



Multnomah County Oregon

Board of Commissioners & Agenda

connecting citizens with information and services

BOARD OF COMMISSIONERS

Diane Linn, Chair

501 SE Hawthorne Boulevard, Suite 600
Portland, Or 97214

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JANUARY 26, 2006 ^{REVISED} BOARD MEETING FASTLOOK AGENDA ITEMS OF INTEREST

Pg 2	9:30 a.m. Opportunity for Public Comment on Non-Agenda Matters
Pg 2	9:30 a.m. Biennial Update and Request for Approval of the Coordinated Comprehensive Plan for Children, Families and Community
Pg 2	9:45 a.m. Briefing on the Proposed Troutdale Riverfront Renewal Plan
Pg 3	10:05 a.m. Resolution Initiating Vacation Proceedings for a Portion of NE Arata Road
Pg 3	10:10 a.m. First Reading and Possible Adoption of an Ordinance Amending County Land Use Code, Plans and Maps to Adopt Portland's Recent Land Use Code, Plan and Map Revisions
Pg 3	10:15 a.m. Executive Session

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Thursday, January 26, 2006 - 9:30 AM
Multnomah Building, First Floor Commissioners Boardroom 100
501 SE Hawthorne Boulevard, Portland

REGULAR MEETING

CONSENT CALENDAR - 9:30 AM

DEPARTMENT OF COMMUNITY SERVICES

- C-1 RESOLUTION Authorizing the Private Sale of a Tax Foreclosed Property to GUNDERSON INC. [Tax Account No. R315890]
- C-2 RESOLUTION Authorizing the Private Sale of a Tax Foreclosed Property to GUNDERSON INC. [Tax Account No. R315891]

SHERIFF'S OFFICE

- C-3 Government Revenue Contract Amendment (190 Agreement) 0405122-1 with the City of Gresham, City of Fairview, and the City of Troutdale for the East Metro Gang Enforcement Team

REGULAR AGENDA - 9:30 AM

PUBLIC COMMENT - 9:30 AM

Opportunity for Public Comment on non-agenda matters. Testimony is limited to three minutes per person. Fill out a speaker form available in the Boardroom and turn it into the Board Clerk.

COMMISSION ON CHILDREN, FAMILIES AND COMMUNITY - 9:30 AM

- R-1 Biennial Update and Request for Approval of the Coordinated Comprehensive Plan for Children, Families and Community (SB 555). Presented by Wendy Lebow, Chief Carla Piluso and Joshua Todd. 15 MINUTES REQUESTED.

NON-DEPARTMENTAL - 9:45 AM

- R-2 City of Troutdale Briefing on the Proposed Troutdale Riverfront Renewal Plan. Presented by Troutdale Mayor Paul Thalhofer, City Administrator John Anderson and Jeff Tashman of Tashman Johnson LLC. 15 MINUTES REQUESTED.

DEPARTMENT OF COUNTY MANAGEMENT - 10:00 AM

- R-3 Approval of 2005-2006 Wage Re-openers for the Labor Agreement between Multnomah County and the International Union of Painters and Allied Trades District Council 5, AFL-CIO Local Union 1094

DEPARTMENT OF COMMUNITY SERVICES - 10:05 AM

- R-4 RESOLUTION Initiating Vacation Proceedings Pursuant to ORS 368.341(1)(c) for a Portion of NE Arata Road, County Road No. 730, and Directing the County Road Official to Prepare a Report as Required by ORS 368.346(1)
- R-5 First Reading and Possible Adoption of an ORDINANCE Amending County Land Use Code, Plans and Maps to Adopt Portland's Recent Land Use Code, Plan and Map Revisions Related to the Adoption of the Environmental Code Improvement Project and the Fee Schedule for Land Use Services and Environmental Violation Review and Plan Check Processes in Compliance with Metro's Functional Plan and Declaring an Emergency

NON-DEPARTMENTAL - 10:14 AM

- R-6 Authorizing Settlement of Edwards v Multnomah County
- UC-1 NOTICE OF INTENT to Apply to the City of Portland for Community Vision Project Grant Funds

Thursday, January 26, 2006 - 10:15 AM
(OR IMMEDIATELY FOLLOWING REGULAR MEETING)
Multnomah Building, First Floor Commissioners Conference Room 112
501 SE Hawthorne Boulevard, Portland

EXECUTIVE SESSION

- E-1 The Multnomah County Board of Commissioners will meet in Executive Session Pursuant to ORS 192.660(2)(d). Only Representatives of the News Media and Designated Staff are allowed to attend. News Media and All Other Attendees are Specifically Directed Not to Disclose Information that is the Subject of the Session. No Final Decision will be made in the Session. Presented by John Thomas and Invited Others. 15-30 MINUTES REQUESTED.



Multnomah County Oregon

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MULTNOMAH COUNTY OREGON

BOARD OF COUNTY COMMISSIONERS
501 S.E. HAWTHORNE BLVD., Room 600
PORTLAND, OREGON 97204
(503) 988-5217

LISA NAITO • DISTRICT 3 COMMISSIONER

MEMORANDUM

TO: Chair Diane Linn
Commissioner Maria Rojo de Steffey
Commissioner Serena Cruz
Commissioner Lonnie Roberts
Board Clerk Deb Bogstad

FROM: Carol Wessinger
Staff to Commissioner Lisa Naito

DATE: December 14, 2005

RE: Commissioner Naito will be unable to attend the January 26, 2006 Board Meeting

Commissioner Naito, who chairs the NACO Public Safety Committee, will be leading the NACO Justice & Public Safety Steering Committee meeting.

Thank you,
Carol Wessinger



**MULTNOMAH COUNTY
AGENDA PLACEMENT REQUEST**

Board Clerk Use Only

Meeting Date: 01/26/06
Agenda Item #: C-1
Est. Start Time: 9:30 AM
Date Submitted: 12/30/05

BUDGET MODIFICATION:

Agenda Title: **RESOLUTION Authorizing the Private Sale of a Tax Foreclosed Property to GUNDERSON INC. [Tax Account No. R315890]**

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

Date Requested:	<u>January 26, 2006</u>	Time Requested:	<u>Consent Item</u>
Department:	<u>Community Services</u>	Division:	<u>Tax Title</u>
Contact(s):	<u>Gary Thomas</u>		
Phone:	<u>503-988-3590</u>	Ext.	<u>22591</u>
Presenter(s):	<u>Gary Thomas</u>	I/O Address:	<u>503/4/TT</u>

General Information

1. What action are you requesting from the Board?

The Tax Title Section is requesting the Board to approve the private sale of a tax foreclosed property to GUNDERSON INC.

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

The subject property is a small triangular shaped parcel that came into county ownership through the foreclosure of delinquent tax liens on September 28, 2004. The parcel is approximately 22' wide at the base and 28' long on one side and 30' long on the other side. It is approximately 193 sq ft in area. It is located along NW Front Ave and near 4927 NW Front Ave. The parcel is paved and part of a parking/storage area used by Gunderson Inc. which has one of their main facilities across Front Ave. The property was left off the legal description in a transaction that occurred in 1979 with FMC Corp. and should belong to Gunderson Inc.

The attached Exhibit A, a plat map shows the location of the property. Exhibit B, an aerial photo, shows the parcel in relation to the adjacent properties.

Although no written confirmation from the City of Portland was obtained, the Tax Title Division is

confident that the shape and size of the property, approximately 193 square feet, and its location make it unsuitable for the construction or placement of a dwelling thereon under current zoning ordinances and building codes, as provided under ORS 275.225.

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

The Private Sale will allow for the recovery of the delinquent taxes, fees and expenses (see Exhibit C).

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

No legal issues are expected. The parcel will be sold "As Is" without guarantee of clear title.

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

No citizen or government participation is anticipated.

EXHIBIT A

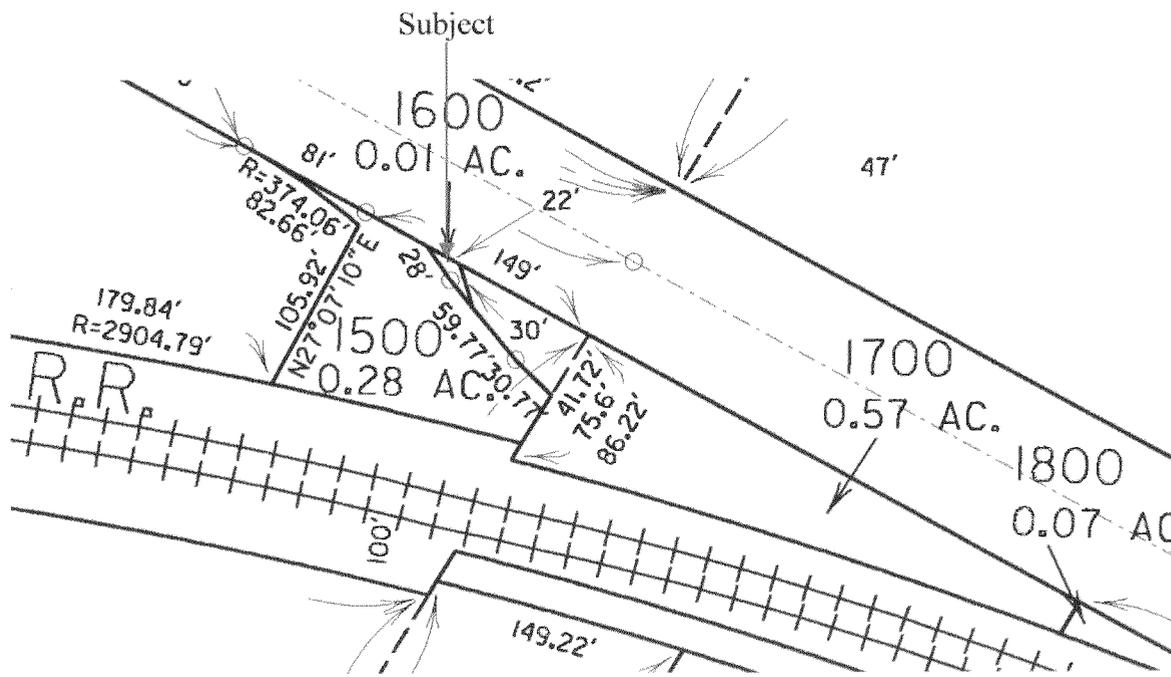
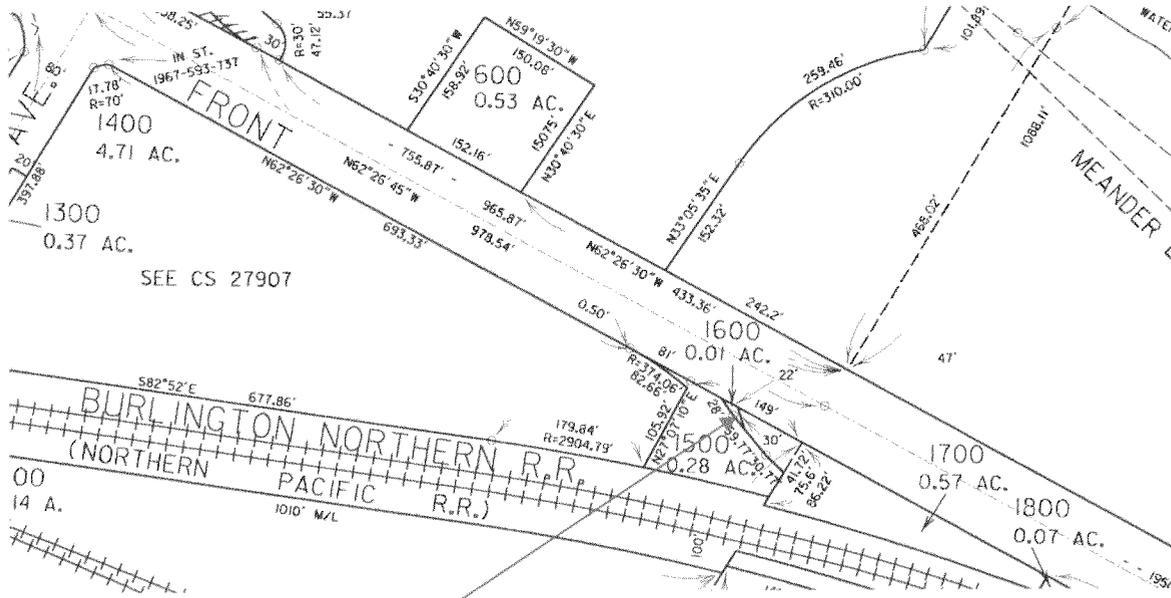


EXHIBIT B



Subject

EXHIBIT C
PROPOSED PROPERTY LISTED FOR PRIVATE SALE
FISCAL YEAR 2005-06

LEGAL DESCRIPTION:

A TRACT OF LAND IN Section 19, Township 1 North, Range 1 East, of the Willamette Meridian, Multnomah County, Oregon described as follows:

Beginning at the most Easterly re-entrant corner on the line between L.C. Potter Donation Land Claim and the George Kitterige Donation Land Claim; thence North30°00'00"East, 1254.98 feet; thence South52°30'00"East, 131.88 feet; thence North30°00'00"East to a point on the Northerly right-of-way line of the Northern Pacific Railway Company, thence continuing North30°00'00"East, 60 feet, more or less, to the most Southerly corner of a tract of land conveyed to Gunderson Brothers Engineer Corporation by deed recorded September 29, 1942 in Book 710, Page 62; thence Northwesterly 30.77 feet on a curve to the right having a radius of 374 feet; and the initial tangent bearing North45°40'West; thence North40°56'57"West, 59.77 feet; thence Northwesterly 28 feet, more or less, on a curve to the left having a radius of 392.06 feet to an intersection with the Southwesterly line of N.W. Front Avenue, said point being the TRUE POINT OF BEGINNING of the tract to be described; thence Southeasterly along the Southerly line of N.W. Front Avenue South62°21'30"East 22.00 feet, more or less, to a point in the Southerly line of N.W. Front Avenue, said point being 10.00 feet measured at right angles from the center line of a RR spur track built by FHC Corporation to access their property; thence Southerly parallel to the center line of said RR spur track, on a curve to the left having a radius of 295.00 feet, 30 feet, more or less, to a point on the Northwesterly line of the aforementioned original tract; thence Northerly along said Northwesterly line of the original tract 47.00 feet, more or less, to the TRUE POINT OF BEGINNING.

ADJACENT PROPERTY ADDRESS: Near 4927 NW Front Ave.
TAX ACCOUNT NUMBER: R315890
GREENSPACE DESIGNATION: No designation
SIZE OF PARCEL: Approximately 193 square feet
ASSESSED VALUE: \$1,670

ITEMIZED EXPENSES FOR TOTAL PRICE OF PRIVATE SALE

BACK TAXES & INTEREST:	\$16.23
TAX TITLE MAINTENANCE COST & EXPENSES:	\$11.91
RECORDING FEE:	\$26.00
SUB-TOTAL	\$54.14
MINIMUM PRICE REQUEST OF PRIVATE SALE	\$1,670

Required Signatures

**Department/
Agency Director:**

M. Cecilia Johnson

Date: 12/29/05

Budget Analyst:

Date:

Department HR:

Date:

Countywide HR:

Date:

BOGSTAD Deborah L

From: GRACE Becky J
Sent: Friday, December 30, 2005 11:10 AM
To: BOGSTAD Deborah L
Subject: FW: Jan 26 R315890 Private Sale to Gunderson Inc

Here you go!

-----Original Message-----

From: CREAN Christopher D
Sent: Tuesday, December 27, 2005 10:59 AM
To: GRACE Becky J
Subject: RE: Jan 26 R315890 Private Sale to Gunderson Inc

Becky –

You will need to modify the land-use disclosure in the deed as provided in Senate Bill 353 (2005). Otherwise, the resolution and deed look fine and may be forwarded for action by the board as proposed. Thanks.

- Chris

-----Original Message-----

From: GRACE Becky J
Sent: Friday, December 23, 2005 12:02 PM
To: CREAN Christopher D
Subject: Jan 26 R315890 Private Sale to Gunderson Inc

Hi Chris,

Attached for your review and approval are the Board Agenda documents for the second private sale to Gunderson Inc on Jan 27.

Thanks,

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. _____

Authorizing the Private Sale of a Tax Foreclosed Property to GUNDERSON INC. [Tax Account No. R315890]

The Multnomah County Board of Commissioners Finds:

- a. Multnomah County acquired the real property described in Exhibit A through the foreclosure of liens for delinquent real property taxes.
- b. The property has an assessed value of \$1,670 on the County's current tax roll.
- c. Although no written confirmation was obtained from the City of Portland, the Tax Title Division is confident that the shape and size of the property, approximately 193 square feet, and its location make it unsuitable for the construction or placement of a dwelling thereon under current zoning ordinances and building codes, as provided under ORS 275.225.
- d. GUNDERSON INC has agreed to pay \$1,670 an amount the Board finds to be a reasonable price for the property in conformity with ORS 275.225.

The Multnomah County Board of Commissioners Resolves:

1. Upon Tax Title's receipt of the payment of \$1,670 the Chair on behalf of Multnomah County is authorized to execute a Bargain and Sale Deed conveying to GUNDERSON INC the real property described in the attached Exhibit A.

ADOPTED this 26th day of January, 2006.

BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Diane M. Linn, Chair

REVIEWED:

AGNES SOWLE, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By _____
Christopher D. Crean, Assistant County Attorney

EXHIBIT A (RESOLUTION)

LEGAL DESCRIPTION:

A TRACT OF LAND IN Section 19, Township 1 North, Range 1 East, of the Willamette Meridian, Multnomah County, Oregon described as follows:

Beginning at the most Easterly re-entrant corner on the line between L.C. Potter Donation Land Claim and the George Kitterige Donation Land Claim; thence North30°00'00"East, 1254.98 feet; thence South52°30'00"East, 131.88 feet; thence North30°00'00"East to a point on the Northerly right-of-way line of the Northern Pacific Railway Company, thence continuing North30°00'00"East, 60 feet, more or less, to the most Southerly corner of a tract of land conveyed to Gunderson Brothers Engineer Corporation by deed recorded September 29, 1942 in Book 710, Page 62; thence Northwesterly 30.77 feet on a curve to the right having a radius of 374 feet; and the initial tangent bearing North45°40'West; thence North40°56'57"West, 59.77 feet; thence Northwesterly 28 feet, more or less, on a curve to the left having a radius of 392.06 feet to an intersection with the Southwesterly line of N.W. Front Avenue, said point being the TRUE POINT OF BEGINNING of the tract to be described; thence Southeasterly along the Southerly line of N.W. Front Avenue South62°21'30"East 22.00 feet, more or less, to a point in the Southerly line of N.W. Front Avenue, said point being 10.00 feet measured at right angles from the center line of a RR spur track built by FHC Corporation to access their property; thence Southerly parallel to the center line of said RR spur track, on a curve to the left having a radius of 295.00 feet, 30 feet, more or less, to a point on the Northwesterly line of the aforementioned original tract; thence Northerly along said Northwesterly line of the original tract 47.00 feet, more or less, to the TRUE POINT OF BEGINNING.

Multnomah County Deed No.: D062049

Tax Account No.: R315890

Until a change is requested, all tax statements shall be sent to the following address:
GUNDERSON INC
ATTN HOWARD WERTH
4350 NW FRONT AVE
PORTLAND OR 97210-1422

After recording, return to:
MULTNOMAH COUNTY
TAX TITLE DIVISION
503/4

Bargain and Sale Deed D062049 for R315890

MULTNOMAH COUNTY, a political subdivision of the State of Oregon, Grantor, conveys to GUNDERSON INC, Grantees, the real property described in the attached Exhibit A.

The true consideration for this conveyance is \$1,670.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

IN WITNESS WHEREOF, MULTNOMAH COUNTY has caused these presents to be executed by the Chair of the Multnomah County Board of Commissioners the 26th day of January 2006, by authority of a Resolution of the Board of County Commissioners heretofore entered of record.

BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Diane M. Linn, Chair

REVIEWED:

AGNES SOWLE, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By _____
Christopher D. Crean, Assistant County Attorney

STATE OF OREGON)
) ss
COUNTY OF MULTNOMAH)

This Deed was acknowledged before me this 26th day of January 2006, by Diane M. Linn, to me personally known, as Chair of the Multnomah County Board of Commissioners, on behalf of the County by authority of the Multnomah County Board of Commissioners.

Deborah Lynn Bogstad
Notary Public for Oregon
My Commission expires: 6/27/09

EXHIBIT A (DEED)

LEGAL DESCRIPTION:

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Multnomah County Deed No.: D062049

Tax Account No.: R315890

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. 06-011

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The Multnomah County Board of Commissioners Finds:

- a. Multnomah County acquired the real property described in Exhibit A through the foreclosure of liens for delinquent real property taxes.
- b. The property has an assessed value of \$1,670 on the County's current tax roll.
- c. Although no written confirmation was obtained from the City of Portland, the Tax Title Division is confident that the shape and size of the property, approximately 193 square feet, and its location make it unsuitable for the construction or placement of a dwelling thereon under current zoning ordinances and building codes, as provided under ORS 275.225.
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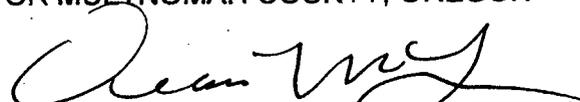
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1. Upon Tax Title's receipt of the payment of \$1,670 the Chair on behalf of Multnomah County is authorized to execute a Bargain and Sale Deed conveying to GUNDERSON INC the real property described in the attached Exhibit A.

ADOPTED this 26th day of January, 2006.



BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON


Diane M. Linn, Chair

REVIEWED:

AGNES SOWLE, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

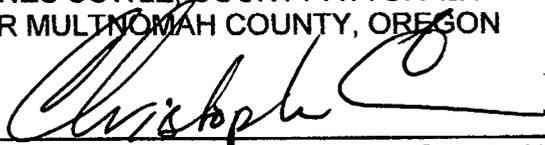
By 
Christopher D. Crean, Assistant County Attorney

EXHIBIT A (RESOLUTION)

LEGAL DESCRIPTION:

A TRACT OF LAND IN Section 19, Township 1 North, Range 1 East, of the Willamette Meridian, Multnomah County, Oregon described as follows:

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Multnomah County Deed No.: D062049

Tax Account No.: R315890

Until a change is requested, all tax statements
shall be sent to the following address:
GUNDERSON INC
ATTN HOWARD WERTH
4350 NW FRONT AVE
PORTLAND OR 97210-1422

After recording, return to:
MULTNOMAH COUNTY
TAX TITLE DIVISION
503/4

Bargain and Sale Deed D062049 for R315890

MULTNOMAH COUNTY, a political subdivision of the State of Oregon, Grantor, conveys to GUNDERSON INC, Grantees, the real property described in the attached Exhibit A.

The true consideration for this conveyance is \$1,670.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

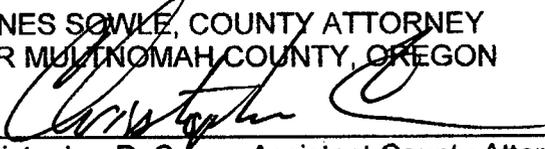
IN WITNESS WHEREOF, MULTNOMAH COUNTY has caused these presents to be executed by the Chair of the Multnomah County Board of Commissioners the 26th day of January 2006, by authority of a Resolution of the Board of County Commissioners heretofore entered of record.

BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Diane M. Linn, Chair

REVIEWED:

AGNES SOWLE, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By 
Christopher D. Crean, Assistant County Attorney

STATE OF OREGON)
) ss
COUNTY OF MULTNOMAH)

This Deed was acknowledged before me this 26th day of January 2006, by Diane M. Linn, to me personally known, as Chair of the Multnomah County Board of Commissioners, on behalf of the County by authority of the Multnomah County Board of Commissioners.

Deborah Lynn Bogstad
Notary Public for Oregon
My Commission expires: 6/27/09

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BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Diane M. Linn

Diane M. Linn, Chair

REVIEWED:

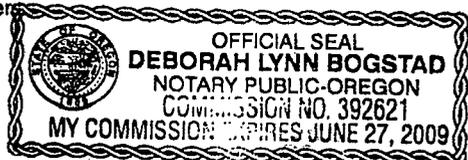
AGNES SOWLE, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By *Christopher D. Crean*

Christopher D. Crean, Assistant County Attorney

STATE OF OREGON)
) ss
COUNTY OF MULTNOMAH)

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Deborah Lynn Bogstad

Deborah Lynn Bogstad
Notary Public for Oregon
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Multnomah County Deed No.: D062049

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**MULTNOMAH COUNTY
AGENDA PLACEMENT REQUEST**

Board Clerk Use Only

Meeting Date: 01/26/06
Agenda Item #: C-2
Est. Start Time: 9:30 AM
Date Submitted: 12/30/05

BUDGET MODIFICATION: -

Agenda Title: **RESOLUTION Authorizing the Private Sale of a Tax Foreclosed Property to GUNDERSON INC. [Tax Account No. R315891]**

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

Date Requested:	<u>January 26, 2006</u>	Time Requested:	<u>Consent Item</u>
Department:	<u>Community Services</u>	Division:	<u>Tax Title</u>
Contact(s):	<u>Gary Thomas</u>		
Phone:	<u>503-988-3590</u>	Ext.	<u>22591</u>
Presenter(s):	<u>Gary Thomas</u>		
I/O Address:	<u>503/4/TT</u>		

General Information

1. What action are you requesting from the Board?

The Tax Title Section is requesting the Board to approve the private sale of a tax foreclosed property to GUNDERSON INC.

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

The subject property is a triangular shaped parcel that came into county ownership through the foreclosure of delinquent tax liens on September 28, 2004. The parcel is approximately 21.5' wide at the base and 209' long on both sides. It is approximately 1,876 sq ft in area. It is located along NW Front Ave and near 4927 NW Front Ave. The parcel is paved and part of a parking/storage area used by Gunderson Inc. which has one of their main facilities across Front Ave. The property was left off the legal description in a transaction that occurred in 1979 with FMC Corp. and should belong to Gunderson Inc.

The attached Exhibit A, a plat map shows the location of the property. Exhibit B, an aerial photo, shows the parcel in relation to the adjacent properties as well as the cars presently using it for parking.

Although no written confirmation from the City of Portland was obtained, the Tax Title Division is confident that the shape and size of the property, approximately 1,876 square feet, and its location make it unsuitable for the construction or placement of a dwelling thereon under current zoning ordinances and building codes, as provided under ORS 275.225

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

The Private Sale will allow for the recovery of the delinquent taxes, fees and expenses (see Exhibit C).

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

No legal issues are expected. The parcel will be sold "As Is" without guarantee of clear title.

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

No citizen or government participation is anticipated.

EXHIBIT B



Subject

EXHIBIT C

**PROPOSED PROPERTY LISTED FOR PRIVATE SALE
FISCAL YEAR 2005-06**

LEGAL DESCRIPTION:

A TRACT OF LAND IN Section 19, Township 1 North, Range 1 East, of the Willamette Meridian, Multnomah County, Oregon, being the most Southeasterly 209 feet as measured along the Southerly line of Front Avenue of the following described tract of land:

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ADJACENT PROPERTY ADDRESS: Near 4927 NW Front Ave.
TAX ACCOUNT NUMBER: R315891
GREENSPACE DESIGNATION: No designation
SIZE OF PARCEL: Approximately 1,876 square feet
ASSESSED VALUE: \$4,500

ITEMIZED EXPENSES FOR TOTAL PRICE OF PRIVATE SALE

BACK TAXES & INTEREST:	\$48.54
TAX TITLE MAINTENANCE COST & EXPENSES:	\$4.41
RECORDING FEE:	\$26.00
SUB-TOTAL	\$78.95
MINIMUM PRICE REQUEST OF PRIVATE SALE	\$4,500

Required Signatures

**Department/
Agency Director:**

M. Cecilia Johnson

Date: 12/29/05

Budget Analyst:

Date:

Department HR:

Date:

Countywide HR:

Date:

BOGSTAD Deborah L

From: GRACE Becky J
Sent: Friday, December 30, 2005 11:11 AM
To: BOGSTAD Deborah L
Subject: FW: Jan 26 Board Agenda Gunderson Inc Priv Sale

Here is the second sale to Gunderson INC!!

-----Original Message-----

From: CREAN Christopher D
Sent: Tuesday, December 27, 2005 10:58 AM
To: GRACE Becky J
Subject: RE: Jan 26 Board Agenda Gunderson Inc Priv Sale

Becky -

You will need to modify the land-use disclosure in the deed as provided in Senate Bill 353 (2005). Otherwise, the resolution and deed look fine and may be forwarded for action by the board as proposed. Thanks.

- Chris

-----Original Message-----

From: GRACE Becky J
Sent: Friday, December 23, 2005 11:24 AM
To: CREAN Christopher D
Subject: Jan 26 Board Agenda Gunderson Inc Priv Sale

Hi Chris,

Attached for your review and approval are the January 26th Board Agenda Documents for the Private Sale to Gunderson Inc.
Thank you for your time☺

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. _____

Authorizing the Private Sale of a Tax Foreclosed Property to GUNDERSON INC. [Tax Account No. R315891]

The Multnomah County Board of Commissioners Finds:

- a. Multnomah County acquired the real property described in Exhibit A through the foreclosure of liens for delinquent real property taxes.
- b. The property has an assessed value of \$4,500 on the County's current tax roll.
- c. Although no written confirmation was obtained from the City of Portland, the Tax Title Division is confident that the shape and size of the property, approximately 1,876 square feet, and its location make it unsuitable for the construction or placement of a dwelling thereon under current zoning ordinances and building codes, as provided under ORS 275.225.
- d. GUNDERSON INC has agreed to pay \$4,500 an amount the Board finds to be a reasonable price for the property in conformity with ORS 275.225.

The Multnomah County Board of Commissioners Resolves:

1. Upon Tax Title's receipt of the payment of \$4,500 the Chair on behalf of Multnomah County is authorized to execute a Bargain and Sale Deed conveying to GUNDERSON INC the real property described in the attached Exhibit A.

ADOPTED this 26th day of January, 2006.

BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Diane M. Linn, Chair

REVIEWED:

AGNES SOWLE, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By _____
Christopher D. Crean, Assistant County Attorney

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Multnomah County Deed No.: D062048

Tax Account No.: R315891

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BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Diane M. Linn, Chair

REVIEWED:

AGNES SOWLE, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By _____
Christopher D. Crean, Assistant County Attorney

STATE OF OREGON)
) ss
COUNTY OF MULTNOMAH)

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Multnomah County Deed No.: D062048
Tax Account No.: R315891

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

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BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Diane M. Linn, Chair

REVIEWED:

AGNES SOWLE, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By Christopher D. O'Keefe, Assistant County Attorney

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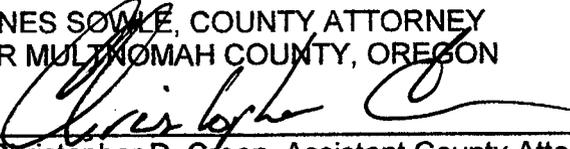
IN WITNESS WHEREOF, MULTNOMAH COUNTY has caused these presents to be executed by the Chair of the Multnomah County Board of Commissioners the 26th day of January 2006, by authority of a Resolution of the Board of County Commissioners heretofore entered of record.

BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Diane M. Linn, Chair

REVIEWED:

AGNES SOWLE, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By 

Christopher D. Crean, Assistant County Attorney

STATE OF OREGON)
) ss
COUNTY OF MULTNOMAH)

This Deed was acknowledged before me this 26th day of January 2006, by Diane M. Linn, to me personally known, as Chair of the Multnomah County Board of Commissioners, on behalf of the County by authority of the Multnomah County Board of Commissioners.

Deborah Lynn Bogstad
Notary Public for Oregon
My Commission expires: 6/27/09

EXHIBIT A (DEED)

LEGAL DESCRIPTION:

A TRACT OF LAND IN Section 19, Township 1 North, Range 1 East, of the Willamette Meridian, Multnomah County, Oregon, being the most Southeasterly 209 feet as measured along the Southerly line of Front Avenue of the following described tract of land:

Beginning at the most Easterly re-entrant corner on the line between L.C. Potter Donation Land Claim and the George Kitterige Donation Land Claim; thence North30°00'00"East, 1254.98 feet; thence South52°30'00"East, 131.88 feet; thence North30°00'00"East to a point on the Northerly right-of-way line of the Northern Pacific Railway Company, said point being the TRUE POINT OF BEGINNING of the tract to be described; thence continuing North30°00'00"East, 60 feet, more or less, to the most Southerly corner of a tract of land conveyed to Gunderson Brothers Engineer Corporation by deed recorded September 29, 1942 in Book 710, Page 62; thence Northwesterly 30.77 feet on a curve to the right having a radius of 374 feet; and the initial tangent bearing North45°40'West; thence North40°56'57"West, 59.77 feet; thence Northwesterly 28 feet, more or less, on a curve to the left having a radius of 392.06 feet to an intersection with the Southwesterly line of N.W. Front Avenue; thence Southeasterly along the Southerly line of N.W. Front Avenue to it's intersection with the Northerly right-of-way line of the Northern Pacific Railway Company; thence Northwesterly along the North line of said right-of-way to the TRUE POINT OF BEGINNING.

Multnomah County Deed No.: D062048

Tax Account No.: R315891

Until a change is requested, all tax statements shall be sent to the following address:
GUNDERSON INC
ATTN HOWARD WERTH
4350 NW FRONT AVE
PORTLAND OR 97210-1422

After recording, return to:
MULTNOMAH COUNTY
TAX TITLE DIVISION
503/4

Bargain and Sale Deed D062048 for R315891

MULTNOMAH COUNTY, a political subdivision of the State of Oregon, Grantor, conveys to GUNDERSON INC, Grantees, the real property described in the attached Exhibit A.

The true consideration for this conveyance is \$4,500.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

IN WITNESS WHEREOF, MULTNOMAH COUNTY has caused these presents to be executed by the Chair of the Multnomah County Board of Commissioners the 26th day of January 2006, by authority of a Resolution of the Board of County Commissioners heretofore entered of record.



BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Diane M. Linn, Chair

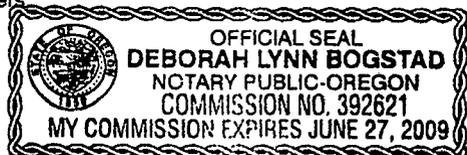
REVIEWED:

AGNES SOWLE, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By
Christopher D. O'nean, Assistant County Attorney

STATE OF OREGON)
) ss
COUNTY OF MULTNOMAH)

This Deed was acknowledged before me this 26th day of January 2006, by Diane M. Linn, to me personally known, as Chair of the Multnomah County Board of Commissioners, on behalf of the County by authority of the Multnomah County Board of Commissioners



Deborah Lynn Bogstad
Notary Public for Oregon
My Commission expires: 6/27/09

EXHIBIT A (DEED)

LEGAL DESCRIPTION:

A TRACT OF LAND IN Section 19, Township 1 North, Range 1 East, of the Willamette Meridian, Multnomah County, Oregon, being the most Southeasterly 209 feet as measured along the Southerly line of Front Avenue of the following described tract of land:

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Multnomah County Deed No.: D062048

Tax Account No.: R315891



**MULTNOMAH COUNTY
AGENDA PLACEMENT REQUEST**

Board Clerk Use Only

Meeting Date: 01/26/06
 Agenda Item #: C-3
 Est. Start Time: 9:30 AM
 Date Submitted: 01/18/06

BUDGET MODIFICATION: -

Agenda Title: Government Revenue Contract Amendment (190 Agreement) 0405122-1 with the City of Gresham, City of Fairview, and the City of Troutdale for the East Metro Gang Enforcement Team (EMGET)

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

Date Requested:	<u>January 26, 2006</u>	Time Requested:	<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>
		I/O Address:	<u>503/350</u>
Presenter(s):	<u>Consent Calendar</u>		

General Information

- 1. What action are you requesting from the Board?**
Approval of government contract amendment 0405122-1.
- 2. Please provide sufficient background information for the Board and the public to understand this issue.**
The original EMGET agreement allocated funds to each participant based on projected expenditures. Actual expenditures require a redistribution of available funds to the participating agencies. Additional funding for EMGET from the State of Oregon Youth Authority will provide for overtime, training costs, and extend funding for full-time salary and benefits.
- 3. Explain the fiscal impact (current year and ongoing).**
The City of Gresham will pay Multnomah County base salary and fringe benefits, approved overtime, and training expenses for EMGET related deputy services.
- 4. Explain any legal and/or policy issues involved.**
This agreement has been reviewed by the County Attorney's office.

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

Other EMGET participating agencies are the Gresham Police Department, Fairview Police Department, and Troutdale Police Department.

Required Signatures

**Department/
Agency Director:**

Bernie Lefko

Date: 01/11/06

Budget Analyst:

Date: _____

Department HR:

Date: _____

Countywide HR:

Date: _____

MULTNOMAH COUNTY CONTRACT APPROVAL FORM

Pre-approved Contract Boilerplate (with County Attorney signature) Attached Not Attached Contract #: 0405122
 Amendment #: 1

CLASS I	CLASS II	CLASS III A
Contracts \$75,000 and less per 12 month period	Contracts over \$75,000 per 12 month period	<input checked="" type="checkbox"/> Government Contracts (190 Agreement)
<input type="checkbox"/> Professional Services Contracts <input type="checkbox"/> PCRB Contracts <input type="checkbox"/> Maintenance Agreements <input type="checkbox"/> Licensing Agreements <input type="checkbox"/> Public Works Construction Contracts <input type="checkbox"/> Architectural & Engineering Contracts <input type="checkbox"/> Revenue Contracts <input type="checkbox"/> Grant Contracts <input type="checkbox"/> Non-Expenditure Contracts	<input type="checkbox"/> Professional Services Contracts <input type="checkbox"/> PCRB Contracts <input type="checkbox"/> Maintenance Agreements <input type="checkbox"/> Licensing Agreements <input type="checkbox"/> Public Works Construction Contracts <input type="checkbox"/> Architectural & Engineering Contracts <input type="checkbox"/> Revenue Contracts <input type="checkbox"/> Grant Contracts <input type="checkbox"/> Non-Expenditure Contracts	<input type="checkbox"/> Expenditure <input type="checkbox"/> Non-Expenditure <input checked="" type="checkbox"/> Revenue <hr/> <div style="text-align: center;">CLASS III B</div> <input type="checkbox"/> Government Contracts (Non-190 Agreement) <input type="checkbox"/> Expenditure <input type="checkbox"/> Non-Expenditure <input type="checkbox"/> Revenue <input type="checkbox"/> Interdepartmental Contracts

Department: Sheriff's Office Division: Enforcement Date: 01/09/05
 Originator: Chief Deputy Graham Phone: 503-988-4308 Bldg/Rm: 503/350
 Contact: Brad Lynch Phone: 503-988-4336 Bldg/Rm: 503/350
 Description of Contract: Amendment to IGA to establish the East Metro Gang Enforcement Team(EMGET). The amendment allows for funding of approved EMGET training and overtime costs, pursuant to the availability of grant funds.

RENEWAL: PREVIOUS CONTRACT #(S): _____
 RFP/BID: _____ RFP/BID DATE: _____
 EXEMPTION #: _____ ORS/AR #: _____
 Effective DATE: _____ EXPIRATION DATE: _____
 CONTRACTOR IS: MBE WBE ESB QRF State Cert# or Self Cert Non-Profit N/A (Check all boxes that apply)

Contractor <u>Cities of Gresham, Fairview, Troutdale</u> Address <u>1333 NW Eastman Parkway</u> City/State <u>Gresham OR</u> ZIP Code <u>97030</u> Phone <u>503-661-3000</u> Employer ID# or SS# _____ Contract Effective Date <u>04/05/05</u> Term Date <u>09/30/06</u> Amendment Effect Date <u>01/05/06</u> New Term <u>09/30/06</u> Original Contract Amount <u>\$106,000.00</u> Total Amt of Previous Amendments <u>\$</u> Amount of Amendment <u>\$</u> Total Amount of Agreement \$ <u>\$106,000.00</u>	Remittance address _____ (if different) _____ Payment Schedule / Terms <input type="checkbox"/> Lump Sum \$ _____ <input type="checkbox"/> Due on Receipt <input type="checkbox"/> Monthly \$ _____ <input type="checkbox"/> Net 30 <input type="checkbox"/> Other \$ _____ <input type="checkbox"/> Other <input type="checkbox"/> Requirements Funding Info: Original Requirements Amount \$ _____ Total Amt of Previous Amendments \$ _____ Requirements Amount Amendment: \$ _____ Total Amount of Requirements \$ _____
---	--

REQUIRED SIGNATURES:

Department Manager _____	DATE _____
Purchasing Manager _____	DATE _____
County Attorney <u>A. Dow</u>	DATE <u>01-10-06</u>
County Chair _____	DATE _____
Sheriff <u>Bernie Griesto by LAG</u>	DATE <u>1-11-06</u>
Contract Administration _____	DATE _____

COMMENTS: _____

APPROVED - MULTNOMAH COUNTY BOARD OF COMMISSIONERS
 AGENDA # C-3 DATE 01-26-06
 DEBORAH L. BOGSTAD, BOARD CLERK

**INTERGOVERNMENTAL AGREEMENT AMENDMENT
CITY OF GRESHAM CONTRACT # 2201
Amendment # 1**

This Intergovernmental Agreement Amendment is entered into by and between the City of Gresham Police Department (Gresham), the City of Fairview Police Department (Fairview), the City of Troutdale Police Department (Troutdale), and Multnomah County Sheriff's Office (Multnomah County) and amends that contract dated April 6, 2005.

Whereas Gresham, Fairview, Troutdale, and Multnomah County desire to amend the East Metro Gang Enforcement Team (EMGET) Intergovernmental Agreement for the following reasons:

1. The total amount allocated to each agency in Exhibit A was based on projected expenditures. Actual expenditures require a redistribution of funds to insure full participation by all agencies for the same time period.
2. Additional funding from the State of Oregon Youth Authority for EMGET provides an additional source of funding which expands grant funds to cover overtime and training costs, in addition to extending funding for full-time salary and benefits.

Now, therefore, it is hereby agreed that the following sections and exhibits of the Intergovernmental Agreement is amended as follows:

TRAINING, Paragraph 2:

- 2. All EMGET-related training must be approved by both the EMGET sergeant and the member's agency. This training may be covered with available grant funds. Training expenses will be limited to registration fees, travel, per diem, and lodging.**

CONTRACT COSTS, Paragraph 2:

- 2. Costs incurred under this IGA will cover base salaries and fringe benefits in addition to allowable training and overtime as specified in Exhibit A.**

EXHIBIT A, SECTION I. ALLOWABLE COSTS:

Costs incurred under this IGA will cover the following, pursuant to the availability of grant funds:

- **Actual base salaries and fringe benefit expenses.**
- **EMGET-related overtime and fringe benefit expenses.**
- **EMGET-related training expenses.**

All other costs, including, but not limited to equipment and related materials, must be borne by the respective participating agency.

EXHIBIT A, SECTION II. EXPENDITURE REPORTS / INVOICES:

One invoice will be required for base salaries and benefits. A separate invoice will be required for costs associated with EMGET-related overtime, overtime benefits, and EMGET-related training expenses until notified otherwise by Gresham.

Multnomah County, the City of Troutdale, and the City of Fairview shall provide related expenditure reports/invoices to the City of Gresham on the 15th of every month for the preceding month's activity.

In all other respects, the Intergovernmental Agreement shall remain in full force and effect.

CITY OF GRESHAM

By: Charles Becker
Charles Becker, MAYOR

Date: 1-5-06

By: Erik Kvarsten, AIC
Erik Kvarsten, CITY MANAGER

Date: 1/9/2006

APPROVED As To Form:

Susan Bischoff
Susan Bischoff, CITY ATTORNEY

Date: Jan. 05, 2006

CITY OF FAIRVIEW

By: _____
Mike Weatherby, MAYOR

Date: _____

By: _____
Jan Wellman, CITY ADMINISTRATOR

Date: _____

APPROVED As To Form:

Pamela Beery, CITY ATTORNEY

Date: _____

CITY OF TROUTDALE

MULTNOMAH COUNTY

By: _____
Paul Thalsofer, MAYOR

By: *Diane Linn*
Diane Linn, CHAIR

Date: _____

Date: 01-26-06

By: _____
John Anderson, CITY ADMINISTRATOR

By: *Bernie Giusto by LAG*
Bernie Giusto, SHERIFF

Date: _____

Date: 1-11-06

APPROVED As To Form:

APPROVED As To Form:

Marnie Allen, CITY ATTORNEY

A. A. W.
Agnes Sowle, COUNTY COUNSEL

Date: _____

Date: 01-10-06

East Metro Gang Enforcement Team (EMGET)

I. ALLOWABLE COSTS

Costs incurred under this IGA will cover the following, pursuant to the availability of grant funds:

- Actual base salaries and fringe benefit expenses.
- EMGET-related overtime and fringe benefit expenses.
- EMGET-related training expenses.

All other costs, including, but not limited to equipment and related materials, must be borne by the respective participating agency.

II. EXPENDITURE REPORTS / INVOICES

One invoice will be required for base salaries and benefits. A separate invoice will be required for costs associated with EMGET-related overtime, overtime benefits, and EMGET-related training expenses until notified otherwise by Gresham.

Multnomah County, the City of Troutdale, and the City of Fairview shall provide related expenditure reports/invoices to the City of Gresham on the 15th of every month for the preceding month's activity.

III. REIMBURSEMENT

Gresham agrees to reimburse participating agencies for quarterly activity no later than 30 days after the close of each fiscal quarter (i.e. July 30, October 30, January 30, and April 30).

**UNANIMOUS CONSENT ITEM FOR JANUARY 26, 2006
MEETING OF THE
MULTNOMAH COUNTY BOARD OF COMMISSIONERS**

**MAY I HAVE A MOTION FOR CONSIDERATION
OF A UNANIMOUS CONSENT ITEM?**

**COMMISSIONER _____ MOVES
COMMISSIONER _____ SECONDS
CONSIDERATION OF A UNANIMOUS CONSENT
ITEM**

**ALL IN FAVOR, VOTE AYE, OPPOSED ____?
THE MOTION FAILS
OR
THE CONSIDERATION IS APPROVED**

NON-DEPARTMENTAL

UC-1 NOTICE OF INTENT to Apply to the City of Portland for Community
Vision Project Grant Funds

**COMMISSIONER _____ MOVES
COMMISSIONER _____ SECONDS
APPROVAL OF UC-1**

**COMMISSIONER CRUZ AND CHIQUITA ROLLINS
EXPLANATION, RESPONSE TO QUESTIONS**

OPPORTUNITY FOR PUBLIC TESTIMONY

OPPORTUNITY FOR BOARD COMMENTS

ALL IN FAVOR, VOTE AYE, OPPOSED ____?

**THE MOTION FAILS
OR
THE NOTICE OF INTENT IS APPROVED**



MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST

APPROVED : MULTNOMAH COUNTY
BOARD OF COMMISSIONERS
AGENDA # UC-1 DATE 01.26.06
DEBORAH L. BOGSTAD, BOARD CLERK

Board Clerk Use Only

Meeting Date: 01/26/06
Agenda Item #: UC-1
Est. Start Time: 9:30 AM
Date Submitted: 01/24/06

BUDGET MODIFICATION: -

Agenda Title: NOTICE OF INTENT to Apply to the City of Portland for Community Vision Project Grant Funds

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

Date Requested:	<u>January 26, 2006</u>	Time Requested:	<u>5 mins</u>
Department:	<u>Non-Departmental</u>	Division:	<u>Commissioner Cruz Walsh</u>
Contact(s):	<u>Kathy Gordon and Chiquita Rollins</u>		
Phone:	<u>503 988-6786</u>	<u>Ext. 86786</u>	<u>I/O Address: 503/600</u>
	<u>503-988-4112</u>	<u>Ext. 84112</u>	<u>167/630</u>
Presenter(s):	<u>Commissioner Serena Cruz Walsh and Chiquita Rollins</u>		

General Information

1. What action are you requesting from the Board?

Multnomah County Department of County Human Services (DCHS) and Multnomah County Commissioner Cruz Walsh on behalf of Project Homeless Connect (PHC) are requesting approval to apply for funds from the City of Portland to do outreach to survivors of domestic violence for the City's Community Vision Project.

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

The Portland Community Vision Project is a city-led, community initiative to create a vision for Portland for the next 30 years and beyond. The Community Vision Project is a chance for people from all over Portland to share their hopes and ideas for the future. It's an opportunity for people to share values, goals and priorities and help create a roadmap for the city. The project is a chance to generate creative ideas about how to use our collective talents, skills and resources to reach those goals.

To help gather input from thousands of people, the project is offering a grants program and inviting

community based organizations and government outreach programs to submit proposals to engage their communities. The program will provide funding to bring people together with the ultimate goal of providing input for Portland's future. Creativity is encouraged!

The Domestic Violence Coordinator's Office together with several of the victim services agencies in collaboration with the office of Commissioner Cruz Walsh on behalf of PHC, is seeking \$15,000 to provide domestic violence and homeless families with opportunities to provide input to increase their civic and community involvement and to develop and use leadership skills. This project will leave in place individual survivors who are interested and available to participate in advisory committees of the Family Violence Coordinating Committee and/or agency advisory committees.

This grant is due January 31, 2006 and is 3 pages total.

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

This is a limited duration, short-term project with minimal funding (\$15,000). There may be leveraged funding from the partners involved in Project Homeless Connect. There is no expectation of further commitment or activity related to the project.

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.

Three victim services agencies have been involved in discussions regarding this project (Salvation Army West Women's Shelter, Portland Women's Crisis Line and Volunteers of America). Other agencies will be recruited to participate if the project is funded. The Domestic Violence Coordinating Council will partner with the Project Homeless Connect project which has numerous government and agency participants to implement the project. The project will involve hundreds of homeless families, domestic violence victims and survivors.

ATTACHMENT A

Grant Application/Notice of Intent

If the request is a Grant Application or Notice of Intent, please answer all of the following in detail:

- **Who is the granting agency?**

City of Portland

- **Specify grant (matching, reporting and other) requirements and goals.**

Vision Project Community Grants Program: The program will provide funding to support bringing people together with the ultimate goal of asking a series of questions regarding Portland's future. Grant awards will range from \$1,000--\$15,000.

The goal of the grant program is to support community organizations' ability to talk to people they know best: people in their neighborhoods, clients, etc. Secondly, community organizations are trusted to implement strategies they know will best reach the target population. Creativity, partnerships and innovative approaches are welcome.

Contracts will be finalized and training for awardees will be held in March 2006. Projects to be completed by August 30, 2006, with final report and documentation submitted September 15, 2006.

- **Explain grant funding detail – is this a one time only or long term commitment?**

Funding (\$15,000) is for a limited duration short-term (6-month) project. It will fund a part-time contracted position, stipends for survivors who will be interviewing other survivors, distributing and collecting surveys and facilitating focus groups, and supplies, etc.

- **What are the estimated filing timelines?**

January 31, 2006

- **If a grant, what period does the grant cover?**

March 2006 through August 30, 2006

- **When the grant expires, what are funding plans?**

This is a one-time only project, with no plans for future funding.

- **How will the county indirect, central finance and human resources and departmental overhead costs be covered?**

The grant will fund administrative costs up to 10% of the total grant award.

ATTACHMENT B

Required Signatures

**Department/
Agency Director:**

Seren Coughlan

Date: 01/25/06

Budget Analyst:

Michael D. Gaspin

Date: 01/24/06

Department HR:

Date:

Countywide HR:

Date:

BOGSTAD Deborah L

From: ROLLINS Chiquita M
Sent: Wednesday, January 25, 2006 10:14 AM
To: CRUZ Serena M; ROJO DE STEFFEY Maria; ROBERTS Lonnie J; NAITO Lisa H; LINN Diane M
Cc: ROMERO Shelli D; GORDON Kathy; NAITO Terri W; WEST Kristen; SMITH Andy J; MCLELLAN Jana E; SURFACE Rex B; BOGSTAD Deborah L; Christina Nicolaidis (E-mail); HEHN Amy; john.w.richmond@state.or.us; Julia Olsen (E-mail); Karina Rutova (E-mail); kris billhardt; MCKNIGHT Maureen; NEAL Annie M; Pat Mohr (E-mail); Ron Schwartz; STROMBERG Jeremiah P
Subject: RE: City of Portland Community Vision Project grant; request to have APR as a unanimous consent item 1/26 meeting

I have let the other partners know that I will not be going forward with this, but will work with Kathy Gordon on the county's submission. I believe one of the victim services agencies may decide to go forward with a proposal to specifically to do outreach to domestic violence survivors (not all of whom are homeless) and to do some leadership development to encourage civic and community engagement with them.

Chiquita

-----Original Message-----

From: CRUZ Serena M
Sent: Wednesday, January 25, 2006 9:44 AM
To: ROLLINS Chiquita M; ROJO DE STEFFEY Maria; ROBERTS Lonnie J; NAITO Lisa H; LINN Diane M
Cc: ROMERO Shelli D; GORDON Kathy; NAITO Terri W; WEST Kristen; SMITH Andy J; MCLELLAN Jana E; SURFACE Rex B; BOGSTAD Deborah L; Christina Nicolaidis (E-mail); HEHN Amy; john.w.richmond@state.or.us; Julia Olsen (E-mail); Karina Rutova (E-mail); kris billhardt; MCKNIGHT Maureen; NEAL Annie M; Pat Mohr (E-mail); Ron Schwartz; STROMBERG Jeremiah P
Subject: RE: City of Portland Community Vision Project grant; request to have APR as a unanimous consent item 1/26 meeting

Chiquita,

Thanks for sharing this information with all of us. Unfortunately, there is a potential problem with your grant proposal. My office is taking the lead on preparing a grant proposal for the City's Community Vision Project to link up with our next Portland Homeless Connect project which will be aimed at homeless families. I think that there is a tremendous amount of overlap between our proposals. I would like you to work with Kathy Gordon on my staff to try to get us to a single proposal that will reach out to this important group of Portlanders who need to be included in the visioning process.

Thank you,
Serena

Serena Cruz Walsh
Multnomah County Commissioner, District 2
501 SE Hawthorne Blvd., Ste. 600
Portland, OR 97214
503-988-5219 (phone)
503-988-5440 (fax)
<<http://www.co.multnomah.or.us/cc/ds2>>

-----Original Message-----

From: ROLLINS Chiquita M
Sent: Wednesday, January 25, 2006 9:38 AM

To: CRUZ Serena M; ROJO DE STEFFEY Maria; ROBERTS Lonnie J; NAITO Lisa H; LINN Diane M
Cc: ROMERO Shelli D; GORDON Kathy; NAITO Terri W; WEST Kristen; SMITH Andy J; MCLELLAN Jana E;
SURFACE Rex B; BOGSTAD Deborah L; Christina Nicolaidis (E-mail); HEHN Amy;
john.w.richmond@state.or.us; Julia Olsen (E-mail); Karina Rutova (E-mail); kris billhardt;
MCKNIGHT Maureen; NEAL Annie M; Pat Mohr (E-mail); Ron Schwartz; STROMBERG
Jeremiah P
Subject: City of Portland Community Vision Project grant; request to have APR as a unanimous consent item
1/26 meeting

I am working with several of the domestic violence programs to write a grant, which we just heard about last week, to the City of Portland to do outreach to survivors of domestic violence for the City's Community Vision Project. I have attached the APR, and am requesting to have it placed on the unanimous consent item for the 1/26 meeting. The grant is due January 31st, and I would like approval to submit it prior to that.

It is a limited-duration, short-term (6 month project), and very short application. It is an opportunity to not only increase input and engagement by low-income women/victims of domestic violence, but also to begin to develop leadership among those survivors. The Family Violence Coordinating Council has prioritized involving survivors in its work for the next year. This project would dovetail well with that and has the potential to identify and recruit survivors to participate in a variety of advisory capacities. For this and other reasons, a County application was recommended at a meeting yesterday with the most interested non-profits.

Mike has already indicated his approval to Deb, and Rex has verbally approved it, and will be sending an email to Deb when he gets into the office this morning.

Chiquita

<< File: APR_CommunityVisionNOI.doc >>

The Portland Community Vision Project is a city-led, community initiative to create a vision for Portland for the next 30 years and beyond. The Community Vision Project is a chance for people from all over Portland to share their hopes and ideas for the future. It's an opportunity for people to share values, goals and priorities and help create a roadmap for the city. The project is a chance to generate creative ideas about how to use our collective talents, skills and resources to reach those goals.

To help gather input from thousands of people, the project is offering a grants program and inviting community based organizations and government outreach programs to submit proposals to engage their communities. The program will provide funding to bring people together with the ultimate goal of providing input for Portland's future. Creativity is encouraged!

Grant awards will range from \$1,000--\$15,000. Grant term: March-August 2006. Applications and support materials are available: Click here to download a grant application

<http://www.portlandonline.com/mayor/index.cfm?c=40686>.

For more information and/or to request an application packet via mail:

* Call 503-823-7838

* Email plvision@ci.portland.or.us

<mailto:plvision@ci.portland.or.us>

BOGSTAD Deborah L

From: ROLLINS Chiquita M
Sent: Wednesday, January 25, 2006 9:38 AM
To: CRUZ Serena M; ROJO DE STEFFEY Maria; ROBERTS Lonnie J; NAITO Lisa H; LINN Diane M
Cc: ROMERO Shelli D; GORDON Kathy; NAITO Terri W; WEST Kristen; SMITH Andy J; MCLELLAN Jana E; SURFACE Rex B; BOGSTAD Deborah L; Christina Nicolaidis (E-mail); HEHN Amy; john.w.richmond@state.or.us; Julia Olsen (E-mail); Karina Rutova (E-mail); kris billhardt; MCKNIGHT Maureen; NEAL Annie M; Pat Mohr (E-mail); Ron Schwartz; STROMBERG Jeremiah P
Subject: City of Portland Community Vision Project grant; request to have APR as a unanimous consent item 1/26 meeting

I am working with several of the domestic violence programs to write a grant, which we just heard about last week, to the City of Portland to do outreach to survivors of domestic violence for the City's Community Vision Project. I have attached the APR, and am requesting to have it placed on the unanimous consent item for the 1/26 meeting. The grant is due January 31st, and I would like approval to submit it prior to that.

It is a limited-duration, short-term (6 month project), and very short application. It is an opportunity to not only increase input and engagement by low-income women/victims of domestic violence, but also to begin to develop leadership among those survivors. The Family Violence Coordinating Council has prioritized involving survivors in its work for the next year. This project would dovetail well with that and has the potential to identify and recruit survivors to participate in a variety of advisory capacities. For this and other reasons, a County application was recommended at a meeting yesterday with the most interested non-profits.

Mike has already indicated his approval to Deb, and Rex has verbally approved it, and will be sending an email to Deb when he gets into the office this morning.

Chiquita



APR_CommunityVis
onNOI.doc (98...

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* Email plvision@ci.portland.or.us

<mailto:plvision@ci.portland.or.us>

#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: 1/26/06

SUBJECT: LAND USE PLANNING

AGENDA NUMBER OR TOPIC: _____

FOR: _____ AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: Geoff Thompson

ADDRESS: 70301 E. LARCH MT. RD

CITY/STATE/ZIP: Corvallis OR 97019

PHONE: _____ DAYS: 503-695-5811 EVES: _____

EMAIL: _____ FAX: _____

SPECIFIC ISSUE: LAND USE PLANNING

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:

1. Please complete this form and return to the Board Clerk.
2. Written testimony will be entered into the official record.

#2

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: 1/26/06

SUBJECT: Public Comment

AGENDA NUMBER OR TOPIC: _____

FOR: _____ AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: Angelo Simione

ADDRESS: 40301 E. LARCH Mountain Rd.

CITY/STATE/ZIP: Corbett, Oregon 97019

PHONE: DAYS: (503) 695-5811 EVES: (503) 695-5811

EMAIL: VIEWPOINTINN@AOL.COM FAX: (503) 695-5818

SPECIFIC ISSUE: Land Use Planning

WRITTEN TESTIMONY: I have heard, and continue to hear, horror stories about Multnomah County Land Use Planning Department. Since beginning a process to re-open the View Point Inn in Corbett, Oregon, I have experienced first hand the intent by certain individuals in Land Use planning to impede and derail legal due process of law like a large

IF YOU WISH TO ADDRESS THE BOARD:

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4. If written documentation is presented, please furnish one copy to the Board Clerk.

IF YOU WISH TO SUBMIT WRITTEN COMMENTS TO THE BOARD:

1. Please complete this form and return to the Board Clerk.
2. Written testimony will be entered into the official record.

#3

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: 01/26/06

SUBJECT: Land Use Planning

AGENDA NUMBER OR TOPIC: _____

FOR: _____ AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: Stephanie Rickert

ADDRESS: 1001 SE Evans Rd

CITY/STATE/ZIP: Corbett, OR 97019

PHONE: _____ DAYS: 503 695 3316 EVES: 695 5985

EMAIL: stephanie@doldmedonaldsfarm.org FAX: 695 3316

SPECIFIC ISSUE: The View Point Inn opening.

WRITTEN TESTIMONY: Please allow this, it is

a shame that this historic resource
cannot be open to the public as it
was intended.

IF YOU WISH TO ADDRESS THE BOARD:

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4. If written documentation is presented, please furnish one copy to the Board Clerk.

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2. Written testimony will be entered into the official record.

#4

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: January 26, 2006

SUBJECT: Abuse by Planners

AGENDA NUMBER OR TOPIC: Planning Commission

FOR: _____ AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: NEV SCOTT

ADDRESS: 31700 H.C.R.H.

CITY/STATE/ZIP: TROUTDALE 97060

PHONE: DAYS: 503-695-2553 EVES: _____

EMAIL: NEVSCOTT@YAHOO.COM FAX: _____

SPECIFIC ISSUE: _____

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**.
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4. If written documentation is presented, please furnish one copy to the Board Clerk.

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#5

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: 01.26.06

SUBJECT: Public Comment - Viewpoint Inn

AGENDA NUMBER OR TOPIC: _____

FOR: AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: Paul Thalhoffer

ADDRESS: 104 S.E. Kibling

CITY/STATE/ZIP: Troutdale, OR 97060

PHONE: DAYS: 503 665-5175 EVES: _____

EMAIL: _____ FAX: _____

SPECIFIC ISSUE: _____

WRITTEN TESTIMONY: _____

IF YOU WISH TO ADDRESS THE BOARD:

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6

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: Jan 26, 2006

SUBJECT: View point 12W

AGENDA NUMBER OR TOPIC: _____

FOR: AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: Derwood G. Davis

ADDRESS: 165301 E. Harold Mt Rd - PO Box 1578

CITY/STATE/ZIP: Corbett

PHONE: _____ DAYS: 503-695-2131 EVES: None

EMAIL: _____ FAX: _____

SPECIFIC ISSUE: operating permit

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:

1. Please complete this form and return to the Board Clerk.
2. Written testimony will be entered into the official record.

#7

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: 1/26/06

SUBJECT: View Point Inn

AGENDA NUMBER OR TOPIC:

FOR: D AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: Mildred Davis

ADDRESS: PO Box 158

CITY/STATE/ZIP: Corbett OR

PHONE: DAYS: 693-2131

EVES: _____

EMAIL: _____

FAX: _____

SPECIFIC ISSUE:

WRITTEN TESTIMONY:

IF YOU WISH TO ADDRESS THE BOARD:

1. Please complete this form and return to the Board Clerk.
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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:

1. Please complete this form and return to the Board Clerk.
2. Written testimony will be entered into the official record.

#8

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: 01.26.06

SUBJECT: Cl

AGENDA NUMBER OR TOPIC: _____

FOR: _____ AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: Clarence Mershon

ADDRESS: 1220 N.E. 196th

CITY/STATE/ZIP: Portland, OR 97230

PHONE: _____ DAYS: 665-4528 EVES: 665-4528

EMAIL: _____ FAX: _____

SPECIFIC ISSUE: _____

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:

1. Please complete this form and return to the Board Clerk.
2. Written testimony will be entered into the official record.

1220 N.E. 196th Avenue
Portland, OR 97230
January 26, 2006

Board of Multnomah County Commissioners
501 S.E. Hawthorne Street
Portland, OR 97214

Dear Commissioner,

My name is Clarence Mershon. I was born and raised on "Staggerweed Mountain," which is located east of the Sandy River from Broughton Bluff eastward. I have written four books about East Multnomah County concerning the people and the communities of Bridal Veil, Brower, Corbett, Hurlburt, Latourell, Palmer, Pleasant View, Springdale and Springfield. I completed a fifth book concerning individuals from East Multnomah County who served their country in the two world wars of the twentieth century. I have three books in the works, *Along the Sandy*, *Our Nikkei Neighbors*, which is a compilation of stories about our neighbors of Japanese ancestry, and what happened to them after President Franklin Delano Roosevelt, on February 19, 1942, signed Executive Order 9066. This Executive order, buttressed by Public Law 503 (that passed Congress by a voice vote on March 19, 1942, signed into law by President Roosevelt on March 21, 1942), gave the Secretary of War authority to exclude "any or all" persons from certain military areas. Though couched in general terms, the Order and the Law were specifically directed against Japanese aliens as well as citizens of Japanese ancestry living on the West Coast. Another book nearly completed is *The Columbia River Highway, From the Sea to the Wheatfields of Eastern Oregon*. The third is entitled, *Crown Point Country*.

The latter contains information concerning what I consider to be historic structures in the Columbia River Gorge. Specifically, I document each's history, the architect, if known, its location, its use and whether or not it has survived. The book will be illustrated by numerous photographs and contain personal stories about the owner(s). Among the historic structure dealt with are:

1. Buildings (primarily homes) built by Quay Martin, a builder active in East County for about 35 years. This would include the Mershon home built in Corbett in 1945.
2. The Taylor schoolhouse, built in 1884, which survives as the Emily home in Corbett.
3. The structure built by Claude Woodle in 1925 as a hardware store, which survives as a graffiti covered shell of its former beauty.
4. The Ehrman mansion, designed by A.E. Doyle, completed in 1917.
5. Wright Hall, Menucha, completed in 1917.
6. The Hicks home, built in 1898, now owned by Jennifer O'Donnell.
7. The Chanticleer Inn, built in 1912, destroyed by fire in 1930.

8. The Crown Point Chalet, completed in 1915; demolished in 1947.

9. The Vista Cafe, which started as a ice cream parlor, and evolved into a restaurant near the Vista House. Razed by the State of Oregon in the 1960s.

10. The Vista House, construction of which commenced in August, 1916, and which was completed in April, 1918. Its restoration was completed in 2005.

11. The View Point Inn, designed by architect Carl Linde, opened on June 5, 1925. Purchased in 1927 by chef William Moessner, who operated the Inn until his wife became ill in 1962. Mrs. Moessner died shortly thereafter as did his only heir, his son Gerhardt Moessner. Moessner lived out his life a semi-recluse at the Inn. The Inn, built as an inn, should be maintained as an inn. The County should be grateful that an owner is willing to re-open the historic structure as an inn to be frequented by the public, and be as helpful as possible to ensure that this will happen. To make the Inn a residence would require major changes in the structure. *Under no circumstances should this be permitted to happen.*

Unfortunately, the Multnomah County planning department seems woefully uninformed and unconcerned about these historic structures. The question seems to be, does Multnomah County know - or care?

Sincerely,

Clarence Mershon

#9

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: 20 JAN 06

SUBJECT: _____

AGENDA NUMBER OR TOPIC: NON-AGENDA

FOR: _____ AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: BIB LEPPER

ADDRESS: PO BOX 94

CITY/STATE/ZIP: TROUTDAVE

PHONE: DAYS: 503-695-5276 EVES: _____

EMAIL: _____ FAX: _____

SPECIFIC ISSUE: VIEW PT. INN - NATIONAL SCENIC AREA

WRITTEN TESTIMONY: _____

IF YOU WISH TO ADDRESS THE BOARD:

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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:

1. Please complete this form and return to the Board Clerk.
2. Written testimony will be entered into the official record.

#10

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: 01.26.06

SUBJECT: View Pt Insn

AGENDA NUMBER OR TOPIC: _____

FOR: _____ AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: Rita Swyers

ADDRESS: _____

CITY/STATE/ZIP: Hood River

PHONE: DAYS: 541-386-4961 EVES: _____

EMAIL: _____ FAX: _____

SPECIFIC ISSUE: _____

WRITTEN TESTIMONY: yes

IF YOU WISH TO ADDRESS THE BOARD:

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MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST

APPROVED : MULTNOMAH COUNTY
BOARD OF COMMISSIONERS
AGENDA # R-1 DATE 01.26.06
DEBORAH L. BOGSTAD, BOARD CLERK

Board Clerk Use Only	
Meeting Date:	<u>01/26/06</u>
Agenda Item #:	<u>R-1</u>
Est. Start Time:	<u>9:30 AM</u>
Date Submitted:	<u>01/03/06</u>

BUDGET MODIFICATION: -

Agenda Title:	Biennial Update to the Coordinated Comprehensive Plan for Children, Families and Community (SB 555)
----------------------	--

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

Date Requested:	<u>January 26, 2006</u>	Time Requested:	<u>15 minutes</u>
Department:	<u>Non-Departmental</u>	Division:	<u>CCFC</u>
Contact(s):	<u>Joshua Todd, Wendy Lebow</u>		
Phone:	<u>503-988-5839 (Josh) X86981(Wendy)</u>	I/O Address:	<u>167/200</u>
Presenter(s):	<u>Carla Piluso, Wendy Lebow, Joshua Todd</u>		

General Information

1. What action are you requesting from the Board?

The Commission on Children, Families and Community requests approval of the Biennial Update to the Coordinated Comprehensive Plan as required by the Oregon Commission on Children and Families.

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

Senate Bill 555 (SB 555), established by the 1999 Legislature, provides comprehensive planning and policy direction for Oregon's children and families. A requirement of SB 555 is development of a local coordinated comprehensive plan for children and families. Multnomah County completed its initial plan in 2002. Another requirement of SB 555 is that the plan to be updated every two years. Similar to the original plan, this update was developed by lead staff, with extensive community input.

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.

There has been extensive participation in the preparation of this update by many citizens, agencies, and County departments, as well as other local government and State staff.

Required Signatures

**Department/
Agency Director:**

Wendy Lebn

Date: 01/03/06

Budget Analyst:

Debra

Date: 01/03/06

Department HR:

Date: _____

Countywide HR:

Date: _____

Coordinated Comprehensive Plan for Children, Families and Community: Biennial Update

**Submitted for the Approval of:
Commission on Children, Families and Community
and
Multnomah County Board of Commissioners**

January 17, 2006



**Commission on Children, Families and Community
Of Multnomah County**

**Coordinated Comprehensive Plan for Children,
Families and Community: Biennial Update**

Acknowledgments:

Many thanks to the individuals and groups who provided updates for this plan. We appreciate and are inspired by your dedication to children, youth, families and people living on a low income.

Prepared by:

Joshua Todd, Commission on Children, Families & Community (CCFC)
Youth Development Coordinator

Sonali S. Balajee, CCFC
Caitlin Campbell, Department of School and Community Partnerships
Benjamin Chambers, Department of Community Justice
Elana Emlen, CCFC
Lisa Hansell, CCFC
Janet Hawkins, CCFC
Larry Langdon, Department of County Human Services (DCHS)
Kylie Meiner, Health Department
Chiquita Rollins, DCHS
Virginia Schmitz, Health Department
Janet Wallinder, Health Department

January 17, 2006

Commission on Children, Families and Community of Multnomah County (CCFC)
421 SW Oak Street, 2nd Floor
Portland, Oregon 97204
(503) 988-5839

Executive Summary

The original Coordinated Comprehensive Plan for Children, Families and Community, developed in January 2002, provided an overview of Multnomah County's methods for achieving nineteen high level outcomes identified by the Oregon Commission on Children and Families. In 2004 the plan underwent significant revisions to better reflect the demographic and funding shifts occurring in Multnomah County. There were fewer changes since this update contains few significant revisions and instead provides a snapshot of the current status of Multnomah County in achieving the nineteen high level outcomes.

This biennial update gauges the progress made on the high level outcomes since the revision of the plan two years ago and includes some data in areas where funding and staffing have led to modifications in strategies and priorities. This update was developed with the coordinated efforts of staff of the County's Departments of Health, County Human Services, Community Justice, School and Community Partnerships, and the Commission on Children, Families and Community. Further, this update was prepared in accordance with Senate Bill 555 and the related planning guidelines issued by the Oregon Commission on Children and Families.

Highlights and trends identified in this of the updated plan include:

1. Shifting demographics in several key High Level Outcomes including:
 - The rate of food insecurity also decreased, from 13.7% in 1999-01 to 11.9% in 2002-04. We have reason to believe that this improvement is partially due to increased Food Stamp outreach and increases in Summer Food Program participation. In Multnomah County Summer Food Program participation jumped 29% between 2004 and 2005.
 - Increases in alcohol use by 8th and 11th grade students. Also increases in binge drinking, marijuana use, and abuse/dependence of alcohol or drugs among 18-25 year olds.
 - Availability of childcare slots decreased from 22.7 slots per 100 in 2000 to 18.6 slots per 100 in 2005.
 - Kindergarten readiness improved from 2000, when it was at 65.5% of kindergarteners meeting readiness measures to 75.8% in 2005.
 - Teen pregnancy rates in East Multnomah County have increased dramatically. For example, in the Centennial school district where rates have fallen the past three years saw an increase of approximately 40% last year.
 - The number of both school-aged children (5-17) and the enrollment in public schools declined slightly over 2004.

2. Efficiencies and improved coordination were achieved through the merging of two former autonomous networks, the Community Safety Net Advisory Council and the Healthy Start Advisory Committee, with the Commission on Children, Families, and Community.

Multnomah County Biennial Plan Update (Phase III)

3. Two pilot projects were launched to address childcare quality and availability. The Child Care Quality Indicators Project, in collaboration with the Oregon Child Care Resource and Referral Network will use research-based, objective measures of quality and report findings to parents, providers, and funders. Additionally, the Center Director Certificate pilot project launched in partnership with Portland State University to provide training and certification of Child Care Center Directors.

Successes in implementation of the Coordinated Plan since 2002 include:

- DCHS obtained a \$500,000 per year grant for matrix model methamphetamine treatment, successfully implemented the new model and achieved full treatment capacity.
- Passage of SB 287 increased collaboration and coordination among partners providing summer food programs, increased the number of summer food sponsors, and most importantly increased summer food participation, so that the number of meals served has increased by nearly 200% in just two years (2003-2005).
- DCJ Communities of Color partnership continues to be a success, so much so that the multi-disciplinary team model, designed for high-risk youth of color, is being expanded for use with all youth at high-risk to recidivate.
- Nineteen childcare directors completed 75 hours of training, to help improve quality of care for the families they serve. This one training impacted 1,281 children.
- Youth Development strategies were implemented within an alternative school at Roosevelt High School in North Portland. Seventy-five students were mobilized to dialogue and dream about how to enhance their educational success, ultimately leading to dozens of young people testifying before the BCC to save the Roosevelt HS school-based health center.
- Child abuse prevention month (April) continues to expand its reach. In 2006, we will focus on engaging families and will provide a wide range of resources and information.
- Development of a Statewide network of Gay-Straight Alliances to support the education success and mental health of sexual minority youth in schools.

The above efforts are having positive impacts on the community. Clearly, there are a myriad of challenges ahead and much work to be done. This Update provides the County Board of Commissioners; the Commission on Children, Families and Community; and the community at large a chance to reflect on the current status, on successes, and to plan for next steps to reach our shared goals for making changing lives and making Multnomah County a great place to grow up and live, for everyone.

Coordinated Comprehensive Plan for Children, Families and Community: Biennial Update

Part 1. Plan Update Process and Partnerships

1.b.) Attached on page 8 and 9 is a list of categories of partners. Please indicate by checkmark, which partners participated in this Plan Update process.

Multnomah County Biennial Plan Update (Phase III)

	HLO 1, 10, 11	HLO 2	HLO 3	HLO 4	HLO 5, 7	HLO 6	HLO 8, 9	HLO 12	HLO 13, 14, 15	HLO 16	HLO 17	HLO 18	HLO 19
Public health departments					✓	✓		✓		✓			
Local mental health authority	✓	✓											
Mental health organizations							✓						
Domestic violence organizations		✓											
Advocacy groups			✓					✓			✓		
After-school programs	✓												
Child care providers							✓						
Child Care resource and referral													
Early childhood team representatives							✓						
Early Intervention/Early Childhood Special Education							✓						
Head Start/Oregon PreKindergarten						✓	✓						
Businesses													
Chamber of Commerce													
Service Clubs													
Faith Community													
Tribal governments													
Police													
Neighborhood coalitions													
K-12 education:													
Specific schools													
Parent teacher associations													
School Board													
School district								✓					
Alternative schools													
Educational Service District						✓							
Community Action Agency			✓										
Community Partnership													

Multnomah County Biennial Plan Update (Phase III)

	HLO 1, 10, 11	HLO 2	HLO 3	HLO 4	HLO 5,7	HLO 6	HLO 8, 9	HLO 12	HLO 13, 14, 15	HLO 16	HLO 17	HLO 18	HLO 19
Other: Non-profit health agencies								✓					
Other: CCFC Poverty Advisory Committee			✓										
Other: Group III	✓												
Other: Housing Authority of Portland	✓												
Other: Private non-profit teen parent services										✓			

Multnomah County Biennial Plan Update (Phase III)

1.c.) *Which of the following methods do you use to regularly assess your county's progress in implementing the local comprehensive community plan? (Check as many as apply).*

HLO #1, Reduce Adult Substance Abuse, #10 Decrease Student Alcohol Use and #11 Decrease Student Drug Use

Work plans/action plans

Developing new Biennial Implementation Plan for A&D Prevention and Treatment

HLO #3, Poverty

The Commission on Children, Families and Community (CCFC) and its Poverty Advisory Committee developed the Poverty Elimination Framework to guide County policy and investment in anti-poverty programs and services

HLO #5, Improve Prenatal Care and #7 – Reduce Alcohol, Tobacco, and Other Drug Use During Pregnancy

Other- Periodic assessment & analysis of birth data

HLO #6, Immunizations

Not currently tracked

HLO #8, Increase Child Care Availability and #9 Improve Readiness to Learn

Regular meetings with partners specifically to discuss progress Work plans/action plans

Signed Interagency Agreements

Evaluations

HLO #12, Decrease Teen Tobacco Use

Common database used by multiple organizations: DHS data collection

HLO #13, Decrease Juvenile Arrests & #14 – Maintain OYA Bed Use & #15 – Reduce Juvenile Recidivism

Work plans/action plans

Step 8 data collection results

Evaluations

HLO #17, Decrease Youth Suicide

Step 8 data collection results

HLO #18, Reduce High School Dropout Rate

Regular meetings with partners specifically to discuss progress

Presentations to community organizations

HLO #19, Increase Community Engagement

Other – CCFC continues to have strong presence in the community through the work of the Multnomah Youth Commission, Early Childhood Council, and Poverty Advisory Committee, School Age Council and Child, Youth and Family Network.

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1.d.) *Is the local community mental health plan included in or attached to your county's comprehensive plan?*

- Yes
 No. If no, when do you anticipate that it will be attached? (date) _____

1.e.) *Is the local community public health plan included in or attached to your county's comprehensive plan?*

- Yes
 No. If no, when do you anticipate that will it be attached? (date) _____

Part 2 - Plan Analysis

Reviewing the plan - Where are we now?

2.a.) *Where are we demographically? What significant differences, if any, in the county population were shown in the most current population estimates? Include a review of race/ethnicity. (Certified population estimates can be found at <http://www.pdx.edu/prc/annualorpopulation.html>.)*

- No significant demographic differences in the data (no new population estimates since 2004)
- There has been a decrease in the total number of school-age children and a decrease in public school enrollment in Multnomah County.
 - Oregon's voter turnout increased in 2004, moving Oregon from #10 in the nation for voter turnout in 2000 to the 7th highest rate in the country.

2.b.) *Where are we in terms of county-specific high-level outcomes?*

There were no significant differences in data for the following HLOs

- Reduce Domestic Violence (2)
- Reduce Child Maltreatment (4)
- Increase Immunizations (6)
- Decrease Student Tobacco Use (12)
- Decrease Juvenile Arrests (13)
- Maintain OYA Bed Use (14)
- Reduce Juvenile Recidivism (15)
- Decrease Youth Suicide (17)

The following are the most significant differences in the data for specific HLO's:

HLO #1 Reduce Adult Substance Abuse and #10 Decrease Student Alcohol Use and #11 Decrease Student Drug Use

- HLO 10: Past 30 day 8th grade alcohol use increased: 24% in 2000 to 29% in 2005.
- Past 30 day 11th grade alcohol use increased from 40% in 1998 to 52% in 2005

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HLO #3, Poverty

- Participation in Summer Food Program increased 66% between end of summer 2003 and end of summer 2004 and increased an additional 29% over 2004 in 2005. In human terms, an increase of 175,762 more meals served!

HLO #5, Improve Prenatal Care and #7, Reduce Alcohol, Tobacco, and Other Drug Use During Pregnancy

- Continued increase in low birth weight rates across all racial/ethnic groups
- Slight increasing rate of inadequate prenatal care, with Latinas having the lowest percentage of first trimester prenatal care.
- Downward trend in tobacco use during pregnancy with no trend up or down in alcohol and other drug use during pregnancy.

HLO #8, Increase Child Care Availability

- Decreasing childcare availability with 18.6 childcare slots per 100 in 2005 compared to 22.7 slots per 100 in 2000, as reported by the Oregon Benchmarks Report.

HLO #9, Improve Readiness to Learn

- 75.8% of children in Multnomah County met kindergarten readiness measures as compared to 65.5% in 2000 (OR Benchmarks Report)

HLO #16, Reduce Teen Pregnancy

- Significant increases in pregnancies in East Multnomah County for 2005. Accurate county level data is not available yet but in one school district, Centennial, teen pregnancy rates increased by approximately 40% over last year.

HLO #18, Reduce High School Dropout Rate

- Number of school-age children (5-17) in Multnomah County decreases by approximately 3,000 students to roughly 107,000 total.
- Number enrolled in eight school districts – roughly 90,000 in 2003-04 down from 93,921 in 2000-01.

HLO #19, Increase Community Engagement

- Percent of Multnomah County adults volunteering 50 or more hours decreased to 18% in 2004 (a new low point).

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2.c.) *In spring of 2004, Local Commissions on Children and Families conducted an informal survey about homeless and runaways. The survey sought input on three categories of information: estimates of Oregon's homeless and runaway populations, community perceptions of homeless and runaway youth, and recommended actions regarding the homeless and runaway population. Since that time:*

a) *What changes in demographics have occurred?*

There are roughly 1500 –2000 homeless youth in Multnomah County (an official count has not been conducted since 1998, however this number is based on the number of youth served in the system last FY (@ 900) and the number of unduplicated youth contacts made through the system outreach programs). The last fiscal year the system saw an increase in the percentage of youth served of Hispanic ethnicity, and a slight increase in the numbers of Native Americans served. The gender split remains constant at approximately 45% female and 55% male. The average age of youth served is 18.7, also fairly consistent with prior years.

Harry's Mother served 322 runaway youth in their shelter and handled 765 calls to their runaway crisis line.

b) *What are your county's greatest concerns regarding the homeless and runaway population?*

- The lack of resources and services to the homeless youth population ages 21 – 24. This age population has historically been served in the adult system however, developmentally, many with chronic issues would benefit by being served in a more developmentally appropriate setting among a peer group that they identify with.
- The lack of youth access to drug and alcohol detox and treatment, and lack of access to clean and sober housing options for youth.
- The lack of mental health treatment resources for youth.

Other issues of concern include:

- Youth transitioning out of State care to homelessness (DHS/OYA). More coordinated discharge planning between DHS and homeless youth system staff over the '05 fiscal year has resulted in the homeless youth system serving less youth that are actively involved or in DHS care. Point people at both agencies were identified to serve as contacts to staff all DHS youth accessing homeless youth services. This has resulted in getting DHS youth back more rapidly to their placements and other more appropriate services.
- Culturally appropriate placements in DHS foster care
- The need for increased clinically based outreach
- The need for increased early intervention programming targeting younger youth affiliated with street culture

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c) *What recommendations are most critical for the statewide system of services to consider?*

- Increased funding/resources for drug and alcohol treatment, including increased inpatient treatment options and detox services.
- Increased funding/resources for mental health treatment services. The majority of youth (at least 65% of the population) accessing homeless youth services need intensive mental health services.
- Diminished access to coverage by the Oregon Health Plan is of great concern as it cuts off access to health and mental health services that are of utmost need among this population.

d) *What would your county recommend for a new High Level Outcome regarding the homeless and runaway population?*

- Increase the number of chronically homeless youth served in the system who exit to permanent housing, along with 6 and 12-month retention data. (specific to homeless youth, not the runaway youth population; suggested target 80% of youth served in system exit to permanent housing)
- Runaway youth – Increase number of runaway youth who complete their family counseling plan upon exit from runaway services and/or increase number of youth residing in the runaway shelter who return home or will exit to another safe, stable environment. (Suggested target 80% complete family counseling plan and 80% residing in shelter return home or exit to another safe, stable environment)

2.d.) *Where are we in terms of gaps that are the most critical to fill in your county in order for your county to achieve the plan outcomes? Please limit the number checked on the table on the next page to ten. Add any additional categories relevant to your county's continuum of services, but avoid listing specific programs.*

Juvenile Crime	Alcohol and Drug	Early Childhood	Other Systems and Cross-system Supports
Basic services (JCP)	Alcohol and drug treatment services for adults	Home visiting√	Mental health services for adults
Aftercare support	Alcohol and drug treatment services for youths√	Child care (hard to find*)	Mental health services for infants, toddlers, children and youth
Diversion services	Alcohol and drug prevention services – access to services	Child care (affordable)√	Access to health care, dental services√
Juvenile crime prevention	Alcohol and drug prevention – changing community norms, public awareness√	Preschool	Access to contraceptive information

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Involve families in family therapy and prevention efforts	After care support [√]	Early childhood workforce development	Youth suicide prevention
		Medical Homes	Literacy programs
Other _____	Other _____	Other _____	Emergency shelter
			Foster care
			Family support services to higher risk families[√]
			Domestic violence services
			Domestic violence awareness & education
			After school activities
			Alternative education
			Truancy/school attendance
			Workforce training
			Positive youth development activities[√]
			Mentoring
			Parenting education
			Provider/caregiver training
			Safe, decent, affordable housing[√]
			Transportation
			Living wage jobs[√]

Part 3 - Implementation and Successes

Implementation - How did we do?

3.a.) *How did we do in addressing our priorities and strategies? Provide specific examples.*

- There was no significant update on addressing our priorities and strategies:
- Reduce Adult Substance Abuse (1)
 - Reduce Domestic Violence (2)
 - Reduce Child Maltreatment (4)
 - Improve Prenatal Care (5)
 - Increase Immunizations (6)
 - Reduce Alcohol, Tobacco, and Other Drug Use During Pregnancy (7)
 - Decrease Student Alcohol Use (10)
 - Decrease Student Drug Use (11)
 - Decrease Student Tobacco Use (12)
 - Decrease Juvenile Arrests (13)
 - Maintain OYA Bed Use (14)

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Reduce Juvenile Recidivism (15)
Reduce Teen Pregnancy (16)
Decrease Youth Suicide (17)

HLO #3, Reduce Poverty

The CCFC is including anti-poverty work in its 2005-06 Action Plan. Action Plan efforts will incorporate recommendations from the Poverty Elimination Framework.

In compliance with SB 287, the CCFC conducted a Community Forum on the Summer Food Program in April 2004, which attracted a number of school district and non-profit representatives. These new partnerships led to dramatic increases in summerfood participation, so much so that Governor Kulongoski kicked off Hunger Awareness Month in Multnomah County to draw attention to the dramatic success. From 2003-2004 summerfood participation increased 66% and the following year participation again increased by an additional 29%! In human terms, that means 175,762 more meals have been served to hungry kids, better than a 114% increase!

We anticipate that CCFC's Summer Food Program support will continue into 2006, with the development of tri-County (Multnomah, Washington, Clackamas) shared resources for expanding the program to more eligible children and youth. SFP utilization is up significantly due to the collaboration between CCFC and the Oregon Hunger Relief Task Force to develop and disseminate outreach materials.

OregonHelps! partnered with the State Department of Human Services and the Community Action Directors of Oregon to submit federal grant applications to create on-line application to the Food Stamp Program. The grant proposals were not funded, but collaboration is in place to submit applications in the future.

CCFC is still a community partner for Earned Income Tax Credit outreach in Multnomah County. A new non-profit, CASH, has been developed from the membership of the Oregon Tax Credit Coalition.

The CCFC is also coordinating education and outreach activities in support of the OregonHelps!, a website that provides information on program eligibility for 28 different programs and services to low-income consumers. OregonHelps! has received national recognition from the US Department of Agriculture and federal Office of Technology, and international recognition from the Stockholm Challenge for bridging the digital divide.

HLO #8, Increase Child Care Availability, HLO #9 Readiness to Learn

We launched the Child Care Quality Indicators Project with the Oregon Child Care Resource and Referral Network. This project will use research-based, objective measures of quality and will communicate that information to parents, providers and funders.

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We also launched the Center Director Certificate pilot project. We contracted with PSU to develop a curriculum. 19 participants completed a 60-hour training with additional 15-hours. A second cohort is starting in January 2006. This training impacted 1,281 unique children.

HLO #18, Reduce High School Drop Out Rate

During the spring and summer of 2004, the School Age Council, an advisory body within the CCFC, conducted an action research project with 75 young people from two alternative schools in Multnomah County. The project involved positive youth development strategies (young people sharing their values around school and creating strategies), and led to several key actions occurring at their schools including: saving a school-based health clinic in that year's budget cuts, involving student voice at staff meetings, and creating the possibility of having student-led forums.

In addition, the School Age Coordinator and School Age Council created a Children and Youth Framework that outlines four key goals areas that, if reached, would increase the educational success of children and youth.

HLO #19, Increase Community Engagement

The School Age Council (SAC), a volunteer-led advisory body, appointed by the Multnomah County Commission on Children, Families, and Community (CCFC), has been in existence since March, 2004. This Council is working to impact the educational success of all children and youth in Multnomah County. The SAC created a Children and Youth Framework to address educational success, and will work within this guiding document by:

- Reviewing existing policies and practices;
- Making policy and implementation recommendations; and
- Advocating for changes resulting from the recommendations.

During the spring of 2004, the SAC was involved in an Appreciative Inquiry process (a positive change model) to solicit input on effective youth service delivery and educational concerns. The CCFC and the Children, Youth, and Family Network also sponsored a collaborative effort with key events to highlight April as Child Abuse Prevention Month. In addition, CCFC continues to have strong presence in the community through the work of the Multnomah Youth Commission, Early Childhood Council, and Poverty Advisory Committee.

The Multnomah Youth Commission continues to provide strong youth involvement and advocacy into the work of the CCFC. The 2005-06 Youth Commission included 42 members from 25 different schools across the county include public, private, charter, alternative, and home-school students ranging in ages from 13 to 21. This year's commission also includes representation from youth engaged in the homeless youth system, foster care system, and youth who have struggled with poverty, addiction, teen parenting, and learning English as a second language.

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3.b.) *Based on the Step 8 data collected so far, how is your county doing in achieving its output and outcome targets for children and families? (Counties may refer to the Progress Board review of local plans' Step 8 data, to be released in September of 2005.)*

Implementation - What is slowing your progress in implementing the plan?

3.c.) *What barriers to implementation has the partnership encountered? (Check as many as apply)*

HLO #1, Reduce Adult Substance Abuse, #10 Decrease Student Alcohol Use and #11 Decrease Student Drug Use

- Key leader or key staff turnover
- Partners unwilling to participate
- Partners unable to participate/Lack of staff time
- Inadequate financial resources
- Inflexible state administrative rules or statutes
- Other: Changing State directives, narrowing SB555 plan focus to funding silos (prevention A/D 70 funding, rather than all addictions treatment and prevention)
- Other: Conflicting, confusing and vague program requirements
- Other: Complex planning & huge workload to develop and implement data collection systems

HLO #3, Poverty

- Community capacity
- Program capacity (waiting lists, etc.)
- Inadequate financial resources
- Complexity of implementation
- Inflexible state administrative rules or statutes

HLO #4, Reduce Child Maltreatment

- Community Capacity
- Program Capacity
- Inadequate financial resources
- Inflexible state administrative rules or statutes
- Ability to fund best practices programs with current funding

HLO #5, Improve Prenatal Care and #7, Reduce Alcohol, Tobacco, and Other Drug Use During Pregnancy

- Community capacity- fewer community resources for uninsured pregnant women
- Inadequate financial resources, especially concerns about Oregon Health Plan eligibility changes

HLO #6, Immunizations:

- Inadequate financial resources

HLO #8, Increase Childcare Availability

- Inadequate financial resources

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Ability to fund best practices programs with current funding

HLO #9, Readiness to Learn

Complexity of implementation

HLO #12, Decrease Teen Tobacco Use:

Community capacity

Key leader or key staff turnover

Partners unable to participate/Lack of staff time

Ability to fund best practices programs with current funding

Inadequate financial resources

Ability to fund best practices programs with current funding

HLO #13, Decrease Juvenile Arrests & #14, Maintain OYA Bed Use & #15, Reduce Juvenile Recidivism

Inadequate financial resources

Ability to fund best practices programs with current funding

Community capacity

Program capacity

HLO #16, Reduce Teen Pregnancy

Community capacity

Program capacity (waiting lists, etc.)

Key leader or key staff turnover

Partners unable to participate/Lack of staff time

Inadequate financial resources

Complexity of implementation

Inflexible state administrative rules or statutes

Ability to fund best practices programs with current funding

HLO #18, Reduce High School Dropout Rate

Community capacity

Program capacity (waiting lists, etc.)

Inadequate financial resources

Complexity of implementation

HLO #19, Increase Community Engagement

Lack of support from key leaders

Other: Conflicting theories of community engagement held by partners

3.d.) *Besides inadequate financial resources, which one of the following conditions has the most impact on your partnership's ability to achieve plan outcomes? (Check only one)*

HLO #1, Reduce Adult Substance Abuse, #10 Decrease Student Alcohol Use and #11 Decrease Student Drug Use

Key leader or key staff turnover

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HLO #3, Poverty

Community capacity

HLO #4, Reduce Child Maltreatment

Community Capacity

HLO #5, Improve Prenatal Care and #7, Reduce Alcohol, Tobacco, and Other Drug Use During Pregnancy

Community capacity -lack of low cost prenatal care for uninsured pregnant women

HLO #6, Immunizations:

Program capacity although physical site limitations addressed in the 2004 update were addressed when the program moved to a new location in August 2005 with more space and clinic rooms

HLO #8, Increase Child Care Availability

Child care providers are mostly low-income. It is virtually impossible to provide quality care which families can afford without subsidies. Reimbursements levels for publicly-subsidized care are inadequate.

HLO #9, Improve Readiness to Learn

Complexity of implementation

HLO #12, Decrease Teen Tobacco Use:

Key leader or key staff turnover

HLO #13, Decrease Juvenile Arrests & #14, Maintain OYA Bed Use & #15, Reduce Juvenile Recidivism

Community capacity

HLO #16, Reduce Teen Pregnancy

Program capacity

HLO #17, Decrease Youth Suicide

Partners unable to participate/Lack of local staff time

HLO #18, Reduce High School Dropout Rate

Complexity of implementation

HLO #19, Increase Community Engagement

Conflicting theories of community engagement held by partners

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3.e.) From the list in question 3.c. above, are there barriers that state agencies could resolve or reduce? If so, please list in the following table and tell your thoughts about what needs to be done.

	Barrier	Proposed Actions
<p>HLO #4 Reduce Child Maltreatment</p>	<p>OCCF requires that all Healthy Start funding for</p>	<p>OCCF consider, in addition to Healthy Families America, funding other evidence-based program models (i.e. Olds Nurse Family Partnership).</p>
	<p>Healthy Start services are only offered to first time parents. There are many high risk families that could benefit from services who are not eligible because of this requirement.</p>	<p>OCCF revisit target population.</p>
	<p>The new Family Support and Connections program is limited to TANF families, leaving out other self-sufficiency clients (SSI, OHP, Food Stamps). Many other families could also benefit from services.</p>	<p>DHS consider expanding eligibility to include all self-sufficiency clients.</p>
	<p>The Healthy Start program has had difficulty accessing first time parents who give birth in a Legacy Hospital. They have been resistant to notify the Healthy Start program when a first birth occurs claiming it is a violation of HIPAA regulations.</p>	
<p>HLO #8, Increase Child Care Availability</p>	<p>The State reduces continuity of care by making it challenging for parents who receive a child care subsidy to continue with one provider. Due to "paperwork" requirements, families cycle in and out of</p>	<p>DHS should promote continuity of care through its child care subsidies.</p>

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	subsidy. This makes it hard for parents, child care providers, and mostly hard for children.	
HLO #9 Improve Readiness to Learn	The kindergarten assessments are voluntary and are not administered at every school. No county has really good data on school readiness.	If the State is really interested in the effectiveness of early childhood programs and their impact on school readiness, they should assure that the assessment is used consistently statewide and that the data is collected in a way that we can actually measure the impact of our early childhood efforts.
HLO #18, Reduce High School Dropout Rate	Reducing the dropout rate can be hindered by a lack of renewal of the complex education and health systems serving children and youth. This is one of several barrier that exist to promoting school retention and reducing the dropout rate.	The Oregon Department of Education, the Oregon Commission on Children and Families, and other state agencies should continue to promote school and district renewal, stronger youth participation and development, and other key strategies that reduce the high school dropout rate. For more information see: http://www.dropoutprevention.org/effstrat/effstrat.htm . UPDATE: In addition, research states that one of the leading factors of decreased educational success is family poverty. It is recommended that the above organizations and agencies continue to develop the linkages between anti-poverty and educational achievement efforts.
HLO #19 Increase Community Engagement	State or local agencies could define the various levels of community engagement, and identify collective priorities.	State or local agencies could conduct Best and Promising Practice research on community engagement and its outcomes, prioritize key topic areas for engagement as well as processes, and advocate for its presence in County work.

Implementation - What are your successes related to implementation of the plans?

3.f.) *Our county's efforts to better coordinate and improve services have resulted in:*
HLO #1, Reduce Adult Substance Abuse, #10 Decrease Student Alcohol Use and #11 Decrease Student Drug Use

Improved coordination with no change in programs or serves

HLO #2, Reduce Domestic Violence

No response provided

HLO #3, Reduce Poverty

No Change since 2004

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HLO #4, Reduce Child Maltreatment

Improved Coordination with changes in programs or services in progress

HLO #5, Improve Prenatal Care and #7, Reduce Alcohol, Tobacco, and Other Drug Use During Pregnancy

No Change since 2004

HLO #6, Increase Immunizations

No change in program and services

HLO #8, Increase Child Care Availability and #9 Improve Readiness to Learn

Improved coordination with change in programs or services

HLO #12, Decrease Teen Tobacco Use

Improved coordination with change in programs or services

HLO #13, Decrease Juvenile Arrests & #14, Maintain OYA Bed Use & #15, Reduce Juvenile Recidivism

Improved coordination with change in programs or services

HLO #16, Reduce Teen Pregnancy

Improved coordination with no change in programs or services

HLO #17, Decrease Youth Suicide

No response

HLO #18, Reduce High School Drop Out Rate

Improved coordination with no change in programs or services

HLO #19, Increase Community Engagement

Improved coordination with change in programs or services

3.g.) Describe any specific improvement made in the early childhood system as a result of the efforts of the Early Childhood Team.

We launched the Child Care Quality Indicators Project with the Oregon Child Care Resource and Referral Network. This project will use research-based, objective measures of quality and will communicate that information to parents, providers and funders.

We also launched the Center Director Certificate pilot project. We contracted with PSU to develop a curriculum. 19 participants completed a 60-hour training with additional 15-hours. A second cohort is starting in January 2006. This training impacted 1,281 unique children.

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3.h.) *Many counties have made significant improvements in programs, services and supports for their diverse populations. Please briefly highlight what your county has done in the past two years to improve services to all residents as a result of partnership efforts. Are there things you have done or learned that other counties might find helpful? Who was involved and how did you make it happen?*

There has been no significant update to programs, services and supports for diverse populations in the following HLO's:

- Reduce Domestic Violence (2)
- Reduce Poverty (3)
- Increase Immunizations (6)
- Decrease Student Tobacco Use (12)
- Reduce Teen Pregnancy (16)
- Decrease Youth Suicide (17)
- Increase Community Engagement (19)

HLO #1, Reduce Adult Substance Abuse, #10 Decrease Student Alcohol Use and #11 Decrease Student Drug Use

Obtained \$500,000 per year grant for matrix model methamphetamine treatment – successfully implemented and new treatment capacity is full.

HLO #4, Reduce Child Maltreatment

The Community Safety Net Advisory Council and the Early Childhood Committee (Goal 3 Committee) focusing on strengthening high-risk families merged into one committee (Child, Youth and Family Network) in May 2005. Combining the groups has resulted in maximizing efforts and eliminating duplication. The combined group benefits from the expertise and perspectives of each individual. For example, the CSN had strong parent representation, something that the Goal 3 Committee desired but had not successfully implemented. Likewise, there was agency representation on the Goal 3 Committee that the CSN had long desired, but was unable to access. Additionally, the merger has resulted in increased staff efficiency. Ultimately, and most importantly, it is believed that by combining these two groups, high-risk children and families will be better supported.

Parent Leadership is continually improving. We have an active parent leadership committee. They provided input regarding a SAMSHA grant application. The proposal was funded and the parents will continue to be involved. The parent leadership committee writes a newsletter, by parents– for parents, that is sent to families who are “screened out” at the child welfare hotline. Four parent leaders serve on the Child, Youth and Family Network. They provide support and guidance for program services (specifically Healthy Start and Family Connections and Support).

HLO #5, Improve Prenatal Care and #7, Reduce Alcohol, Tobacco, and Other Drug Use During Pregnancy

Continue to integrate Health Start services into continuum of service for pregnant women. Collaborate with community health care providers to increase access to prenatal care

HLO #8, Increase Child Care Availability and #9 Improve Readiness to Learn

We prepared a federal Early Learning Opportunities Act grant application, which was not awarded, but gives us a boilerplate to pursue funding to improve “family, friend and neighbor”

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child care. 50% of the children in Multnomah County rely in part on paid or unpaid care by friends or relatives. We are working on ways to help improve the overall quality of this most affordable child care.

HLO #13, Decrease Juvenile Arrests & #14, Maintain OYA Bed Use & #15, Reduce Juvenile Recidivism

Our Communities of Color Partnership continues to be a success. We are expanding its multi-disciplinary team model, designed for high-risk youth of color, for use with all youth at high-risk to recidivate.

HLO #18, Reduce High School Drop Out Rate

We worked closely with Latino/a youth in the area of Latino/a Teen Pregnancy Prevention. We had a short timeline of four-and-a-half weeks to hold a forum with the youth, and create a Best Practices document on key strategies that reduce teen pregnancy prevention within the Latino community. The forum was an immense success. In order to broach the subject of educational success and decreasing barriers to achievement, we needed to spend more time getting to know the population and building trust.

3.i.) Explain how the community has been mobilized by the implementation of the plans. Provide specific examples.

No response was provided for the following HLOs:

- Reduce Domestic Violence (2)
- Decrease Teen Suicide (17)
- Reduce High School Drop Out Rate (18)
- Increase Community Engagement (19)

HLO #1, Reduce Adult Substance Abuse, #10 Decrease Student Alcohol Use and #11 Decrease Student Drug Use

Community has been mobilized in a variety of ways but it is important to note that the SB 555 plan has not been a major contributor to these mobilizations efforts. The major contributor has been specific funding availability such as new meth treatment grant; new prevention funds for enforcing underage drinking laws, and drug-free community grant funding. Thus, community mobilization would be supported by significant, stable funding for that purpose. Successful implementation of the healthy start program is a good example of successfully implementing a comprehensive best-practice prevention program by providing funds directly through the statewide Commission on Children and Families system (rather than trying to implement it through siloed agencies using siloed funds and then trying to coordinate the separate pieces).

SB 267 implementation has also led to program improvements, to a large extent due to strong leadership and commitment at the state level to identify evidence-based practices and encourage their use.

HLO#3, Reduce Poverty

The Summer Food Program has been expanded significantly based on the SB 287 legislation, which designated a greater role for local CCF commissions in supporting the program. CCFC and the Oregon Hunger Relief Task Force have formed a strong partnership and coordination of

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efforts, which has proven success based on the increase of children and youth utilizing the program.

HLO #4, Reduce Child Maltreatment

The Community Safety Net Advisory Council continues to partner with others in the community for Child Abuse Prevention month. Each year, activities and event attendance has expanded. In 2005, we held a kick-off event in Pioneer Courthouse Square, featuring dignitaries Governor Kulongoski, Multnomah County Chair Diane Linn, and Gresham Chief of Police Carla Piluso. In addition to the dignitaries, several parents shared their stories. We also had resource information available, with over 20 agencies participating. Banners and posters were displayed in Portland (and also made available to other counties). Information was provided about ways everyone can be involved in preventing child abuse and neglect – “Safe children and healthy families are a shared responsibility.” This event is part of our long-term social marketing goal: to reduce the instances of child abuse in Multnomah County by providing concrete, actionable information to the public about prevention.

HLO #5, Improve Prenatal Care and #7, Reduce Alcohol, Tobacco, and Other Drug Use During Pregnancy

Community mobilization efforts have focused on increasing emphasis on prenatal care and maternity case management service to reducing tobacco use but this has not been caused or facilitated by the coordinated comprehensive plan.

HLO #6, Immunizations

Community mobilization that occurred was not due to the Coordinated Comprehensive Plan.

HLO #8, Increase Child Care Availability

The Child Care Committee, a sub-committee of the Early Childhood Council, was formed in large part due to the high priority placed on childcare in the Comprehensive Plan. This community mobilization has resulted in the work products above, as well as a more cohesive community of people who care about childcare in Multnomah County.

HLO #9, Improve Readiness to Learn

We are starting a School Readiness committee.

HLO #12, Decrease Teen Tobacco Use:

Program follows the Oregon Statewide Tobacco Control Plan

HLO #13, Decrease Juvenile Arrests & #14, Maintain OYA Bed Use & #15, Reduce Juvenile Recidivism

The Communities of Color Partnership was a direct result of a mobilized, active community; as a result, the County shares resources (and responsibility for youth success) with the community that make effective, community-based culturally specific programming and services possible.

HLO #19, Increase Community Engagement

For the planning of the Children and Youth Framework, several community groups were engaged in its beginning phases to help identify key goals, outcomes, and strategies that would lead up to its vision. Throughout its various versions, all of the CCFC's committees have been

Multnomah County Biennial Plan Update (Phase III)

engaged, being asked for their thoughts on what needed to be different. Other than the School Age Council, which is the lead on this Framework, the Multnomah Youth Commission has had the most input.

Regarding its implementation, the School Age Council is now mobilizing around a subtopic within the Children and Youth Framework, conducting a qualitative research project on middle school sites that are also full-service or community schools (the Schools Uniting Neighborhoods [SUN] Service System). Council members apply Framework principles, guidelines, and outcomes to the research they've gathered from school staff and young people, providing recommendations and other analyses.

Part 4 - Priorities and Strategies

Priorities and Strategies - Where do we want to go, and how?

4.a.) Considering answers from questions #2 through #4, list any changes made for 2006-08 or attach a copy of revised section(s) with changes clearly indicated.

No significant changes in the priorities or strategies were made to any HLOs.

4.b.) (Measurement- Step 8) As a result of changes in priorities and strategies, did your county make any changes in the measurement area?

No changes in measurement areas for any of the HLOs at this time.

4.c.) What other changes, if any, were made to the Plan?

No other changes were made to the plan.

Thank you! This completes the plan update.



**MULTNOMAH COUNTY
AGENDA PLACEMENT REQUEST**

Board Clerk Use Only

Meeting Date: 01/26/06
Agenda Item #: R-2
Est. Start Time: 9:45 AM
Date Submitted: 01/18/06

BUDGET MODIFICATION: -

Agenda Title: City of Troutdale Briefing on the Proposed Troutdale Riverfront Renewal Plan

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

Date Requested: January 26, 2006 **Time Requested:** 15 Minutes
Department: Non-Departmental **Division:** Commissioner District 4
Lonnie Roberts
Contact(s): Kristen West
Phone: 503-988-5213 **Ext.** 85213 **I/O Address:** 503/600
Presenter(s): Troutdale Mayor Paul Thalhofer, City Administrator John Anderson and Jeff Tashman of Tashman Johnson LLC

General Information

1. What action are you requesting from the Board?

No action is requested.

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

The City of Troutdale is considering the adoption of the Riverfront Renewal Plan, an urban renewal plan for the area of the city roughly bounded by 257th Avenue, I-84, the Sandy River and the Union Pacific Railroad tracks. The Plan calls for the use of tax increment financing, which will mean that the property taxes on the growth in assessed value within the urban renewal area are allocated to the city's Urban Renewal Agency, and not to the taxing districts that have levied those taxes.

The Rational for tax increment financing is that without the investments in the area listed in the Plan the assessed value and resulting property taxes will not grow as well as they could. The Plan deals

exclusively with public improvements, including streets and utilities, pedestrian ways, public spaces and a Sandy riverfront park. The investments will support retail, office and housing development that would likely not occur without public support.

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

Table 8 of the Report shows the total projected revenues foregone from FY 2007/2008 through FY 2020/2021, the average revenues per year and the average percent of the taxing district's permanent rate levy that is foregone. The Report anticipates that the tax increment financing of the Plan will continue until FY20/21, and that by FY 2028/2029 the property tax revenues gained by the taxing districts from the urban renewal plan would exceed the revenues foregone. Thereafter all property tax revenues from the urban renewal area would be positive gains in revenue.

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 City of Troutdale will follow their jurisdictions public process guidelines in continuing exploration of the Troutdale Riverfront Renewal Plan.

Required Signatures

**Department/
Agency Director:**

Lonnie Roberts

Date: 01/18/06

Budget Analyst:

Date:

Department HR:

Date:

Countywide HR:

Date:



CITY OF TROUTDALE

"Gateway to the Columbia River Gorge"

RECEIVED

JAN 17 2006

**EXECUTIVE
DEPARTMENT**

Fax (503) 665-7265

Administration

City Administrator
City Recorder

Human Resources

Community Services

January 13, 2006

Diane Linn, County Chair
Tom Hansell, Budget Manager
Mid County Street Lighting Service District #14
1620 SE 190th
Portland, OR 97233

RE: Troutdale Riverfront Renewal Plan (urban renewal)

Dear Chair Linn and Mr. Hansell,

The City of Troutdale is considering the adoption of the Riverfront Renewal Plan, an urban renewal plan for the area of the city roughly bounded by 257th Avenue, I-84, the Sandy River and the Union Pacific Railroad tracks. The Plan calls for the use of tax increment financing, which will mean that the property taxes on the growth in assessed value within the urban renewal area are allocated to the city's Urban Renewal Agency, and not to the taxing districts that have levied those taxes.

The rationale for tax increment financing is that without the investments in the area listed in the Plan, the assessed value and resulting property taxes will not grow as well as they could. The Plan deals exclusively with public improvements, including streets and utilities, pedestrian ways, public spaces and a Sandy riverfront park. The investments will support retail, office and housing development that would likely not occur without public support.

The Report accompanying the Plan estimates the property tax revenues that would be foregone by the taxing districts on the entire projected growth in assessed value in the urban renewal area (as opposed to that part of that growth that would be projected to have occurred without urban renewal).

Table 8 of the Report, reproduced below, shows the total projected revenues foregone from FY 2007/2008 through FY 2020/2021, the average revenues per year and the average percent of the taxing district's permanent rate levy that is foregone. The Report anticipates that the tax increment financing of the Plan will continue until FY 2020/2021, and that by FY 2028/2029 the property tax revenues gained by the taxing districts from the urban renewal plan would exceed the revenues foregone. Thereafter all property tax revenues from the urban renewal area would be positive gains in revenue.

Net Present Value of Taxes Foregone	Total	Per Year	Average Percent of
			Total Permanent Rate Levy
City of Troutdale	2,013,350	154,873	3.02%
Metro	51,655	3,973	0.03%
Multnomah County	2,322,528	178,656	0.07%
Port of Portland	37,484	2,883	0.03%
Mt. Hood Community College	262,925	20,225	0.18%

No revenues foregone are shown for the Reynolds School District or the Multnomah County ESD because those taxing districts receive state funding that is designed to achieve a given level of funding per student, irrespective of the amount of property taxes collected. Note that any local option levies or general obligation bond levies approved by voters after October, 2001 are unaffected by the tax increment financing.

Rates for general obligation bonds approved by voters prior to that time will be slightly higher than otherwise because of the tax increment financing. We estimate that the increase in tax rates for all bonds approved prior to 10/2001 combined will not exceed \$0.035 per \$1,000 of assessed value, and will decline over the course of the tax increment financing of the Plan.

Table 10 of the Report shows the revenues gained from the completion of the urban renewal plan, from FY 2021/2022 through FY 2027/2028. Note that in the latter fiscal year, the gains in property tax revenues exceed the revenues foregone when all figures are converted to present dollars ("net present value").

Net Present Value Gains	
City of Troutdale	2,655,902
Metro	68,140
Multnomah County	3,063,753
Port of Portland	49,447
Mt. Hood Community College	346,836

If you wish to meet to discuss these projected property tax revenue impacts, please let me know. If we receive such requests, we will do our best to schedule a meeting with the City's urban renewal consultant.

The City Council is holding public hearings on the Plan on January 24 and February 14. Any comments, concerns or recommendations that your district submits in writing by 2:00 pm February 13, will be addressed specifically by the City Council in its adopting ordinance.

Sincerely,

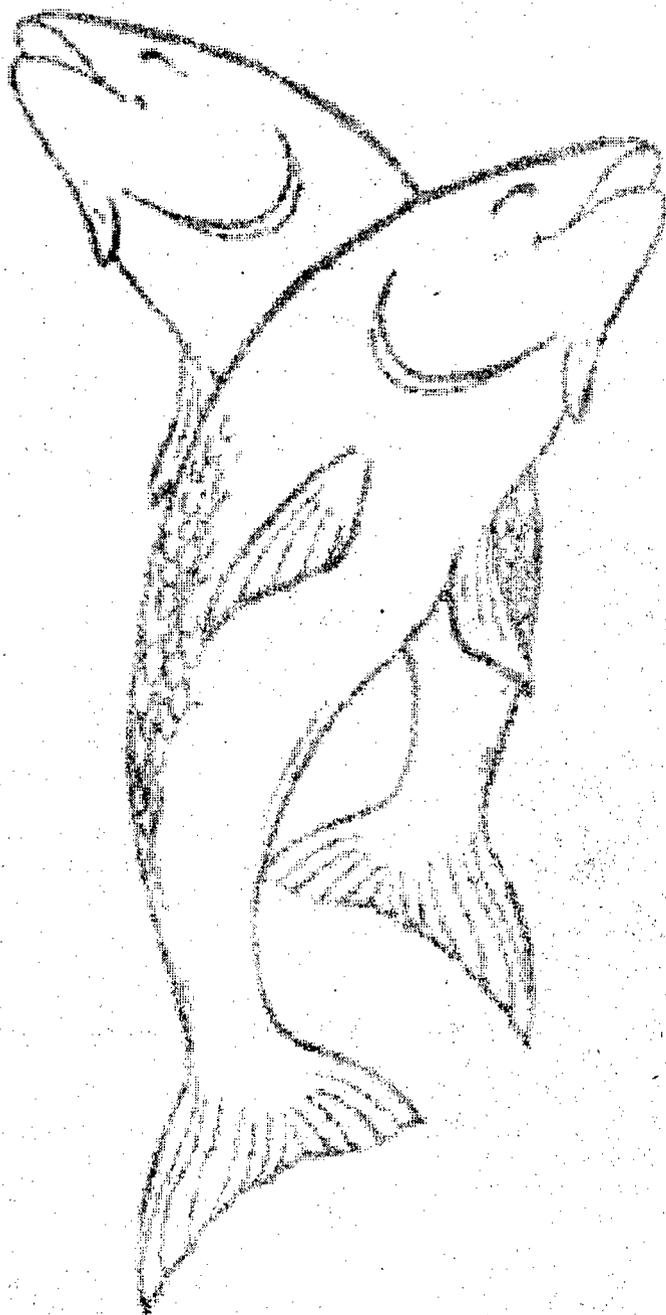


Paul Thalhofer,
Mayor

Sincerely,



John Anderson,
City Administrator



RECOMMENDED

Troutdale Riverfront Renewal Plan

Prepared by:

**Tashman Johnson LLC
Cascade Economic Planning**

January 10, 2006

LIST OF PARTICIPANTS

Ad Hoc Downtown Urban Renewal Advisory Committee

Mike Chudzik, REMAX Equity Group

Mike Greenslade, Bremik Construction

Terry Kneisler, Superintendent, Reynolds School District (Vice Chair)

Max Maydew, Downtown Troutdale Developer

Sharon Nesbit, Citizen at Large

Dave Rasmussen, Citizen Advisory Committee

Bruce Stannard, Parks Advisory Committee

Jerry Stitzel, Columbia Life Center, (Chair)

Marianne Vier, Planning Commission

Janice White, Citizens Advisory Committee

John Wilson, Budget Committee

City of Troutdale Staff

John Anderson, City Administrator

Rich Faith, Community Development Director

Consultants

Jeffrey Tashman, Tashman Johnson LLC

Tina Mosca, Cascade Economic Planning

Jeannette Launer, Attorney

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RECOMMENDED TROUTDALE RIVERFRONT RENEWAL PLAN

I. INTRODUCTION

The Troutdale Riverfront Renewal Plan (the "Plan") contains goals, objectives and projects for the revitalization of the Troutdale Riverfront Renewal Area (the "Area"). The Area, shown in Figure 1, is zoned for commercial use, encompassing lands in Troutdale's General Commercial District and Mixed Office/Housing District. It is also within the City's Town Center District Overlay Zone.

Existing conditions are that the Area is underdeveloped and suffers from poor auto access and lack of pedestrian and bicycle connections to the central business district. These constraints have hampered the Area's capacity to attract a mix of high quality commercial, office, residential and public uses suitable for the Sandy Riverfront and the Troutdale Town Center. Information regarding conditions in the Area is provided in the Report accompanying the Plan (the "Report").

The purpose of the Plan is to use the tools provided by urban renewal to develop public infrastructure to attract private investment and facilitate the Area's redevelopment. These tools include tax increment financing (see Section X), which generally means that the property taxes resulting from growth in property value within the Area can be used to finance improvement projects. The Plan allows for the Agency purchase of land from willing sellers and subsequent Agency sale for redevelopment as part of a public/private development partnership. The Plan does not authorize use of condemnation to acquire property. The normal authority of public agencies such as the City of Troutdale to acquire land for public improvements is unaffected by the Plan, and such authority may be used in the Area.

The Plan is administered by the Urban Renewal Agency of the City of Troutdale (the "Agency") which was established by the City Council of the City of Troutdale as the City's Urban Renewal Agency. The Plan may be changed in the future, under the provisions of Chapter XII.

The Plan has a duration of 10 years (see Chapter XI), meaning that no new debt will be incurred after the tenth anniversary of the Plan's effective date. The maximum amount of indebtedness (amount of tax increment financing for projects and programs) that may be issued for the Plan is Seven Million Dollars and No Cents (\$7,000,000).

RECOMMENDED TROUTDALE RIVERFRONT RENEWAL PLAN

II. GOALS AND OBJECTIVES

The goals and objectives of the Plan are as follows:

A. Goal: Promote the Redevelopment of the Area for a Mix of Retail, Office, Residential and Public Uses.

The Area is effectively undeveloped but its location makes it a valuable site for a mix of retail, office and residential development and for a riverfront park and other public spaces. The overall goal of the Plan is to promote the optimum redevelopment of this site.

1. **Objective: Provide the opportunity for redevelopment by upgrading public infrastructure, including streets, sanitary sewer, storm sewer and water facilities.**
2. **Objective: Share with the private sector the cost of redeveloping the area in a manner that especially supports city policies regarding land use, design and transportation.**

B. Goal: Provide a Greater Level of Goods and Services for Troutdale.

Troutdale residents must travel outside the community for many goods and services that are not currently available. Development of the Area can result in a broader range of goods and services available locally.

C. Goal: Increase the Awareness of the Development Community of the Opportunities Within the Area.

Though there is immediate demand for development through expansion of existing retail uses in part of the Area, development of the remainder of the Area will depend on other private sector developers and/or business owners. Increasing the awareness of the development community of future development opportunities will help achieve the highest quality and most successful development of the Area.

D. Goal: Create Employment Opportunities for Troutdale Residents.

Many of Troutdale's residents must travel outside the community to work. Continued development of the Area can increase the number and type of jobs that are available within the community.

1. **Objective: Continue to enhance the development environment for professional and general office space.**

The development environment within the Area is evolving and the Plan can assist in creating public amenities that would attract more office development.

RECOMMENDED TROUTDALE RIVERFRONT RENEWAL PLAN

2. **Objective: Create a better awareness of the market opportunities that exist or will exist in Troutdale for job generating uses.**

E. Goal: Improve Transportation Linkages.

Transportation linkages within the Area are incomplete, and connections are needed for cars, pedestrians and bicycles.

1. **Objective: Provide a connected street system that serves development in the Area.**
2. **Objective: Provide a system of pedestrian and bicycle trails that connects downtown to the Sandy River.**
3. **Objective: Promote land uses and design that are efficient in their use of transportation.**

Mixed use (retail/office/residential) projects can eliminate the need for some trips. For example, a restaurant located within the Area can serve Area residents, patrons and employees with no need for a vehicle trip. Housing units that incorporate a work or shop space ("live/work") units can reduce vehicle trips between work and home.

F. Goal: Improve Access to and Enjoyment of the Sandy Riverfront.

The Sandy River is an historical and recreational resource that helps give Troutdale its character. However, access to the river from the Area is very limited. Better access will create an amenity for new development and a resource for the entire community.

1. **Objective: Develop public parks and trails that capitalize on the Sandy River as a community resource and connect to the regional trail system ("40 Mile Loop").**
2. **Objective: Encourage environmentally sensitive site planning and design that provides access to, and views of, the river.**
3. **Objective: Develop public parks and trails that capitalize on the Sandy River as a community resource and connect to the regional trail system ("40 Mile Loop").**
4. **Objective: Encourage environmentally sensitive site planning and design that provides access to, and views of, the river.**

RECOMMENDED TROUTDALE RIVERFRONT RENEWAL PLAN

G. Goal: Provide Public Spaces for Events and Other Uses by Troutdale Residents, Patrons of Area Businesses and Tenants and Residents Within the Area.

- 1. Objective: Incorporate public spaces such as a public plaza within the development plans for the Area.**
- 2. Objective: Provide suitable locations for cultural and recreational activities and other community-oriented uses.**
- 3. Objective: Enhance public entryways to the Area and the existing downtown.**

H. Goal: Preserve and Enhance Troutdale's Natural, Cultural and Historic Resources.

Troutdale's location on the Sandy River near its confluence with the Columbia River made it a key point in the Lewis and Clark expedition and in the pioneer route to the Willamette Valley.

- 1. Objective: Reflect historical Troutdale in future development.**
- 2. Objective: Promote development and redevelopment that is designed to respect Troutdale's natural resources**
- 3. Objective: Encourage the use of local artists for public art within the Area, especially art that reflects local history and culture.**

III. OUTLINE OF PROJECTS

The Plan identifies transportation projects, including street improvements and pedestrian improvements, which will increase multimodal (autos, pedestrians and bicycle) connectivity throughout the Area and make it a safer and more accessible destination. The Plan also includes public plaza and public spaces projects that will beautify the Area, increase neighborhood livability and provide opportunities for residents, visitors and downtown workers to participate in a wide range of community and recreational activities.

Proposed public utility improvements projects will extend water, sanitary sewer and surface water management facilities to the Area and make it an attractive location for private investment in projects that will increase the economic vitality of the Area and support the goals and objectives of the Town Center Plan and the City's Comprehensive Plan.

IV. MAP AND LEGAL DESCRIPTION OF URBAN RENEWAL AREA

Figure 1. shows the urban renewal area boundaries. Exhibit A is a legal description of the Area.



Figure 1: Riverfront Renewal Area

RECOMMENDED TROUTDALE RIVERFRONT RENEWAL PLAN

**EXHIBIT A
TROUTDALE RIVERFRONT RENEWAL AREA
LEGAL DESCRIPTION**

A tract of land situated in the northwest one-quarter of Section 25 in Township 1 North and Range 3 East of the Willamette Meridian, in the City of Troutdale, County of Multnomah, and State of Oregon, being more particularly described as follows:

Beginning at a point of intersection of the westerly right-of-way line of N.E. 257th Avenue (NW Graham Road) and the southerly right-of-way line of Union (O.W.R. & N. Co.) Pacific Railroad; thence northerly along said westerly right-of-way line of NW Graham Road to the southerly right-of-way line of U.S. Highway I-84; thence easterly along said right-of-way line to the westerly bank of the Sandy River; thence southeasterly along said westerly bank of the Sandy River to a point on the easterly property line of that certain tract of land deeded to the City of Troutdale on February 1, 1991, in Book 2383, Page 884, Multnomah County Deed Records, said point being S 6°13'58" East a distance of 42 feet more or less from the southerly right-of-way line of Union (O.W.R. & N. Co.) Pacific Railroad; thence continuing southerly along said easterly property line S 6°13'58" a distance of 262 feet more or less to the most easterly southeast corner of said City of Troutdale tract; thence N 89°33'28" West a distance of 161.50 feet; thence S 00°26'32" W a distance of 130.00 feet to the most southerly southeast corner of said City of Troutdale tract; thence N 89°33'28" W along the southerly line of said City of Troutdale tract 63.01 feet to a point on the northeasterly right-of-way line of the Historic Columbia River Highway; thence along the easterly and

RECOMMENDED TROUTDALE RIVERFRONT RENEWAL PLAN

northerly lines of said right-of-way line a distance of 413.26 feet more or less to the southwest corner of that certain tract of land described in deed to the City of Troutdale, recorded September 27, 1972 in Book 884, Page 746; thence North 0°22'59" East along the westerly line of said last-described City of Troutdale tract, a distance of 10.39 feet to the northwest corner thereof; thence along the arc of a 3064.93 foot radius curve to the left, through a central angle of 0°27'10" (the chord of which bears North 80°52'33" East 24.22 feet) an arc length of 24.22 feet to the southeast corner of the duly recorded plat of TROUTDALE TOWN CENTER; thence continuing along said 3064.93 foot radius curve to the left, through a central angle of 2°23'09" (the chord of which bears North 79°27'13" East), 127.62 feet to a point; thence North 20°25'58" East a distance of 178.07 feet to a point on the southerly right-of-way line of the Union (O.W.R. & N. Co.) Pacific Railroad; thence westerly along said southerly right-of-way line a distance of 510 feet more or less to the intersection of said southerly right-of-way line and the northerly extension of the westerly property line of Lot 18 of the duly recorded plat of TROUTDALE TOWN CENTER; thence southerly along the extension of said property line a distance of 118 feet more or less to the northerly right-of-way line of the Historic Columbia River Highway; thence westerly a distance of 26.43 feet more or less along said right-of-way line to its intersection with the easterly property line of Lot 17 of the duly recorded plat of TROUTDALE TOWN CENTER; thence northerly along said property line and its northerly extension a distance of 117 feet more or less to its intersection with the southerly right-of-way line of the Union (O.W.R. & N. Co.) Pacific Railroad; thence westerly along said right-of-way line to its intersection with the westerly right-of-way line of NW Graham Road and the point of beginning.

RECOMMENDED TROUTDALE RIVERFRONT RENEWAL PLAN

Containing an area of 48.20 acres more or less.

V. URBAN RENEWAL PROJECTS

Urban renewal projects authorized by the Plan are described below. The projects are primarily improvements to public facilities that will be an integral part of the mixed-use redevelopment of the Area and will increase its public use and enjoyment. For example, the Sandy Riverfront Park will be an important amenity for - and increase the value of - housing in the east part of the Area while also providing for public enjoyment of the River. Similarly, a public plaza would provide support for retail, restaurant and office space and also provide a venue for community-oriented events.

A. Access Improvements to NE 257th Avenue and to the Historic Columbia River Highway

This project consists of street connections between NE 257th Avenue (through the existing Columbia Gorge Premium Outlets) and the Area and between Historic Columbia River Highway and the Area (under the Union Pacific Rail Road tracks). This project will result in an important loop road providing a vital connection among the existing Outlets, the redeveloped mixed-uses within the Area and the existing "Main Street" along the Historic Columbia River Highway between 257th Avenue and the Troutdale Rail Depot.

B. Infrastructure/Utility Improvements

This project consists of extension of water, sanitary sewer and surface water management facilities within the Area.

C. Sandy Riverfront Park

This project consists of a Sandy Riverfront pathway and related improvements to increase public enjoyment of its scenic resources and provide an amenity for adjacent development.

D. Public Plaza and Public Spaces

This project consists of a public plaza, town square or other similar public spaces to enhance public use of the Area and provide an amenity for adjacent development.

E. Public Parking Facilities

This project consists of a public parking facility to serve commercial and public uses of the Area. The design of parking facilities should emphasize attractive appearance and contain features that minimize their visual impact.

F. Pedestrian Crossing over Union Pacific Railroad Tracks

This project consists of a pedestrian over-crossing of the Union Pacific tracks, providing an additional pedestrian connection between the Historic Columbia River Highway and the Area.

G. Site Preparation and Relocation of Parks Department Facilities

This project consists of demolition of the former Sewage Treatment Plant and the existing abandoned industrial building and assistance with relocation of the City of Troutdale Parks Department. It also includes environmental assessments of the Area and required remediation of environmental conditions, if any.

VI. RELATIONSHIP TO LOCAL OBJECTIVES

The Plan addresses local planning and development objectives contained in the City's Comprehensive Plan, Development Code, Transportation System Plan (TSP), and the Troutdale Town Center Plan. Adopted in 1971 and last amended in December 1998, the Comprehensive Plan identifies goals and policy objectives that will promote effective and efficient development while providing a balanced mix of land uses and maintaining high standards of community livability. The City's Development Code is updated on an ongoing basis and the TSP was adopted in 2005. Adopted in 1998, the Troutdale Town Center Plan includes development and design concepts and implementation strategies to guide the long-term development of the town center area, which encompasses downtown Troutdale and surrounding areas in the central city.

Note that the Urban Renewal Plan is always referred to as the "Plan." Other plans mentioned in this section use their full name.

A. City of Troutdale Development Code

The City of Troutdale Development Code establishes zoning districts, which govern allowed uses and contain development standards. The Area encompasses property within the City's General Commercial and Mixed Office/Housing Districts and the Town Center Zoning District Overlay. A detailed description of these zoning/overlay districts and corresponding development standards is provided in Section VII below.

The Plan helps finance the public investments necessary to generate development that is consistent with the purpose and established development standards for the represented zoning/overlay districts. Further, the Plan will help ensure that the Area develops efficiently, with adequate transportation and public utilities to serve anticipated growth and pedestrian and parks facilities that will promote healthy, livable neighborhoods and create a unique sense of place.

B. Troutdale Comprehensive Land Use Plan Goals and Policies

The Troutdale Comprehensive Land Use Plan identifies general goals and objectives and detailed policies that address statewide planning goals and the City's long range planning and development objectives.

The Plan includes transportation, infrastructure/utility, parks, public plazas and public spaces project that will help achieve the following Comprehensive Plan general goals and objectives:

- Policy 4: To bring about a general increase in population density throughout the community in order to facilitate the efficient use of public transportation systems; water, sewer, and storm sewer systems; and other public facilities and services.

RECOMMENDED TROUTDALE RIVERFRONT RENEWAL PLAN

- Policy 5: To provide a safe and coordinated transportation and circulation system that will bring about the best relationships between places where people live, work, and play.
- Policy 6: To significantly improve the appearance of the community, particularly along I-84 and in the downtown area, as one means of recapturing the individual and distinct identity of the Troutdale area as a balanced community with commercial and industrial areas supporting the City within its urban context, and in relationship to the adjoining communities of Gresham, Fairview, and Wood Village.
- Policy 7: To retain and enhance desirable existing areas and to revitalize, rehabilitate, or redevelop less desirable areas.
- Policy 11: To provide an adequate supply of open space and park and recreation areas to meet the recreational needs and desires of the City's residents.
- Policy 13: To encourage a mix of commercial and industrial development which will provide an economic base for the City.

In addition to the general goals and objectives identified above, the Plan includes projects that will facilitate the implementation of statewide planning goals and local planning objectives. Of particular relevance to the Plan are the Recreational Needs, Economy, Housing and Transportation policies outlined below:

Goal 8 – Recreational Needs

The following Recreational Needs policies are supported by the Plan.

- Policy 1: Develop an above average amount of open space with both active and passive recreation areas.
- Policy 2: Develop a variety of recreational facilities available to all neighborhoods.
- Policy 7: Ensure that citywide parks are located adjacent, or close, to major collector or arterial streets and are also accessible to pedestrians and bicyclists.

The Plan will support the development of a new park and associated multi-use pathway along the Sandy River, which will provide new opportunities for active

RECOMMENDED TROUTDALE RIVERFRONT RENEWAL PLAN

and passive recreational uses and increase pedestrian/bicycle access to the Area from surrounding neighborhoods.

Goal 9 – Economy

The Comprehensive Plan identifies policies intended to diversify and improve Troutdale's economic and employment base, including specific policies that address economic needs in the Town Center Area.

General economic policies supported by the Plan include:

- Policy 1: Allocate commercial facilities in a reasonable amount and planned relationship to the people they will serve.
- Policy 4: Promote an adequate level of economic development and a diversified employment base within the City of Troutdale.

The Plan also includes projects and programs that will promote the following Town Center Plan economic policies:

- Policy 1: Focus retail commercial activity in the established CBD (Central Business District) and, except for expansion of the Columbia Gorge Premium Outlets, do not allow large-scale commercial development to locate nearby.
- Policy 5: Provide office employment opportunities in the town center area.
- Policy 7: Require all new development to create pedestrian connections to neighborhood centers or to the town center.
- Policy 9: Allow expansion of the regional retail at the Columbia Gorge Factory Stores.
- Policy 10: Ensure that neighborhood commercial uses within the town center serve the needs of the neighborhood.

One of the Plan's stated goals is to "Promote the Redevelopment of the Area for a Mix of Retail, Office, Residential and Public Uses." The Plan identifies access improvements to NE 257th Avenue and to the Historic Columbia River Highway as a transportation project. These improvements will provide direct, multimodal linkages to the Area from key economic and recreational activity centers, including NE 257th Avenue, the Historic Columbia River Highway and downtown Troutdale. The Plan also includes parks, public plazas and public spaces projects that will make the Area an attractive location for new commercial, office and residential development.

RECOMMENDED TROUTDALE RIVERFRONT RENEWAL PLAN

Goal 10 - Housing

According to the Comprehensive Plan, "The City of Troutdale is committed to providing the opportunity to obtain decent housing at appropriate densities, cost, and location."

The Plan includes transportation, infrastructure/utility, parks and public spaces projects that will increase access to the Area and attract high quality residential development.

General Housing policies supported by the Plan include:

- Policy 1a: Residential developments shall be located in close proximity to employment and shopping facilities. Development shall be sensitive to site characteristics, including topography, soil types, and natural vegetation.
- Policy 1b: Residential areas shall offer a wide variety of housing types in locations best suited to each type and shall be developed in a way which will not create environmental degradation. Established densities shall be recognized in order to maintain proper relationships between proposed public facilities and services, and population distribution.

Goal 12 - Transportation

The Comprehensive Plan identifies policies that are designed to promote safe and efficient multimodal circulation and access to all parts of the City, including the town center area, downtown and other key destinations.

Transportation policies supported by the Plan include:

- Policy 1: Locate and construct streets and highways in a manner which accommodates both current and future traffic needs. Design streets to maintain the character and quality of the areas served.
- Policy 3: Within the town center planning area, provide pedestrian-oriented streets that are uninterrupted by driveways and encourage on-street parking to provide a buffer between the sidewalk and street.
- Policy 7: When property redevelops or develops with residential and/or mixed uses, provide for the construction of an

RECOMMENDED TROUTDALE RIVERFRONT RENEWAL PLAN

interconnected internal street system that provides linkages between adjacent developments.

The Plan provides for access improvements to NE 257th Street and the Historic Columbia River Highway that will provide critical linkages between the Area and key shopping, commercial and recreational destinations, including the Columbia Gorge Outlet Stores, the downtown/Central Business District and historic Main Street. The Plan will also support the creation of a new park and pedestrian facilities that will make the town center planning area a more pedestrian-friendly environment and will attract new businesses and visitors to the Area.

C. Transportation System Plan Goals and Policies

The TSP identifies goals and policy objectives intended to create a transportation system that enhances community livability and facilitates safe and convenient multimodal access within and to the Area by residents and visitors. The Plan's goals, objectives and transportation infrastructure projects directly address or correlate to planning needs identified in the TSP's goals and policies.

Of particular relevance to the Plan are the following transportation system goals and policies, identified in Chapter 2 of the TSP:

Goal 2: Provide a transportation system in Troutdale which is safe, reduces length of travel and limits congestion.

Policy b. Local streets shall be designed to encourage a reduction in trip length by providing connectivity and limiting out-of-direction travel. Provide connectivity to activity centers and designations with a priority for pedestrian connections. Wherever necessary, new streets built to provide connectivity shall incorporate traffic management design elements, particularly those which inhibit speeding. New or improved local streets should comply with adopted streets spacing standards.

Policy d: Safe and secure pedestrian and bicycle ways shall be designed between parks and other activity centers in Troutdale.

Goal 3: Provide a balanced transportation system and reduce the number of trips by single occupant vehicles.

Policy a: Commercial, community service and high employment industrial uses shall be developed and sited to be supportive and convenient to pedestrians, bicyclists and transit riders. Pedestrian and bicycle amenities, transit facilities, ride-share programs or

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similar commute trip reduction measures shall be incorporated in commercial and industrial development to the maximum extent possible.

Policy b: Recreational trails, including the 40-Mile Loop, shall link to Troutdale's bicycle and pedestrian plans.

Goal 4: Provide for efficient movement of goods

Policy c: Designated arterial routes and freeway access areas in Troutdale are essential for efficient movement of goods. Design of these facilities and adjacent land uses should reflect the needs of goods movement.

Policy d: Access control standards shall be preserved on arterial routes to reduce conflicts between vehicles and trucks, as well as conflicts between vehicles and pedestrians.

The Plan includes projects that will address transportation needs in the Area. In particular, the Plan will support access improvements to NE 257th Street and the Historic Columbia River Highway, two major transportation corridors that serve the Town Center area. These improvements will strengthen linkages between the Area and the downtown/Central Business District. In addition to street improvements, the Plan will support the development of a pedestrian crossing over the Union Pacific Railroad, public parking facilities, and a park and pedestrian pathway along the Sandy River. These projects will improve multimodal circulation and help provide safe and convenient access to and from the Area by residents, visitors and workers.

D. Troutdale Town Center Plan

"The primary objective of the Troutdale Town Center Plan is to develop a strategy for new infill and redevelopment that will enable downtown Troutdale to thrive as a viable town center within the Portland region. The Town Center Plan has been developed, in part, to implement the regional Metro 2040 Growth Concept. The plan identifies the physical and policy barriers which inhibit intensification and redevelopment of the downtown. It contains implementation strategies including policy actions, public projects, programs, and incentives intended to help Troutdale develop a strong and diversified town center."

The Town Center Plan provides a conceptual framework for the balanced and efficient development of downtown Troutdale and surrounding areas. The Plan supports the following land use and transportation goals, which formed the development of Town Center Plan:

Land Use Goals – General

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Encourage commercial business that serves Troutdale citizens.

- Provide opportunities for mixed uses.
- Provide open spaces and greenways.
- Diversify Troutdale's economy.

Land Use Goals – Site-Specific

Provide more housing in the core area.

- Redevelop the sewage treatment plant site

Create a riverfront promenade and provide Sandy River access and a trail along the river.

Transportation Goals

Maintain a pedestrian- and bicycle-friendly environment

- Enhance pedestrian connections:
 - Provide pedestrian linkages between the downtown and the Columbia Gorge Factory Stores.

To achieve the land use and transportation goals cited above, a primary objective of the Town Center Plan is the development of a comprehensive network of local streets and pedestrian linkages to the key retail, entertainment and recreational destinations in the town center area - Columbia Gorge Factory Stores and the downtown/Central Business District. The Plan includes projects that will increase multimodal connections between the Area, NE 257th Avenue and the Historic Columbia River Highway. It will also increase pedestrian access to the Riverfront and the downtown/Central Business District by providing new pedestrian and parks facilities, including the proposed Sandy River Park and a pedestrian crossing over the Union Pacific Railroad.

The redevelopment of the sewage treatment plant site to support housing and other uses that are appropriate for the area is also a goal supported by the Plan. In particular, the Plan identifies site preparation (including the demolition of the former STP) and the relocation of Parks Department Facilities as a specific project that will serve as a catalyst for the redevelopment of the STP site and the broader Area.

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VII. PROPOSED LAND USES

Land uses within the Area are governed by the City of Troutdale Development Code. The Development Code establishes zoning districts that implement the Troutdale Comprehensive Plan and the Town Center Plan. The districts govern the allowed uses and contain development standards.

Currently, the entire Area is within the Town Center zoning district overlay (the "TC district"). According to the Development Code, the purpose of the TC district is as follows:

"To encourage the downtown Troutdale area to grow as a diverse and viable town center consistent with the Metro 2040 Growth Concept for town centers. The Troutdale Town Center is envisioned as the district that provides shopping, employment, cultural, and recreational opportunities that serve the Troutdale area. In addition, the district allows for continued housing opportunities close to commercial activities. The intent of specific design standards for buildings, streetscapes, and parking within the TC district is to achieve development that is consistent with the design concepts outlined in the Town Center Plan. These design concepts include, but are not limited to, attractive pedestrian-oriented streets, providing a complementary mix of commercial and residential development, a connected network of streets and accessways to reduce automobile dependency, and avoiding walled streets."

With limited exceptions, permitted uses and development standards within the TC district are the same as those identified for the underlying Central Business District, General Commercial, Mixed Office/Housing and Open Space zoning districts. The purpose of these districts is described below.

A. **Central Business District**

"This district is intended to provide for retail, personal, professional, business and industrial services within the Town Center (TC)."

Uses permitted outright in the Central Business District (CBD) include but are not limited to: apartment units in conjunction with commercial uses (provided that they are built above or below the street level floor), duplex and triplex dwellings when on the same lot, multiple-family dwellings, cultural and entertainment uses, parking facilities, retail sales, service and repairs and personal services.

Generally, setbacks are not required in the CBD. However, a minimum 15-foot setback is required along a property line that abuts residential zoning districts. A maximum building height of 35 feet is prescribed, however no minimum requirements for lot area, lot width and lot depth are specified. With the exception of apartment units built in conjunction with a commercial use, a

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maximum residential density of one dwelling unit per 2,000 square feet of net land area is required for all development within the CBD. Further, residential development must be built at 80% or more of the maximum number of dwelling units per net acre.

B. General Commercial District

"This district is intended for more intensive commercial uses in addition to those provided for in the Neighborhood Commercial (NC) and Community Commercial (CC) districts."

Uses permitted outright in the General Commercial (GC) District include but are not limited to: retail sales and services, medical and professional offices, lodging, entertainment, automotive service and repairs, and a broad range of commercial and technical services.

A minimum front yard setback of 20 feet and a street side yard setback of five feet on a through street or a corner lot abutting a street are required in the GC District. With the exception of property abutting a residential zoning district, development is not subject to rear and side yard setbacks. A minimum street frontage of 50 feet and maximum building height of 45 feet are also prescribed.

C. Mixed Office/Housing District

"This district is intended to provide a compatible mix of office, employment and housing opportunities in close proximity to the Troutdale Central Business District. The MO/H district is intended to promote a compact development form consistent with the Troutdale Town Center Plan."

A variety of commercial and residential uses are permitted outright in the MO/H District. These include but are not limited to: medical and professional offices, personal services uses in conjunction with residential development, galleries or art studios, attached, duplex, and triplex dwellings, multiple-family dwellings, apartment units in conjunction with a commercial use, and detached single-family dwellings provided on the same lot in conjunction with another permitted use.

Generally, there are no minimum setback requirements in the MO/H district, although a maximum front yard setback of 10 feet is required for development abutting a transit street. A maximum height limit of 35 feet is prescribed and building footprints shall generally not exceed 20,000 square feet. Residential development is generally subject to a maximum density of one dwelling unit per 2,000 square of net land area and must be built at 80% of the maximum number of dwelling units per acre. Further, residential development must provide a minimum of one off-street parking space per dwelling unit.

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D. Open Space

"This district is intended to provide and preserve open space areas."

Uses permitted outright in the Open Space (OS) district include but are not limited to: Parks or playgrounds, picnic grounds, wildlife and nature preserves, nature trails and/or bikeways and minor utility facilities.

"OS district uses shall be compatible with adjacent uses. Picnic grounds and parking facilities shall be equipped with trash receptacles. OS districts shall be maintained by the City if publicly owned; by the owner(s) if privately owned."

VIII. PROPERTY ACQUISITION AND DISPOSITION

The Plan authorizes the acquisition and disposition of property as described in this section. Property includes any and all interests in property, including fee simple ownership, lease, easements, licenses or other rights to use.

A. Property Acquisition – From Willing Sellers

The Plan authorizes the Agency acquisition of any interest in property within the Area, including fee simple interest, to support private redevelopment, only in those cases where the property owner wishes to convey such interests to the Agency. The Plan does not authorize use of the power of eminent domain to acquire property for private redevelopment.

Property acquisition for those public improvements projects authorized in Section V will be required. The Agency is not granted eminent domain authority under the Plan. Therefore, if the Agency cannot acquire the property needed for the described public improvements through negotiation and voluntary sale, the acquisition will be undertaken by the City of Troutdale or other public entity under its independent eminent domain authority.

Property acquisition from willing sellers may be required to support development of retail, office, housing and mixed use projects within the Area.

B. Land Disposition

The Agency may dispose of property acquired under the Plan by conveying any interest in property acquired pursuant to Subsection VIII A. Property shall be conveyed at its fair reuse value. Fair reuse value is the value, whether expressed in terms of rental or capital price, at which the urban renewal agency in its discretion determines such land should be made available in order that it may be developed, redeveloped, cleared, conserved or rehabilitated for the purposes specified in such plan. Because fair reuse value reflects limitations on use of the property to those purposes specified in the Plan, the value may be lower than the property's fair market value.

Property disposition may be required to support development of retail, office, housing and mixed use projects within the Area.

IX. RELOCATION METHODS

As described in Section VIII, the Plan authorizes the acquisition of property by willing sellers only. Relocation benefits must be paid for any public acquisition, whether the acquisition is voluntary or involuntary. Therefore, before the Agency acquires any property, the Agency will adopt relocation regulations.

X. TAX INCREMENT FINANCING OF PLAN

Tax increment financing consists of using annual tax increment revenues collected by the Agency to make payments on debt incurred by the Agency, usually in the form of tax increment bonds. The proceeds of the bonds are used to pay for the urban renewal projects authorized in the Plan. Debt, including bonds, may be both long-term and short-term, and does not require voter approval.

Tax increment revenues equal most of the annual property taxes imposed on the cumulative increase in the total assessed value within an urban renewal area over the total assessed value at the time an urban renewal plan is adopted. (Under current law, the property taxes for general obligation ("GO") bonds and local option levies approved after October 6, 2001 are not included in tax increment revenues.)

A. General Description of the Proposed Financing Methods

The Plan will be financed using a combination of revenue sources. These include:

- Tax increment revenues;
- Advances, loans, grants and any other form of financial assistance from the Federal, State or local governments or other public body;
- Loans, grants, dedications or other contributions from private developers and property owners; and
- Proceeds from the sale of public property, local improvement districts and systems development charges.
- Any other source, public or private.

Revenues obtained by the Agency will be used to pay or repay costs, expenses, advancements and indebtedness incurred in planning or undertaking project activities or otherwise exercising any of the powers granted by ORS Chapter 457 in connection with the implementation of this Plan.

B. Tax Increment Financing and Maximum Indebtedness

The Plan may be financed, in whole or in part, by tax increment revenues allocated to the Agency as provided in ORS Chapter 457. The ad valorem taxes, if any, levied by a taxing district in which all or a portion of the Area is located, shall be divided as provided in section 1c, Article IX of the Oregon Constitution, and ORS 457.440. Amounts collected pursuant to ORS 457.440 shall be deposited into the unsegregated tax collections account and distributed to the Agency based upon the distribution schedule established under ORS 311.390.

The maximum amount of indebtedness that may be issued or incurred under the Plan, based upon good faith estimates of the scope and costs of projects in the Plan and the schedule for their completion is Seven Million Dollars and No Cents (\$7,000,000). This amount is the principal of such indebtedness and does not

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include interest or indebtedness incurred to refund or refinance existing indebtedness.

C. Prior Indebtedness

Any indebtedness permitted by law and incurred by the Agency or the City of Troutdale in connection with the preparation of this Plan or prior planning efforts related to this Plan may be repaid from tax increment revenues from the Area when and if such funds are available.

D. Impact of Tax Increment Financing on Public Schools

This Plan has been adopted with consideration of information in the Report accompanying the Plan regarding the impact of tax increment financing on the K-12 Public School system. Under current law providing for substantial state funding of K-12 schools, the tax increment financing of this Plan has minimal impacts on the revenues received by the Reynolds School District.

XI. DURATION OF PLAN

No new indebtedness to be repaid with tax increment revenues may be incurred after the tenth anniversary of the effective date of the Plan. As is common practice in urban renewal plans in Oregon, tax increment revenues may continue to be collected beyond this date. Collection may continue until it is found that deposits in the Agency's debt service fund are sufficient to fully pay principal and interest on indebtedness issued during the ten years following the effective date of the Plan, either through direct payment of the indebtedness or by payment of principal and interest on bonds or notes issued to finance the indebtedness. Tax increment revenues collected after the tenth anniversary of the Plan may only be used to retire outstanding debt.

XII. FUTURE AMENDMENTS TO PLAN

The Plan may be amended as described in this section.

A. Substantial Amendments

Substantial Amendments are solely amendments:

- Adding land to the urban renewal area, except for an addition of land that totals not more than one percent of the existing area of the urban renewal area; or
- Increasing the maximum amount of indebtedness that can be issued or incurred under the Plan.

Substantial Amendments, in accordance with ORS 457.085(2)(i), shall require the same notice, hearing and approval procedure required of the original Plan under ORS 457.095, including public involvement, consultation with taxing districts, presentation to the Planning Commission and adoption by the City Council by non-emergency ordinance after a hearing. Notice of such hearing is provided to individuals or households within the City of Troutdale as required by ORS 457.120. Notice of adoption of a Substantial Amendment shall be provided in accordance with ORS 457.095 and .115

B. Council Amendments

Council Amendments consist solely of amendments which result in:

- Material changes to the goals and objectives of the Plan; or
- Addition or expansion of a project that adds a cost of more than \$500,000 and is materially different from projects previously authorized in the Plan.
- Increase in the duration of the Plan

Council Amendments require approval by the Agency by resolution and by the City Council, which may approve the amendment by ordinance.

C. Minor Amendments

Minor Amendments are amendments that are not Substantial or Council Amendments in scope. They require approval by the Agency by resolution.

D. Amendments to the Troutdale Comprehensive Plan and/or Development Code

Amendments to Troutdale's Comprehensive Plan and/or Development Code that affect the Plan and/or the Area shall be incorporated within the Plan without any action required by the Agency or the City Council.



**Report Accompanying
Recommended Troutdale
Riverfront Renewal Plan**

Prepared by:

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January 10, 2006

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I. INTRODUCTION

The Troutdale Riverfront Renewal Report (the "Report") contains background information and project details for the Troutdale Riverfront Renewal Plan (the "Plan"). The Report is not a legal part of the Plan but is intended to provide public information that will guide the City Council as part of its approval of the Plan.

The Report provides the information required in ORS 457.085(3). The format of the Report is based on this statute.

II. EXISTING PHYSICAL AND ECONOMIC CONDITIONS AND IMPACT ON MUNICIPAL SERVICES

This section of the Report describes existing conditions within the Troutdale Riverfront Renewal Area (the "Area"), documenting the occurrence of "blighted areas" as defined by ORS 457.010(1).

A. Physical Conditions

1. Land Use and Zoning

The Area, shown in Figure 1 below, contains approximately 45 acres, including an estimated 5.9 acres of public right-of-way (ROW). It includes 13 individual properties, all of which are within the City's Town Center Plan area.



Figure 1: Riverfront Renewal Area

Under existing conditions, the Area consists primarily of redevelopable commercial property under public and private ownership. The City of Troutdale owns three properties concentrated in the eastern half of the Area, including the 12.34-acre former sewage treatment plant (STP) site and two smaller properties totaling 2.55 acres. Adjacent to the STP site and the Union Pacific Railroad tracks, the Yoshida Group owns two properties totaling 7.28 acres. The Columbia Gorge Premium Outlets is the Area's only active commercial use. The Outlets occupy seven properties totaling 14.38 acres, much of which has been developed as surface parking facilities.

The Sandy River, which demarcates the Area's eastern boundary, is a significant natural resource and recreational amenity, but access to the Riverfront is hindered by lack of a developed trail as well as general lack of access to the Area. The Plan includes projects that will capitalize on the Area's proximity to the Sandy River by increasing pedestrian access to the riverfront and strengthening linkages between the river and key locations in and around the Area, including the STP site, the downtown/Central Business District and the open space area south of the Historic Columbia River Highway.

Table 1, "Zoning Districts (2004-05)," shows the distribution of the Area's lands by zoning district.

Table 1: Zoning Districts (2005-06)

Zoning District	Acres	% of Total
Commercial Zoning Districts		
General Commercial	27.32	70.4%
Mixed Office/Housing	8.97	23.1%
Central Business District ^{1/}	0.64	1.6%
<i>SUBTOTAL</i>	36.93	95.1%
Open Space	1.91	4.9%
TOTAL	38.83^{2/}	100.0%

Source: Multnomah County, OR 2005-06 Assessment and Taxation Database

^{1/} A 2.3-acre City property south of the Historic Columbia River Highway is within the Central Business District and the Open Space zoning districts.

^{2/} Total acreage does not include an estimated 5.44 acres of ROW.

The Area is zoned predominantly for commercial use, with 70.4% of its total acreage in the General Commercial district, 23.1% in the Mixed Office/Housing district and 0.64% in the Central Business District. As noted in Table 1, the City of Troutdale owns a 2.3-acre property south of the Historic Columbia River Highway with split zoning. An estimated 0.64 acres of the property is within the Central Business District and the remaining 1.91 acres is within the Open Space district.

In addition to the base zoning districts identified above, the Area is within the Town Center zoning district overlay (the "TC district"), which permits most uses allowed in the underlying commercial districts and prescribes similar development and density standards. The purpose of the TC district is to provide use limitations and design standards for buildings, streetscapes and parking within the Town Center area to promote development that is consistent with Town Center Plan design concepts.

B. Infrastructure

1. Transportation

The Area is bounded by three major physical barriers, Interstate 84 (I-84), the Sandy River and the Union Pacific Railroad, which restrict vehicular access from the north, south and east. Two existing roadways, 257th Avenue and 257th Way, serve the western half of the Area. An arterial roadway that parallels the Area's western boundary, 257th Avenue is the only external access route to the Area from I-84 and neighboring areas. A local road, 257th Way provides access to the Columbia Gorge Premium Outlets from 257th Avenue but does not extend to the eastern half of the Area.

As described above, access constraints and the lack of a comprehensive network of local streets limit the Area's economic vitality and its capacity to attract high quality retail, office and residential development. To address these transportation deficiencies, the Town Center Plan identifies the following planning needs:

1. Develop a new east-west accessway from 257th Avenue to the eastern part of the Area (through the Columbia Gorge Premium Outlets).
2. Develop a new north-south accessway in the southeast portion of the Area that connects the Area to the Historic Columbia River Highway (south of the Union Pacific Railroad Tracks).

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3. Develop a pedestrian crossing over the Union Pacific Railroad to provide an additional pedestrian connection between the Historic Columbia River Highway and the Area.

2. Public Utilities

The Area's existing water, sanitary sewer and surface water management facilities were developed primarily to serve the Columbia Gorge Premium Outlets. The remainder of the Area lacks the public facilities needed to support higher-intensity commercial, office and residential uses and new development that is consistent with the goals and objectives of the Town Center Plan, Development Code and Comprehensive Plan.

3. Parks

There are no public parks in the Area at this time.

4. Public Spaces

There are no public spaces in the Area at this time. Public spaces improvements are needed to further the goals of the Town Center Plan to attract a diverse mix of high quality commercial and residential development, define focal points within the community, and promote the Town Center's role as a community gathering place and unique destination for shopping, entertainment and recreation.

5. Public Parking

Currently, there are no public parking facilities in the Area. With the exception of the Columbia Gorge Premium Outlets, which provides private surface parking for patrons, existing uses within the Area do not necessitate public parking. However, as the Area redevelops, attracting new commercial development and public uses, the provision of public parking facilities that are centrally located, visually appealing and built to minimize impacts to the environment will be necessary.

6. Public Facilities

Public facilities within the Area include the City of Troutdale's Parks Department facilities and the former STP. These facilities, which were developed prior to the adoption of the Town Center Plan, support low-intensity uses that are not consistent with long range planning and development priorities identified for the Troutdale Town Center in the Comprehensive Plan, Town Center Plan and Development Code.

C. Social Conditions

According to local land use data and the U.S. Census, the Area is unpopulated at this time. For this reason, a summary of existing social conditions is not provided in this Report.

D. Economic Conditions

1. Taxable Value of Property Within the Area

The estimated total assessed value of the Area, including all real, personal, personal manufactured and utility properties, is \$19,541,906 or 2.24% of the City of Troutdale's total assessed value.

2. Building to Land Value Ratio

An analysis of property values can be used to evaluate the economic condition of real estate investments in a given area. The relationship of a property's improvement value (the value of buildings and other improvements to the property) to its land value is generally an accurate indicator of the condition of real estate investments. This relationship is referred to as the "Improvement to Land Ratio" or "I:L". The values used are real market values. In urban renewal areas, the I:L may be used to gauge the intensity of development or the extent to which an area has achieved its development objectives.

I:L ratios for healthy properties within the Area could range between 7.0 - 10.0 or more. For instance, a property on a 20,000 square foot lot in the Mixed Office/Housing district would have a land value of \$260,000, at \$13.00 per square foot. A three-story mixed use development with apartments in conjunction with a commercial use containing 28,000 square feet valued at \$75.00 per square foot would have an improvement value of \$2,100,000. The I:L ratio for this property would be 8.1.

Based on real market land and improvement values from the Multnomah County FY 2005-06 Assessment and Taxation database, the only existing development in the Area with a high improvement to land ratio is the Columbia Gorge Premium Outlets, which has an I:L of 7.5. The I:L for all other property within the Area is low, a direct reflection of the lack of newer, higher quality development in the Area and the need for public improvements that will pave the way for private investment.

E. Impact on Municipal Services

The fiscal impact of tax increment financing on taxing districts that levy taxes within the Area (“affected taxing districts”) is described in section X of this Report. This subsection discusses the fiscal impacts resulting from potential increases in demand for municipal services.

Increases in commercial and residential occupancies within the Area will generally result in higher demand for fire, life safety and public safety services. However, transportation improvements identified in the Plan will make the Area safer and more accessible to fire and emergency services vehicles.

New roads, public utilities and public spaces improvements within the Area will increase the need for maintenance. As noted above, however, these improvements will increase access to the area and make it a more attractive destination for new businesses and residential development.

Population growth resulting from new residential development within the Area will increase the demand for municipal and social services.

III. REASONS FOR SELECTION OF EACH URBAN RENEWAL AREA IN THE PLAN

There is one urban renewal area in the Plan and it was selected to improve and prevent the future occurrence of blighted areas as defined in ORS 457.010(1).

IV. COMPLIANCE WITH STATUTORY LIMITS ON ASSESSED VALUE AND SIZE OF URBAN RENEWAL AREA

State law limits the percentage of a municipality's total assessed value and area that can be contained in an urban renewal area at the time of its establishment to 25% for municipalities under 50,000 in population. As noted above, the estimated total assessed value of the Area, including all real, personal, personal manufactured and utility properties, is \$19,541,906 or 2.24% of the City of Troutdale's total assessed value. The estimated total acreage of the Area, including 5.82 acres of ROW, is 44.65 acres or 1.4% of the City's total land area. Accordingly, the Area is well within the 25% assessed value and area limit contained in Chapter 457 of Oregon Revised Statutes.

V. **THE RELATIONSHIP BETWEEN URBAN RENEWAL PROJECTS AND THE EXISTING CONDITIONS IN THE URBAN RENEWAL AREA**

This section describes the relationship between the urban renewal projects called for in the Plan and conditions generally described in Section II of this Report and more particularly described below.

A. **Access Improvements to NE 257th Street and the Historic Columbia River Highway**

The development of access improvements between the Area and NE 257th Street and the Area and between the Area and the Historic Columbia River Highway is a project under the Plan.

Relationship to Existing Conditions

Under existing conditions, access constraints and weak connections between the Area and nearby transportation corridors and activity centers limits its capacity to attract and support new development that is consistent with the goals and objectives of the Town Center Plan. The construction of access improvements, including the proposed extension of a new east-west street through the Columbia Gorge Premium Outlets, will increase access to redevelopable commercial property in the eastern portion of the Area and generally improve connections between the Area and neighboring commercial and public recreational areas.

B. **Pedestrian Crossing over Union Pacific Railroad Tracks**

The provision of a new pedestrian crossing over the Union Pacific Railroad Tracks is a project under the Plan.

Relationship to Existing Conditions

Access between the Area and the Historic Columbia Highway is constrained by the Union Pacific Railroad tracks that parallel the southern edge of the Area. Developing a pedestrian crossing over the Railroad tracks will improve pedestrian access to the historic downtown/Central Business District and the Area and strengthen linkages between the Area and the broader town center area.

C. **Utility Improvements**

The extension of public infrastructure and utility lines throughout the Area is a project under the Plan.

Relationship to Existing Conditions

The Area's existing water, sanitary sewer and stormwater management facilities will not support anticipated long-term growth in housing and employment densities. Extending new facilities to locations that are not currently served and

upgrading existing facilities as necessary will ensure that the Area develops in a manner that is sustainable and efficient.

D. Sandy Riverfront Park

The development of the Sandy Riverfront Park and multiuse pathway is a project under the Plan.

Relationship to Existing Conditions

The Sandy River is the Area's most significant natural resource. Concurrent with new housing, office, retail and commercial development, the development of the Sandy Riverfront Park and multiuse pathway will promote high standards of community livability, provide new opportunities for recreational activities and improve pedestrian connections to the riverfront while preserving the Area's natural amenities.

E. Public Plaza and Public Spaces

The development of a public plaza, town center, or other similar public spaces is a project under the Plan.

Relationship to Existing Conditions

As described in the Physical Conditions section, the Area consists primarily of redevelopable land and lacks the type of active commercial, residential and public recreational uses suitable for the Town Center area. The public plaza and public spaces improvements identified in the Plan will serve as a catalyst for high quality development and will strengthen pedestrian linkages between key locations within the Area.

F. Public Parking Facilities

The development of public parking facilities in the Area is a project under the Plan.

Relationship to Existing Conditions

The demand for public parking facilities is anticipated to increase as the Area redevelops and attracts new commercial and public uses. Providing public parking facilities that offer safe and convenient access to retail shops, entertainment and recreational activities will draw residents and visitors to the Area and benefit local businesses.

G. Site Preparation and Relocation of Parks Department Facilities

The demolition of the STP and the relocation of the City of Troutdale's Parks Department is a project under the Plan.

Relationship to Existing Conditions

The City of Troutdale owns property in the eastern part of the Area with facilities and uses that are no longer the highest and best use for property in the Town Center area. The City's active participation in site preparation, environmental assessments and remediation, if necessary, will serve as an impetus for the redevelopment of the Area and will attract private investment.

VI. THE ESTIMATED TOTAL COST OF EACH PROJECT AND THE SOURCES OF MONEYS TO PAY SUCH COSTS

Table 3 below shows the estimated total cost of each project and the estimated sources of funds to address such costs, with capital costs in both current dollars and year-of-expenditure dollars (which take into account inflation). Table 4 provides a summary of total revenues by source.

REPORT ON RECOMMENDED TROUTDALE RIVERFRONT RENEWAL PLAN

Table 3: Estimated Costs

Expenditures	Total Costs, 2006 Dollars	Total Costs, Year of Expenditure Dollars
Administration		2,153,853
Materials & Services		265,457
Debt Issuance Costs		139,197
Capital Projects		
Streets - 257th Way and Southern Access	950,000	969,950
Utilities	200,000	204,200
Sandy Riverfront Park	3,500,000	3,570,561
Public Plaza and Public Spaces	500,000	530,450
Parking Facilities	5,000,000	5,384,068
Pedestrian Overcrossing	2,500,000	2,772,795
Site Preparation of STP site	900,000	927,000
		0
Total Capital Projects	13,550,000	14,359,023
		0
Partial Reimbursement of SDC's and Property Owner Contributions		1,574,500
Contingency		1,435,902
Total Expenditures		19,927,932
Ending Balance		232
Total		19,928,164

Table 4: Estimated Revenues

	Amount	Percent of Total
Tax Increment Debt Proceeds	6,618,898	33%
Other Funds	13,309,266	67%
Ending Balance		
Total Revenues	19,928,164	100%

REPORT ON RECOMMENDED TROUTDALE RIVERFRONT RENEWAL PLAN

Table 5 shows costs, revenues and schedule of urban renewal projects throughout the duration of the Plan.

FY Ending June 30	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Revenues										
	0	3,772,449	5,037,371	1,473,941	56,500	57,106	175,831	24,728	2,131	1,680
Tax Increment Debt Proceeds	0	1,877,058	1,078,159	2,168,502	20,947	114,437	775,123	167,596	194,630	222,448
Other Funds	4,305,000	3,806,238	1,767,888	1,591,061	1,795,686	4,289	23,774	4,808	4,919	5,603
Ending Balance										
Total Revenues	4,305,000	9,455,744	7,883,417	5,233,504	1,873,133	175,831	974,728	197,131	201,680	229,732
Expenditures										
Administration	51,750	520,520	755,891	614,659	211,033	0	0	0	0	0
Materials & Services	50,000	51,500	53,045	54,636	56,275					
Debt Issuance Costs	51,301	29,204	57,338	209	1,144					
		1	2	3	4	5	6	7	8	9
Capital Projects										
Streets - 257th Way and Southern Access	285,000	684,950								
Utilities	60,000	144,200								
Sandy Riverfront Park		1,713,986	1,856,575							
Public Plaza and Public Spaces			530,450							
Parking Facilities			2,652,250	2,731,818						
Pedestrian Overcrossing				1,365,909	1,406,886					
Site Preparation of STP site		927,000								
Total Capital Projects	345,000	3,470,136	5,039,275	4,097,726	1,406,886	0	0	0	0	0
Partial Reimbursement of SDC's and Property Owner Contributions							950,000	195,000	200,000	229,500
Contingency	34,500	347,014	503,928	409,773	140,689	0	0	0	0	0
Total Expenditures	532,551	4,418,373	6,409,476	5,177,004	1,816,027	0	950,000	195,000	200,000	229,500
Ending Balance	3,772,449	5,037,371	1,473,941	56,500	57,106	175,831	24,728	2,131	1,680	232

REPORT ON RECOMMENDED TROUTDALE RIVERFRONT RENEWAL PLAN

Table 6: Tax Increment Revenues, Debt Service and Debt Service Reserves

FY Ending	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Revenues													
Beginning Balance	0	199,119	378,419	563,874	631,204	631,204	698,920	698,920	698,920	698,920	949,994	1,235,544	1,557,115
Tax Increment Revenues	217,470	387,804	572,638	596,279	620,605	645,636	671,394	697,898	725,171	753,235	782,113	811,828	842,405
Interest	4,349	11,738	19,021	23,203	25,036	25,537	27,406	27,936	28,482	29,043	34,642	40,947	47,990
From Bond Proceeds	175,000	90,000	125,000										
Total Revenues	396,819	688,662	1,095,078	1,183,355	1,276,845	1,302,377	1,397,720	1,424,755	1,452,573	1,481,198	1,766,749	2,088,320	2,447,510
Expenditures													
Long Term Debt													
Bond 1	197,700	197,700	197,700	197,700	197,700	197,700	197,700	197,700	197,700	197,700	197,700	197,700	197,700
Bond 2		112,543	112,543	112,543	112,543	112,543	112,543	112,543	112,543	112,543	112,543	112,543	112,543
Bond 3			220,961	220,961	220,961	220,961	220,961	220,961	220,961	220,961	220,961	220,961	220,961
Bond 4						67,716	67,716	67,716	67,716	67,716	67,716	67,716	67,716
Short Term Debt			0	20,947	114,437	72,253	167,596	194,630	222,448	0	0	0	0
Reserve for Long Term Debt	197,700	310,243	531,204	531,204	531,204	598,920	598,920	598,920	598,920	598,920	598,920	598,920	598,920
Total Expenditures	395,400	620,486	1,062,408	1,083,355	1,176,845	1,202,377	1,297,720	1,324,755	1,352,573	1,130,125	1,130,125	1,130,125	1,130,125
Ending Balance	1,419	68,176	32,669	100,000	100,000	100,000	100,000	100,000	100,000	351,074	636,624	958,195	1,317,386

REPORT ON RECOMMENDED TROUTDALE RIVERFRONT RENEWAL PLAN

Table 7: Projected Incremental Assessed Value and Tax Rates

FY Ending	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Prior Total	18,522,000	34,138,771	46,779,499	60,496,337	62,250,731	64,056,002	65,913,626	67,825,121	69,792,050	71,816,019	73,898,684	76,041,746	78,246,956
Appreciation	2.90%	2.90%	2.90%	2.90%	2.90%	2.90%	2.90%	2.90%	2.90%	2.90%	2.90%	2.90%	2.90%
Assessed Value of New Development	15,079,633	11,650,704	12,360,232	0	0	0	0	0	0	0	0	0	0
Total	34,138,771	46,779,499	60,496,337	62,250,731	64,056,002	65,913,626	67,825,121	69,792,050	71,816,019	73,898,684	76,041,746	78,246,956	80,516,118
Base	18,000,000	18,000,000	18,000,000	18,000,000	18,000,000	18,000,000	18,000,000	18,000,000	18,000,000	18,000,000	18,000,000	18,000,000	18,000,000
Incremental Assessed Value	16,138,771	28,779,499	42,496,337	44,250,731	46,056,002	47,913,626	49,825,121	51,792,050	53,816,019	55,898,684	58,041,746	60,246,956	62,516,118
Tax Rate Per Thousand	13.7500	13.7500	13.7500	13.7500	13.7500	13.7500	13.7500	13.7500	13.7500	13.7500	13.7500	13.7500	13.7500
Tax Increment Revenues	221,908	395,718	584,325	608,448	633,270	658,812	685,095	712,141	739,970	768,607	798,074	828,396	859,597

VII. THE ANTICIPATED COMPLETION DATE FOR EACH PROJECT

Table 5 shows the anticipated completion dates of the urban renewal projects.

VIII. THE ESTIMATED AMOUNT OF TAX INCREMENT REVENUES REQUIRED AND THE ANTICIPATED YEAR IN WHICH INDEBTEDNESS WILL BE RETIRED

Table 6 shows the yearly tax increment revenues and their allocation to debt service and debt service reserve funds. It is anticipated that all debt will be retired by the end of FY 20/21. The estimated amount of tax increment revenues required to service debt is \$9,386,063.

IX. FINANCIAL ANALYSIS OF THE PLAN

The estimated tax increment revenues of \$9,386,063 are based on projections of the assessed value of development and appreciation of existing property within the Area.

Table 7 shows the projected incremental assessed value, projected tax rates that would produce tax increment revenues, and the annual tax increment revenues. These in turn provide the basis for the projections in Table 6.

X. IMPACT OF THE TAX INCREMENT FINANCING, BOTH UNTIL AND AFTER THE INDEBTEDNESS IS REPAID, UPON ALL ENTITIES LEVYING TAXES UPON PROPERTY IN THE URBAN RENEWAL AREA

The impact of tax increment financing on overlapping taxing districts consists primarily of the property tax revenues foregone on permanent rate levies as applied to the growth in assessed value in the Area *without the Plan*. (Very small increases in property tax rates for General Obligation bonds will occur as a result of tax increment financing.) Revenues on growth in assessed value that would not occur but for the Plan cannot be considered as foregone. It is reasonable to project that development within the Area without the Plan would take much longer to occur, would be less extensive and would have lower assessed values.

Table 8 shows the property tax revenue foregone by overlapping taxing districts during the use of tax increment financing, in terms of average revenues foregone per year through FY 2020/2021 in current dollars. No impacts are shown for the K-12 School District or Educational Service District, because under the current K-12 and ESD financing system, property tax revenues foregone by the districts would be offset by additional revenues from the State School Fund.

Table 8: Revenues Foregone

Net Present Value of Taxes Foregone	Total	Per Year	Average Percent of Total Permanent Rate Levy
City of Troutdale	2,013,350	154,873	3.02%
Metro	51,655	3,973	0.03%
Multnomah County	2,322,528	178,656	0.07%
Port of Portland	37,484	2,883	0.03%
Mt. Hood Community College	262,925	20,225	0.18%
East Multnomah Soil & Water	22,084	1,699	0.10%

Table 9 shows the projected increases in property tax rates for bonds approved by voters prior to October, 2001. Table 10 shows the increases in permanent rate levy revenues that would occur in the years after termination of the tax increment financing, from FY 2021/2022 through 2028/2029, when the projected additional value in the Area would result in a “break even” point. During FY 2028/2029 the value in current dollars of the revenues foregone would be exceeded by the value in current dollars of the additional revenues gained.

REPORT ON RECOMMENDED TROUTDALE RIVERFRONT RENEWAL PLAN

Table 9: Bond Rate Impacts

Taxing District	Bond Rate, FYE 2006	Projected Rate Impact
Metro	0.1875	0.0001
Tri-Met	0.1191	0.0000
Reynolds	1.5525	0.0112
City of Troutdale	0.7814	0.0236
Multnomah County	0.2081	0.0001
Total		0.03508

Table 10: Revenues Gained After Termination of Tax Increment Financing, FY 2021/2022 through FY 2028/2029

Net Present Value Gains	
City of Troutdale	2,655,902
Metro	68,140
Multnomah County	3,063,753
Port of Portland	49,447
Mt. Hood Community College	346,836
East Multnomah Soil & Water	29,132

XI. RELOCATION METHODS

The Plan authorizes the acquisition of property by willing sellers only. Relocation benefits must be paid for any public acquisition, whether the acquisition is voluntary or involuntary. Therefore, before the Agency acquires any property, the Agency will adopt relocation regulations.



MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST

Board Clerk Use Only

Meeting Date: 01/26/06
Agenda Item #: R-3
Est. Start Time: 10:00 AM
Date Submitted: 01/17/06

BUDGET MODIFICATION:

Agenda Title: **Approval of 2005 and 2006 wage Re-openers for the Labor Agreement between Multnomah County and the International Union of Painters and Allied Trades District Council 5, AFL-CIO Local Union 1094**

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

Date Requested: <u>January 26, 2006</u>	Time Requested: <u>5 Minutes</u>
Department: <u>Department of County Management</u>	Division: <u>Human Services</u>
Contact(s): <u>Jim Younger</u>	
Phone: <u>503-988-5015</u> Ext. <u>28504</u>	I/O Address: <u>503/4</u>
Presenter(s): <u>Jim Younger County Representative</u>	

General Information

1. What action are you requesting from the Board?

The Department of County Management recommends approval of wage adjustments for employees covered by the Painters Local 1094 collective bargaining agreement.

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

The 2004-2007 Painters Local 1094 agreement provided for a re-opener of Wages for fiscal years 2005/2006 and 2006/2007. Through a series of negotiations, the parties agreed on the following wages adjustments for fiscal year 2005/2006 and 2006/2007.

- o September 1, 2005: 3.0% Inflation Adjustment to the wage scale.
- o July 1, 2006: Inflation adjustment based on Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W), for second half 2004 to second half 2005, with a minimum

increase of 2% and a maximum increase of 4%.

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

Due to the timing of the adjustment, the annualized rate increase for FY06 is 2.5%. Departments have budgeted 2.4% of this increase. The estimated cost for FY06 is \$3,070 of which \$120 is unbudgeted. Departments will be absorbing the unbudgeted cost within existing budgets.

For FY07, the existing wage scale is increased by 3% plus FY07 COLA adjustment. FY07 Program Offers will reflect this adjustment.

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

None at this time.

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

None at this time.

Required Signatures

**Department/
Agency Director:**

David A. Boyer

Date: 01/18/06

Budget Analyst:

Christy

Date: 01/17/06

Department HR:

Jen Younger

Date: 01/17/06

Countywide HR:

Date: _____

2004-2007
A G R E E M E N T
Between
MULTNOMAH COUNTY, OREGON
and
INTERNATIONAL UNION OF PAINTERS AND ALLIED TRADES DISTRICT
COUNCIL 5
AFL-CIO, LOCAL UNION 1094

This Agreement is entered into by Multnomah County, Oregon, hereinafter referred to as the County, and International Union of Painters and Allied Trades District Council 5, AFL-CIO, Local Union 1094, hereinafter referred to as the Union.

The parties agree for fiscal years 2005 – 2006 and 2006 – 2007 to modify Article 15 – Wages, Section 1(a, b, c) and Addendum A – Wages and Classifications as follows:

ARTICLE 15 - WAGES

1. Wages and Classification Schedule

- a. **September 1, 2005.** Effective September 1, 2005, employees shall be compensated in accordance with the wage schedule attached to this Agreement and marked Addendum A. Said schedule reflects an increase of three percent (3%) effective September 1, 2005.

- b. **July 1, 2006.** Effective July 1, 2006, the rate and ranges of employees covered by this Agreement shall be increased by the percentage increase in the CPI for Portland Urban Wage Earners and Clerical Workers Index for the second half 2004 to the second half 2005 as reported in February 2006. The minimum percentage increase shall be no less than two percent (2%) and the maximum percentage increase no more than four percent (4%).

IN WITNESS WHEREOF, the Parties hereto have set their hands this ____ day of _____, 2006.

FOR THE UNION:

Scott Clark
Business Representative
International Union of Painters and
Allied Trades, D.C. 5

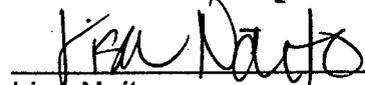
MULTNOMAH COUNTY, OREGON
BOARD OF COMMISSIONERS:

Diane M. Linn, Chair

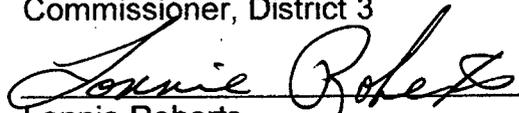


Maria Rojo de Steffey,
Commissioner, District 1

Serena Cruz Walsh,
Commissioner, District 2



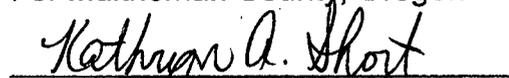
Lisa Naito,
Commissioner, District 3



Lonnie Roberts,
Commissioner, District 4

REVIEWED:

Agnes Sowle, County Attorney
For Multnomah County, Oregon



By: Kathryn Short
Assistant County Attorney

NEGOTIATED BY:



By: Jim Younger, HR Manager

ADDENDUM A

WAGES AND CLASSIFICATION

Effective September 1, 2005

<u>Class Title/Number</u>	<u>Hourly Wage Rate</u>
Sign Painter/ 3105*	\$21.87

*Sign Fabricator is the title utilized in the County compensation plan and class specifications.



MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST

Board Clerk Use Only

Meeting Date: 01/26/06
 Agenda Item #: R-4
 Est. Start Time: 10:05 AM
 Date Submitted: 01/02/06

BUDGET MODIFICATION: -

RESOLUTION Initiating Vacation Proceedings Pursuant to ORS 368.341(1)(c)
Agenda for a Portion of NE Arata Road, County Road No. 730, and Directing the County
Title: Road Official to Prepare a Report as Required by ORS 368.346(1)

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

Date Requested: January 26, 2006 **Time Requested:** 5 minutes
Department: Community Services **Division:** Land Use & Transportation
Contact(s): Robert Maestre or Patrick Hinds
Phone: (503) 988-5001 or (503) 988-3712 **Ext.** 83712 **I/O Address:** #455
Presenter(s): Patrick Hinds

General Information

1. What action are you requesting from the Board?

The Land Use and Transportation Program of the Department of Community Services requests that the Board accept the petition to vacate the southerly 15.00 feet, of a 30.00 foot-wide slope and drainage easement, being a portion of NE Arata Road, County Road No. 730, and also requests that the Board direct the County Road Official to prepare a report in compliance with ORS 368.346, pursuant to ORS 368.326 to 368.366.

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

As a development requirement for the Wood Village Town Center, a 30.00' wide slope and drainage easement was dedicated to Multnomah County along the entire frontage of N.E. Arata Road. Improvements built as part of the development of this site may have reduced the need for an easement of this width. With passage of this Resolution, the County Road Official will prepare a report that addresses the present and future need for this easement.

The Land Use and Transportation Program (LUT) has received a citizen-initiated petition that appears to be in compliance with the statutes and contains the acknowledged signatures of more than

60% of the abutting property owners of the street proposed to be vacated.

Pursuant to the statutes, LUT is requesting that the Board initiate vacation proceeding as requested by the petitioners. This first Board action to accept the petition and order the Road Official's report will be followed by a second Board action whereby the County Road Official's report will be presented to the Board and to the public. The report will contain a finding of whether the proposed vacation is in the public interest. When the Board receives this report, it will direct notice to be served as required by statute, and will set a public hearing date. The third Board action will provide an opportunity for public comment before the Board makes a final decision on the proposed vacation.

A copy of the petition is attached to the Resolution.

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

N.E. Arata Road and this slope and drainage easement area are maintained by Multnomah County. Reducing the size of this easement may not interfere with the intended use or purpose for the easement. Reducing the size of this easement will reduce the area of County maintenance responsibility.

All costs associated with this petition are the responsibility of the petitioner.

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

As explained in Section 2, this is a citizen-initiated petition with less than 100% of the abutting property owner's signatures. As such, the statutes require additional opportunity for public involvement and require notice as described in ORS 368.401.

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

This is a citizen-initiated petition.

Subsequent Board meetings will provide for additional public comment.

This street is located in the City of Wood Village. Pursuant to ORS 368.361(3), before the vacation of this property becomes effective, the City of Wood Village will need to pass a Resolution or Order that concurs with the County's findings that the proposed vacation is in the public interest.

The City of Wood Village has reviewed and tentatively approved this proposed vacation.

Required Signatures

**Department/
Agency Director:**

Robert A Maestre

Date: 01/02/06

Budget Analyst:

Date:

Department HR:

Date:

Countywide HR:

Date:

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. _____

Initiating Vacation Proceedings Pursuant to ORS 368.341 (1) (c) for a Portion of N.E. Arata Road, County Road No. 730, and Directing the County Road Official to Prepare a Report as Required by ORS 368.346 (1)

The Multnomah County Board of Commissioners Finds:

- a. As authorized under ORS 368.341(1)(c) a petition seeking the vacation of a portion of a slope and drainage easement acquired for use in conjunction with N.E. Arata Road, County Road No. 730, has been submitted to the County's Land Use and Transportation Program (LUTP) and is attached as Exhibit "A".
- b. The petition is in compliance with all the requirements of ORS 368.341(3) including containing the acknowledged signatures of more than 60% of the owners of land abutting the property proposed to be vacated, as allowed under ORS 368.341(3) (f).
- c. The portion of N.E. Arata Road, proposed for vacation, was established as a slope and drainage easement by the plat WOOD VILLAGE TOWN CENTER, recorded December 29 1999, in Book 1245, Page 48, in the Plat Records of Multnomah County, Oregon.
- d. The portion of N.E. Arata Road proposed for vacation, is more particularly described in the attached Exhibit A at page 3.

The Multnomah County Board of Commissioners Resolves:

1. Pursuant to ORS 368.341(1), the Board initiates vacation proceedings for a portion of an easement associated with N.E. Arata Road, County Road No. 730, more particularly described in the attached Exhibit A at page 3.
2. The Manager of the LUTP is directed to prepare and file a report with the Board in accordance with ORS 368.346 (1).

ADOPTED this 26 day of January 2006.

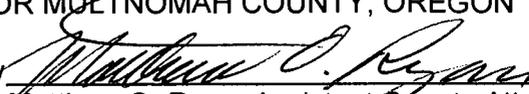
BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Diane M. Linn, Chair

REVIEWED:

AGNES SOWLE, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By


Matthew O. Ryan, Assistant County Attorney

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. 06-013

Initiating Vacation Proceedings Pursuant to ORS 368.341(1)(c) for a Portion of NE Arata Road, County Road No. 730, and Directing the County Road Official to Prepare a Report as Required by ORS 368.346(1)

The Multnomah County Board of Commissioners Finds:

- a. As authorized under ORS 368.341(1)(c) a petition seeking the vacation of a portion of a slope and drainage easement acquired for use in conjunction with NE Arata Road, County Road No. 730, has been submitted to the County's Land Use and Transportation Program (LUTP) and is attached as Exhibit "A".
- b. The petition is in compliance with all the requirements of ORS 368.341(3) including containing the acknowledged signatures of more than 60% of the owners of land abutting the property proposed to be vacated, as allowed under ORS 368.341(3) (f).
- c. The portion of NE Arata Road, proposed for vacation, was established as a slope and drainage easement by the plat WOOD VILLAGE TOWN CENTER, recorded December 29 1999, in Book 1245, Page 48, in the Plat Records of Multnomah County, Oregon.
- d. The portion of NE Arata Road proposed for vacation, is more particularly described in the attached Exhibit A at page 3.

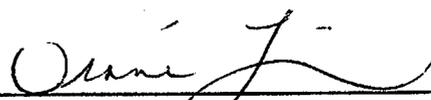
The Multnomah County Board of Commissioners Resolves:

1. Pursuant to ORS 368.341(1), the Board initiates vacation proceedings for a portion of an easement associated with NE Arata Road, County Road No. 730, more particularly described in the attached Exhibit A at page 3.
2. The Manager of the LUTP is directed to prepare and file a report with the Board in accordance with ORS 368.346 (1).

ADOPTED this 26th day of January 2006.



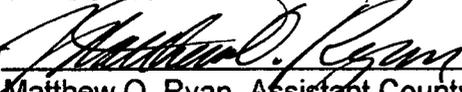
BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON



Diane M. Linn, Chair

REVIEWED:

AGNES SOWLE, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By 

Matthew O. Ryan, Assistant County Attorney



17355 sw boones ferry road • lake oswego, oregon 97035-5217
 (503) 635-3618 • fax (503) 635-5395
 www.otak.com

Exhibit A

June 9, 2005

Patrick Hinds
 Multnomah County
 1600 SE 190th Avenue
 Portland, OR 97233-5910

**RE: *Estates at North Riverwood Subdivision
 Vacation Request in Accordance with ORS 368.341
 Otak Project No. 11833***

Dear Patrick:

This letter is in response to the requirements for a Formal Request to vacate a portion of an existing Multnomah County public drainage easement in accordance with ORS 368.341. Each code requirement is stated in italics, followed by a response in normal type.

1. *Legal description of the property proposed to be vacated, including easements – such as for utility maintenance.*

Response: The existing 30-foot-wide drainage and slope easement is located along the north property line of Lot 20, Wood Village Town Center (1N3E Section 27 and 34). *FOR LEGAL DESCRIPTION SEE Pg. 3.*

2. *Statement of reasons to vacate.*

Response: The vacation of a portion of the 30-foot-wide drainage and slope easement will allow development of Lot 20 into single-family residential lots as part of the approved Estates at North Riverwood subdivision (City of Wood Village Casefile #PD 03-01). The remaining drainage and slope easement will serve the drainage ditch to remain on the south side of NE Arata Road.

3. *Names and addresses of all persons holding any recorded interest in the property to be vacated (Title report).*

Response: Centex Homes, a Nevada general partnership; 16520 SW Upper Boones Ferry Road, Suite 200; Portland, OR 97224. See attached Preliminary Title Report.

4. *Names and addresses of all persons owning any improvements constructed on public property proposed to be vacated (includes written response from utility companies stating existence of utility and any easement requirements if utility exists).*

*Ex. A
 Pg. 1 of 8*

Response: No improvements are present in the portion of the drainage and slope easement being vacated. The existing five-foot-wide sidewalk, slope, utility, drainage, landscaping, and traffic control devices easement granted to Multnomah County will remain in place.

5. *Names and addresses of all persons owning real property abutting public property proposed to be vacated.*

Response: The owner of the property upon which the existing drainage easement is located is Centex Homes. The adjacent property to the north is Multnomah County right-of-way (Arata Road). The adjacent property to the west is Multnomah County right-of-way (Wood Village Boulevard).

6. *Signatures, acknowledged by a person authorized to take acknowledgments of deed, *** (Assessors Office) of either owners of 60 percent of the land abutting the property proposed to be vacated or 60 percent of the owners of land.*

Response: The enclosed statement/memorandum by Centex Homes acknowledges vacation of a portion of the drainage easement.

7. *If the petition is for vacation of property that will be redivided in any manner, a subdivision plan or partitioning plan showing the proposed redivision.*

Response: Vacation of property that will be redivided is not proposed. Proposed vacation is for a portion of an existing drainage and slope easement.

8. *A deposit of 120% of estimated costs, \$1,065.00 minimum.*

Response: A minimum deposit of \$1,065 is enclosed (Centex Homes Check No. 084113).

Please let me know if you have any additional questions or need additional information.

Sincerely,

Otak, Incorporated



Mike Peebles, PE
Principal

MAP:sjs

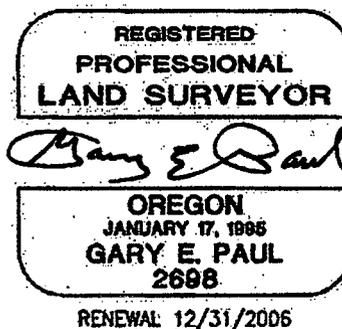
- Enclosures:
1. Drainage and Slope Easement Vacation Exhibits A and B
 2. Preliminary Title Report, dated March 10, 2005
 3. Acknowledgement Memo from Centex Homes
 4. Deposit Check (Centex Check No. 084113)

- c: Jesse Lovrien, Andy Tiemann – Centex Homes
Bill McCorkle – Chicago Title
Carl Malone – City of Wood Village

EXHIBIT 'A'
DRAINAGE AND SLOPE EASEMENT VACATION
LOT 20, "WOOD VILLAGE TOWN CENTER"
DESCRIPTION
October 26, 2005

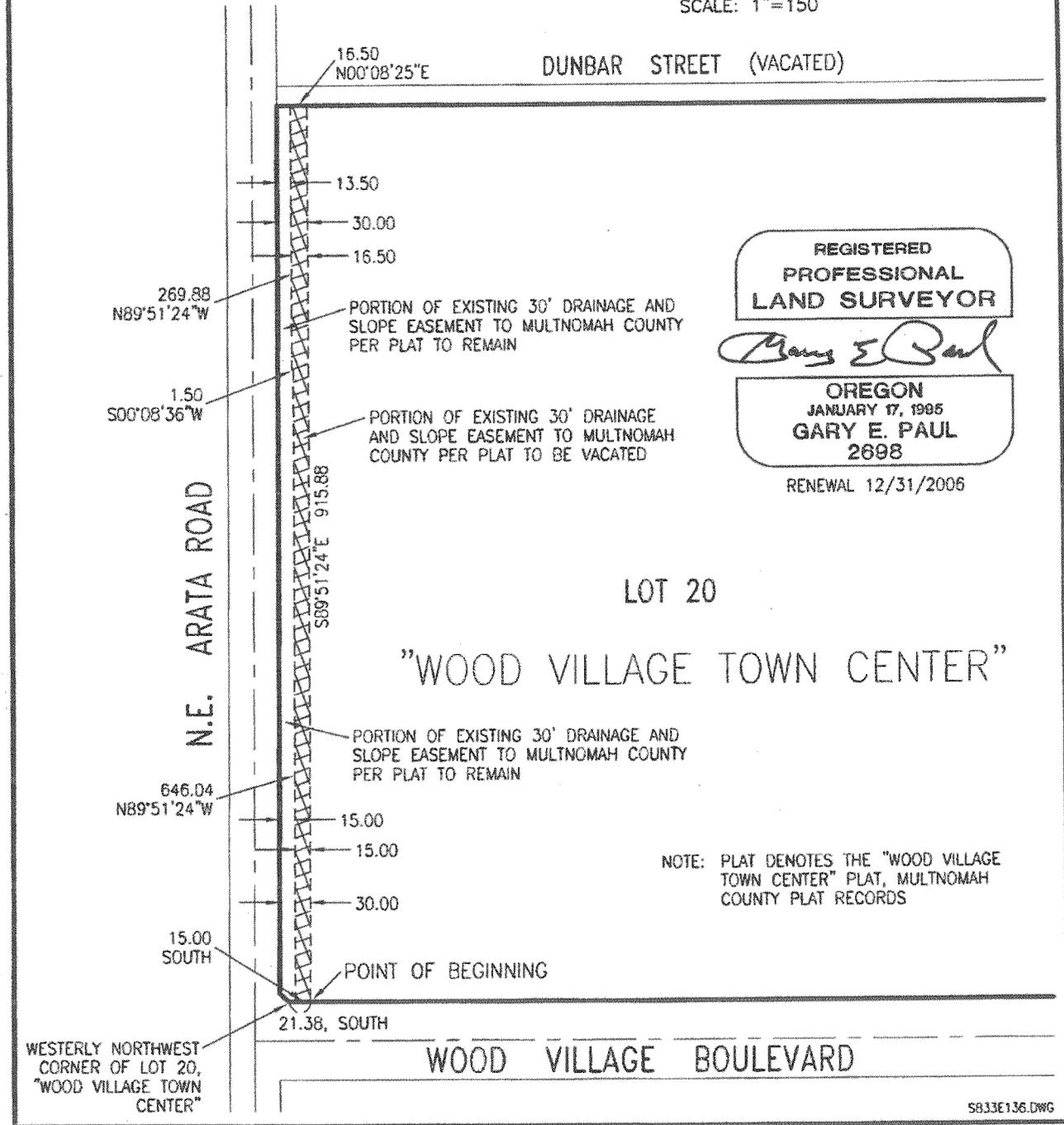
A tract of land in the southwest and southeast one-quarters of Section 27, Township 1 North, Range 3 East, Willamette Meridian, City of Wood Village, Multnomah County, Oregon and being described as follows:

Beginning at a point on the westerly line of Lot 20, "Wood Village Town Center", a duly recorded plat in Multnomah County, and bearing South, 21.38 feet from the westerly northwest corner of said Lot 20, and also being on the southerly line of the Drainage and Slope Easement granted to Multnomah County on the plat of said "Wood Village Town Center"; thence S.89°51'24"E. along said southerly line, 915.88 feet to the easterly line of said Lot 20; thence N.00°08'25"E. along said easterly line, 16.50 feet to a point on a line which is parallel with and 13.50 feet southerly of, when measured at right angles to, the southerly right-of-way line of N.E. Arata Road; thence N.89°51'24"W. along said parallel line, 269.88 feet; thence leaving said parallel line S.00°08'36"W., 1.50 feet to a point on a line which is parallel with and 15.00 feet southerly of, when measured at right angles to, the southerly right-of-way line of N.E. Arata Road; thence N.89°51'24"W. along said parallel line, 646.04 feet to the easterly right-of-way line of Wood Village Boulevard; thence South along said easterly right-of-way line, 15.00 feet to the Point of Beginning.





SCALE: 1"=150'



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Gary E Paul

OREGON
JANUARY 17, 1995
GARY E. PAUL
2698

RENEWAL 12/31/2006

S833E136.DWG

EXHIBIT 'B'
DRAINAGE AND SLOPE EASEMENT VACATION
LOT 20, "WOOD VILLAGE TOWN CENTER"
CITY OF WOOD VILLAGE
MULTNOMAH COUNTY, OREGON
OCTOBER 26, 2005

otak
 Incorporated
 surveyors
 engineers
 planners
 17355 S.W. BOONES FERRY ROAD
 LAKE OSWEGO, OREGON 97035
 (503)635-3618 FAX (503)635-5395

*Exhibit A
Pg. 4 of 8*

CENTEX HOMES

16520 SW Upper Boones Ferry Road
Suite # 200
Portland, Oregon 97224

Phone: 503 608-3060
Fax: 503 608-3061
OR.CCB # 158626
WALNI # CENTEX961QC

December 1, 2005

Patrick Hinds
Multnomah County Transportation Dept.
1600 SW 190th Ave.
Portland, Oregon 97233

Re: Storm Sewer Easement Vacation

Centex Homes is the owner of 100% of the real property identified as Lot 20, Map No. T1N R3E 34, Multnomah County, Oregon, and the land to be vacated. As such this letter serves to provide the required "signatures, acknowledged by a person authorized to take acknowledgement of deed of the real property of either 60 percent of the land abutting the property proposed to be vacated or 60 percent of the owners of land".

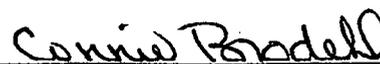
Respectfully,

CENTEX HOMES, a Nevada General Partnership
By: Centex Real Estate Corporation,
Its Managing General Partner

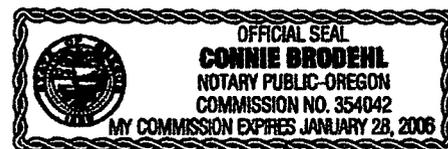

Andrew E. Tiemann
Land Development Manager
Portland Division

12-1-05
Date

Subscribed and sworn to, or affirmed, before me this day of December 1, 2005.


Notary Public for the State of Oregon

County of WASHINGTON



My Commission expires: January 28, 2006

Acknowledgement and Consent Form

The undersigned owners of tax lot 1100 & 1200, MCTM 3E 27CD in the City of Wood Village, Oregon acknowledge our awareness of the request by Centex Homes for, and our consent to, the vacation of 15-feet of the width of the existing 30-foot wide drainage easement on the south side of Arata Road. The property on which the drainage easement is located is on property currently owned by Centex Homes and is being developed as portions of lots within the Riverwood subdivision. The vacation request will be processed by Multnomah County.

Name	Address
Windsor McKenna	PO Box 647, Hillsboro OR 97123

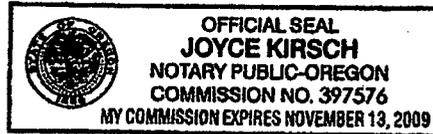
W Windsor McKenna

Subscribed and sworn to, or affirmed, before me this day of Nov. 21st, 2005.

Joyce Kirsch
 Notary Public for the State of Oregon

County of Washington

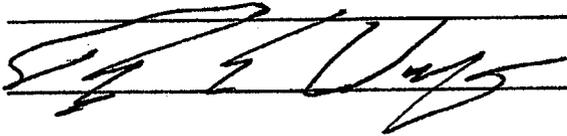
My Commission expires: 11-13-09



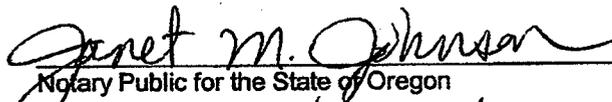
Acknowledgement and Consent Form

The undersigned owners of tax lot 2800, MCTM 3E 27CD in the City of Wood Village, Oregon acknowledge our awareness of the request by Centex Homes for, and our consent to, the vacation of 15-feet of the width of the existing 30-foot wide drainage easement on the south side of Arata Road. The property on which the drainage easement is located is on property currently owned by Centex Homes and is being developed as portions of lots within the Riverwood subdivision. The vacation request will be processed by Multnomah County.

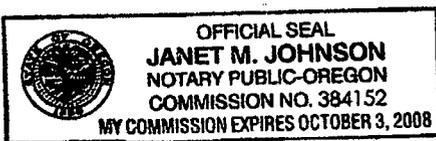
Name	Address
Ryan Wolfe	PO Box 3431, Gresham OR 97030



Subscribed and sworn to, or affirmed, before me this day of November 30, 2005.


Notary Public for the State of Oregon
County of Multnomah

My Commission expires: 10/3/08.



Acknowledgement and Consent Form

The undersigned owners of tax lot 3002, MCTM 3E 27CD in the City of Wood Village, Oregon acknowledge our awareness of the request by Centex Homes for, and our consent to, the vacation of 15-feet of the width of the existing 30-foot wide drainage easement on the south side of Arata Road. The property on which the drainage easement is located is on property currently owned by Centex Homes and is being developed as portions of lots within the Riverwood subdivision. The vacation request will be processed by Multnomah County.

Name

Address

John and Roberta Thede Sr.

2914 SE 136th Ave., Portland OR 97236

[Handwritten signatures of John and Roberta Thede Sr.]

Subscribed and sworn to, or affirmed, before me this day of 16th of November 2005.

[Handwritten signature of Suzi Helmlinger]

Notary Public for the State of Oregon

County of

Clackamas

My Commission expires:

6-6-08





**MULTNOMAH COUNTY
AGENDA PLACEMENT REQUEST**

Board Clerk Use Only

Meeting Date: 01/26/06
 Agenda Item #: R-5
 Est. Start Time: 10:09 AM
 Date Submitted: 01/12/06

BUDGET MODIFICATION: -

First Reading and Possible Adoption of an ORDINANCE Amending County Land Use Code, Plans and Maps to Adopt Portland's Recent Land Use Code, Plan and Map Revisions Related to the Adoption of the Environmental Code Improvement Project and the Fee Schedule for Land Use Services and
Agenda Environmental Violation Review and Plan Check Processes in Compliance with
Title: 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>January 26, 2006</u>	Time Requested:	<u>5 mins</u>
Department:	<u>Community Services</u>	Division:	<u>Land Use & Transportation</u>
Contact(s):	<u>Karen Schilling</u>		
Phone:	<u>503 988-3043</u>	Ext.:	<u>29635</u>
Presenter(s):	<u>Karen Schilling</u>	I/O Address:	<u>455/116</u>

General Information

1. What action are you requesting from the Board?

Adopt the ordinance as recommended by the Portland Planning Commission and the 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 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 ordinance has been passed by the

City Council and therefore the County must adopt it 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 City Council adopted amendments to the City 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).

N/A

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

State law requires a notice to be placed in a newspaper of general circulation 10 days prior (1/16/06) to the Board of County Commissioners hearing. We request adoption of this ordinance by emergency to closely align with the City of Portland effective date (1/20/06) as stated in the IGA. 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.

Required Signatures

**Department/
Agency Director:**



Date: 01/12/06

Budget Analyst:

Date:

Department HR:

Date:

Countywide HR:

Date:

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

ORDINANCE NO. ____

Amending County Land Use Code, Plans and Maps to Adopt Portland's Recent Land Use Code, Plan and Map Revisions Related to the Adoption of the Environmental Code Improvement Project and the Fee Schedule for Land Use Services and Environmental Violation Review and Plan Check Processes 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 September 15, 2005, 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 1067.
- f. Since the adoption of Ordinance 1067, 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 3. 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 3, effective on the same date as the respective Portland ordinance:

Exhibit No.	Description	Effective / Hearing Date
1	Ordinance adopting the Infill Design Code Amendments to the Portland Zoning Code; Titles 17 and 33. (PDX Ord. #179845)	1/20/06
2	Infill Design Code Amendments Recommended Draft	11/18/05
3	Infill Design Project Report: Medium-Density Residential Development Issues and Staff Recommendations	10/10/05

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: January 26, 2006

BOARD OF COUNTY COMMISSIONERS,
FOR MULTNOMAH COUNTY, OREGON

Diane M. Linn, Chair

REVIEWED:

AGNES SOWLE, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By *Sandra Duffy*
Sandra Duffy, Assistant County Attorney

EXHIBIT LIST FOR ORDINANCE

1. Ordinance adopting the Infill Design Code Amendments to the Portland Zoning Code; Titles 17 and 33. (PDX Ord. #179845)
2. Infill Design Code Amendments Recommended Draft
3. Infill Design Project Report: Medium-Density Residential Development Issues and Staff Recommendations.

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/). 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. 179845

Adopt the Infill Design Code Amendments. (Ordinance; Amend Titles 17 and 33)

The City of Portland Ordains:

Section 1. The Council finds:

Changed Findings

1. The *Comprehensive Plan* for the City of Portland was adopted by City Council in October 1980 (Ordinance No. 150580). *Comprehensive Plan* Goal 3, Neighborhoods, states: "Preserve and reinforce the stability and diversity of the City's neighborhoods while allowing for increased density in order to attract and retain long-term residents and businesses and insure the City's residential quality and economic vitality." Subsequently, the adopted policies of numerous community and neighborhood plans, which are part of the *Comprehensive Plan*, have called for new infill development to be designed to respect existing community character.
2. In 1997, the Portland Planning Commission deliberated on amendments to the Community Design Standards – the standards used as an alternative to design review in most areas outside of the Central City where design review is required. During the commission's hearings, many citizens voiced concerns about new residential development in areas that were not subject to design or historic design review and called for design standards to apply to these projects as well. In particular, testimony focused on the building characteristics that negatively impact the street and surrounding neighborhood, such as the dominance of automobile areas and the lack of connection between the living area of residences and the public realm. This request to apply design standards to projects not subject to design review is consistent with Comprehensive Plan Policy 12.7 (Design Quality), Objective F: "Establish development standards that foster compatible design solutions in areas not subject to design review. Identify and establish standards aimed at improving how development projects fit into the community." The Planning Commission completed their work on the Community Design Standards in May of 1997. The City Council approved the amendments on September 10, 1997.
3. In response to these requests, the Planning Commission appointed a subcommittee composed of members of the Planning, Design, and Historic Landmarks Commissions in April 1997. This subcommittee was charged with recommending to the Planning Commission design standards that might be applied to residential projects citywide without requiring design review. The subcommittee published a draft proposal in September 1997 called the *Interim Design Regulations for Infill Development Discussion Draft*, which included draft provisions for single-dwelling and multidwelling development.
4. On October 14, 1997, the Planning Commission heard testimony on the *Interim Design Regulations for Infill Development Discussion Draft*. In response to public testimony, the Planning Commission directed Bureau of Planning staff to limit further refinement of standards to those that affect the public realm and the relationship between the street-facing façade of the dwelling and the public realm. The focus of the project was also further narrowed and split into phases. "Phase 1" focused on the design of single-dwelling development and became the "Base Zone Design Standards" project. The intention was that subsequent work ("Phase 1a") would further refine base zone standards for attached houses and that a "Phase 2" would develop design standards for multidwelling development.

5. On July 21, 1999, the City Council approved the Base Zone Design Standards, which resulted in design standards for single-dwelling development, in particular restricting the ability of houses to rely on garage-forward configurations.
6. In January 2000, the Planning Commission reported to the City Council on preliminary findings related to the design of housing on small lots, with a focus on rowhouses, and regulatory approaches that could be taken to intervene in their design. This report was entitled *Rowhouse and Narrow Lot Policy and Design Issues*. In regards to rowhouse development in higher-density zones, the report recommended that, instead of focusing solely on refining rowhouse design standards, the Bureau of Planning should identify and promote housing types that can serve as alternatives to rowhouses.
7. On September 26, 2001, the City Council approved the amendments of the Land Division Code Rewrite Project. These amendments incorporated some of the recommendations from the January 2000 Planning Commission report, resulting in additional design standards for detached and attached houses on newly created lots in single-dwelling residential zones. However, the Land Division Code Rewrite amendments did not adopt standards for the design of housing on lots within the multidwelling zones or for multidwelling development.
8. In May 2003, the Bureau of Planning released the *Infill Design Project White Paper*, which identified the need to focus on design in the medium-density multidwelling zones and similar development in commercial zones. This white paper acknowledged that, while past planning efforts have focused on the design of single-dwelling development and development in mixed-use centers, there had been little focus on the medium-density multidwelling zones, which constitute the majority of the city's multidwelling zoning and are where the majority of multidwelling projects were being built.
9. Following release of the May 2003 *Infill Design Project White Paper*, the Bureau of Planning initiated the "Infill Design Project," whose focus was the design of residential development in the medium-density multidwelling zones, particularly the R2 and R1 zones, and similar development in commercial zones.
10. In April of 2004, the Infill Design Advisory Group (IDAG) was formed to provide advice to Planning staff on infill design issues and to provide a diversity of community perspectives. This advisory group consisted of 24 community members, including developers, builders, architects, Realtors, representatives from City regulatory agencies, as well as representatives from each of the city's seven neighborhood coalition areas. The IDAG met 12 times prior to the Planning Commission public hearing. IDAG members recommended pedestrian-orientation, respect for neighborhood context, and housing diversity as key areas of focus for the Infill Design Project. Advisory group members helped inform subsequent development of the Infill Design Project and the resulting code amendments.
11. On March 27, March 29 and April 8 of 2004, the Bureau of Planning held open houses in different parts of the city to solicit initial public input regarding the Infill Design Project. The events were attended by over 100 community members. These events featured informational displays, a questionnaire on design priorities, and a design preferences survey. The interest of open house participants in courtyard-oriented housing contributed to the inclusion of provisions facilitating the development of courtyard housing among the amendments.
12. Public involvement and outreach activities included open house events; a discussion session with local builders and developers; meetings and interviews with building designers, builders, and other community members; a series of discussion sessions hosted by the American Institute of Architects Housing Committee; and numerous meetings with neighborhood organizations.
13. In the Spring of 2004, the Outer Southeast Livable Infill Project was undertaken by Portland State University planning students in conjunction with the Infill Design Project. The Outer Southeast Livable Infill Project focused on development and design issues in an area of Outer East Portland and included a survey administered to nearly 100 neighbors and occupants of recent infill housing.

developments. This project's research and findings helped inform subsequent work on the Infill Design Project.

14. On December 22, 2004, the Bureau of Planning published the *Discussion Draft Infill Design Project Report: Medium-Density Residential Development* (the "*Infill Design Project Report*"). This report summarized issues related to the design of multidwelling and rowhouse infill development, including community concerns, regulatory issues, and developer's perspectives. A final version of this report was published on October 10, 2005, that included the addition of appendices providing further background information. The report also presented staff recommendations on a range of implementation strategies, including potential regulatory amendments, but focused on possibilities for non-regulatory implementation strategies and incentives. The potential regulatory amendments identified in this report served as the basis for the *Infill Design Code Amendments*.
15. Through code modeling undertaken as part of research for the *Infill Design Project Report* as well as through subsequent work on a set of housing prototypes, Planning staff identified code barriers to rear-parking arrangements, a greater diversity of housing types, and other otherwise desirable housing configurations. The identified code barriers included provisions from both Title 33 and Title 17.
16. The amendment to Title 17, which provides an allowance for narrower driveways for small multidwelling projects, is integral to the other provisions of the total amendments package. The Title 17 amendment serves in conjunction with the Title 33 amendments to facilitate rear parking arrangements for multidwelling development on small infill sites. The Title 17 amendment also functions together with the Title 33 amendments to allow less site area to be devoted to impervious surfaces. The amendments to both Title 33 and Title 17 are focused on improving the design of multidwelling development, especially in regards to implementing community objectives for infill housing that is pedestrian-oriented and respects community character.
17. The *Infill Design Code Amendments* were developed by the Bureau of Planning with the participation of other City bureaus, including the Office of Transportation, whose staff crafted the amendments to Title 17. Bureau of Development Services staff were also actively involved in development of the amendments, as were staff from the Bureau of Environmental Services and the Office of Sustainable Development.
18. On August 22, 2005, 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 66C-18-020.
19. Written notice of the October 11, 2005, Portland Planning Commission public hearing on the *Infill Design Code Amendments Proposed Draft* was mailed to over 1,600 interested parties on September 9, 2005.
20. On October 11, 2005, the Portland Planning Commission held a public hearing on the *Infill Design Code Amendments Proposed Draft*. After the close of public testimony, the Planning Commission discussed the proposed amendments and recommended that City Council adopt the *Infill Design Code Amendments Recommended Draft*.
21. A general notification of the December 15, 2005, City Council public hearing on the *Infill Design Code Amendments Recommended Draft* was sent to individuals who testified at the Planning Commission hearing and to over 1,600 interested parties on November 23, 2005.
22. On December 15, 2005, City Council held a hearing on the Planning Commission recommendation for the *Infill Design Code Amendments Recommended Draft*. Staff from the Bureau of Planning presented the proposal and public testimony was received.

Findings on Statewide Planning Goals

23. 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.
24. **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:
- A 24-member "Infill Design Advisory Group" (IDAG), composed of neighborhood representatives, developers, architects, and representatives of City regulatory agencies, was formed in the Spring of 2004 and held its first meeting in April of the same year. The group served as an advisory body to consider the diverse interests of the community and represent a range of perspectives on infill design issues, as well as to help identify problems and solutions. The IDAG met 12 times prior to the Planning Commission public hearing. Their feedback helped inform the development of the Infill Design Project and the resulting code amendments.
 - From the project inception in September 2003 until the Planning Commission public hearing, Planning staff met with numerous community groups, including neighborhood associations, neighborhood coalition groups, the Citywide Land Use Group, the American Institute of Architects' Housing Committee, and representatives of the Home Builders Association of Metropolitan Portland.
 - As part of the Infill Design Project and development of the code amendments, Planning staff periodically met with and engaged in telephone and e-mail exchanges with developers, architects, building designers, and other community members regarding infill design issues and potential solutions.
 - The Bureau of Planning maintained and updated as needed a project web site that included basic project information, announcements of public events, project documents and staff contact information.
 - In the Spring of 2004, the Outer Southeast Livable Infill Project was undertaken by Portland State University planning students in conjunction with the Infill Design Project. The Outer Southeast Livable Infill Project focused on development and design issues in an area of Outer East Portland and included a survey administered to nearly 100 neighbors and occupants of recent infill housing developments. This project's research and findings helped inform subsequent work on the Infill Design Project.
 - In March of 2004, the public was invited to attend a series of three initial project open houses through notices sent to neighborhood organizations and over 1,200 interested community members, an announcement through the Office of Neighborhood Involvement's e-mail notification service, and through articles and notices published in the *Oregonian* newspaper, two business journals, and several community newspapers.
 - On March 27, March 29 and April 8 of 2004, the Bureau of Planning held open houses in different parts of the city to solicit initial public input. The events were attended by over 100 community members. These events featured informational displays, a questionnaire on design priorities, and a design preferences survey. The questionnaire and survey results were compiled and made available on the project website and helped inform subsequent project work.
 - On January 11, 2005, Planning staff briefed and solicited input from the Planning Commission on the draft *Infill Design Project Report* and potential code amendments.

- On February 17, 2005, Planning staff briefed and solicited input from the Design Commission on the draft *Infill Design Project Report* and potential code amendments.
- On April 2, 2005, as part of a public open house for the Division Green Street/Main Street Plan attended by over 100 community members, project staff provided displays on infill design issues and solicited public feedback.
- On April 7, 2005, Planning staff briefed and solicited input from the Regulatory Improvement Stakeholder Advisory Team on the *Infill Design Project Report* and potential code amendments.
- On May 25, 2005, Planning staff held a discussion session with a group of developers and builders of infill projects to present potential code amendments and to seek their feedback.
- On July 29, 2005, the Bureau of Planning sent over 1,600 notices to all neighborhood associations and coalitions, and businesses associations in the City of Portland, as well as other interested persons, of the upcoming *Infill Design Zoning Code Amendments Discussion Draft* and a public open house.
- On August 8, 2005, the Bureau of Planning published the *Infill Design Zoning Code Amendments Discussion Draft*. The report was made available to the public, posted on the project website, and mailed to all those who requested copies.
- On August 11, 2005, Planning staff briefed and solicited input from the Development Review Advisory Committee on the *Infill Design Zoning Code Amendments Discussion Draft*.
- On August 17, 2005, the Bureau of Planning held an open house on the code amendments proposed in the *Infill Design Zoning Code Amendments Discussion Draft*. Over 60 community members attended the open house, which served as an opportunity for the public to learn about and comment on the draft code amendments.
- On September 9, 2005, the Bureau of Planning published the *Infill Design Code Amendments Proposed Draft*. The report was made available to the public, posted on the project website, and mailed to all those who requested copies.
- Also on September 9, 2005, the Bureau of Planning sent over 1,600 notices to all neighborhood associations and coalitions, and businesses associations in the City of Portland, as well as other interested persons, of a Planning Commission public hearing on the *Infill Design Code Amendments Proposed Draft*.
- On October 11, 2005, the Planning Commission held a public hearing during which community members commented on the *Infill Design Code Amendments Proposed Draft*.
- On November 23, 2005, the Bureau of Planning sent notice to all persons who testified, orally or in writing, at the Planning Commission hearing, informing them of a City Council public hearing to consider the *Infill Design Code Amendments Recommended Draft*. This notice was also sent to those persons requesting such information.
- On December 15, 2005, the City Council held a public hearing on the *Infill Design Code Amendments Recommended Draft*, during which community members commented on the proposal.

The amendments are also consistent with Goal 1 by providing additional opportunities for community input regarding the design of multidwelling projects.

25. **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 development of the recommendations followed established City procedures for legislative actions.

26. **Goals 3 and 4, Agricultural Lands and Forest Lands**, requires the preservation and maintenance of the state's agricultural and forest lands, generally located outside of urban areas. The amendments are supportive of this goal because they facilitate compact housing arrangements that make efficient use of land within an urbanized area, thereby reducing development pressure on agricultural and forest lands.
27. **Goal 6, Air, Water, and Land Resource Quality**, requires the maintenance and improvement of the quality of air, water, and land resources. The amendments support this goal because they facilitate compact, pedestrian- and transit-oriented development that holds potential to reduce reliance on automobile travel. The amendments also support this goal by providing opportunities for less site area to be devoted to impervious surfaces by allowing narrower driveways and walkways, which will reduce stormwater impacts.
28. **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 they facilitate development opportunities on small infill sites. Specifically, the following amendment provisions make infill development more practical on small sites: allowances for narrower driveways and walkways, allowances for vehicle and pedestrian facilities to share the same space, elimination of loading space requirements for small residential projects, provisions that facilitate the creation of small lot housing oriented to common greens and shared courts, allowances for small lot duplexes, reduced side setbacks for detached house projects, and additional regulatory flexibility for the design of rowhouse projects.
29. **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.
- The amendments facilitate a diversity of housing types suitable for a range of households and residential tenures. These include provisions for common greens and shared courts that expand opportunities for medium-density ownership housing; allowances that encourage courtyards that can provide additional opportunities for outdoor space for play areas and other recreational uses; provisions to allow a greater diversity of alternative housing types such as small-lot duplexes, small-lot detached houses, and a greater diversity of rowhouse arrangements; and an allowance that would facilitate the development of accessory dwelling units by allowing such units to count toward meeting minimum density requirements in the higher density zones.
 - The amendments facilitate higher-density residential development on small infill sites by reducing regulatory barriers to such development. Amendments that help facilitate greater density on small sites include allowances for narrower driveways and walkways, provisions allowing vehicle and pedestrian facilities to share the same space, elimination of loading space requirements for small residential projects, provisions that facilitate the creation of small lot housing oriented to common greens and shared courts, allowances for small lot duplexes, reduced side setbacks for detached house projects, and additional regulatory flexibility for the design of rowhouse projects.
 - The amendments also promote affordable housing by facilitating higher-density housing arrangements that can utilize relatively affordable building types, such as detached and attached houses and townhouses, which are less expensive to construct than stacked unit housing. Amendments that reduce requirements for driveway and walkway widths contribute to housing affordability by allowing a reduction in materials costs.

30. **Goal 12, Transportation**, requires provision of a safe, convenient, and economic transportation system. The amendments support this goal because they facilitate compact, pedestrian- and transit-oriented development, thereby promoting alternatives to automobile travel. See also findings for Portland Comprehensive Plan Goal 6, Transportation, and its related policies and objectives.

The Oregon Transportation Planning Rule (TPR) requires certain findings if the proposed amendment 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 not increase or change allowed residential densities, development intensities, or land uses.

Section 660-012-0045(7) of the TPR requires that "Local governments shall establish standards for local streets and accessways that minimize pavement width and total right-of-way consistent with the operational needs of the facility." The amendment to allow narrower widths for walkways serving four or fewer residential units support this requirement; as does the amendment to allow vehicles and pedestrians to share the same circulation space, thereby reducing pavement area, when special paving treatments are used to signify its intended use by pedestrians.

31. **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 provide additional opportunities for compact, higher-density housing types that allow efficient use of building materials and site area; facilitate infill development on small lots in areas zoned for higher-density residential development located near transit facilities; and allow more efficient management of stormwater by reducing requirements for the widths of driveway and walkway.
32. **Goal 14, Urbanization**, requires provision of an orderly and efficient transition of rural lands to urban use. The amendments support this goal because they facilitate compact, higher density development in areas zoned for multidwelling development, thereby helping to reduce long-term pressure to expand the Urban Growth Boundary. See also findings for Portland Comprehensive Plan Goal 2, Urban Development, and its related policies and objectives.

Findings on Title 1 - Urban Growth Management Ordinance

33. **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. Some amendments also support this title by facilitating development on infill sites. Amendments that help facilitate greater density on small sites include allowances for narrower driveways and walkways, provisions allowing vehicle and pedestrian facilities to share the same space, elimination of loading space requirements for small residential projects, provisions that facilitate the creation of small lot housing oriented to common greens and shared courts, allowances for small lot duplexes, reduced side setbacks for detached house projects, and additional regulatory flexibility for the design of rowhouse projects. See also findings under Comprehensive Plan Goals 4 (Housing) and 5 (Economic Development).
34. **Title 2, Regional Parking Policy**, regulates the amount of parking permitted by use for jurisdictions in the region. The amendments are consistent with this title because they do not alter the amount of parking permitted or required by the City.

35. **Title 3, Water Quality, Flood Management and Fish and Wildlife Conservation**, protects the public's health and safety by reducing flood and landslide hazards, controlling soil erosion and reducing water pollution by avoiding, limiting, or mitigating the impact of development on streams, rivers, wetlands, and floodplains. Title 3 specifically implements the Statewide Land Use Goals 6 and 7. The amendments are not inconsistent with this title because they do not change policies or intent of existing regulations relating to water quality, flood management, or fish and wildlife conservation. The amendments support this title by providing opportunities for less site area to be devoted to impervious surfaces by allowing narrower driveways and walkways, which will reduce stormwater impacts.
36. **Title 4, Industrial and Other Employment Areas**, limits retail and office development in Employment and Industrial areas to those that are most likely to serve the needs of the area and not draw customers from a larger market area. The amendments are consistent with this title because they do not change policies or existing regulations relating to retail in employment and industrial areas.
37. **Title 7, Affordable Housing**, ensures opportunities for affordable housing at all income levels, and calls for a choice of housing types. The amendments are consistent with this title because promote affordable housing by facilitating higher-density housing arrangements that can utilize relatively affordable building types, such as detached and attached houses and townhouses, which are less expensive to construct than stacked unit housing. Some of these amendments, particularly provisions for common greens and shared courts, also expand opportunities for affordable medium-density ownership housing by increasing opportunities to create housing on small lots. Amendments that reduce requirements for driveway and walkway widths also contribute to housing affordability by allowing a reduction in materials costs.

Findings on the Board's Comprehensive Goals

38. Only the Comprehensive Plan goals addressed below apply.
39. **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 conform to and do not change policies or regulations related to metropolitan coordination.
40. **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 Multnomah County, Metro, and the State Department of Land Conservation and Development.
41. **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 they promote additional housing opportunities by reducing regulatory barriers to medium-density housing development on small infill sites. The amendments also support retention of the character of residential neighborhoods by limiting front vehicle areas and facilitating rear-parking arrangements to help preserve the front yard landscaping characteristic of Portland's residential areas and by requiring front windows to continue traditions of street-oriented housing. Amendment provisions facilitating courtyard housing and house-like plexes also help continue infill housing types that are part of the character-giving housing mix of Portland neighborhoods.

42. **Policy 2.9, Residential Neighborhoods**, calls for allowing a range of housing types to accommodate increased population growth while improving and protecting the city's residential neighborhoods. The amendments support this policy because they facilitate a diversity of housing types. These include provisions for common greens and shared courts that expand opportunities for medium-density ownership housing; allowances that encourage courtyards that can provide additional opportunities for outdoor space for play areas and other recreational uses; provisions to allow a greater diversity of alternative housing types such as small-lot duplexes, small-lot detached houses, and a greater diversity of rowhouse arrangements; and an allowance that would facilitate the development of accessory dwelling units by allowing such units to count toward meeting minimum density requirements in the higher density zones. The amendments also support this policy by helping to protect the character of neighborhoods by requiring new multidwelling development to continue basic neighborhood patterns, such as landscaped front setbacks and street-oriented buildings with front windows.
43. **Policy 2.12, Transit Corridors**, calls for, among other things, requiring development along transit routes to relate to pedestrians. The amendments support this policy by requiring street-facing windows and limiting front vehicle areas in order to foster pedestrian-friendly streetscapes in the multidwelling zones, which are primarily located along or near transit corridors and other transit facilities.
44. **Policy 2.17, Transit Stations and Transit Centers**, calls for setting minimum residential densities near transit facilities and for design in these areas to emphasize a pedestrian- and bicycle-oriented environment. The amendments support this policy by requiring street-facing windows and limiting front vehicle areas in order to foster pedestrian-friendly streetscapes in the multidwelling zones, which are primarily located near transit facilities.
45. **Policy 2.19, Infill and Redevelopment**, calls for encouraging infill and redevelopment as a way to implement the Livable City growth principles and accommodating increases in population and employment. The amendments support this policy by reducing regulatory barriers to development on small infill sites and by facilitating a greater diversity of infill housing types and configurations.
46. **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 by facilitating higher-density housing configurations, such as courtyard housing and house-like plexes, that hold potential to blend into established neighborhood patterns. The amendments also support this goal by providing additional opportunities for the development of ownership housing that can contribute to neighborhood stability and vitality and by limiting the disruptions of multidwelling infill development on the street environments of neighborhoods.
47. **Policy 3.6, Neighborhood Plan**, calls for maintaining and enforcing neighborhood plans that are consistent with the Comprehensive Plan and that have been adopted by City Council. The amendments support this policy by helping to implement policies of the many neighborhood plans that call for infill development to be compatible with existing community character. Among the amendments that would help implement these policies are those encouraging rear parking arrangements which allow the continuation of neighborhood patterns of landscaped front setbacks and street-oriented buildings. Other implementing provisions are those that would facilitate housing arrangements, such as courtyard housing and house-like duplexes, that hold potential to accommodate increased residential densities in ways that reflect common neighborhood patterns. Other amendment provisions would help implement these policies by providing additional regulatory flexibility for building setbacks along transit streets to better respond to site-specific aspects of the surrounding neighborhood.
48. **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 support this goal because they facilitate a diversity of housing types suitable for a range of households and residential tenures. These include provisions for common greens and shared courts that expand opportunities for medium-density ownership housing; allowances that encourage courtyards that can provide additional opportunities for outdoor space for play areas and other recreational uses; provisions to allow a greater diversity of alternative housing types such as small-lot duplexes, small-lot detached houses, and a greater diversity of rowhouse arrangements; and an allowance that would facilitate the development of accessory dwelling units by allowing such units to count toward meeting minimum density requirements in the higher density zones. See also the findings for Statewide Planning Goal, Goal 10, Housing and for Metro Title 1.

49. **Policy 4.1, Housing Availability**, calls for ensuring an adequate supply of housing is available to meet the needs, preferences, and financial capabilities of Portland's households now and in the future. The amendments support this policy because they reduce regulatory barriers to the development of infill housing and provide additional opportunities for a variety of housing types.
50. **Policy 4.3, Sustainable Housing**, calls for encouraging housing that supports sustainable development patterns by promoting the efficient use of land; conservation of natural resources; easy access to public transit and other efficient modes of transportation; easy access to services and parks; resource efficient design and construction; and the use of renewable energy resources. The amendments support this policy because they provide additional opportunities for compact, higher-density housing types that allow efficient use of building materials and site area; facilitate infill development on small lots in areas zoned for higher-density residential development located near transit facilities; and allow more efficient management of stormwater by reducing requirements for the widths of driveway and walkway.
51. **Policy 4.7, Balanced Communities**, calls for striving for livable mixed-income neighborhoods throughout Portland that collectively reflect the diversity of housing types, tenures, and income levels of the region. The amendments support this policy because they facilitate a diversity of housing types suitable for a range of households and residential tenures. These include provisions for common greens and shared courts that expand opportunities for medium-density ownership housing; allowances for a greater diversity of alternative housing types such as small-lot duplexes, small-lot detached houses, and a greater diversity of rowhouse arrangements; and an allowance that would facilitate the development of accessory dwelling units in conjunction with detached or attached houses in the multidwelling zones and that would promote a mix of ownership and rental housing.
52. **Policy 4.10, Housing Diversity**, calls for promoting creation of a range of housing types, prices, and rents to (1) create culturally and economically diverse neighborhoods; and (2) allow those whose housing needs change to find housing that meets their needs within their existing community. The amendments support this policy because they facilitate a diversity of housing types suitable for a range of households and residential tenures. These include provisions for common greens and shared courts that expand opportunities for medium-density ownership housing; allowances for a greater diversity of alternative housing types such as small-lot duplexes, small-lot detached houses, and a greater diversity of rowhouse arrangements; and an allowance that would facilitate the development of accessory dwelling units in conjunction with detached or attached houses in the multidwelling zones and that would promote a mix of ownership and rental housing. The amendments also provide additional opportunities for housing arrangements accessible to people who are mobility impaired by facilitating cottage clusters and other courtyard-oriented housing that can serve as more accessible alternatives to multi-level rowhouses.
53. **Policy 4.11, Housing Affordability**, calls for promoting the development and preservation of quality housing that is affordable across the full spectrum of household incomes. The amendments support this policy because they provide additional opportunities for housing that can serve a broad income

range. The amendments promote affordable housing by facilitating higher-density housing arrangements that can utilize relatively affordable building types, such as detached and attached houses and townhouses, which are less expensive to construct than stacked unit housing. Amendments that reduce requirements for driveway and walkway widths contribute to housing affordability by allowing a reduction in materials costs.

54. **Policy 4.12, Housing Continuum**, calls for ensuring that a range of housing from temporary shelters, to transitional, and to permanent housing for renters and owners is available, with appropriate supportive services for those who need them. The amendments support this policy because they provide additional opportunities for housing for both renters and owners in a variety of housing types.
55. **Policy 4.13, Humble Housing**, calls for ensuring that there are opportunities for development of small homes with basic amenities to ensure housing opportunities for low-income households, members of protected classes, households with children, and households supportive of reduced resource consumption. The amendments support this policy by providing new opportunities for the development of small-lot housing oriented to common greens and shared courts, as well as by facilitating other medium-density courtyard housing arrangements, providing greater flexibility for detached houses on small lots, and facilitating small-lot duplexes.
56. **Policy 4.14, Neighborhood Stability**, calls for stabilizing neighborhoods by promoting: (1) a variety of homeownership and rental housing options; (2) security of housing tenure; and (3) opportunities for community interaction. The amendments support this policy because they facilitate a diversity of housing types suitable for a range of households and residential tenures. These include provisions for common greens and shared courts that expand opportunities for medium-density ownership housing; allowances that encourage courtyards that can provide additional opportunities for outdoor space and community interaction; provisions to allow a greater diversity of alternative housing types such as small-lot duplexes, small-lot detached houses, and a greater diversity of rowhouse arrangements; and an allowance that would facilitate the development of accessory dwelling units in conjunction with houses in the higher density zones.
57. **Policy 4.15, Regulatory Costs and Fees**, calls for considering the impact of regulations and fees in the balance between housing affordability and other objectives such as environmental quality, urban design, maintenance of neighborhood character, and protection of public health, safety, and welfare. The amendments support this policy because they are primarily facilitative, removing barriers to desirable design and development, and do not add to regulatory costs. Amendment provisions also reduce the need for code adjustments, saving applicants process time and costs. The neighborhood contact requirement provides opportunities for community input regarding the design of multidwelling development, while avoiding costs associated with the alternative of design review.
58. **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 they remove regulatory barriers to desirable residential development and provide additional opportunities for housing construction on small infill sites. See also findings for Statewide Planning Goal, Goal 9, Economic Development.
59. **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 they facilitate compact, pedestrian- and transit-oriented development, thereby promoting alternatives to automobile travel. See also findings for Statewide Planning Goals, Goal 12, Transportation.
60. **Policy 6.19, Transit-Oriented Development**, calls for reinforcing the link between transit and land use by encouraging transit-oriented development and supporting increased residential and

employment densities along transit streets, at existing and planned light rail transit stations, and at other major activity centers. The amendments support this policy because they encourage development that is pedestrian- and transit-oriented by requiring street-facing windows and limiting front vehicle areas in order to foster street environments that provide a pleasant pedestrian experience. The amendments apply primarily to the multidwelling zones, which are intended to be transit supportive and are located adjacent to or near transit corridors and facilities.

61. **Policy 6.26, On Street Parking Management**, calls for managing the supply, operations and demand for parking and loading in the public right-of-way to encourage economic vitality, safety for all modes, and livability of residential neighborhoods. The amendments support this policy by allowing narrower driveways, facilitating rear parking arrangements, and limiting front vehicle areas; which promotes the preservation of on-street parking.
62. **Goal 7, Energy**, calls for promotion of a sustainable energy future by increasing energy efficiency in all sectors of the city. The amendments support this goal because they provide additional opportunities for compact, higher-density housing types that allow efficient use of building materials and site area and that support alternatives to the automobile. The amendments' facilitation of compact, higher-density housing also supports this goal because such housing typically economizes on heating and cooling needs compared to lower-density housing.
63. **Policy 7.4, Energy Efficiency Through Land Use Regulations**, calls for promoting residential, commercial, industrial, and transportation energy efficiency and the use of renewable resources. The amendments support this goal because they provide additional opportunities for compact, higher-density housing in zones intended to be transit supportive. These amendments include provisions that facilitate a greater diversity of energy- and resource-efficient, shared-wall housing, such as common green and shared court housing arrangements; as well as additional forms of multifamily housing, such as small lot plexes.
64. **Goal 8, Environment**, calls for the maintenance and improvement of the quality of Portland's air, water, and land resources, as well as the protection of neighborhoods and business centers from noise pollution. The amendments support this goal because they facilitate compact, pedestrian- and transit-oriented development that holds potential to reduce reliance on automobile travel. The amendments also support this goal by providing opportunities for less site area to be devoted to impervious surfaces by allowing narrower driveways and walkways, which will reduce stormwater impacts.
65. **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.
66. **Policy 10.10, Amendments to the Zoning and Subdivision Regulations**, requires amendments to the zoning and subdivision regulations to be clear, concise, and applicable to the broad range of development situations faced by a growing, urban city. The amendments support this policy because they offer clear and concise standards and direction for development and have been designed to be practical for a broad range of development scenarios. The amendments also support this policy because they were formulated to minimize regulatory complexity and costs, with a focus on regulations intended to facilitate well-designed projects that can contribute toward meeting the community's design objectives.
67. **Goal 12, Urban Design**, calls for enhancing Portland as a livable city, attractive in its setting and dynamic in its urban character by preserving its history and building a substantial legacy of quality private developments and public improvements for future generations. The amendments support this goal because they promote residential design that reinforces positive aspects of the city's

neighborhoods, such as the pedestrian-friendly character of neighborhood streetscapes and housing types that add to the vibrancy and variety of neighborhoods.

68. **Policy 12.1, Portland's Character**, calls for enhancing and extending Portland's attractive identity by building on design elements, features, and themes identified within the city. The amendments support this policy by reinforcing the cherished human scale of Portland's built environment by requiring street-facing windows instead of blank walls and by limiting front vehicle parking so that pavement and vehicles do not dominate street frontages.
69. **Policy 12.4, Provide for Pedestrians**, calls for providing a pleasant, rich, and diverse experience for pedestrians which includes comfortable, safe, and attractive pathways. The amendments support this policy because they encourage development that is pedestrian- and transit-oriented by requiring street-facing windows and limiting front vehicle areas in order to foster street environments that provide a pleasant pedestrian experience.
70. **Policy 12.6, Preserve Neighborhoods**, calls for preserving and supporting the qualities of individual neighborhoods that help to make them attractive places. The amendments support this policy by encouraging rear parking arrangements which allow the continuation of neighborhood patterns of landscaped front setbacks and street-oriented buildings. The amendments also facilitate housing arrangements, such as courtyard housing and house-like duplexes, that hold potential to accommodate higher residential density in ways that reflect common neighborhood patterns. Other provisions of the amendments would help implement these policies by providing additional regulatory flexibility for building setbacks along transit streets to better respond to site-specific aspects of the surrounding neighborhood.
71. **Policy 12.7, Design Quality**, calls for enhancing Portland's appearance and character through development of public and private projects that are models of innovation and leadership in the design of the built environment. The amendments support Objective F of this policy: "Establish development standards that foster compatible design solutions in areas not subject to design review. Identify and establish standards aimed at improving how development projects fit into the community." The amendments ensure that medium-density infill development will continue basic features characteristic of the city's neighborhoods by limiting front vehicle areas and facilitating rear-parking arrangements to help preserve the front yard landscaping characteristic of Portland's residential areas and by requiring front windows to continue traditions of street-oriented housing.

NOW, THEREFORE, the Council directs:

- a. Adopt Exhibit A, *Infill Design Code Amendments Recommended Draft*, dated November 18, 2005;
- b. Amend Title 33, Planning and Zoning, as shown in Section C of Exhibit A, *Infill Design Code Amendments Recommended Draft*, dated November 18, 2005;
- c. Amend Title 17, Public Improvements, as shown in Section D of Exhibit A, *Infill Design Code Amendments Recommended Draft*, dated November 18, 2005;
- d. Adopt the commentary in Section C and Section D of Exhibit A, *Infill Design Code Amendments Recommended Draft*, dated November 18, 2005, as legislative intent and as further findings;
- e. Adopt Exhibit B, *Infill Design Project Report: Medium-Density Residential Development*, dated October 10, 2005, as background information;
- f. Direct the Bureau of Development Services to develop and approve administrative rules for private rights-of-way to serve as technical standards in the review of shared courts by September 1, 2006. In the interim, prior to September 1, 2006, the Bureau of Development Services shall review proposals for shared courts using the existing standards of the *Permanent Administrative Rules, Private Rights of Ways (Streets, Alleys, Common Greens, and Pedestrian Connections)*. Departures from these standards shall be subject to the appeals process established in those rules.
- g. Direct the Bureau of Planning to monitor the impacts of the amendments shown in Section C of Exhibit A, *Infill Design Code Amendments Recommended Draft*, dated November 18, 2005, and to provide a report to the Portland Planning Commission three years after these amendments take effect.

Passed by the Council, DEC 21 2005

Mayor Tom Potter
W. Cunningham
November 30, 2005

GARY BLACKMER
Auditor of the City of Portland

By
Susan Parsons
Deputy

EXHIBIT A
- 80 PAGES -
AVAILABLE ON LINE
AGENDA PACKET P-5



Infill Design Code Amendments Recommended Draft

November 18, 2005

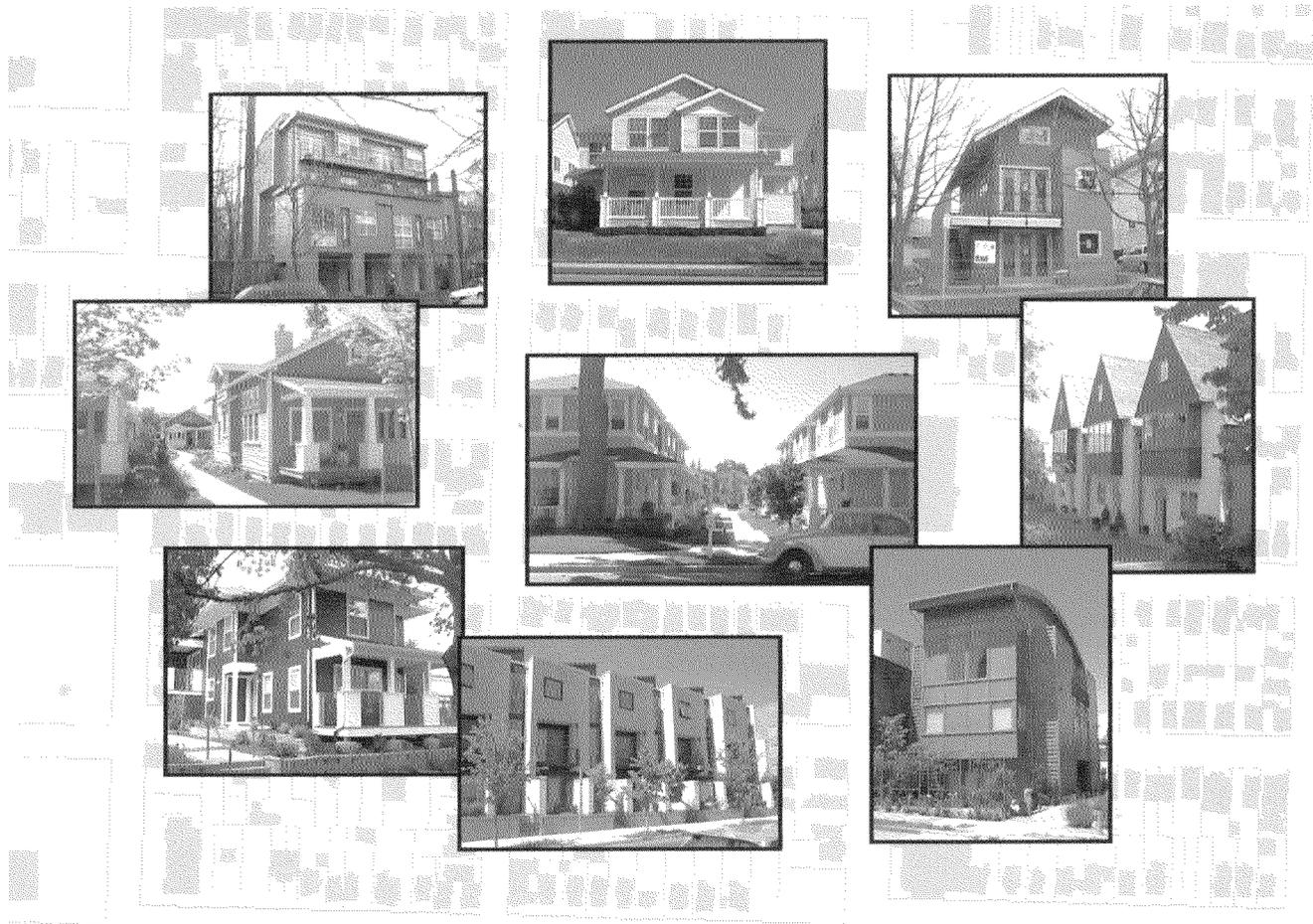


CITY OF PORTLAND, OREGON
BUREAU OF
Planning

EXHIBIT B
- 88 PAGES -
AVAILABLE ON LINE
AGENDA PACKET R-5

Infill Design Project Report: Medium-Density Residential Development

October 10, 2005



Issues & Staff Recommendations



BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

ORDINANCE NO. _____

Collected
TITLE

Amending County Land Use Code, Plans and Maps to Adopt Portland's Recent Land Use Code, Plan and Map Revisions Related to the Adoption of the Infill Design Code Amendments 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 September 15, 2005, 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 1067.
- f. Since the adoption of Ordinance 1067, 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 3. 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 3, effective on the same date as the respective Portland ordinance:

Exhibit No.	Description	Effective / Hearing Date
1	Ordinance adopting the Infill Design Code Amendments to the Portland Zoning Code; Titles 17 and 33. (PDX Ord. #179845)	1/20/06
2	Infill Design Code Amendments Recommended Draft	11/18/05
3	Infill Design Project Report: Medium-Density Residential Development Issues and Staff Recommendations	10/10/05

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.

EXHIBIT LIST FOR ORDINANCE

1. Ordinance adopting the Infill Design Code Amendments to the Portland Zoning Code; Titles 17 and 33. **(PDX Ord. #179845)**
2. Infill Design Code Amendments Recommended Draft
3. Infill Design Project Report: Medium-Density Residential Development Issues and Staff Recommendations.

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/). 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.



MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST

APPROVED : MULTNOMAH COUNTY
BOARD OF COMMISSIONERS
AGENDA # R-6 DATE 01-26-06
DEBORAH L. BOGSTAD, BOARD CLERK

Board Clerk Use Only

Meeting Date: 01/26/06
Agenda Item #: R-6
Est. Start Time: 10:14 AM
Date Submitted: 01/19/06

BUDGET MODIFICATION:

Agenda Title: Authorizing Settlement of Edwards v Multnomah County

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

Date Requested:	<u>January 26, 2006</u>	Time Requested:	<u>1 minute</u>
Department:	<u>Non-Departmental</u>	Division:	<u>County Attorney</u>
Contact(s):	<u>Agnes Sowle</u>		
Phone:	<u>503-988-3138</u>	Ext.:	<u>83138</u>
		I/O Address:	<u>503/500</u>
Presenter(s):	<u>Michelle Bellia</u>		

General Information

1. What action are you requesting from the Board?

Approve settlement of retaliation claim and Merit Council appeal by employee Rod Edwards in the amount of \$62,500.00.

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

In June 2002 Sergeant Rod Edwards, then a law enforcement deputy, applied for and was denied promotion to Sergeant. Edwards filed an appeal with the Merit Council challenging this decision. After the Merit Council issued its ruling, Edwards filed a Writ of Review. The appeal of the Writ of Review is currently pending in the Oregon Court of Appeals. Edwards also filed a state court action alleging that the County retaliated against him for filing the Merit Council appeal and for disclosing what he reasonably believed was a violation of state law.

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

N/A

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

On December 18, 2003, the Board adopted Resolution 03-171 delegating authority to the County Attorney to settle claims and litigation against the County or its employees in amounts up to \$25,000 per case. The County Attorney must obtain Board approval for all settlements of over \$25,000.

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

N/A

Required Signatures

**Department/
Agency Director:**



Date: 1/19/06

Budget Analyst:

Date:

Department HR:

Date:

Countywide HR:

Date:



**MULTNOMAH COUNTY
AGENDA PLACEMENT REQUEST**

Board Clerk Use Only

Meeting Date: 01/26/06
Agenda Item #: E-1
Est. Start Time: 10:15 AM
Date Submitted: 01/05/06

BUDGET MODIFICATION: -

Agenda Title: Executive Session Pursuant to ORS 192.660(2)(h)

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

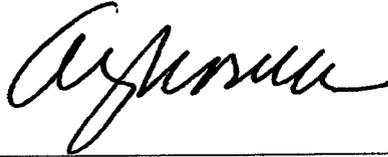
Date Requested:	<u>January 26, 2006</u>	Time Requested:	<u>15-30 mins</u>
Department:	<u>Non-Departmental</u>	Division:	<u>County Attorney</u>
Contact(s):	<u>Agnes Sowle</u>		
Phone:	<u>503 988-3138</u>	Ext.:	<u>83138</u>
		I/O Address:	<u>503/500</u>
Presenter(s):	<u>Agnes Sowle and Invited Others</u>		

General Information

1. **What action are you requesting from the Board?**
 No Final Decision will be made in the Executive Session.
2. **Please provide sufficient background information for the Board and the public to understand this issue.**
 Only Representatives of the News Media and Designated Staff are allowed to Attend.
 Representatives of the News Media and All Other Attendees are Specifically Directed Not to Disclose Information that is the Subject of the Executive Session.
3. **Explain the fiscal impact (current year and ongoing).**
4. **Explain any legal and/or policy issues involved.**
 ORS 192.660(2)(h).
5. **Explain any citizen and/or other government participation that has or will take place.**

Required Signatures

**Department/
Agency Director:**



Date: 01/26/06

Budget Analyst:

Date:

Department HR:

Date:

Countywide HR:

Date: