

ANNOTATED AGENDA

Tuesday, May 8, 1990 - 9:30 AM
Multnomah County Courthouse, Room 602

FORMAL ITEMS

Chair Gladys McCoy convened the meeting at 9:35 a.m., with Vice-Chair Gretchen Kafoury and Commissioner Sharron Kelley present, Commissioner Rick Bauman arriving at 9:39 a.m., and Commissioner Pauline Anderson excused.

1. Proclamation in the Matter of Proclaiming the Week of May 6 to 12, 1990 as Be Kind to Animals Week in Multnomah County, Oregon

MIKE OSWALD, PHIL CLIFFORD AND SHARON HARMON PRESENTATIONS. PROCLAMATION READ. DEPUTY HOUSTON INTRODUCED ROCKY OF THE CANINE CORPS AND RESPONDED TO BOARD QUESTIONS. UPON MOTION OF COMMISSIONER KAFOURY, SECONDED BY COMMISSIONER KELLEY, PROCLAMATION 90-70 WAS UNANIMOUSLY APPROVED.

2. Proclamation in the Matter of Proclaiming the Week of May 6 to 12, 1990 as National Corrections Officers Week in Multnomah County, Oregon

COMMISSIONER KAFOURY MOVED AND COMMISSIONER KELLEY SECONDED, APPROVAL OF PROCLAMATION. JOHN SCHWEITZER READ PROCLAMATION AND COMMENTED IN SUPPORT. PROCLAMATION 90-71 UNANIMOUSLY APPROVED.

PLANNING ITEM

3. **PD 1-90** Review the decision of the Planning Commission of February 26, 1990, denying requested change in zoning designation from LR-10, low density residential district (minimum lot size of 10,000 square feet) to LR-7, low density residential district (minimum lot size of 7,000 square feet) for the northerly portion of the subject site; thereby disallowing a planned development for the entirety of the

site, which would have allowed its development with a 124-unit mobile home park, all property located at 13300 SE Holgate Blvd. (Continued from May 1, 1990)

PLANNER MARK HESS DISCUSSED PROPOSED CONDITIONS SUBMITTED BY PLANNING STAFF. IN RESPONSE TO A QUESTION OF COMMISSIONER KAFOURY, MR. HESS WAS PROVIDED A COPY OF THE PROPOSED CONDITIONS SUBMITTED BY LEO BASCH AND NEIGHBORS. MR. BASCH DISCUSSED HIS PROPOSED CONDITIONS. AT THE DIRECTION OF CHAIR McCOY, THE PARTIES ADJOURNED TO THE CONFERENCE ROOM TO DISCUSS A POSSIBLE COMPROMISE. FOLLOWING CONSULTATION AND DISCUSSION AND UPON MOTION OF COMMISSIONER KAFOURY, SECONDED BY COMMISSIONER KELLEY, THE PLANNING ITEM WAS CONTINUED TO TUESDAY, MAY 22, 1990.

The meeting was recessed at 10:05 a.m. and reconvened at 11:05 a.m.

INFORMAL

4. Review of May 10, 1990 Agenda Items R-16 through R-20 (Contingency Requests).

BOARD REVIEWED AND DISCUSSED UNANIMOUS CONSENT ITEMS R-21 AND R-22 WITH KELLY BACON AND DISCUSSED POSSIBLE AMENDMENT TO ITEM R-15 CONCERNING PROPOSED NUMBER OF MEMBERS TO BE APPOINTED TO LIBRARY BOARD WITH GINNIE COOPER AND JOHN DuBAY.

There being no further business, the meeting was adjourned at 11:30 a.m.

Tuesday, May 8, 1990 - 1:30 PM
Multnomah County Courthouse, Room 602

INFORMAL BRIEFINGS

Chair Gladys McCoy convened the meeting at 1:35 p.m., with Vice-Chair Gretchen Kafoury and Commissioner Sharron Kelley present, Commissioner Rick Bauman arriving at 1:40 p.m., and Commissioner Pauline Anderson excused.

3. Briefing on the North/Northeast Youth Gang Outreach Program. Presented by Macceo Pettis, Sharon McCormack, Brian McNicholas and Norm Monroe.

MACCEO PETTIS, SHARON McCORMACK, NORM MONROE AND BRIAN McNICHOLAS PRESENTATIONS AND RESPONSE TO BOARD QUESTIONS AND DISCUSSION.

2. Briefing on the concept proposal creating an Affordable Housing Land Trust/Land Bank to aid in developing vacant and abandoned properties. Presented by Norm Monroe, Cecile Pitts, Steve Rudman, Neil Hunter and Ramsey Weit.

RAMSEY WEIT, STEVE RUDMAN, NEIL HUNTER, NORM MONROE AND CECILE PITTS PRESENTATIONS AND RESPONSE TO BOARD QUESTIONS AND DISCUSSION. STAFF DIRECTED TO PREPARE WRITTEN MATERIAL CLARIFYING LAND TRUST/LAND BANK/LAND CORPORATION CONCEPTS FOR FOLLOW UP BRIEFING SUBMISSION THE FIRST OF JUNE.

1. Briefing on the revised Acute Care Plan document to be submitted to the Emergency Board on May 17, 1990. Presented by Rex Surface, Nancy Barron, Robert McCork and Gary Smith.

GARY SMITH, BOB McCORK AND REX SURFACE PRESENTATION AND RESPONSE TO BOARD QUESTIONS AND DISCUSSION.

INFORMAL

4. Review of May 10, 1990 Agenda. Time Certain 3:00 PM.

CARY HARKAWAY EXPLANATION OF R-1. COMMISSIONER KELLEY SUBMITTED PROPOSED AMENDMENTS TO R-14 FOR BOARD

REVIEW AND DISCUSSION WITH GRANT NELSON AND BILL VANDEVER. HERB WILSON EXPLANATION OF R-2 AND RESPONSE TO BOARD QUESTIONS. LARRY BAXTER EXPLANATION OF R-3 AND R-4.

There being no further business, the meeting was adjourned at 3:40 p.m.

Wednesday, May 9, 1990 - 9:00 AM
Multnomah County Courthouse, Room 602

WORK SESSION

Chair Gladys McCoy convened the meeting at 9:10 a.m., with Vice-Chair Gretchen Kafoury and Commissioners Pauline Anderson, Rick Bauman and Sharron Kelley present.

Discussion to Establish Goals and to Determine Priorities for Funding of Public Safety Programs. Discussion to Include Board of County Commissioners, Sheriff, District Attorney, Department of Justice Services and Department of Human Services Staff (Continued from May 1, 1990)

HAL OGBURN, DUANE ZUSSY, GRANT NELSON, WAYNE SALVO AND CARY HARKAWAY RESPONSE TO BOARD QUESTIONS AND DISCUSSION. FOLLOWING BOARD DISCUSSION, COMMISSIONER KAFOURY MOVED, SECONDED BY COMMISSIONER ANDERSON, TO PASS THE PROPOSED USE OF ORS 137.306-308 COUNTY ASSESSMENT (1065) MONIES PACKAGE IN THE SUM OF \$388,000 TO THE COMMUNITY CORRECTIONS ADVISORY COMMITTEE FOR ITS APPROVAL. MR. NELSON RESPONSE TO BOARD QUESTIONS. BOARD DISCUSSION. MOTION UNANIMOUSLY APPROVED. COMMISSIONER KAFOURY MOVED, SECONDED BY COMMISSIONER BAUMAN, TO APPROVE \$100,000 MINIMUM FUNDING FOR MCRC; THAT SHERIFF WILL NEGOTIATE FOR CONTRACT WITH STATE; AND THAT SHERIFF WILL PURSUE AND COME BACK WITH ARRANGEMENTS ON EMPTY BED/PV CENTER.

BOARD DISCUSSION. MOTION APPROVED WITH COMMISSIONERS KAFOURY, BAUMAN, KELLEY AND McCOY VOTING AYE, AND COMMISSIONER ANDERSON VOTING NO. COMMISSIONER KAFOURY CLARIFIED THAT THIS WAS IN ADDITION TO THE SHERIFF'S \$215,000 IDENTIFIED REVENUE. FOLLOWING BOARD DISCUSSION AND UPON MOTION OF COMMISSIONER KAFOURY, SECONDED BY COMMISSIONER ANDERSON, APPROVAL OF \$76,000 MINIMUM FUNDING FOR THE DISTRICT ATTORNEY WAS UNANIMOUSLY APPROVED. UPON MOTION OF COMMISSIONER KAFOURY, SECONDED BY COMMISSIONER BAUMAN, APPROVAL OF \$100,000 MINIMUM FUNDING FOR DRUG AND ALCOHOL INTENSIVE SUPERVISION WAS APPROVED WITH COMMISSIONERS ANDERSON, KAFOURY, BAUMAN AND McCOY VOTING AYE, AND COMMISSIONER KELLEY ABSTAINING. CHAIR McCOY EXPLAINED THAT WHILE THE AMOUNTS MAY CHANGE BEFORE FORMAL BUDGET ADOPTION IN JUNE, THE VOTES TODAY REFLECT A COMFORT LEVEL, AND THAT THE MATTERS WILL BE READDRESSSED FOLLOWING THE MAY EMERGENCY BOARD RESULTS AND POSSIBLE DEPARTMENT COST SAVINGS.

There being no further business, the meeting was adjourned at 11:25 a.m.

Thursday, May 10, 1990, 9:30 AM
Multnomah County Courthouse, Room 602

FORMAL AGENDA

Chair Gladys McCoy convened the meeting at 9:33 a.m., with Vice-Chair Gretchen Kafoury, Commissioners Pauline Anderson and Sharron Kelley present.

NON-DEPARTMENTAL

- R-12 Proclamation in the Matter of Proclaiming May 15, 1990 as Peace Officers Memorial Day and May 13 to 19, 1990 as Police Week in Multnomah County, Oregon

CHUCK FESSLER PRESENTATION AND EXPLANATION. PROCLAMATION READ. UPON MOTION OF COMMISSIONER KAFOURY, SECONDED BY COMMISSIONER KELLEY, PROCLAMATION 90-72 WAS UNANIMOUSLY APPROVED.

Commissioner Rick Bauman arrived at 9:40 a.m.

CONSENT CALENDAR

- C-2 Liquor License application submitted by Sheriff's Office with recommendation that same be approved as follows: Class A Dispenser Renewal for The Wood Shed Restaurant, 16015 SE Stark, Portland

UPON MOTION OF COMMISSIONER KAFOURY, SECONDED BY COMMISSIONER KELLEY, C-2 WAS UNANIMOUSLY APPROVED.

- C-1 Annual Volunteer Award Ceremony/Reception presented by Robert Luce of the Citizen Involvement Committee

BOB LUCE PRESENTATION. THE BOARD GREETED, ACKNOWLEDGED AND PRESENTED AWARDS TO FRED STICKEL AND THE CITIZEN CRIME COMMISSION, VINCENT WANNASSAY, KHAT NEANG, BOI TRINH, KHAMPHANH CHANTHAVONG, BRUCE BLAITOUT, SENG FO CHAU, ROBIN HYATT AND OASIS (OLDER ADULT SERVICE AND INFORMATION SYSTEM), ORPHA BROWN, HELEN PICKETT, MARY WHITE, MARY GODFREY, LYNN TRUPP, MARY TRUPP, MARLENE BYRNE, PAUL EISENBERG, DELORES JUDKINS, FRANK HOWATT, MOLLY O'REILLY, BOB PETERSON, PET AMBASSADOR DEJA BLEU, DARRYN LaGAIPA, MARY LEE NITSCHKE, LAURA SMITH, MARION PATTISON, ELFIE RICHARDS, BOB CARLSON, CHUCK PAESCH, DOUGLAS TRACY, LAWRENCE McCAGG, LISA CLAY, DEBBIE SMITH, THELMA GOLDEN,

CAROL MURDOCK, GUILLERMO CHAMORRO, RITA BANKHEAD, RON BRONSKI AND THE COLUMBIA VILLA PROJECT, MIKE HESTON AND CASCADE RAIN RUNNERS, GREG GUSTAFSON, HEIDI GUSTAFSON, PAUL NORR, KEITH CRAWFORD, BERNIE MEDINA, OLGA VALE AND RACHEL SUMMER. RECEPTION IMMEDIATELY FOLLOWED IN HALLWAY.

The meeting recessed at 10:15 a.m. and reconvened at 10:35 a.m.

DEPARTMENT OF JUSTICE SERVICES

- R-1 Budget Modification DJS #23 Within the Community Corrections Division, Authorizing Reclassification of Alternative Community Service Position from "Community Projects Leader" to "Community Service Placement Specialist"

UPON MOTION OF COMMISSIONER KELLEY, SECONDED BY COMMISSIONER BAUMAN, R-1 WAS UNANIMOUSLY APPROVED.

DEPARTMENT OF ENVIRONMENTAL SERVICES

- R-2 Request to Sell Certain County Property Located at NE Cleveland and NE 6th Avenue, Gresham, at Private Sale Pursuant to ORS 271.530(3)(a)

HERB WILSON EXPLANATION AND RESPONSE TO BOARD QUESTIONS AND DISCUSSION. COMMISSIONER ANDERSON'S MOTION TO APPROVE FAILED FOR LACK OF A SECOND. BOARD DIRECTED DES STAFF TO OFFER PROPERTY FOR SALE AT PUBLIC AUCTION IN JULY.

- R-3 Order in the Matter of Conveying Deeds for Certain Real Property to the City of Portland, Oregon, Various Parcels, Item No. 88-164

UPON MOTION OF COMMISSIONER ANDERSON, SECONDED BY COMMISSIONER KELLEY, ORDER 90-73 WAS UNANIMOUSLY APPROVED.

- R-4 Order in the Matter of Declaring Various Tax Foreclosed Properties Abandoned or in a State of Waste and Ordering the Tax Collector to Issue a Deed

FORECLOSED PROPERTY OWNER BONNIE TANN TESTIMONY REQUESTING ADDITIONAL TIME TO CLEAN UP THE PITTOCK GROVE PROPERTY. LARRY BAXTER EXPLANATION AND RESPONSE TO BOARD QUESTIONS AND DISCUSSION. COMMISSIONER BAUMAN MOVED, SECONDED BY COMMISSIONER KAFOURY, TO SET THE PITTOCK GROVE PROPERTY MATTER OVER TWO WEEKS. MOTION TO CONTINUE PITTOCK GROVE PROPERTY MATTER TO THURSDAY, MAY 24, 1990 UNANIMOUSLY APPROVED. MR. BAXTER DIRECTED TO CHECK PROPERTY AND REPORT BACK TO BOARD ON MAY 24. UPON MOTION OF COMMISSIONER KAFOURY, SECONDED BY COMMISSIONER BAUMAN, AMENDED ORDER 90-74 WAS UNANIMOUSLY APPROVED.

- R-5 Resolution in the Matter of Approval of the Fire Code Ordinance of Tualatin Valley Fire and Rescue, a Rural Fire Protection District No. 1

UPON MOTION OF COMMISSIONER ANDERSON, SECONDED BY COMMISSIONER BAUMAN, RESOLUTION 90-75 WAS UNANIMOUSLY APPROVED.

- R-6 Budget Modification DES #17 Authorizing Transfer Within Fleet Services of \$30,000 from Personal Services and \$100,000 from Capital to Materials and Services to Pay for Costs Related to Unanticipated Repairs and User Demand for Fleet Services

UPON MOTION OF COMMISSIONER ANDERSON, SECONDED BY COMMISSIONER KAFOURY, R-6 WAS UNANIMOUSLY APPROVED.

- R-7 Budget Modification DES #18 Authorizing Transfer Within Electronic Services of \$1,500 from Materials and Services to Capital for the Purchase of a Desoldering Station

***UPON MOTION OF COMMISSIONER ANDERSON,
SECONDED BY COMMISSIONER KELLEY, R-7
WAS UNANIMOUSLY APPROVED.***

DEPARTMENT OF HUMAN SERVICES

- R-8 Budget Modification DHS #40 Authorizing an Increase in the Aging Services Division, Community Action Program FY 1989-90 Materials and Services Budget by \$647,552

***UPON MOTION OF COMMISSIONER KELLEY,
SECONDED BY COMMISSIONER KAFOURY, R-8
WAS UNANIMOUSLY APPROVED.***

- R-9 Ratification of DHS #102390-1, Intergovernmental Agreement Modification #1 Between the State of Oregon Senior and Disabled Services Division and Multnomah County - Additional Revenue for Increased Community Services

- R-10 Budget Modification DHS #45 Authorizing an Increase in the Aging Services Division Budget by \$235,366 in Federal Title III and Title XIX and State of Oregon Project Independence Funds

***DUANE ZUSSY EXPLANATION. UPON MOTION
OF COMMISSIONER KELLEY, SECONDED BY
COMMISSIONER KAFOURY, R-9 AND R-10 WERE
UNANIMOUSLY APPROVED.***

- R-11 Budget Modification DHS #52 Authorizing Transfer of \$974 from Materials and Services to Capital Improvement for a Washing Machine for the Juvenile Justice Division Detention Unit and a Personal Computer for the Resource and Development Unit

***DUANE ZUSSY EXPLANATION. UPON MOTION
OF COMMISSIONER KELLEY, SECONDED BY
COMMISSIONER KAFOURY, R-11 WAS
UNANIMOUSLY APPROVED.***

- R-13 Budget Modification Non #10 for Commission District No. 4, Authorizing Transfer of \$6,944 from Professional Services to Equipment for Purchase of Two Personal Computer Systems

***COMMISSIONER KELLEY MOVED, SECONDED
BY COMMISSIONER BAUMAN, APPROVAL OF R-***

**13. COMMISSIONER KELLEY EXPLANATION.
BUDGET MODIFICATION UNANIMOUSLY
APPROVED.**

ORDINANCES - NON-DEPARTMENTAL

- R-14 First Reading of an Ordinance Amending Multnomah County Code Chapter 2.20 Replacing the Department of Justice Services with the Department of Community Corrections and Repealing Ordinance No. 621 (Office of Justice Planning)

ORDINANCE READ BY TITLE ONLY. COPIES AVAILABLE. COMMISSIONER KAFOURY MOVED AND COMMISSIONER KELLEY SECONDED, APPROVAL OF FIRST READING WITH AMENDED PARAGRAPHS H AND I ON PAGE 4 AS PROPOSED BY COMMISSIONER KELLEY. COMMISSIONER BAUMAN MOVED, SECONDED BY COMMISSIONER ANDERSON, APPROVAL OF THE ORIGINALLY SUBMITTED LANGUAGE IN PARAGRAPH I OF PAGE 4. FOLLOWING DISCUSSION WITH COUNTY COUNSEL LAURENCE KRESSEL, BAUMAN MOTION APPROVED, WITH COMMISSIONERS ANDERSON, KAFOURY, BAUMAN AND McCOY VOTING AYE, AND COMMISSIONER KELLEY VOTING NO. COMMISSIONER KELLEY EXPRESSED CONCERN THAT SHERIFF AND DISTRICT ATTORNEY ARE NOT HERE TO SPEAK TO THE AMENDMENTS AND ADVISED SHE WILL WAIT UNTIL SHE HEARS FROM THEM BEFORE SUPPORTING THE ORDINANCE. NO ONE WISHED TO TESTIFY. FIRST READING OF ORDINANCE WITH AMENDED PARAGRAPH H OF PAGE 4 APPROVED, WITH COMMISSIONERS ANDERSON, KAFOURY, BAUMAN AND McCOY VOTING AYE, AND COMMISSIONER KELLEY VOTING NO. SECOND READING THURSDAY, MAY 17, 1990.

- R-15 First Reading of an Ordinance Relating to Library Services, Establishing the Multnomah County Public Library, Creating an Advisory Library Board, Making Necessary Changes to Existing County Code and Setting an Operative Date

ORDINANCE READ BY TITLE ONLY. COPIES AVAILABLE. COMMISSIONER ANDERSON MOVED AND COMMISSIONER BAUMAN SECONDED, APPROVAL OF FIRST READING. COUNTY COUNSEL JOHN DuBAY EXPLANATION AND DISCUSSION OF PROPOSED AMENDMENTS AS OUTLINED IN MAY 9, 1990 MEMO FROM JIM SCHEPPKE, OREGON STATE LIBRARY ADMINISTRATOR. FOLLOWING DISCUSSION AND UPON MOTION OF COMMISSIONER KAFOURY, SECONDED BY COMMISSIONER BAUMAN, IT WAS UNANIMOUSLY APPROVED TO AMEND SECTION 1(D). FOLLOWING DISCUSSION AND UPON MOTION OF COMMISSIONER KAFOURY, SECONDED BY COMMISSIONER KELLEY, AMENDMENTS TO SECTION 2(A) AND 2(B), AND SECTION 8(A) WERE UNANIMOUSLY APPROVED. NO ONE WISHED TO TESTIFY. FIRST READING OF ORDINANCE, AS AMENDED, UNANIMOUSLY APPROVED. SECOND READING THURSDAY, MAY 17, 1990.

CONTINGENCY REQUESTS

- R-16 Budget Modification DES #19 Authorizing Transfer of \$214,200 from Contingency to Expo Center Budget for Reconstruction of Access From Marine Drive

COMMISSIONER KAFOURY MOVED AND COMMISSIONER ANDERSON SECONDED, APPROVAL OF R-16. DAVE WARREN EXPLANATION. BUDGET MODIFICATION UNANIMOUSLY APPROVED.

- R-17 Budget Modification DGS #18 Authorizing Transfer of \$308,554 from Contingency to Sheriff's Office to Cover the Costs of the Deputy Sheriff's Wage Settlement

FOLLOWING DISCUSSION AND UPON MOTION OF COMMISSIONER KAFOURY, SECONDED BY COMMISSIONER ANDERSON, BUDGET MODIFICATION DGS #18 TRANSFERRING

\$330,012 WAS UNANIMOUSLY APPROVED, AS AMENDED.

- R-18 Budget Modification DGS #19 Authorizing Appropriation of \$467,980 in Insurance Recovery Revenue in the Insurance Fund for Transfer to the General Fund to Help Offset Costs Associated with Construction of a New Laundry Facility at the Multnomah County Inverness Jail

UPON MOTION OF COMMISSIONER KAFOURY, SECONDED BY COMMISSIONER KELLEY, R-18 WAS UNANIMOUSLY APPROVED.

- R-19 Budget Modification DJS #22 Authorizing Transfer of \$16,222 from Contingency to Professional Services for Payment of Statutorily Required Probate Court Medical Examiner Fees

UPON MOTION OF COMMISSIONER KAFOURY, SECONDED BY COMMISSIONER BAUMAN, R-19 WAS UNANIMOUSLY APPROVED.

- R-20 Budget Modification Non #8 Authorizing Transfer of \$2,101 from Contingency to Dues and Subscriptions to Pay Multnomah County's Share of a Voluntary Association of Oregon Counties Assessment to Fund Intensified Staff Effort on Land Use Issues

COMMISSIONER KAFOURY MOVED, SECONDED BY COMMISSIONER BAUMAN, APPROVAL OF R-20. DAVE WARREN EXPLANATION IN RESPONSE TO QUESTIONS OF COMMISSIONER KELLEY. BUDGET MODIFICATION UNANIMOUSLY APPROVED.

AT THE REQUEST OF CHAIR McCOY AND UPON MOTION OF COMMISSIONER KAFOURY, SECONDED BY COMMISSIONER KELLEY, CONSIDERATION OF THE FOLLOWING ITEMS WAS UNANIMOUSLY APPROVED.

UNANIMOUS CONSENT ITEMS

- R-21 Budget Modification DHS #53 Authorizing Transfer of \$3,933 from Contingency to Aging Services Division to Fund a Columbia Villa Project Coordinator Position for One Month of Current Fiscal Year

**DUANE ZUSSY EXPLANATION AND RESPONSE
TO BOARD QUESTIONS. BOARD DISCUSSION
AND COMMENTS. COMMISSIONER KELLEY'S
MOTION TO APPROVE FAILED FOR LACK OF A
SECOND.**

R-22 Budget Modification DJS #24 Within District Attorney's Department,
Authorizing Transfer of Regional Organized Crime and Narcotics Task
Force Funds in the Amount of \$42,000 from Professional Services to
Capital Equipment for Purchase of Vehicles for Investigative Purposes

**UPON MOTION OF COMMISSIONER KAFOURY,
SECONDED BY COMMISSIONER KELLEY, R-22
WAS UNANIMOUSLY APPROVED.**

*There being no further business, the meeting was adjourned at 11:45
a.m.*

OFFICE OF THE BOARD CLERK
FOR MULTNOMAH COUNTY, OREGON

Deborah L. Bogstad

Deborah L. Bogstad



MULTNOMAH COUNTY OREGON

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

GLADYS McCOY • CHAIR • 248-3308
PAULINE ANDERSON • DISTRICT 1 • 248-5220
GRETCHEN KAFOURY • DISTRICT 2 • 248-5219
RICK BAUMAN • DISTRICT 3 • 248-5217
SHARRON KELLEY • DISTRICT 4 • 248-5213
JANE McGARVIN • Clerk • 248-3277

AGENDA

MEETINGS OF THE MULTNOMAH COUNTY BOARD OF COMMISSIONERS

FOR THE WEEK OF

May 7 - 11, 1990

Tuesday, May 8, 1990 - 9:30 AM - Formal Items Page 2
Tuesday, May 8, 1990 - 9:30 AM - Planning Item Page 2
Tuesday, May 8, 1990 - 11:00 AM - Informal Review . . Page 2
Tuesday, May 8, 1990 - 1:30 PM - Informal Briefings . Page 2
Tuesday, May 8, 1990 - 3:00 PM - Informal Review . . . Page 2
Wednesday, May 9, 1990 - 9:00 AM - Work Session Page 3
Thursday, May 10, 1990 - 9:30 AM - Formal Meeting . . Page 3

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

Thursday, 10:00 PM, Channel 11 for East and West side subscribers
Friday, 6:00 PM, Channel 27 for Paragon Cable (Multnomah East) subscribers
Saturday 12:00 PM, Channel 21 for East Portland and East County subscribers

Tuesday, May 8, 1990 - 9:30 AM

Multnomah County Courthouse, Room 602

FORMAL ITEMS

1. Proclamation in the Matter of Proclaiming the Week of May 6 to 12, 1990 as Be Kind to Animals Week in Multnomah County, Oregon
2. Proclamation in the Matter of Proclaiming the Week of May 6 to 12, 1990 as National Corrections Officers Week in Multnomah County, Oregon

PLANNING ITEM

3. PD 1-90
Review the decision of the Planning Commission of February 26, 1990, denying requested change in zoning designation from LR-10, low density residential district (minimum lot size of 10,000 square feet) to LR-7, low density residential district (minimum lot size of 7,000 square feet) for the northerly portion of the subject site; thereby disallowing a planned development for the entirety of the site, which would have allowed its development with a 124-unit mobile home park, all property located at 13300 SE Holgate Blvd. (Continued from May 1, 1990)

INFORMAL

4. Review of May 10, 1990 Agenda Items R-16 through R-20 (Contingency Requests). Time Certain 11:00 AM
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Tuesday, May 8, 1990 - 1:30 PM

Multnomah County Courthouse, Room 602

INFORMAL BRIEFINGS

1. Briefing on the revised Acute Care Plan document to be submitted to the Emergency Board on May 17, 1990. Presented by Rex Surface and Gary Smith.
2. Briefing on the concept proposal creating an Affordable Housing Land Trust/Land Bank to aid in developing vacant and abandoned properties. Presented by Norm Monroe, Cecile Pitts, Steve Rudman and Ramsey Weit.
3. Briefing on the North/Northeast Youth Gang Outreach Program. Presented by Maceo Pettis and Norm Monroe.

INFORMAL

4. Review of May 10, 1990 Agenda. Time Certain 3:00 PM

PUBLIC TESTIMONY WILL NOT BE TAKEN AT INFORMAL MEETINGS

Wednesday, May 9, 1990 - 9:00 AM

Multnomah County Courthouse, Room 602

WORK SESSION

1. Discussion to Establish Goals and to Determine Priorities for Funding of Public Safety Programs. Discussion to Include Board of County Commissioners, Sheriff, District Attorney, Department of Justice Services and Department of Human Services Staff. (Continued from May 1, 1990)
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Thursday, May 10, 1990, 9:30 AM

Multnomah County Courthouse, Room 602

FORMAL AGENDA

CONSENT CALENDAR

- C-1 Annual Volunteer Award Ceremony/Reception presented by Robert Luce of the Citizen Involvement Committee. Time Certain 9:30 AM - TO BE FOLLOWED BY A 15 MINUTE RECEPTION IN HALLWAY
- C-2 Liquor License application submitted by Sheriff's Office with recommendation that same be approved as follows: Class A Dispenser Renewal for The Wood Shed Restaurant, 16015 SE Stark, Portland

DEPARTMENT OF JUSTICE SERVICES

- R-1 Budget Modification DJS #23 Within the Community Corrections Division, Authorizing Reclassification of Alternative Community Service Position from "Community Projects Leader" to "Community Service Placement Specialist"

DEPARTMENT OF ENVIRONMENTAL SERVICES

- R-2 Request to Sell Certain County Property Located at NE Cleveland and NE 6th Avenue, Gresham, at Private Sale Pursuant to ORS 271.530(3)(a)
- R-3 Order in the Matter of Conveying Deeds for Certain Real Property to the City of Portland, Oregon, Various Parcels, Item No. 88-164
- R-4 Order in the Matter of Declaring Various Tax Foreclosed Properties Abandoned or in a State of Waste and Ordering the Tax Collector to Issue a Deed
- R-5 Resolution in the Matter of Approval of the Fire Code Ordinance of Tualatin Valley Fire and Rescue, a Rural Fire Protection District No. 1

- R-6 Budget Modification DES #17 Authorizing Transfer Within Fleet Services of \$30,000 from Personal Services and \$100,000 from Capital to Materials and Services to Pay for Costs Related to Unanticipated Repairs and User Demand for Fleet Services
- R-7 Budget Modification DES #18 Authorizing Transfer Within Electronic Services of \$1,500 from Materials and Services to Capital for the Purchase of a Desoldering Station

DEPARTMENT OF HUMAN SERVICES

- R-8 Budget Modification DHS #40 Authorizing an Increase in the Aging Services Division, Community Action Program FY 1989-90 Materials and Services Budget by \$647,552
- R-9 Ratification of DHS #102390-1, Intergovernmental Agreement Modification #1 Between the State of Oregon Senior and Disabled Services Division and Multnomah County - Additional Revenue for Increased Community Services
- R-10 Budget Modification DHS #45 Authorizing an Increase in the Aging Services Division Budget by \$235,366 in Federal Title III and Title XIX and State of Oregon Project Independence Funds
- R-11 Budget Modification DHS #52 Authorizing Transfer of \$974 from Materials and Services to Capital Improvement for a Washing Machine for the Juvenile Justice Division Detention Unit and a Personal Computer for the Resource and Development Unit

NON-DEPARTMENTAL

- R-12 Proclamation in the Matter of Proclaiming May 15, 1990 as Peace Officers Memorial Day and May 13 to 19, 1990 as Police Week in Multnomah County, Oregon
- R-13 Budget Modification Non #10 for Commission District No. 4, Authorizing Transfer of \$6,944 from Professional Services to Equipment for Purchase of Two Personal Computer Systems

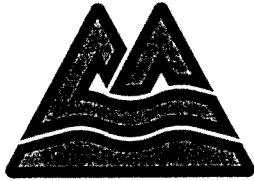
ORDINANCES - NON-DEPARTMENTAL

- R-14 First Reading of an Ordinance Amending Multnomah County Code Chapter 2.20 Replacing the Department of Justice Services with the Department of Community Corrections and Repealing Ordinance No. 621 (Office of Justice Planning)
- R-15 First Reading of an Ordinance Relating to Library Services, Establishing the Multnomah County Public Library, Creating an Advisory Library Board, Making Necessary Changes to Existing County Code and Setting an Operative Date

CONTINGENCY REQUESTS

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- R-17 Budget Modification DGS #18 Authorizing Transfer of \$308,554 from Contingency to Sheriff's Office to Cover the Costs of the Deputy Sheriff's Wage Settlement
- R-18 Budget Modification DGS #19 Authorizing Appropriation of \$467,980 in Insurance Recovery Revenue in the Insurance Fund for Transfer to the General Fund to Help Offset Costs Associated with Construction of a New Laundry Facility at the Multnomah County Inverness Jail
- R-19 Budget Modification DJS #22 Authorizing Transfer of \$16,222 from Contingency to Professional Services for Payment of Statutorily Required Probate Court Medical Examiner Fees
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0701C/33-37/dr
5/3/90



MULTNOMAH COUNTY OREGON

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

GLADYS McCOY • CHAIR • 248-3308
PAULINE ANDERSON • DISTRICT 1 • 248-5220
GRETCHEN KAFOURY • DISTRICT 2 • 248-5219
RICK BAUMAN • DISTRICT 3 • 248-5217
SHARRON KELLEY • DISTRICT 4 • 248-5213
JANE McGARVIN • Clerk • 248-3277

SUPPLEMENTAL AGENDA

UNANIMOUS CONSENT ITEMS

Thursday, May 10, 1990 - 9:30 AM

Multnomah County Courthouse, Room 602

- R-21 Budget Modification DHS #53 Authorizing Transfer of \$3,933 from Contingency to Aging Services Division to Fund a Columbia Villa Project Coordinator Position for One Month of Current Fiscal Year
- R-22 Budget Modification DJS #24 Within District Attorney's Department, Authorizing Transfer of Regional Organized Crime and Narcotics Task Force Funds in the Amount of \$42,000 from Professional Services to Capital Equipment for Purchase of Vehicles for Investigative Purposes

0701C/38/dr
5/7/90

Meeting Date: MAY 08 1990

Agenda No.: #1

(Above space for Clerk's Office Use)

AGENDA PLACEMENT FORM
(For Non-Budgetary Items)

SUBJECT: Proclamation in the matter of "Be Kind to Animals Week"

BCC Informal _____ (date) BCC Formal May 3, 1990 (date)

DEPARTMENT Environmental Services DIVISION Animal Control

CONTACT Mike Oswald TELEPHONE 667-4024

PERSON(S) MAKING PRESENTATION Mike Oswald

5/8/90 copy to Mike Oswald

ACTION REQUESTED:

☐ INFORMATIONAL ONLY ☐ POLICY DIRECTION ☒ APPROVAL

ESTIMATED TIME NEEDED ON BOARD AGENDA: 10 minutes

CHECK IF YOU REQUIRE OFFICIAL WRITTEN NOTICE OF ACTION TAKEN: _____

BRIEF SUMMARY (include statement of rationale for action requested, as well as personnel and fiscal/budgetary impacts, if applicable):

N/A

BOARD OF
COUNTY COMMISSIONERS
1990 MAY - 2 AM 11:57
MULTI-COUNTY
OREGON

(If space is inadequate, please use other side)

SIGNATURES:

ELECTED OFFICIAL _____

Or

DEPARTMENT MANAGER MLO 

(All accompanying documents must have required signatures)

PROCLAMATION

BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF MULTNOMAH COUNTY, OREGON

In the matter of "Be Kind to Animals Week")
May 6-12, 1990.) PROCLAMATION

WHEREAS, we have been endowed not only with the blessings and benefits of animals, including companionship and great pleasure in our daily lives, but also with a firm responsibility to protect these fellow creatures with whom we share the earth from need, pain, fear and suffering; and

WHEREAS, we recognize that teaching attitudes of kindness, consideration and respect for all living things through humane education in the schools and community helps to provide the basic values on which a humane and civilized society is built; and

WHEREAS, the people in Multnomah County are deeply indebted to their animal control agency, other humane organizations and veterinarians for their invaluable contribution in caring for lost and unwanted animals, instilling humane values in our children through humane education programs, and promoting a true working spirit of kindness and consideration for animals in the minds and hearts of all people; and

WHEREAS, the year 1990 marks the Seventy-Fifth Anniversary of the American Humane Association's "Be Kind to Animals Week", a celebration cosponsored by Multnomah County Animal Control, the Oregon Humane Society and the veterinarian community to observe the philosophy of kindness to animals;

NOW, THEREFORE: By virtue of the power vested in us as Members of the Board of County Commissioners, proclaim and pronounce the week of May 6-12, 1990 as "Be Kind to Animals Week"; and do heartily commend all our citizens a full participation in all the events related thereto in this County.

Dated this _____ day of _____, 1990.

Gladys McCoy
Multnomah County Chair

Pauline Anderson
District 1 Commissioner

Gretchen Kafoury
District 2 Commissioner

Rick Bauman
District 3 Commissioner

Sharron Kelley
District 4 Commissioner

1 BEFORE THE BOARD OF COUNTY COMMISSIONERS
2 FOR MULTNOMAH COUNTY, OREGON

3 In the Matter of Proclaiming the Week)
4 of May 6-12, 1990 as Be Kind to Animals) PROCLAMATION 90-70
5 Week in Multnomah County, Oregon)

6 WHEREAS we have been endowed not only with the
7 blessings and benefits of animals, including companionship
8 and great pleasure in our daily lives, but also with a firm
9 responsibility to protect these fellow creatures with whom
10 we share the earth from need, pain, fear and suffering; and

11 WHEREAS we recognize that teaching attitudes of
12 kindness, consideration and respect for all living things
13 through humane education in the schools and community helps
14 to provide the basic values on which a humane and civilized
15 society is built; and

16 WHEREAS the people in Multnomah County are deeply
17 indebted to their animal control agency, other humane
18 organizations and veterinarians for their invaluable
19 contribution in caring for lost and unwanted animals,
20 instilling humane values in our children through humane
21 education programs, and promoting a true working spirit of
22 kindness and consideration for animals in the minds and
23 hearts of all people; and

24 WHEREAS the year 1990 marks the Seventy-Fifth
25 Anniversary of the American Humane Association's "Be Kind to
26 Animals Week", a celebration cosponsored by Multnomah County
27 Animal Control, the Oregon Humane Society and the
28 veterinarian community to observe the philosophy of kindness
29 to animals;

1 NOW THEREFORE the Board of County Commissioners,
2 proclaim and pronounce the week of May 6-12, 1990 as "Be
3 Kind to Animals Week"; and do encourage all our citizens to
4 fully participate in all the events related thereto in this
5 County.

6
7 Dated this 8th day of May , 1990.

8 MULTNOMAH COUNTY, OREGON



Gladys McCoy
Gladys McCoy
Multnomah County Chair

Meeting Date: MAY 08 1990

Agenda No.: #2

(Above space for Clerk's Office Use)

AGENDA PLACEMENT FORM
(For Non-Budgetary Items)

SUBJECT: Proclamation -National Corrections Officers Week

BCC Informal _____ (date) BCC Formal 5/10/90 (date)

DEPARTMENT Sheriff's Office DIVISION _____

CONTACT Bart Whelan TELEPHONE _____

PERSON(S) MAKING PRESENTATION

gb/ao copies to Sheriff, Bart Whelan & John Schweitzer

ACTION REQUESTED:

☐ INFORMATIONAL ONLY ☐ POLICY DIRECTION ☒ APPROVAL

ESTIMATED TIME NEEDED ON BOARD AGENDA: 10 minutes

CHECK IF YOU REQUIRE OFFICIAL WRITTEN NOTICE OF ACTION TAKEN: _____

BRIEF SUMMARY (include statement of rationale for action requested, as well as personnel and fiscal/budgetary impacts, if applicable):

Proclamation in the matter of proclaiming May 6-12, 1990 as National Corrections Officers Week in Multnomah County, Oregon

(If space is inadequate, please use other side)

SIGNATURES:

ELECTED OFFICIAL

Sheriff Robert Skipper

Or

DEPARTMENT MANAGER _____

(All accompanying documents must have required signatures)

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

In the Matter of Proclaiming the)	
Week of May 6-12, 1990 as National)	PROCLAMATION
Corrections Officers Week in)	
Multnomah County, Oregon)	90-71

WHEREAS the Congress and the President of the United States have designated the Week of May 6-12, 1990 as National Corrections Officer Week; and

WHEREAS the professional men and women who are Corrections Officers in Multnomah County, Oregon play an essential role in safeguarding the rights and freedoms of the citizens of Multnomah County; and

WHEREAS the Corrections Officers of the Multnomah County Sheriff's Office are dedicated to providing a clean and humane environment to all those persons they are charged to house; and

WHEREAS these professional men and women are rendering a dedicated service to their communities and have established for themselves an enviable and enduring reputation for preserving the rights and security of all citizens;

NOW THEREFORE the Board of Commissioners of Multnomah County proclaim May 6-12, 1990 to be Corrections Officer Week in Multnomah County, Oregon.

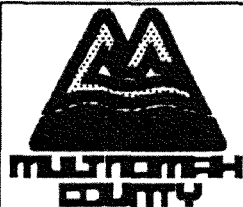
PROCLAIMED this 8th day of May, 1990.

MULTNOMAH COUNTY, OREGON

By Gladys McCoy
Gladys McCoy, Multnomah County Chair



MAY 08 1990



Department of Environmental Services
Division of Planning and Development
2115 S.E. Morrison Street
Portland, Oregon 97214 (503) 248-3043

Decision

This Decision consists of Findings of Fact and Conclusions.
February 26, 1990

PD 1-90, #421
ZC 1-90, #421

Planned Development
Zone Change Request
(LR-10 to LR-7)

1990 MAR - 3 PM 3:31
MULTNOMAH COUNTY
CLERK OF COUNTY COMMISSION
OREGON

Applicant requests amendment of Sectional Zoning Map #421, changing a portion of the described property from LR-10, FF, low density residential, flood fringe district (minimum lot size of 10,000 square feet) to LR-7, FF, low density residential, flood fringe district (minimum lot size of 7,000 square feet) and approval of a Planned-Development for the entirety of the property to allow its development with a 124-unit mobile home park.

Location: 13300 SE Holgate Blvd.

Legal: Lots 14 and 15, Wiley Acre Tracts; Lots 13-15, Blk. 1 & Lots 14 & 15, Blk. 2, Sunset Gardens; Tax Lot '6' of Lot 1, Lamargent Park, plus Tax Lots '501', '442', and '497', Section 14, 1N-2E, 1988 Assessor's Map

Site Size: 25.22 Acres (1,098,583 Square Feet)

Size Requested: Same

Property Owner: David Douglas Public School District #40, 1500 SE 130th Ave., 97233

Applicant: Jeffrey L. Payne
PO Box 69253, 97201

Comprehensive Plan: Low Density Residential

Present Zoning: LR-7 and LR-10, FF, Urban Low Density Residential
Flood Fringe District Minimum lot size of 7,000 and 10,000 square feet

Sponsor's Proposal: LR-7, FF, P-D, Urban Low Density Residential, Flood Fringe,
Planned-Development District Minimum lot size of 7,000 square feet

PD 1-90 & ZC 1-90

XC 53-58

ZC 53-58

SE MALL

WILEY TRACTS
LR-10



Zoning Map
Case #: ZC 1-90 & PD 1-90
Location: 13300 SE Holgate Blvd.
Scale: 1 inch to 600 feet
Shading indicates subject property

LD 26-81

FF

LR-10

3543

LR-7

VERDANT

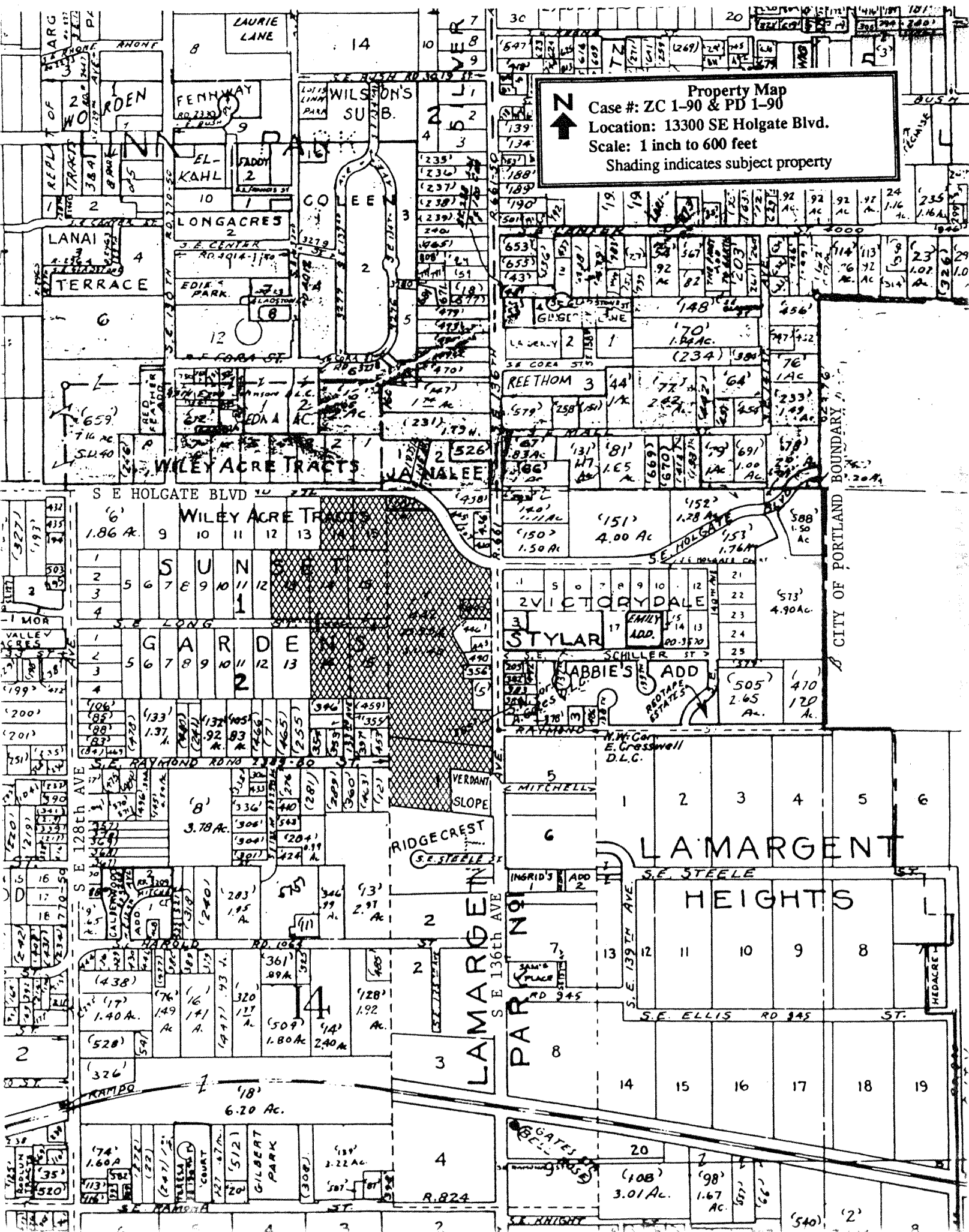
SLOPE

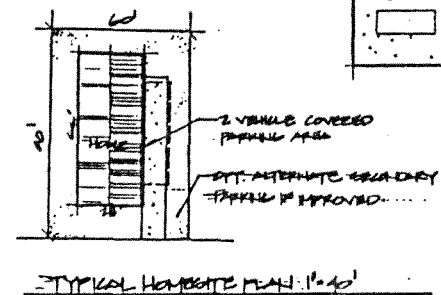
RIDGECREST

S.E. STEELE ST.

LD 74-81

R-10





PD 1-90/ZC 1-90

Planning Commission Decision: DENY a change in the zone designation of the northerly portion of this property from LR-10 to LR-7; thereby disallowing a planned development for the entirety of the site which would have allowed its development with a 124-unit mobile home park, based upon the following Findings and Conclusions.

Findings of Fact:

1. Applicant's Proposal:

The applicant requests Planning Commission approval of a zone change from LR-10 to LR-7 for the northerly portion of this property and approval of a 124-unit mobile home park on the entirety of the site as a Planned Development.

2. Ordinance Considerations:

- A. The burden is on the applicant for a zone change to persuade the Planning Commission that:
 - (a) Granting the request is in the public interest;
 - (b) There is a public need for the requested change and that need will be best served by changing the classification of the property in question as compared with other available property;
 - (c) The proposed action fully accords with the applicable elements of the Comprehensive Plan.
- B. Planning Commission action on the Preliminary Development Plan and Program shall be based on findings that the following are satisfied:
 - (a) The proposed action fully accords with the applicable elements of the Comprehensive Plan;
 - (b) The applicable provisions of MCC 11.45 the Land Division Chapter;
 - (c) That any exceptions from the standards or requirements of the underlying district are warranted by the design and amenities incorporated in the Development Plan and Program, as related to the purposes of the Planned Development subdistrict which are:

To provide a means of creating planned environments through the application of flexible and diversified land development standards; to encourage the application of new techniques and new technology to community development which will result in superior living or development arrangements; to use land efficiently and thereby reduce the costs of housing, maintenance, street systems and utility networks; to promote energy conservation and crime prevention; to relate developments to the natural environment and to inhabitants, employers, employees, cus-

tomers, and other users in harmonious ways.

(d) That the system of ownership and the means of developing, preserving and maintaining open space is suitable to the purposes of the proposal.

(e) The following environmental standards:

(1) The Development Plan and Program shall indicate how the proposal will be compatible with the natural environment.

(2) The elements of the Development Plan and Program shall promote the conservation of energy, and may include such factors as the location and extent of site improvements, the orientation of buildings and usable open spaces with regard to solar exposure and climatic conditions, the types of buildings and the selection of building materials in regard to the efficient use of energy and the degree of site modification required in the proposal.

(3) The Development Plan and Program shall be designed to provide freedom from hazards and to offer appropriate opportunities for residential privacy and for transition from public to private spaces.

(4) The location and number of points of access to the site, the interior circulation patterns, the separations between pedestrians and moving and parked vehicles, and the arrangement of parking areas in relation to buildings, structures and uses shall be designed to maximize safety and convenience and be compatible with neighboring road systems, buildings, structures and uses.

(f) That the proposed development can be substantially completed within four years of the approval or according to development stages proposed as follows:

(1) The applicant may elect to develop the site in successive stages in a manner indicated in the Development Plan and Program. Each such stage shall satisfy the requirements of this Chapter.

(2) In acting to approve the Preliminary Development Plan and Program, the Planning Commission may require that development be completed in specific stages if public facilities are not otherwise adequate to service the entire development.

(g) The following Development Standards:

(1) A Planned Development District shall be established only on a parcel of land found by the Planning Commission to be suitable for the proposed development and of sufficient size to be planned and developed in a manner consistent with the purposes stated in MCC .6200.

(2) Open space in a Planned Development District means the land area used for

scenic, landscaping or open recreational purposes within the development.

- (a) Open space shall not include street rights-of-way, driveways or open parking areas.
 - (b) Locations, shapes and sizes of open space shall be consistent with the proposed uses and purposes of the Planned Development.
 - (c) Open spaces shall be suitably improved for intended use. Open spaces containing natural features worthy of preservation may be left unimproved or may be improved to assure protection of the features.
 - (d) The development schedule shall provide for coordination of the improvement of open spaces with the construction of other site improvements proposed in the Development Plan and Program.
 - (e) Assurance of the permanence of open spaces may be required in the form of deeds, covenants or the dedication of development rights to Multnomah County or other approved entity.
 - (f) The Planning Commission may require that instruments of conveyance provide that in the event an open space is permitted to deteriorate or is not maintained in a condition consistent with the approved plan and program, the County may at its option cause such maintenance to be done and assess the costs to the affected property owners. Any instruments guaranteeing the maintenance of open spaces shall be reviewed as to form by the County Counsel.
- (3) In order to preserve the integrity of the Comprehensive Plan and relate to a residential Planned Development to it, the number of dwelling units permitted shall be determined as follows:
- (a) Divide the total site area by the minimum lot area per dwelling unit required by the underlying district or districts in which the Planned Development is located.
 - (b) Optional Density Standards. The following standards for the calculation of residential density may be used singularly or in combination, when approved by the Planning Commission:
 - (i) The permitted number of dwelling units determined under subsection (A) above may be increased up to 25 percent upon a finding by the Planning Commission that such increased density will contribute to:
 - Satisfaction of the need for additional urban area housing of the type proposed;
 - The location of housing which is convenient to commercial, employ-

ment and community services and opportunities;

- The creation of a land use pattern which is complementary to the community and its identity, and to the community design process;
- The conservation of energy;
- The efficient use of transportation facilities; and
- The effective use of land and of available utilities and facilities.

(ii) The permitted number of dwelling units may be increased over those computed above upon a finding by the Planning Commission that:

- The total number of persons occupying the site will not exceed the total otherwise permitted or authorized in the district, based upon the difference between the average family size occupying permitted units in the vicinity and the family size limited by the proposed number of bedrooms, the proposed number of kitchens, the age composition of prospective residents, or other similar occupancy limitations; and
- The criteria of (i) above are satisfied.

(h) The purposes of the Planned Development subdistrict; and

(i) That modifications or conditions of approval are necessary to satisfy the purposes of the Planned Development subdistrict.

3. Site and Vicinity Characteristics:

This property is located at the southwest corner of the intersection of SE 136th Avenue and SE Holgate Street. The site is undeveloped and the majority has been in the ownership of David Douglas School District since 1965. The site slopes downward from south to north, with the northerly portion being a portion of an area which experiences occasional flooding and is known as Holgate Lake. That area, however, has undergone extensive filling and the area which would be subject to flooding is greatly reduced, if not eliminated. Properties on all sides of the site are developed for residential purposes.

4. Development Proposal:

The applicant plans to develop the property with a 124-unit mobile home park at a density of approximately one unit per 8,860 square feet. While individual lot sizes will be less than that allowed by the present LR-10 and LR-7, the resulting site density is not significantly different than what would be realized by a subdivision development of the entire site under the provisions of the existing zoning. The difference results from the proposed provision of open space, common areas and a water feature.

The proposed development includes the completion of the public street system for the

surrounding area. Engineering Services is requiring that SE 133rd Avenue be improved by the applicant and connected with SE 136th Avenue. SE Raymond Street will be connected with the interior streets of the development, and SE Long Street will be *cul-de saced* at the westerly boundary of the project. The main access to the development will be from SE Holgate Blvd.

Interior development is proposed to be comparable to that of the Meadowland mobile home development at 160th and SE Powell Blvd. The perimeter will be fenced from adjoining properties, areas around individual sites will be landscaped, a common storage area will be provided, and an office/clubhouse is proposed. Each site will be provided a garage or carport area and all units must be of a minimum size of 950 square feet.

5. Compliance with Ordinance Criteria:

This proposal satisfies the criteria for a zone change and planned development as follows:

- A. *Public Interest:* It is in the public interest to provide communities with a range of affordable housing types. The LR-7 zoning district recognizes this fact by allowing mobile home parks as a Conditional Use.
- B. *Public Need:* There is a public need for providing additional areas within the County where manufactured homes may be located. As the cost of site built homes increases to an average of nearly \$65 per square foot, fewer residents are able to afford them. Manufactured units, then, which average around \$25 per square foot become an attractive option, and one which more of the population is turning as witnessed by the low vacancy rates in existing developments.
- C. *Compliance with Applicable Comprehensive Plan Policies:* This proposal satisfies the following policies of the Comprehensive Framework and Powellhurst Community plans:
 - (a) No. 13—Air, Water and Noise Quality: No adverse impacts with respect to air, water and noise quality have been identified which would result from this development.
 - (b) No. 14—Development Limitations: The northern portion of this site is within a designated flood hazard area. However, a large portion of that area has been filled with earthen material over the years. The flood elevation of this area is identified by FEMA as being 210 feet above MSL. A 1963 topographic map indicates that the lowest elevation of the site was 190.1 feet. Staff inspection of the property concluded that it is possible that the depth of fill material for a significant portion of the flood hazard area may have raised the ground elevation above the 210 foot elevation.

The Planning Commission determines that the volume and depth of fill required to elevate the entire area planned for development would not be in keeping the the character of the surrounding area and could possibly increase the potential for flooding in that surrounding area; therefore, find that there is not compliance with this Plan policy.

- (c) No. 16—Natural Resources: With the exception of the flood hazard area identified in

- (b) above, there are no natural resources that have been identified which would be impacted as a result of the proposed zone change and planned development.
- (d) No. 21—Housing Choice: This proposal provides for the location of housing units at a cost well below that of site built residences.
- (e) No. 22—Energy Conservation: This proposal would allow the optimum use of solar access for its residents. North-south street and east-west site layout results maximum solar potential for the units.
- (f) No. 24—Housing Location: This proposal allows the infill of vacant urban land with a housing type that is currently in great demand.
- (g) No. 25—Mobile Homes: Development of this property with a mobile home complex under the provisions of the Planned Development subdistrict satisfies this policy.
- (h) No. 36—Transportation System Development Requirements: Engineering Services is requiring the following improvements:
- Dedicate and improve cul-de-sacs at east end of SE Long Street and either SE Raymond Street or north end of SE 133rd Avenue. (Approval to extend SE Raymond Street directly east is not safe).
 - Relocate proposed main entrance west as far as practical to maximize sight distance on SE Holgate Blvd.
 - Create new access point approximately 200 ft. south of SE Holgate Blvd. on SE 136th Avenue. This should be a public street curving southwesterly through the site to connect to either SE 133rd Avenue or SE Raymond Street, having 50 ft. of right-of-way and be improvement to county standards with curbs, sidewalks, street lighting, etc. This access provides an alternative access necessitated by periodic inundation of the principal access point on SE Holgate Blvd.
 - Dedications and improvements to county standards (60 ft. of right-of-way with a 44 ft. pavement section, curb and sidewalks for SE 136th Avenue, and 80 ft. right-of-way with a 66 ft. pavement section for SE Holgate Blvd.), will be required.
 - If the internal street connects to SE 133rd Avenue, it must be improved to its intersection with SE Raymond Street
 - The improvements of the private streets are not subject to our standards for public streets.
- (i) No. 37—Utilities: Water is provided by Gilbert Water District who indicates they are capable of serving the project with water at 50 pounds pressure. Sewage disposal will be via public sewer which is available at SE 136th and Holgate. Drainage is handled on-site by means of dry wells. All necessary power and communication

facilities are available along both street frontages.

- (j) No. 38—Facilities: David Douglas School District has been informed of this request and has made no response. Fire protection is provided by Fire District No. 10 and police protection by the Multnomah County Sheriff.

C. Additional Planned Development Considerations: A number of the Planned Development approval criteria are discussed in (C) above and a number of others are not applicable to this proposal since they involve the processing of special requests which are not being made by this applicant (*e.g.*, land division, density increase, *etc.*). Those that remain are satisfied as follows:

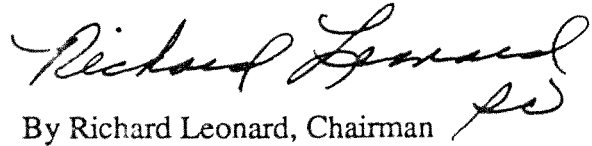
- (a) *System of Ownership* — It is proposed that this project remain under single ownership. That has been found to be the best method of insuring that open space is adequately preserved and maintained.
- (b) *Size* — This parcel is of sufficient size (25.22 acres) to be suitable to accommodate the development as proposed. It allows a system of mainly private streets, sizable areas of open space, and energy efficient dwelling location.
- (c) *Development and Placement of Open Space* — This is an item that is best controlled through the Design Review Process. The approval is conditioned to insure that these items will be provided.
- (d) *Density* — The proposed density is less than that which could be achieved through a subdivision of the land, a far less than that possible through the planned development process.
- (e) *Satisfaction of Planned Development Purpose* — This proposal is an efficient use of undeveloped urban land. It employs development techniques different than that of a conventional subdivision by creating a circulation pattern that is mainly in private ownership; consequently not a maintenance burden of the public. It allows for energy efficient orientation of units and provides amenities in the form of useable open space and a central recreation area. All necessary public support services and facilities are directly available to the site and no additional public funds are necessary to achieve program implementation.
- (f) *Development Timetable* — The development is proposed to be completed within four years without phasing.

Conclusions:

1. The applicant has not carried the burden necessary for the granting of the requested zone change and planned development based on Finding No. 5 above.

In the Matter of PD 1-90 & ZC 1-90

Signed February 26, 1990


By Richard Leonard, Chairman

Filed With the Clerk of the Board on March 8, 1990

Appeal to the Board of County Commissioners

Any person who appears and testifies at the Planning Commission hearing, or who submits written testimony in accord with the requirements on the prior Notice, and objects to their recommended decision, may file a Notice of Review with the Planning Director on or before 4:30 p.m. on Monday, March 19, 1990 on the required Notice of Review Form which is available at the Planning and Development Office at 2115 SE Morrison Street.

The Decision on this item will be reported to the Board of County Commissioners for review at 9:30 a.m. on Tuesday, March 20, 1990 in Room 602 of the Multnomah County Courthouse. For further information call the Multnomah County Planning and Development Division at 248-3043.



DEPARTMENT OF ENVIRONMENTAL SERVICES
DIVISION OF PLANNING AND DEVELOPMENT
2115 SE MORRISON STREET
PORTLAND, OREGON 97214 (503) 248-3043

May 7, 1990

To: Board Of County Commissioners

From: Planning Staff

Re: ZC 1-90/PD 1-90
Manufactured Home Development @ SE 136th and Holgate

If the Board determines to reverse the February 26, 1990 recommended decision of the Planning Commission in this matter, the Planning Staff suggests the following modifications of the report:

- ☐ Modify the decision to read:

Approve, subject to conditions, the requested zone change and PD proposal for a 117 unit manufactured housing development.

- ☐ Substitute the following for Finding 5.C.(b) (page 9)

No. 14 - Development Limitations: The northern portion of this site is within a designated flood hazard area. However, a large portion of that area has been filled with earthen material over the years. The 100-year flood elevation of Johnson Creek in this area is identified by FEMA as 210 feet above MSL. A 1963 topographic map indicates that the lowest elevation of the site was 190.1 feet. The applicant submitted a survey of the site conducted in January 1990, done by a registered surveyor, which showed that a significant portion of the original flood hazard area has been filled and raised to a ground elevation above 210 feet.

The applicant submitted an analysis by Ogden Beeman & Associates, consulting hydrologists, (letter dated April 27, 1990) which reviewed the geographic and hydrologic conditions of the site and surrounding area to ascertain the probable causes of flooding on the property and in the area and whether or not filling would be likely to effect flood elevation in the area.

Based on discussions with the County Engineer, the Federal Emergency Management Agency and their own investigations, the Beeman analysis concluded that while storm water runoff from the site may be a contributing factor, the most probable cause of the frequent flooding that the "Holgate Lake" area experiences is from the rising groundwater table. The Beeman analysis states that:

"...the elevation of the water table is determined by regional hydrologic and hydraulic forces within the soil structure of the area, and therefore is independent of the elevation of the ground surface in the area. The groundwater level generally would reach the same elevation with or without the proposed fill. Therefore one possible solution to the periodic flooding in the area that is caused by rising groundwater could be filling in of the depressed areas to levels above the water table."

County Planning Staff consulted with FEMA and Corps of Engineers Staff and confirmed that the 210-foot contour reflects the elevation flood waters from Johnson Creek would reach during a "100-year event"; this elevation does not indicate the level of groundwater caused flooding. Despite the fact that fill of the entire Holgate Lake area may ultimately solve the localized flooding caused by rising groundwater, FEMA regulations contain the principle that fill within **Flood Fringe** areas should not be so extensive as to cause more than a one-foot rise in the **Floodway** elevation. The fill above 210-feet covers approximately 4.3-acres. The flood fringe area known as *Holgate Lake* covers approximately 360-acres. The 100-year flood plain for Johnson creek covers several square miles. Based on these facts and the analysis presented by Joseph Howe of Ogden Beeman & Associates, we conclude the 4.3-acre fill will not significantly effect the floodway elevation of Johnson Creek and it is therefore consistent with both County Flood Hazard and FEMA regulations. Moving or through flowing flood water does not effect the basin; rather, this area ponds or holds backflow water from Johnson Creek. The small peninsula of fill associated with this proposal will not impede the ponding ability of the remainder of the basin.

In addition to potential flooding effects, storm water runoff of newly developing areas may compound localized flooding in some places, primarily due to increases in impermeable surfaces (*i.e.* roofs, driveways, roads). With conditions, adverse storm water effects off-site can be avoided.

The Board heard testimony that steep fill slopes near neighboring residences is an intrusion and not consistent with the character of the area. With conditions requiring gentler slopes at the edge of the fill and landscaping of the fill slopes, the amount of fill required will be in character with existing lower areas.

The alternate concept development plan (for 117 houses) submitted by the applicant addresses many, but not all of these issues.

- ☐ Add the following conditions which will ensure that the development limitations of the site are adequately mitigated by the final development plan.
 - 1) All existing and any new fill associated with roadways, building foundations and any other areas requiring compacted fill shall be tested and meet soil compaction and quality standards as determined by a registered soils engineer and as approved by the Building Official.
 - 2) An on-site storm water drainage system shall be developed with sufficient capacity to detain storm water in dry-wells or retention ponds so no net increase in off-site dis-

charge of storm water flow results from development of the site. An engineering analysis shall be included as part of Design Review to assure satisfaction of this condition.

- 3) Areas of existing fill and any new areas of fill that may be required by the development plan shall be constructed in accordance with a transition grading plan to the adjacent lower properties and based on the following formula:
 - In areas where fill will result in a final finished grade that is 10 feet or less higher in elevation than the adjacent property elevation at the property boundary, the development plan shall show a transition slope of no steeper than 3 feet horizontal to 1 foot vertical.
 - In areas where fill will result in a final finished grade that is higher than 10 feet from the adjacent property elevation at the property boundary, the final development plan shall show a transition slope of not steeper than 5 feet horizontal to 1 foot vertical.
- 4) All fill slopes facing adjacent property boundaries shall be landscaped with plant materials that are characteristic of vegetation within the immediate area. This landscaping shall include plantings of trees and shrubs that will break up the uniform slope of the fill.
- 5) Conditions 1, 2, 3, and 4 shall be implemented under the Design Review procedures specified in MCC 11.15.7805-.7870. Any reconfigurations of the site plan made necessary by the conditions above shall not allow the site to be developed with more than 117 single family houses.

Commissioners McCoy, Kelley, Bauman, Kafoury, and Anderson:

I am writing in regards to the planned development proposed by developer Jeffrey Payne for the 13300 S.E. Holgate property. I live on 133rd Ave. and I'm concerned about what this development will do to the quality of life in my neighborhood, how it effects the property owners in that portion of the flood plain which is most vulnerable to flooding, and how a portion of this development could jeopardize Multnomah County's flood hazard insurance. I feel if a development proposal has any chance of affecting Multnomah County's standing with FEMA regarding insurance, that the development should be rewritten to eliminate any plans that would cause conflict between the county and FEMA.

The proposal outlines the use of 133rd Ave. and Raymond street as two of the four entrances to the development. Nobody on either of these streets wants this to be done. we enjoy the safety and seclusion that comes with living on a **dead end** street. Our children are safer and our homes are safer than if we lived on a through street, and many families have moved here for these benefits. We don't see how changing the **dead end** status of these streets will benefit us, it can only cause conflict for our neighborhood. Items 2 and 4 on the enclosed petition conducted in January 1990 spell out our dislike for the use of these two streets as thru-ways and more of our concerns.

At the May 1, 1990 Commissioners hearing three of the commissioners expressed an idea that maybe certain conditions could be placed on this development which would satisfy both the area residents and the developer. I have been an active player in the push to stop this development as it is proposed, and I feel I have a good idea of what conditions or revisions would be acceptable to the neighborhood.

1. Raymond Street and 133rd Ave. be eliminated from use as automobile entrances to the development. Foot paths would be sufficient mechanisms as connectors of the new and existing neighborhood. This would eliminate any problems associated with increased traffic on Raymond and 133rd Ave.
2. The existing fill on the site be removed to re-establish the natural contour of the land. This would enable the developer to construct a natural collection basin in which to pipe water runoff, what his preliminary site plan refers to as a "potential water feature". This measure would preserve the character

of the neighborhood and any problems associated with increased flooding due to filling in the lowest elevation of this closed basin would be eliminated. Remember, the fill has to be removed and replaced by an engineered fill, so why not leave the fill material out and solve the extended controversy.

3. No new residential development within the 100-year floodplain boundary recognized by FEMA. This measure, along with having the fill removed from the site, would exempt Multnomah Co. from any danger of jeopardizing their participation in the N.F.I.P. both now and in the future, when a natural disaster inundates this area again.

4. The number of residential sites be calculated by a formula similar to the following:

[Square footage of land outside FEMA 100-year floodplain boundary + .20 (area inside 100-year floodplain)] ÷ 7000 sq. ft.

This would ensure that the density of the development is somewhat in keeping with the LR-7 zoning requirements. It actually prescribes a lot size that is well under 7000 sq.ft. per site, allowing the developer to maximize the number of sites on the developable land.

These ideas will ensure the development has little impact on the residents of Long St., Holgate Blvd., Raymond St., and 133rd Ave., preserving the character of existing neighborhoods. These ideas would allow the developer a possible solution to many of the problems that await him regarding both development on a fill location and where to pipe water runoff. These ideas eliminate any future problems between the county and FEMA regarding floodplain development.

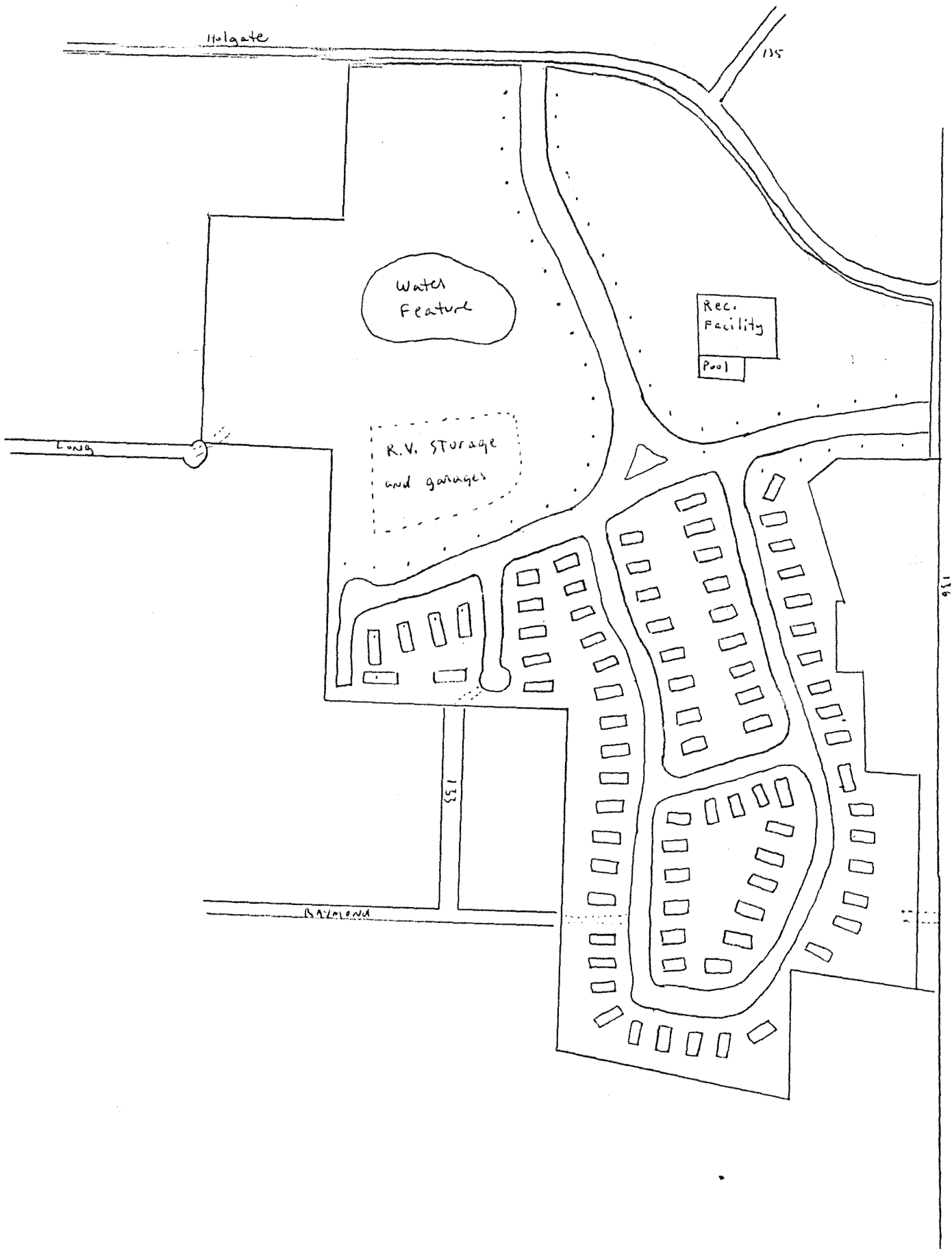
I'm not sure what channels the commission has to set conditions on a development. If the commission cannot put conditions like these on the development at the May 8th hearing I would suggest one of two solutions: (1) The decision again be postponed and the developer be given a chance to draft a new design reflecting these ideas, or (2) The decision of the planning commission be upheld and the developer be advised to draft a new design that would not alter the character of the neighborhoods as severely as his present plan does.

Sincerely,

Leo O. Borch

4910 SE 133

Portland 97236



12/28/89

TO: Multnomah County Planning Commission Members

RE: Proposed rezoning and development of lots 14 and 15, Wiley Acre Tracts; Lots 13-15, Blk. 1, Sunset Gardens; Lot 15, Blk; Tax lots '501', '442', '6', and '4', Section 141, 1N-2E, 1988 Assessor's Map.

Rezoning of the property at 13300 S.E. Holgate from its existing LR-10 ZONE to a new LR-7 ZONE would be an unfortunate mistake. The proposed rezoning would only benefit the property seller's and developer's proposing the rezoning. They attempting to cash-in on this rezoning effort. The property in mention at 13300 S.E. Holgate should continue to be zoned for LR-10 use, allowing single family dwellings with a minimum lot size of 10,000 sq.ft.. The area and its residents would not benefit from the rezoning or development of a large mobile home park.

We are opposed for the following reasons:

- (1) Proposal does not agree with the comprehensive plan.
- (2) Increased automobile and foot traffic.
- (3) Lack of park space for children.
- (4) Lack of police patrol.
- (5) Opposition of homeowners sharing boundaries with the proposed rezoning site.
- (6) Opposition of homeowners in the surrounding vicinity, "effected reion"

- (1) A comprehensive plan calls for low density residential housing. Mobile home parks are not low density. The land in proposal should continue with its present LR-10 zoning to ensure the comprehensive plan is followed.
- (2) A large development such as the one proposed would nearly double traffic flow into and out of the vicinity. 136 Ave., Holgate BLVD, Raymond st., 133 Ave., and 128 Ave. will all be affected by this proposal. The streets in our neighborhood are not sufficient to safely meet the needs of the motorist and foot traffic created by the additional number of homes this rezoning would allow. Our streets don't have sidewalks or curbs, and in many places the nighttime lighting is poor. Grade school children walk to and from school on these streets. Increased traffic would mean increased risk for them.
- 136 Ave between Powell and Foster is a prime example of a narrow street without sidewalks or curbs. Raymond street has always been a dead end, and many families with small children have moved onto this street because the traffic flow is minimal, reducing risk to their children. 133 Ave is a gravel road which Multnomah County has denied maintenance forever, telling homeowners it is not a county road and it is to be maintained by the residents. How come suddenly Dick Howard, Mult. Co. engineer, claims the road is county designated and says it can be used as an entrance into and thru the proposed site? Dick Howard says traffic on Raymond st. and on 133 Ave will not be greatly affected. This is a very inaccurate statement on Dick's part considering both are dead ends and connecting them to 136 Ave would initiate considerable traffic flow thru the neighborhood.
- (3) Rezoning and the proposed development of this site will greatly increase the number of children in the area, and greatly decrease the available land for them to play on. The preliminary site plan designates one "open space" bordered by Holgate BLVD, a park entrance, and a storage area. This is hardly a place for children to play, and it is inaccessible to the children of the existing neighborhood on Raymond st., who play ^{in the upper field} there frequently. The proposed development would force children to play in or near the streets.
- (4) Rezoning would allow more homes to be put on this site. As the number and density of homes in an area increases so does the traffic, both automobile and pedestrian, normally resulting in more theft, burglary, speeding and drugs, as well as the number of domestic violences. The Police patrol in our neighborhood is already minimal. Increasing the number of homes by 124 and connecting 133 Ave to 136 Ave is not a very effective crime prevention technique. Could the police department respond to the calls which may result from the size and density of the proposed development?

IN CLOSING: Rezoning is not the answer to development of this land. The proposed rezoning and proposed development of 124 units would greatly affect the quality of life in our neighborhood by increasing traffic, noise, and crimes. Property values may be negatively affected by the development of a mobile home park, while increasing costs to area residents for street improvements which may include sidewalks.

The present LR-10 zoning meets the continuing standards and desires of the community. It ensures low density residential, single family dwellings be constructed. As neighbors and residents of the affected area, we are opposed to the rezoning of the mentioned property at 13300 S.E. Holgate. Development of this land should be done so in accordance to the LR-10 zoning regulations.

NAME	ADDRESS	PHONE
Harley H. Basch	4910 S.E. 133rd Portland, Ore ^{972.36}	760-8030
JOHNNY CLAVE BONNIE DAWSON	4925 SE 133rd Portland	761-0155
Judy Goodall	13339 SE Raymond	761-6030
Allan Goodall	" "	761-6030
HERV STOVER	13239 SE RAYMOND, PORT OR.	760-3455
Penny C. Mickelsen	13225 SE Raymond	760-8471
John D. Mickelsen	13225 SE Raymond	760-8471
Burgin Waitick	13100 SE Raymond	760-3522
Samuel Wright	13147 SE Raymond	761-2779
Ricci Stevens	13127 S.E. Raymond	761-3699
Jon Werth	13119 SE Raymond	761-4338
Tom Davis	13120 SE Raymond	760-3923
Ed Williams	5201 S.E. 132nd	760-4885
Jonna Vaughan	5216 S.E. 132nd	760-4425
Wayne Wright	5216 - SE 132nd	760-4425
Tom D. Rogers	5119 S.E. 132 Ave.	760-1022
Kris Holdaway	5120 S.E. 132nd	760-6522
Mark Mauer	13252 SE Raymond	761-2035
Patsy Harlow	13307 S.E. Raymond	761-3162
Thomas Harlow	13307 S.E. Raymond	761-3162
LAVERN GAYLIN	4924 SE 133rd	761-7192
Louise Gaylin	4924 SE 133rd	761-7192
Larry M. Goder	4911 SE 133rd	760-1303
Leo D. Basch	4910 SE 133rd	760-8030

NAME	ADDRESS	PHONE
Don Bennett	13239 SE Raymond St	760-3455
Florida Oliver	5101 SE 132nd	760-6494
Philip Oliver	5101 SE 132nd	760-6494
John H. Harty	13207 SE Raymond	761-3335
Joanne H. Harty	13207 SE Raymond Portland	761-3335
Ann Masters	4424 SE 135 th	761-0694
Chester Haynes	4412 SE 135 th	761-7252
Joanne Haynes	4412 SE 135 th Ave	761-7252
Vern Thompson	4409 SE 135	761-2335
Oliver Thompson	4409 SE 135	761-2335
Alvinson Towner	13034 SE Holgate	761-8945
Graph Towner	13034 SE Holgate	761-0356
David C. Clason	13120 SE Holgate	760-2554
Joseph R. Couch Jr	13204 SE Long	761-0028
Donna W. W. W.	13140 SE Long	760-6807
Donald W. W.	12506 SE Long	760 6187
Barbara Stow	12855 SE Long	761-4079
Pete Poe	5111 SE 136	768 7442
Laveria Y. Y.	5117 S.E. 136	761-2314
Anne K.	5127 S.E. 136TH	760-6374
Sp. Ann M.	4830 SE 136 th Ave.	761-6548
Bob & Conch	4810 SE 136 A.V.	760-7513
Dave Cook	4821 SE 136	760-6962
Dorey Murrain	13622 SE Holgate	761-3029

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NAME	ADDRESS	PHONE
Raymond R. Haggard	4734 S.E. 136 th	761-2213
Roldin Murray	13622 S.E. 136	7613627
Linda Perard	4704 SE 136 th	760-1714
Richard L. Valley	4720 S.E. 136	761-2058
Blaise M. Culley	4737 S.E. 136	761-1476
Ralph M. McCullough	"	"
Wayne D. Anders	4956 SE 128 th	760-5146
Laurella B. Linsch	4942 S.E. 128 th	
Carl M. Linsch		
John J. Enright	4911 SE 128 th	761-4286
Charles H. Brinkman	4849 SE 128 th	761-8933
Betty B. Swanson	4823 SE 128	761-2760
Ernest Swanson	4823 SE 128	761-276
Martin Flaherty	12915 SE Long	7608631
Doug W. Miller	12955 SE LONG	761-7519
Cathy Nicks	12955 SE Long	761-7519
Loren Van Buren	13020 SE Long	7601315
Debbie F. Miller	13020 SE LONG	760-1315
Lester B. Miller	13020 SE LONG	760-1315
Linda Pallard	12916 SE Long	761-3488
Greg B. Clayton	4825 SE 137 th	761-1132
Lynn M. Sherr	4825 SE 133 rd	761-1132
Lorinda Kuehl	13206 S.E. Raymond	7611948
Robert Kuehl	13206 S.E. Raymond	7611948

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