the least of which is institutional racism and classism.

### **COMMUNITY ISSUES, GAPS, BARRIERS, STRATEGIES & ACTIVITIES**

The planning process identified community issues and gaps and barriers within the issue areas. It became clear that many of the gaps and barriers identified were related to ineffective collaboration with families and community and between the organizations serving them.

Participants proposed strategies and activities to address the gaps and barriers. Many current activities will continue into the next biennium, thus rounding out comprehensive strategies to safely and equitably reduce the number of children in the child welfare system; continue the allocation of JCP Prevention funds to outpatient substance abuse and mental health treatment as well as cognitive behavioral skill development courses with DCJ; and identify how to best address the racial and ethnic inequalities and injustices highlighted in the Communities of Color report.

Following are lists of community issues with proposed strategies and activities prioritized in the planning process in the areas of foster care and juvenile crime prevention:

### ***Foster Care***

#### **Community Issue—Reducing Number of Children in Foster Care**

- **Strategy—Increase Relative Placements by 50%**
  - Developing a new protocol for requiring relative searches at various points throughout the life of a case.
- **Strategy—Reduce Children entering care by 10%**
  - Increase dependency alternatives- promote and expand upfront in-home services for families to prevent out of home placement
- **Strategy—Increase foster care exits by 20%**
  - Collaborate with businesses and faith communities to address the concrete needs that are preventing children from finding permanent placements
  - Reviewing all APPLA cases to determine if there are more permanent options for those children
- **Strategy—Reduce the disproportionality index for Native and African American children**
  - Host community forums to illicit the participation and wisdom of community leaders in the Native American and African American Communities
  - Develop strategic plans to prevent dependency for African American and Native American children at risk of entering the system.
- **Strategy- Maintain or reduce current child abuse/neglect recurrence rate**

### ***Juvenile Crime Prevention***

#### **Community Issue—Systemic Improvements**

- **Strategy—Overall Quality Improvement:**
  - Implement an evidence-based case management system
  - Develop an action plan to improve outcomes for African American and Latino youth in the justice system.
  - Develop an action plan to prevent delinquency for African American and Latino youth at risk of entering the system.
- **Strategy—Developing Culturally Competent Services**
  - Address needs of other youth populations experiencing over-representation in the juvenile justice system.
- **Strategy—Multi-Agency Networking**
  - Continue existing collaborations and partnerships to specifically address resource gaps in East county (e.g., David Douglas neighborhood) and set and research target outcomes.
- **Strategy—Building Capacity**
  - Increase detention alternatives: Community detention/electronic monitoring, and shelter beds.

#### **Community Issue—System Review of Measure 11 on Youth and Public Safety**

- **Strategy—Engaging Individuals and Organizations:**
  - Convene a cross-system local M-11 policy group with broad community involvement focused on optimizing community safety outcomes.

#### **Community Issue—School Discipline**

- **Strategy—Develop a Program:**
  - Through collaboration with education stakeholders to develop consistent discipline policies aimed at correcting racial and ethnic disparity in school discipline.
  - Expand suspension alternatives programming for youth, and expand restorative justice programming in other area schools.

#### **Community Issue—Career and Vocational Supports**

- **Strategy—Develop a Program:**
  - Increase GED/vocational program capacity with a focus on maximum academic achievement for increased educational opportunities and earning capacity.
  - Develop community service experiences with real-world partners
  - Increase vocational and peer mentorship programs to enhance employment skills including real-world work experience.

#### **Community Issue—Community/Environmental Factors**

- **Strategy—Alter or New Practices, Approaches, Methods:**
  - Utilize community project model similar to Harlem Children's Zone to develop block by block outreach in targeted area(s), and build community projects with all ages involved.

#### **Community Issue—Resources and Relationships**

- **Strategy—Building Advocacy:**
  - Provide education and cultural-responsive training and information to help families navigate complicated systems (e.g., school, justice, etc.) and effectively advocate for their children.
  - Strengthen and expand the network of support for youth and increased access to services for high-risk youth. Work with partners in the community to reflect all areas: schools, extra-curricular, volunteering, community service, mentoring, after school, sports, work experience, faith-based, and so forth.
- **Strategy—Develop or Alter an Activity:**
  - Implement a parent/family mentorship program focusing on parents of high-risk, African American and Latino gang-affected youth.
  - Enhance partnership with schools and districts to provide training in juvenile justice systems and approaches.
- **Strategy—Developing Culturally Competent Services:**
  - Increase multi-systemic training and education around racism, implicit bias, prejudice, systemic exclusion, equity and disproportionality. Work with system partners to develop accountability measures.

## **PLANNING PARTICIPANTS**

### **Engaged in CCFC Planning**

#### **Board of CCFC Commissioners 2008-2010**

##### ***Current Commissioners***

Carla Piluso – Chair

Rob Abrams – Project Director, Wraparound Oregon: Early Childhood,  
Multnomah Education Service District

Diane Cohen Alpert – Community Member, CCFC Poverty Action Council

Ernesto Dominguez – Community Member, Multnomah Youth Commission

Chris Edmonds – Community Member, Multnomah Youth Commission

Carolyn Graf – State of Oregon, Department of Human Services

Nay'Chelle Harris – Community Member

Deborah Kafoury – Multnomah County Commissioner, District 1

Olga Kaganova – Community Member

Dr. Leila Keltner – CARES Northwest

Shalonda Menefee – Community Member, Sistas Enterprise

Pat Moffitt – Multnomah Early Childhood Program, Multnomah Education Service District

Linda Ridings, Community Member, CCFC Poverty Action Council

Emily Ryan – Community Member

Michael Ware – Black Parent Initiative and Self-Enhancement Inc.

##### ***Former Commissioners***

Monica Ford – Mental Health Program Director, Morrison Child and Family Services

Alissa Keny-Guyer – Community Member

Patricia Martinez-Orozco – Executive Director, Oregon Council of Hispanic Advancement

Charles McGee – Black Parent Initiative

Keith Vann – Community Member, CCFC Poverty Action Council

Clondy Karina Canales – Community Member, Multnomah Youth Commission

Pam Greenough – Mount Hood Community College Head Start

Kelly Henderson – Community Member, Multnomah Youth Commission

David Wang – Community Member, Attorney

### **Engaged in JCP Community Stakeholders Planning Sessions**

Dave Koch – Director, Department of Community Justice, Juvenile Services Division

Karen Gray – Superintendent, Parkrose School District

Carla Piluso – Chair, Commission on Children, Families and Community

Corie Wiren – Chief of Staff, Multnomah County District 4 – Diane McKeel

Abbey Stamp – Department of Community Justice

Laura Burgess – Department of Community Justice

Michelle DeShazer – Department of Community Justice

Erica Finstad – Center for Family and Adolescent Research

Craig Bachman – Department of Community Justice

Lorena Campbell – Public Affairs Liaison, East County Schools

Rebecca Stavenjord – Staff, Commission on Children, Families and Community

Sgt. Dave Thoman – Portland Police Bureau, School Resource Officer, Marshall HS

Elizabeth Davies – Staff, Local Public Safety Coordinating Council

Debbie Hansen – Oregon Youth Authority

Julie LaChapelle – Oregon Department of Human Services, District 2

Joan Williams – Portland Public Schools  
 Jessie Dudley – Oregon Commission on Children and Families  
 Diane Cohen-Alpert – Commission on Children, Families and Community  
 Joshua Todd – Director, Commission on Children, Families and Community  
 Scott Taylor – Director, Department of Community Justice  
 Rob Ingram – Director, City of Portland Office of Youth Violence Prevention  
 Rick Jensen – Department of Community Justice  
 Tom Cleary – Multnomah County District Attorney's Office  
 Tina Edge – Department of Community Justice  
 Amy Parkhurst – Worksystems Inc., Workforce Investment Act Region 2  
 Anya Sekino – Oregon Commission on Children and Families  
 Matthew Lashua – Chief of Staff, Multnomah County District 3 – Judy Shiprack  
 Jan Bishop – Department of Community Justice  
 Linda Ridings - Commission on Children, Families and Community  
 Greg Belisle – Impact NW  
 Andre Channel – Portland Opportunities Industrialization Center  
 Deidra Gibson-Cairnes – Department of Community Justice  
 Hon. Merri Souther Wyatt – Oregon Judicial Department  
 Elizabeth M. Levi – Metropolitan Public Defender, Portland Office  
 Julia Mitchell – Community Member  
 Mark McKechnie – Juvenile Rights Project  
 Keith Bickford - Multnomah County Sheriff's Office  
 Lynn Magnum – Department of Community Justice  
 Kris Bella – Northwest Behavioral Health Care Services  
 Shannon Wight – Partnership for Safety and Justice  
 Pam Hiller – Multnomah County Health Department  
 Lonnie Nettles – Department of Community Justice  
 Ricardo Lopez – Catholic Charities, El Programa Hispano  
 Olga Kaganova - Commission on Children, Families and Community  
 Shalonda Menefee - Commission on Children, Families and Community  
 Larry Fritz – Department of Community Justice  
 Cathy Sherick – Greater Gresham Area Prevention Partnership  
 Judy Griswold – Oregon Department of Human Services, District 2  
 Sharon Maxwell-Hendricks – Community Member  
 Rob Halverson – Department of Community Justice  
 Thach Nguyen – Department of Community Justice  
 Peter Ozanne – Director, Local Public Safety Coordinating Council  
 Gabriel Cruz – Central City Concern, Alcohol and Drug Prevention  
 Ivette Iparraguirre – Central City Concern, Alcohol and Drug Treatment  
 Raidel Leon – Central City Concern, Alcohol and Drug Treatment  
 Vickie Parker – Department of Community Justice

**Involved through planning with the Juvenile Justice Council**

Hon. Nan Waller - Oregon Judicial Department  
 Neal Japport, Oregon Judicial Department  
 Bill Feyerherm - Portland State University  
 Joanne Fuller - Multnomah County Department of County Human Services  
 Carolyn Graf - Assistant SDA2 Manager DHS Child Welfare  
 Carol Herzog - Oregon Judicial Department

Linda Hughes - Oregon Judicial Department  
Julie McFarlane - Juvenile Rights Project  
David Knofler - Oregon Judicial Department  
Hon. Paula Kurshner - Oregon Judicial Department  
Hon. Michael Loy - Oregon Judicial Department  
Hon. Keith Meisenheimer - Oregon Judicial Department  
Hon. Maureen McKnight, Oregon Judicial Department  
Lisa Fithian-Barrett - Oregon Judicial Department  
Tammy Jackson, Portland Public Schools  
Louise Palmer - Brindle, McCaslin & Lee Attorneys At Law  
Christine Pedersen - Oregon Judicial Department  
Hon. Tom Ryan - Oregon Judicial Department  
Charlene Rhyne - Department of Community Justice  
Thuy Vanderlinde - Department of Community Justice  
Suzanne Wehrley - State of Oregon Department of Human Services, District 2  
Hon. Diana Stuart - Oregon Judicial Department  
Susan Svetkey - Oregon Judicial Department  
Steve Walker - Department of Community Justice  
Karen Rhein - Department of Community Justice  
Katherine Tennyson - Oregon Judicial Department  
Rod Underhill - Deputy District Attorney/Chief  
Heather Updike - Department of Community Justice  
Michael Ware - Black Parent Initiative  
Donna Henderson - Portland Police Bureau  
Cynthia Thomas-Johnson, New Decision Treatment Foster Care  
Jodi Shaw - Multnomah County Department of County Human Services  
Dana Schnell - Department of Community Justice  
Lori Arnett - Department of Community Justice  
Lore Cop - Department of Community Justice  
Gloria Martin - Oregon Judicial Department

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# MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST

(revised 12/31/09)

APPROVED: MULTNOMAH COUNTY  
BOARD OF COMMISSIONERS  
AGENDA # R-12 DATE 6/3/2010  
JANITA GROW, BOARD CLERK

## Board Clerk Use Only

Meeting Date: 6/3/2010  
Agenda Item #: R-12  
Est. Start Time: 10:50 AM

**Agenda Title:** **Approval of 2009-2011 Local Juvenile Crime Prevention Plan**

*Note: If Ordinance, Resolution, Order or Proclamation, provide exact title. For all other submissions, provide a clearly written title sufficient to describe the action requested.*

Requested Meeting Date:	<u>June 3, 2010</u>	Amount of Time Needed:	<u>30 minutes</u>
Department:	<u>Non-Dept</u>	Division:	<u>CCFC</u>
Contact(s):	<u>Joshua Todd, Director</u>		
Phone:	<u>503-988-6981</u>	Ext. <u>X86981</u>	I/O Address: <u>167/2/200</u>
Presenter(s):	<u>Joshua Todd, David Koch, Peter Ozanne, Carla Piluso</u>		

## General Information

### 1. What action are you requesting from the Board?

Approval of the 2009-2011 Juvenile Crime Prevention (JCP) Plan

### 2. Please provide sufficient background information for the Board and the public to understand this issue. Please note which Program Offer this action affects and how it impacts the results.

**JCP Plan:** Multnomah County's Juvenile Crime Prevention Plan was developed in 2000 with the assistance of community stakeholders. It identified community issues, gaps, barriers and strategies to make positive change in juvenile crime prevention. The plan focuses on youth who are entering the juvenile justice system and those who move further into the system through re-offenses.

According to ORS 417.855, local juvenile crime prevention plans shall use services and activities to meet the needs of a targeted population of youth who have more than one of the following risk factors:

- Anti-social behavior
- Poor family functioning or poor family support
- Failure in school
- Substance abuse problems, or

- Negative peer associations; and  
are clearly demonstrating at-risk behaviors that have come to the attention of government or community agencies, schools or law enforcement and will lead to imminent or increased involvement in the juvenile justice system. This funding is tied to program offers submitted through the Department of Community Justice for Assessment Treatment for Youth and Families; Youth Development Services; and Residential Alcohol and Drug Treatment (Program Offers 50010A, 50010B, 50019A, and 50200).

**3. Explain the fiscal impact (current year and ongoing).**

**JCP Plan:** The plan is linked to state funding provided for Juvenile Crime Prevention efforts through the Department of Community Justice Juvenile Services Division. Funding is divided into three categories: Prevention, Diversion and Basic Services. The State Juvenile Crime Prevention Advisory Committee allocates funding across 36 counties and nine recognized native tribes. Allocation for Multnomah County is \$2,190,814, and provides assessment and/or services for 652 youth.

**4. Explain any legal and/or policy issues involved.**

**JCP Plan:** The local Juvenile Crime Prevention Plan must be approved by the Local Public Safety Coordinating Council, Commission on Children, Families and Community, and the County Board of Commissioners. Plans are submitted to the State Commission on Children and Families (OCCF) and are linked to Juvenile Crime Prevention funding for the 2009-2011 biennium.

According to SB267, Juvenile Crime Prevention funding must prioritize evidence-based programming. Multnomah County programming funds 100% evidence-based practices.

**5. Explain any citizen and/or other government participation that has or will take place.**

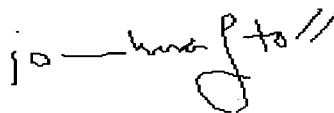
**JCP Plan:** The Local Public Safety Coordinating Council has designated its Juvenile Justice Council and select staff from the Juvenile Services Division, and Commission on Children, Families and Community to prepare the 2009-2011 Juvenile Crime Prevention plan. Community members were involved in a forum in January 2010, youth from probation were surveyed; and additional stakeholders and community partners participated in a planning discussion in March 2010. The Local Public Safety Coordinating Council, Juvenile Justice Council, and Commission on Children, Families and Community have received planning updates through the winter/spring timeline. They will have reviewed and approved the final plan prior to its submission to the Board for approval.

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**Required Signature**

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**Elected Official or  
Department/  
Agency Director:**



**Date:** 05/07/2010

# **Multnomah County Juvenile Crime Prevention Strategic Plan**

2009-2011 Biennium – Executive Summary

## **JCP Planning Overview**

Multnomah County's Juvenile Crime Prevention (JCP) strategic planning process sets the direction for Juvenile Crime Prevention in our community in the coming years, assuring a comprehensive, balanced strategy to fight crime and keep our community safe. Through this process our community identified how to address public safety issues with existing resources, and target service gaps for future development. This plan belongs to the community, and extensive efforts were made to be inclusive.

The JCP planning process was orchestrated by a collaboration between the Multnomah County Commission on Children, Families and Community and the Multnomah County Department of Community Justice. The JCP plan is approved by the Commission on Children, Families and Community, the Local Public Safety Coordinating Council (LPSCC) and its juvenile justice forum the Juvenile Justice Council, the Board of County Commissioners, and the Oregon Commission on Children and Families.

The process included input through community stakeholder forums made up of representatives from the public safety, child welfare and education systems, as well as local youth-serving community organizations and youth. JCP planning occurred in multiple meetings facilitated by the LPSCC executive director. Participants from the community forums contributed their experience and expertise to develop community issue areas for concentration of strategies in the 2009-2011 biennium, revolving around education, employment, safe communities, and healthy families.

## **Analysis**

The planning process included analysis of risk profile data on the youth most likely to enter or further penetrate the juvenile justice system, including Juvenile Crime Prevention Risk Assessment data, decision point analysis by race/ethnicity, crime trend and recidivism data, census demographic data, and geographical overlays of justice-involved youth residences with prevention service locations. Key Multnomah County analysis points:

- Overall Crime and recidivism continue to trend downward
- Of youth screened by the juvenile justice system:
  - 1 in 4 youth had a school failure or disconnection problem
  - 5 in 8 youth had peer relationship problem
  - 2 in 5 youth had substance use beyond experimental stage
- Of youth who start the 9<sup>th</sup> grade
  - 58% of all youth graduate
  - 51% of African American youth graduate
  - 40% of Latino youth graduate
- Comparing population percentages with racial/ethnic breakouts at key decision points, African American youth are overrepresented at the police referral, adjudication and commitment to Youth Correctional Facility (YCF) decision points. Latino youth are overrepresented at the YCF commitment decision point.

# Multnomah County Juvenile Crime Prevention Strategic Plan

## 2009-2011 Biennium – Executive Summary

- Prevention services are not concentrated in areas where youth who are charged with crimes are living. The David Douglas area especially stands out in this regard.

### Strategic Themes

Four main strategic themes emerged in the planning process:

- **Connection to Community.** Participants voiced a strong desire to replace one-sided institutional responses with collaborative prevention and intervention approaches. Community members and organizations are committed to crime prevention and express a will to work with systems to get better results.
- **Empowering Families.** Parents want to know how to navigate complex systems and successfully advocate for their children. They call for meaningful ways to express concerns about systems contribute to system improvement.
- **Commitment to Ending Racial and Ethnic Disparities.** Overall community safety continues to improve in the County. Crime and recidivism continue to decline. But for more than the last decade African-American and Latino youth have continued to experience disproportionate school failure/fallout/pushout, police contact, detention, commitment to youth correctional facilities, and transfers to adult criminal court. We have to do better. No single solution will correct the disparity, which is complicated, diffuse and often unacknowledged. Communities, families, schools and child-serving agencies voiced determination to share the responsibility for getting better outcomes for African American and Latino youth.
- **Commitment to Cross-System Partnerships.** Child welfare, juvenile justice, law enforcement, schools, treatment and community organizations express continued commitment to work together to fight crime, coordinate services, and improve systems.

### Community Issues, Gaps, Barriers, Strategies & Activities

The planning process identified community issues and gaps & barriers within each issue area. It became clear that many of the gaps and barriers identified were related to ineffective collaboration with families and community, and between youth-serving organizations. Others were the result of shrinking resources. Some were rooted in policy.

Participants proposed strategies and activities to address the gaps and barriers. Many current activities will continue in the next biennium rounding out a comprehensive set of crime prevention strategies. These include continuing the allocation of JCP Prevention funds to outpatient substance abuse & mental health treatment, and cognitive behavioral skill development courses within the Department of Community Justice.

Following is a list of community issues with proposed strategies and activities prioritized in the planning process:

# Multnomah County Juvenile Crime Prevention Strategic Plan

2009-2011 Biennium – Executive Summary

## Acronyms:

- **CEP:** Community Education Partners
- **CCFC:** Commission on Children, Families and Community
- **DCJ:** Department of Community Justice
- **ELS:** Education Life and Success Work Group
- **JJC:** Juvenile Justice Council
- **MESD:** Multnomah Education Service District
- **MYC:** Multnomah Youth Commission
- **YGV:** Youth and Gang Violence Work Group of the Local Public Safety Coordinating Council

## Community Issue – Systemic Improvements

- **Strategy – Overall Quality Improvement:**
  - Implement an evidence-based case management system. **Lead:** DCJ
  - Develop an action plan to improve outcomes for African-American and Latino youth in the justice system. **Involved:** CCFC, MYC, DCJ, YGV
  - Develop an action plan to prevent delinquency for African-American and Latino youth at risk of entering the system. **Involved:** CCFC, MYC, DCJ, YGV
- **Strategy – Developing Culturally Competent Services**
  - Address needs of other youth populations experiencing over-representation in the Juvenile Justice System. **Involved:** CCFC, DCJ, YGV, JJC
- **Strategy – Multi-Agency Networking:**
  - Continue existing collaborations and partnerships to specifically address resource gaps in East county (e.g. David Douglas neighborhood) and set and reach outcome targets. **Involved:** Commissioner Judy Shiprack, East County Caring Community, CCFC, DCJ, YGV
- **Strategy – Building Capacity:**
  - Increase Detention Alternatives: Community Detention/Electronic Monitoring, shelter beds. **Lead:** DCJ

## Community Issue – System Review of Measure 11 on Youth and Public Safety

- **Strategy – Engaging Individuals and Organizations:**
  - Convene a cross-system local M-11 policy group with broad community involvement focused on optimizing community safety outcomes. **Lead:** Judge Nan Waller & JJC

## Community Issue – School Discipline

- **Strategy – Develop a Program:**
  - Through collaboration with education stakeholders develop consistent discipline policies aimed at correcting racial & ethnic disparity in school discipline. **Involved:** CCFC, DCJ, CEP, ELS
  - Expand suspension alternatives programming for youth; expand Restorative Justice programming in other area schools. **Involved:** CCFC, DCJ, CEP, ELS, YGV

## Community Issue – Career and Vocational Supports

- **Strategy – Develop a Program:**
  - Increase GED/vocational program capacity, with a focus on maximum academic achievement for increased educational opportunities and earning capacity. **Involved:** MESD, DCJ, CCFC, Community Partners
  - Develop community service experiences w/ real world partners. **Involved:** DCJ, Community Partners
  - Increase vocational and peer mentorship programs to enhance employment skills, including real-world work experience. **Involved:** DCJ, Community Partners

# Multnomah County Juvenile Crime Prevention Strategic Plan

2009-2011 Biennium – Executive Summary

## Community Issue – Community/Environmental Factors

- **Strategy – Alter or New Practices, Approaches, Methods:**

- Utilize community project model similar to Harlem Children's Zone to develop block by block outreach in targeted area, build community projects with all ages involved. **Involved:** DCHS, CCFC, East County Caring Communities, YGV

## Community Issue – Resources and Relationships

- **Strategy – Building Advocacy:**

- Provide education and culturally-responsive training and information to help families navigate complicated systems (e.g. school, justice, etc.) and effectively advocate for their children. **Involved:** CCFC, DCJ, YGV, Community Partners
- Strengthen and expand the network of support for youth and increased access to services by high risk youth. Work with partners in the community to reflect all areas: schools, extra-curricular, volunteering, community service, mentoring, after school, sports, work experience, faith based, etc. **Involved:** DCJ, CCFC

- **Strategy – Develop or Alter an Activity:**

- Implement a parent/family mentorship program, focusing on parents of high-risk, African-American and Latino gang-affected youth. **Involved:** DCJ, Community Partners
- Enhance partnership with schools and districts to provide training in juvenile justice system/approaches. **Involved:** DCJ, CCFC, YGV, JJC

- **Strategy – Developing Culturally Competent Services**

- Increase multi-systemic training and education around racism, implicit bias, prejudice, systemic exclusion, equity and disproportionality. Work with system partners to develop accountability measures. **Involved:** CCFC, DCJ, YGV, Community Partners

## Moving Forward

Through the process of creating this plan parents, youth, schools, treatment professionals, mentors and youth advocates have asked clearly for change. They want to be involved in shaping Juvenile Crime Prevention services and strategies in the county. A number of community members very bravely asked the system to do better, and they offered their help to make it better. People inside the system have an obligation to listen to the voices of the people they serve and find meaningful ways to work together to get better results. Putting this plan into action provides opportunities to do that.

The strategies and activities included in this plan are ambitious. The next step is to create a work plan with a process for monitoring progress, including clear milestones for implementation and outcome measures for understanding how effective the strategies are.

# **Multnomah County Juvenile Crime Prevention Strategic Plan**

2009-2011 Biennium – Executive Summary

## **Planning Participants**

### **Engaged in the JCP Community Stakeholders Planning Sessions**

Dave Koch – Director, Department of Community Justice, Juvenile Services Division

Karen Gray – Superintendent, Parkrose School District

Carla Piluso – Chair, Commission on Children, Families and Community

Corie Wiren – Chief of Staff, Multnomah County District 4 – Diane McKeel

Abbey Stamp – Department of Community Justice

Laura Burgess – Department of Community Justice

Michelle DeShazer – Department of Community Justice

Erica Finstad – Center for Family and Adolescent Research

Craig Bachman – Department of Community Justice

Lorena Campbell – Public Affairs Liaison, East County Schools

Rebecca Stavenjord – Staff, Commission on Children, Families and Community

Sgt. Dave Thoman – Portland Police Bureau, School Resource Officer, Marshall HS

Elizabeth Davies – Staff, Local Public Safety Coordinating Council

Debbie Hansen - Oregon Youth Authority

Julie LaChapelle – Oregon Department of Human Services, District 2

Joan Williams – Portland Public Schools

Jessie Dudley – Oregon Commission on Children and Families

Diane Cohen-Alpert – Commission on Children, Families and Community

Joshua Todd – Director, Commission on Children, Families and Community

Scott Taylor – Director, Department of Community Justice

Rob Ingram – Director, City of Portland Office of Youth Violence Prevention

Rick Jensen – Department of Community Justice

Tom Cleary – Multnomah County District Attorney's Office

Tina Edge – Department of Community Justice

Amy Parkhurst – Worksystems Inc., Workforce Investment Act Region 2

Anya Sekino – Oregon Commission on Children and Families

Matthew Lashua – Chief of Staff, Multnomah County District 3 – Judy Shiprack

Jan Bishop – Department of Community Justice

Linda Ridings - Commission on Children, Families and Community

Greg Belisle – Impact NW

Andre Channel – Portland Opportunities Industrialization Center

Deidra Gibson-Cairnes – Department of Community Justice

Hon. Merri Souther Wyatt – Oregon Judicial Department

Elizabeth M. Levi – Metropolitan Public Defender, Portland Office

Julia Mitchell – Community Member

Mark McKechnie – Juvenile Rights Project

Keith Bickford - Multnomah County Sheriff's Office

Lynn Magnum – Department of Community Justice

Kris Bella – Northwest Behavioral Health Care Services

Shannon Wight – Partnership for Safety and Justice

Pam Hiller – Multnomah County Health Department

Lonnie Nettles – Department of Community Justice

Ricardo Lopez – Catholic Charities, El Programma Hispano

Olga Kaganova - Commission on Children, Families and Community

Shalonda Menefee - Commission on Children, Families and Community

Larry Fritz – Department of Community Justice

Cathy Sherick – Greater Gresham Area Prevention Partnership

Judy Griswold – Oregon Department of Human Services, District 2

Sharon Maxwell-Hendricks – Community Member

# **Multnomah County Juvenile Crime Prevention Strategic Plan**

## **2009-2011 Biennium – Executive Summary**

Rob Halverson – Department of Community Justice  
Thach Nguyen – Department of Community Justice  
Peter Ozanne – Director, Local Public Safety Coordinating Council  
Gabriel Cruz – Central City Concern, Alcohol and Drug Prevention  
Ivette Iparraguirre – Central City Concern, Alcohol and Drug Treatment  
Raidel Leon – Central City Concern, Alcohol and Drug Treatment  
Vickie Parker – Department of Community Justice

### **Involved through planning with the Juvenile Justice Council**

Hon. Nan Waller - Oregon Judicial Department  
Neal Japport, Oregon Judicial Department  
Bill Feyerherm - Portland State University  
Joanne Fuller - Multnomah County Department of County Human Services  
Carolyn Graf - Assistant SDA2 Manager DHS Child Welfare  
Carol Herzog - Oregon Judicial Department  
Linda Hughes - Oregon Judicial Department  
Julie McFarlane - Juvenile Rights Project  
David Knofler - Oregon Judicial Department  
Hon. Paula Kurshner - Oregon Judicial Department  
Hon. Michael Loy - Oregon Judicial Department  
Hon. Keith Meisenheimer - Oregon Judicial Department  
Hon. Maureen McKnight, Oregon Judicial Department  
Lisa Fithian-Barrett - Oregon Judicial Department  
Tammy Jackson, Portland Public Schools  
Louise Palmer - Brindle, McCaslin & Lee Attorneys At Law  
Christine Pedersen - Oregon Judicial Department  
Hon. Tom Ryan - Oregon Judicial Department  
Charlene Rhyne – Department of Community Justice  
Thuy Vanderlinde - Department of Community Justice  
Suzanne Wehrley – State of Oregon Department of Human Services, District 2  
Hon. Diana Stuart - Oregon Judicial Department  
Susan Svetkey - Oregon Judicial Department  
Steve Walker – Department of Community Justice  
Karen Rhein - Department of Community Justice  
Katherine Tennyson - Oregon Judicial Department  
Rod Underhill - Deputy District Attorney/Chief  
Heather Updike - Department of Community Justice  
Michael Ware – Black Parent Initiative  
Donna Henderson - Portland Police Bureau  
Cynthia Thomas-Johnson, New Decision Treatment Foster Care  
Jodi Shaw - Multnomah County Department of County Human Services  
Dana Schnell - Department of Community Justice  
Lori Arnett - Department of Community Justice  
Lore Cop - Department of Community Justice  
Gloria Martin - Oregon Judicial Department

3



# MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST BUDGET MODIFICATION

(revised 12/31/09)

APPROVED: MULTNOMAH COUNTY  
BOARD OF COMMISSIONERS  
AGENDA # R-13 DATE 6/3/2010  
LYNDA GROW, BOARD CLERK

## Board Clerk Use Only

Meeting Date: 6/3/2010  
Agenda Item #: R-13  
Est. Start Time: 11:10 AM

## BUDGET MODIFICATION: Nond - 18

**Agenda Title:** BUDGET MODIFICATION Nond 18, adding \$45,000 in grant revenue to the Commission on Children, Families, and Community.

*Note: For all other submissions (i.e. Notices of Intent, Ordinances, Resolutions, Orders or Proclamations) please use the APR short form.*

<b>Requested Meeting Date:</b>	<u>June 3, 2010</u>	<b>Amount of Time Needed:</b>	<u>5 min</u>
<b>Department:</b>	<u>Nondepartmental</u>	<b>Division:</b>	<u>CCFC</u>
<b>Contact(s):</b>	<u>Joshua Todd, Marsha Ehlers</u>		
<b>Phone:</b>	<u>503-988-6991</u>	<b>Ext.</b>	<u>86991</u>
<b>Presenter(s):</b>	<u>Joshua Todd</u>	<b>I/O Address:</b>	<u>167/200/1/CCFC</u>

## General Information

### 1. What action are you requesting from the Board?

Request authorization to allocate \$45,000 to the CCFC budget and increase one Program Development Specialist from 0.8 FTE to 1.0 FTE for the duration of the grant. The increase comes from grant funds received through the Northwest Health Foundation (\$30,000) in support of the Commission's School-Based Health Center outreach work; and the Children's Relief Nursery (\$15,000) for work on a joint Oregon Community Foundation funded project to providing training on trauma informed practice to employees of the Department of Human Services: Child Welfare District 2.

### 2. Please provide sufficient background information for the Board and the public to understand this issue. Please note which Program Offer this action affects and how it impacts the results.

The CCFC impacts policy, leverages resources and makes strategic investments to build a thriving community. In areas that CCFC prioritizes (in this case School-Based Health Centers and the Safe & Equitable Foster Care Reduction Initiative) staff work to build partnerships, write grants, and

raise donations to support our work. Recently we have received two grants which need to be added to our budget. The CCFC was not the applicant on either grant but is receiving funds from the grants to help complete the work. In one case, (the Children's Relief Nursery/Oregon Community Foundation grant) a permanent, part-time employee will have their FTE increased to full time for the duration of one-year. It has been clearly communicated with the staff that the increase in their hours is only for the duration of the grant and at the end of the grant will return to their 0.8 FTE allocation. This bud mod would positively impact the CCFC Community Engagement program offer.

**3. Explain the fiscal impact (current year and ongoing).**

If approved, this bud mod would increase the CCFC budget by \$45,000. \$4,000 would help offset the cost of additional work completed by the CCFC's Youth Development Coordinator, \$18,000 would be sub-granted to Cascade AIDS Project to house, supervise, and pay stipend to two AmeriCorps members hired through the NW Health Foundation Grant, \$8,000 would be transferred to the Multnomah County Health Department to offset cost of additional work for Health Outreach Workers of the School-Based Health Center program and \$15,000 from the Children's Relief Nursery would go to increase the FTE of the CCFC's Early Childhood Coordinator working on the Safe & Equitable Foster Care Reduction Initiative.

**4. Explain any legal and/or policy issues involved.**

The County Board adopted the 6-Year Plan to Improve Outcomes for Children & Families in January of 2008. That plan prioritizes increasing access to School-Based Health Center as one of three critical focus issues. This revenue increase allows the CCFC to effectively implement the 6-year Plan.

**5. Explain any citizen and/or other government participation that has or will take place.**

The Northwest Health Foundation grant was written by youth volunteers who are working to improve access to and services received at school-based health centers.

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## ATTACHMENT A

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### Budget Modification

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If the request is a **Budget Modification**, please answer **all** of the following in detail:

- **What revenue is being changed and why? If the revenue is from a federal source, please list the Catalog of Federal Assistance Number (CFDA).**

\$15,000 from the Oregon Community Foundation and \$30,000 from the Northwest Health Foundation is added to the CCFC's Federal-State Fund budget.

- **What budgets are increased/decreased?**

The CCFC's Youth and Casey budget areas are being increased. Additionally, the CCFC is transferring revenue to the Health Department and Cascade AIDS Project from the NW Health Foundation grant.

- **What do the changes accomplish?**

These changes allow us to staff two separate efforts. The first establishes youth councils at all County High School-Based Health Centers and the second provides training to all DHS Child Welfare workers on the impact of trauma on children- especially the trauma of removal as experienced by children of color.

- **Do any personnel actions result from this budget modification? Explain.**

The CCFC's Early Childhood Coordinator (Program Development Specialist) is increased from 0.8 FTE to 1.0 FTE for 1 year.

- **If a grant, is 100% of the central and department indirect recovered? If not, please explain why.**

Yes.

- **Is the revenue one-time-only in nature? Will the function be ongoing? What plans are in place to identify a sufficient ongoing funding stream?**

Both projects are time limited (NW Health is 18 months and Children's Relief Nursery is 1 year). The NW Health Foundation grant establishes Teen Councils which will be ongoing and we are already talking with NW Health Foundation about the possibility of applying for a longer three-year grant. The work with Children's Relief Nursery will be complete within one-year with no need for additional funding.

- **If a grant, what period does the grant cover? When the grant expires, what are funding plans? Are there any particular stipulations required by the grant (i.e. cash match, in kind match, reporting requirements etc)?**

NW Health Foundation Grant runs through June 2011. We are eligible to apply for a three-year implementation grant from NW Health Foundation. Currently we have a capacity-building grant. The Oregon Community Foundation funded Children's Relief Nursery for one-year and the grant ends in February of 2011 and no additional funding is needed after the grant ends. Neither grant requires cash match or in-kind match. Children's Relief Nursery, as the recipient, is responsible for the grant reporting. The Multnomah Youth Commission is responsible for reporting on the NW Health Foundation grant which requires one end of grant report.

*NOTE: If a Budget Modification or a Contingency Request attach a Budget Modification Expense & Revenues Worksheet and/or a Budget Modification Personnel Worksheet.*

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## ATTACHMENT B

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**BUDGET MODIFICATION: Nond - 18**

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### Required Signatures

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**Elected Official or  
Department/  
Agency Director:**

**Date:**

**Budget Analyst:**

**Date:**

**Department HR:**

**Date:**

**Countywide HR:**

**Date:**

Budget Modification ID: **Nond - 18****EXPENDITURES & REVENUES**

Please show an increase in revenue as a negative value and a decrease as a positive value for consistency with SAP.

Budget/Fiscal Year: 2010

Line No.	Fund Center	Fund Code	Program #	Func. Area	Internal Order	Accounting Unit		Cost Element	Current Amount	Revised Amount	Change Increase/ (Decrease)	Subtotal	Description
						Cost Center	WBS Element						
1	10-50	32082	10007	40			CCFC.CSN.32401	50200	0	(15,000)	(15,000)		IG-OP-Other
2	10-50	32082	10007	40			CCFC.CSN.32401	60000	0	8,808	8,808		PERMANENT
3	10-50	32082	10007	40			CCFC.CSN.32401	60130	0	2,862	2,862		SALARY RELATED EXPNS
4	10-50	32082	10007	40			CCFC.CSN.32401	60140	0	2,922	2,922		INSURANCE BENEFITS
5	10-50	32082	10007	40			CCFC.CSN.32401	60350	0	408	408		CENTRAL INDIRECT
6										0			
7										0			
8										0			
9										0			
10	10-50	32049	10007	40			CCFC.YOUTH.32398	50200	0	(30,000)	(30,000)		IG-OP-Other
11	10-50	32049	10007	40			CCFC.YOUTH.32398	60100	0	3,184	3,184		TEMPORARY
12	10-50	32049	10007	40			CCFC.YOUTH.32398	60160	0	26,000	26,000		PASS-THROUGH & PROGRAM SUPPORT
13	10-50	32049	10007	40			CCFC.YOUTH.32398	60350	0	816	816		CENTRAL INDIRECT
14										0			
15	19	1000	95000	20		9500001000		50310		(1,224)	(1,224)		Central Indirect
16	19	1000	95000	20		9500001000		60470		1,224	1,224		Central Indirect
17										0			
18	72-10	3500		0020		705210		50316		(2,922)	(2,922)		Insurance service reimbursement
19	72-10	3500		0020		705210		60330		2,922	2,922		Insurance service reimbursement
20										0			
21										0			
22										0			
23										0			
24										0			
25										0			
26										0			
27										0			
28										0			
29										0			
											0		



## MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST

### Board Clerk Use Only

Meeting Date: 6/3/2010  
Agenda Item #: R-14  
Est. Start Time: 11:15 AM

<b>Agenda Title:</b>	<b>Proclaiming June 15 as World Elder Abuse Awareness Day in Multnomah County</b>
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*Note: If Ordinance, Resolution, Order or Proclamation, provide exact title. For all other submissions, provide a clearly written title.*

<b>Requested Meeting Date:</b>	<u>June 3, 2010</u>	<b>Amount of Time Needed:</b>	<u>10 Minutes</u>
<b>Department:</b>	<u>Non Departmental</u>	<b>Division:</b>	<u>Shiprack</u>
<b>Contact(s):</b>	<u>Matthew Lashua</u>		
<b>Phone:</b>	<u>503-988-4105</u>	<b>Ext.</b>	<u>X4105</u>
<b>I/O Address:</b>	<u>503/6</u>		
<b>Presenter(s):</b>	<u>Judge Tennyson, Mohammad Bader, Leslie Foren, others</u>		

### General Information

**1. What action are you requesting from the Board?**

Adoption of Proclamation

**2. Please provide sufficient background information for the Board and the public to understand this issue. Please note which Program Offer this action affects and how it impacts the results.**

June 15, 2010, is World Elder Abuse Awareness Day. Initiated in 2006, the day is in support of the United Nations International Plan of Action which recognizes the significance of elder abuse as a public health and human rights issue. Governments, agencies, educational institutions, professionals in the field of aging, religious groups and many others will promote a better understanding of abuse and neglect of older persons by organizing on this day to raise awareness of the cultural, social, economic and demographic processes affecting elder abuse and neglect.

**3. Explain the fiscal impact (current year and ongoing).**

None

**4. Explain any legal and/or policy issues involved.**

None

**5. Explain any citizen and/or other government participation that has or will take place.**

Working with Multnomah County Courts, Multnomah County ADS, Elders in Action, MCSO, MC D.A. office and PAO, Multnomah County is producing a video sponsored by Commissioner Shiprack. The video will highlight the work done to combat elder abuse in our community and will be available online after the presentation.

Please R11  
and R12  
to Josh &  
Tamara

R-11 →  
R-13

**GROW Lynda**

**From:** BERTELL Tamara  
**Sent:** Friday, May 28, 2010 10:40 AM  
**To:** RIDINGS Aaron M; WIREN Corie; RYAN Emily; GROW Lynda; MADRIGAL Marissa D  
**Cc:** TODD Joshua L  
**Subject:** After speaking at length with Agnes Sowle, it doesn't appear that either the JCP Plan or the Comp Plan Update need County Attorney approval. . . .  
**Importance:** High  
**Attachments:** JCP APR for 6 3 10 .doc; Comp Plan Update APR for 6 3 10.doc; 2010 Comp Plan Biennial Update (BCC Exec Sum for 6.3.10 APR).doc; JCP Plan Executive Summary BCC (Final).doc

Hello, all:

I just had a lengthy conversation with Agnes Sowle and having the BCC approve the JCP Plan and Comp Plan Update appears to fall outside of the typical approvals like resolutions, ordinances, etc. that need County Attorney or Budget Office Analyst approvals.

So, it appears that we are okay to simply submit the APRs and the Executive Summary for each Plan in order for the BCC to approve them

Just to be safe and make sure you have the documents, I am attaching both APRs and Executive Summaries again.

Thank you for your patience as I work through my first two APR requests!

Regards,

Tamara Bertell

Interim Office Manager  
Multnomah County Commission on Children, Families & Community  
421 SW Oak, Suite 200  
Portland, OR 97204  
Tel: 503-988-4502  
Fax: 503-988-5538  
[www.ourcommission.org](http://www.ourcommission.org)

5/28/2010

## GROW Lynda

---

**From:** BERTELL Tamara  
**Sent:** Monday, May 24, 2010 1:20 PM  
**To:** GROW Lynda  
**Cc:** MADRIGAL Marissa D; WIREN Corie; RYAN Emily; RIDINGS Aaron M  
**Subject:** Re-send of CCFC supporting document for June 3 Comp Plan Update APR  
**Follow Up Flag:** Follow up  
**Flag Status:** Completed  
**Attachments:** 2010 Comp Plan Biennial Update (BCC Exec Sum for 6.3.10 APR).doc

Greetings, all!

I just spoke with Lynda, and due to an overload of e-mail related to budget hearings she received last week, she did not receive the supporting document for our June 3 APR request regarding our Comp Plan Update.

So, I'm resubmitting the BCC Executive Summary for our Comp Plan update (that I did submit by 12N last Thursday June 20, but I had issues with e-mail overload, too, and lost most of my "sent" items as I was trying to transfer to archives).

Thank you!

Tamara Bertell

Interim Office Manager  
Multnomah County Commission on Children, Families & Community  
421 SW Oak, Suite 200  
Portland, OR 97204  
Tel: 503-988-4502  
Fax: 503-988-5538  
[www.ourcommission.org](http://www.ourcommission.org)

5/28/2010

## GROW Lynda

---

**From:** BERTELL Tamara  
**Sent:** Monday, May 24, 2010 1:16 PM  
**To:** GROW Lynda  
**Subject:** RE: Supporting document for CCFC June 3, 2010 JCP Plan APR request  
**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Okay, so you have the JCP document! I'll send the Comp Plan document in a separate e-mail.

Tamara Bertell

Interim Office Manager  
Multnomah County Commission on Children, Families & Community  
421 SW Oak, Suite 200  
Portland, OR 97204  
Tel: 503-988-4502  
Fax: 503-988-5538  
[www.ourcommission.org](http://www.ourcommission.org)

---

**From:** GROW Lynda  
**Sent:** Monday, May 24, 2010 1:15 PM  
**To:** BERTELL Tamara  
**Subject:** RE: Supporting document for CCFC June 3, 2010 JCP Plan APR request

Wait a minute! Here it is!!

Lynda J. Grow, Board Clerk  
Multnomah County Board of Commissioners  
503-988-5274 or 988-3277  
[Lynda.Grow@co.multnomah.or.us](mailto:Lynda.Grow@co.multnomah.or.us)  
<http://www2.co.multnomah.or.us/cfm/boardclerk/>

---

**From:** BERTELL Tamara  
**Sent:** Tuesday, May 18, 2010 3:10 PM  
**To:** GROW Lynda; MADRIGAL Marissa D  
**Cc:** TODD Joshua L; KOCH David M; STAVENJORD Rebecca; HALVERSON Robert P; NGUYEN Thach V; VANDERLINDE Thuy H  
**Subject:** Supporting document for CCFC June 3, 2010 JCP Plan APR request

Hello, Lynda:

I've attached the supporting document for our JCP Plan APR request that we submitted on May 7 (and again on May 11). Please let me know if you need anything else.

Our supporting documentation for our Comp Plan Biennial Update APR request for the same date (June 3), which was submitted by CCFC Director, Joshua Todd, last week, will be forthcoming by this Thursday's (May 20) 12N deadline.

Regards,

5/28/2010

Tamara Bertell

Interim Office Manager

Multnomah County Commission on Children, Families & Community

421 SW Oak, Suite 200

Portland, OR 97204

Tel: 503-988-4502

Fax: 503-988-5538

[www.ourcommission.org](http://www.ourcommission.org)

## GROW Lynda

---

**From:** BERTELL Tamara  
**Sent:** Thursday, May 20, 2010 12:03 PM  
**To:** GROW Lynda; MADRIGAL Marissa D  
**Cc:** WIREN Corie; RYAN Emily; RIDINGS Aaron M; TODD Joshua L  
**Subject:** Supporting document for CCFC June 3 BCC APR  
**Importance:** High  
**Follow Up Flag:** Follow up  
**Flag Status:** Completed  
**Attachments:** 2010 Comp Plan Biennial Update-BCC Exec Summ (Final).doc

Lynda and Marissa:

I've attached our supporting document for the June 3 BCC APR that Josh Todd submitted last week.

Corie, Emily and Ryan: I sent you all but this the other day with my request for staff briefings June 1 for the two APRs we submitted for June 3: (1) JCP Plan, and (2) Biennial Comp Plan Update.

Let me know if you need anything else.

Thank you!

Tamara Bertell

Interim Office Manager  
Multnomah County Commission on Children, Families & Community  
421 SW Oak, Suite 200  
Portland, OR 97204  
Tel: 503-988-4502  
Fax: 503-988-5538  
[www.ourcommission.org](http://www.ourcommission.org)

5/28/2010

## GROW Lynda

---

**From:** BERTELL Tamara  
**Sent:** Tuesday, May 18, 2010 3:10 PM  
**To:** GROW Lynda; MADRIGAL Marissa D  
**Cc:** TODD Joshua L; KOCH David M; STAVENJORD Rebecca; HALVERSON Robert P; NGUYEN Thach V; VANDERLINDE Thuy H  
**Subject:** Supporting document for CCFC June 3, 2010 JCP Plan APR request  
**Follow Up Flag:** Follow up  
**Flag Status:** Completed  
**Attachments:** JCP Plan Executive Summary BCC (Final).doc

Hello, Lynda:

I've attached the supporting document for our JCP Plan APR request that we submitted on May 7 (and again on May 11). Please let me know if you need anything else.

Our supporting documentation for our Comp Plan Biennial Update APR request for the same date (June 3), which was submitted by CCFC Director, Joshua Todd, last week, will be forthcoming by this Thursday's (May 20) 12N deadline.

Regards,

Tamara Bertell

Interim Office Manager  
Multnomah County Commission on Children, Families & Community  
421 SW Oak, Suite 200  
Portland, OR 97204  
Tel: 503-988-4502  
Fax: 503-988-5538  
[www.ourcommission.org](http://www.ourcommission.org)

5/28/2010

## GROW Lynda

---

**From:** BERTELL Tamara  
**Sent:** Tuesday, May 11, 2010 3:45 PM  
**To:** GROW Lynda  
**Cc:** TODD Joshua L  
**Subject:** RE: APR request for June 3, 2010 (CCFC re: JCP Plan)  
**Follow Up Flag:** Follow up.  
**Flag Status:** Completed  
**Attachments:** JCP APR for 6 3 10 .doc

Hi, Lynda: I sent you the Word document at your request late Friday, but it was late, so I'm attaching it again.

Thank you!

Tamara Bertell

Interim Office Manager  
Multnomah County Commission on Children, Families & Community  
421 SW Oak, Suite 200  
Portland, OR 97204  
Tel: 503-988-4502  
Fax: 503-988-5538  
[www.ourcommission.org](http://www.ourcommission.org)

---

**From:** GROW Lynda  
**Sent:** Tuesday, May 11, 2010 3:08 PM  
**To:** BERTELL Tamara  
**Cc:** TODD Joshua L  
**Subject:** RE: APR request for June 3, 2010 (CCFC re: JCP Plan)

Don't forget that I need a copy in word format so I can add times/item number.  
Thanks

Lynda J. Grow, Board Clerk  
Multnomah County Board of Commissioners  
503-988-5274 or 988-3277  
[Lynda.Grow@co.multnomah.or.us](mailto:Lynda.Grow@co.multnomah.or.us)  
<http://www2.co.multnomah.or.us/cfm/boardclerk/>

---

**From:** BERTELL Tamara  
**Sent:** Friday, May 07, 2010 4:29 PM  
**To:** MADRIGAL Marissa D; GROW Lynda  
**Cc:** TODD Joshua L; STAVENJORD Rebecca; KOCH David M  
**Subject:** APR request for June 3, 2010 (CCFC re: JCP Plan)

Hello, Marissa and Lynda:

I've attached the electronic image of an APR request for approval of CCFC's Juvenile Crime Prevention (JCP) Plan before the BCC on June 3, 2010. The original document is on file in the CCFC office.

This is my first APR submission, so please let me know if you need anything else.

5/28/2010

I have read BCC-1 and will have the remaining documents to you by, or before, by the deadline date of noon on May 20, 2010.

Regards,

Tamara Bertell

Interim Office Manager

Multnomah County Commission on Children, Families & Community

421 SW Oak, Suite 200

Portland, OR 97204

Tel: 503-988-4502

Fax: 503-988-5538

[www.ourcommission.org](http://www.ourcommission.org)

5/28/2010

## GROW Lynda

---

**From:** BERTELL Tamara  
**Sent:** Friday, May 07, 2010 4:29 PM  
**To:** MADRIGAL Marissa D; GROW Lynda  
**Cc:** TODD Joshua L; STAVENJORD Rebecca; KOCH David M  
**Subject:** APR request for June 3, 2010 (CCFC re: JCP Plan)  
**Follow Up Flag:** Follow up  
**Flag Status:** Completed  
**Attachments:** JCP APR 6.3.10 (JT sig).pdf

Hello, Marissa and Lynda:

I've attached the electronic image of an APR request for approval of CCFC's Juvenile Crime Prevention (JCP) Plan before the BCC on June 3, 2010. The original document is on file in the CCFC office.

This is my first APR submission, so please let me know if you need anything else.

I have read BCC-1 and will have the remaining documents to you by, or before, by the deadline date of noon on May 20, 2010.

Regards,

Tamara Bertell

Interim Office Manager  
Multnomah County Commission on Children, Families & Community  
421 SW Oak, Suite 200  
Portland, OR 97204  
Tel: 503-988-4502  
Fax: 503-988-5538  
[www.ourcommission.org](http://www.ourcommission.org)

5/28/2010



# MULTNOMAH COUNTY OREGON

BOARD OF COUNTY COMMISSIONERS  
501 S.E. HAWTHORNE BLVD. , Suite 600  
PORTLAND, OREGON 97214  
(503) 988-5220

Deborah Kafoury • DISTRICT 1  
COMMISSIONER

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## MEMORANDUM

TO: Chair Jeff Cogen  
Commissioner Barbara Willer  
Commissioner Judy Shiprack  
Commissioner Diane McKeel  
Board Clerk Lynda Grow

FROM: Aaron Ridings  
Staff Assistant to Commissioner Deborah Kafoury

DATE: May 24, 2010

RE: Excuse memo for June 3, 2010.

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Commissioner Kafoury will leave the Board Meeting early on Thursday, June 3, 2010.

Thank you,

Aaron Ridings

## GROW Lynda

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**From:** KIETA Karyne  
**Sent:** Thursday, May 27, 2010 9:35 AM  
**To:** SHIRLEY Lillian M; FULLER Joanne; HARRIS Mindy L; OEHLKE Vailey; JOHNSON Cecilia; STATON Daniel W; SCHRUNK Michael D; TAYLOR Scott - DCJ Director; SWACKHAMER Sherry J  
**Cc:** LEAR Wendy R; TINKLE Kathy M; WADDELL Mike D; COBB Becky; ELLIOTT Gerald T; AAB Larry A; YANTIS Wanda; MARCY Scott; COLDWELL Shaun M; NEBURKA Julie Z; HAY Ching L; JASPIN Michael D; ELKIN Christian; BUSBY Shannon; HEATH Patrick; KAFOURY Deborah; LEE Beckie; MCLELLAN Jana E; MADRIGAL Marissa D; COGEN Jeff; MCKEEL Diane; WIREN Corie; SHIPRACK Judith C; LASHUA Matthew; WILLER Barbara; BROWN Dana; KIETA Karyne; SOWLE Agnes; GROW Lynda  
**Subject:** Wave 2 - FY 2011 Budget Worksession Follow-Up  
**Attachments:** Follow-Up Workession WAVE #2 May 25th thru 27th.doc

Dear Department Heads-

Attached are the follow up questions you were asked by the Board during the second wave of worksessions. Please submit your responses to Christian Elkin by noon, June 1. Please note that some of the information be brought back as part of the next round of worksessions. We will compile your responses into one document and forward that to the Board.

Please let me know if you have any questions.

Thanks,  
Karyne Kieta  
Budget Director

5/28/2010



## MULTNOMAH COUNTY OREGON

BOARD OF COUNTY COMMISSIONERS  
501 S.E. HAWTHORNE BLVD., Suite 600  
PORTLAND, OREGON 97214  
(503) 988-5220

Barbara Willer • DISTRICT 2  
COMMISSIONER

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# MEMORANDUM

TO: Chair Jeff Cogen  
Commissioner Deborah Kafoury  
Commissioner Judy Shiprack  
Commissioner Diane McKeel  
Board Clerk Lynda Grow

FROM: Emily S. Ryan  
Staff Assistant to Commissioner Barbara Willer

DATE: May 27, 2010

RE: Excuse memo for June 3, 2010.

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Commissioner Willer will leave the Board Meeting early on Thursday, June 3, 2010 at 10:30am.

Thank you,

Emily S. Ryan

## GROW Lynda

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**From:** RIDINGS Aaron M  
**Sent:** Monday, May 24, 2010 4:53 PM  
**To:** COGEN Jeff; WILLER Barbara; SHIPRACK Judith C; MCKEEL Diane; GROW Lynda  
**Cc:** GUTHRIE Barbara; District2; FALKENBERG Keith E; FILES Sean  
**Subject:** Excuse Memo 6.3.2010  
**Attachments:** Excuse Memo 6-3-10.doc

Attached excuse memo

Aaron Ridings  
Policy & Constituent Relations  
Office of Commissioner Deborah Kafoury  
(503) 988-5220  
[aaron.m.ridings@co.multnomah.or.us](mailto:aaron.m.ridings@co.multnomah.or.us)  
[District 1 Website](#)

6/25/2010