

# ANNOTATED MINUTES

Tuesday, December 3, 1996 - 9:30 AM  
Multnomah County Courthouse, Room 602  
1021 SW Fourth, Portland

## BOARD BRIEFING

*Vice-Chair Dan Saltzman convened the meeting at 9:37 a.m., with Commissioners Sharron Kelley, Gary Hansen and Tanya Collier present, and Chair Beverly Stein excused.*

- B-1 Review Metro's Urban Growth Management Functional Plan Requirements and Implementation Alternatives. Presented by Scott Pemble, David Knowles, Bob Clay, Ken Martin and John Bonn.

**VICE-CHAIR DAN SALTZMAN, SCOTT PEMBLE, JOHN BONN, DAVID KNOWLES, KEN MARTIN AND BOB CLAY PRESENTATION AND RESPONSE TO BOARD QUESTIONS AND DISCUSSION. STAFF TO COME BACK TO BOARD IN JANUARY, 1997 WITH RECOMMENDATIONS ON UNRESOLVED ISSUES, BUDGET INFORMATION, AND OTHER QUESTIONS. COMMISSIONER KELLEY REQUESTED WRITTEN LEGAL OPINION REGARDING LAND USE PLANNING APPEALS. BOARD CONSENSUS TO PROCEED.**

*There being no further business, the meeting was adjourned at 10:32 a.m.*

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Thursday, December 5, 1996 - 9:30 AM  
Multnomah County Courthouse, Room 602  
1021 SW Fourth, Portland

## REGULAR MEETING

*Chair Beverly Stein convened the meeting at 9:37 a.m., with Vice-Chair Dan Saltzman and Commissioners Sharron Kelley, Gary Hansen, Tanya Collier and present.*

## **CONSENT CALENDAR**

***UPON MOTION OF COMMISSIONER KELLEY,  
SECONDED BY COMMISSIONER HANSEN, THE  
CONSENT CALENDAR (ITEMS C-1 THROUGH C-2)  
WAS UNANIMOUSLY APPROVED.***

## **DEPARTMENT OF ENVIRONMENTAL SERVICES**

C-1 ORDER Authorizing Execution of Deed D971380 Upon Complete Performance of a Contract to Lynn B. Allquist and Violet Allquist

***ORDER 96-208.***

## **SHERIFF'S OFFICE**

C-2 Retail Malt Beverage Liquor License Renewal for SPRINGDALE TAVERN, 323 E. CROWN POINT HIGHWAY, CORBETT

***AT THE REQUEST OF CHAIR STEIN AND UPON  
MOTION OF COMMISSIONER KELLEY, SECONDED  
BY COMMISSIONER HANSEN, CONSIDERATION  
OF THE FOLLOWING ITEM WAS UNANIMOUSLY  
APPROVED.***

## **SHERIFF'S OFFICE**

UC-1 ORDER Acknowledging Unclaimed Property and Authorizing Transfer for Sale or Disposal

***UPON MOTION OF COMMISSIONER KELLEY,  
SECONDED BY COMMISSIONER SALTZMAN,  
ORDER 96-209 WAS UNANIMOUSLY APPROVED.***

## **REGULAR AGENDA**

## **PUBLIC COMMENT**

R-1 Opportunity for Public Comment on Non-Agenda Matters. Testimony Limited to Three Minutes Per Person.

***NO ONE WISHED TO COMMENT.***

## **DEPARTMENT OF COMMUNITY CORRECTIONS**

- R-2 Budget Modification DCC 5 Creating a Budget for the Centralized Casebank Unit, Transferring Existing Positions and Materials and Services

***COMMISSIONER KELLEY MOVED AND COMMISSIONER HANSEN SECONDED, APPROVAL OF R-2. PATRICK BRUN EXPLANATION. BUDGET MODIFICATION UNANIMOUSLY APPROVED.***

***IN RESPONSE TO A QUESTION OF COMMISSIONER COLLIER, CHAIR STEIN ADVISED THE DISCUSSION ON WORKFORCE DEVELOPMENT ISSUES ORIGINALLY SET FOR DECEMBER HAD TO BE RESCHEDULED TO TUESDAY, JANUARY 14, 1997.***

## **DEPARTMENT OF COMMUNITY AND FAMILY SERVICES**

- R-3 Intergovernmental Agreement 104776 with the Housing Authority of Portland, Allocating \$350,455.70 of Community Development Block Grant Funds to Develop Property for Use as Low Income Rental Housing, Headstart Classrooms, and a Community Facility Meeting Space

***COMMISSIONER KELLEY MOVED AND COMMISSIONER COLLIER SECONDED, APPROVAL OF R-3. CECILE PITTS EXPLANATION AND RESPONSE TO BOARD QUESTIONS AND COMMENTS IN SUPPORT. AGREEMENT UNANIMOUSLY APPROVED.***

- R-4 PUBLIC HEARING on Affordable Housing Development Program Recommendations and Consideration of an ORDER Authorizing Transfer of Certain Tax Foreclosed Properties to Jubilee Fellowship Ministries, Portland Habitat for Humanity, Northeast Community Development Corporation, Hacienda CDC, Sabin CDC and Housing Our Families, for Low Income Housing Purposes

***COMMISSIONER SALTZMAN MOVED AND COMMISSIONER KELLEY SECONDED, APPROVAL OF R-4. CECILE PITTS EXPLANATION AND RESPONSE TO BOARD QUESTIONS. CYNTHIA***

WINTER OF PORTLAND HABITAT FOR HUMANITY, EXPLANATION OF PROPOSED PROJECT AND TESTIMONY IN SUPPORT. JACK KELLY OF JUBILEE FELLOWSHIP MINISTRIES, TESTIMONY IN SUPPORT AND APPRECIATION. CHRIS PIERCE OF HACIENDA CDC, EXPLANATION OF PROPOSED PROJECT AND TESTIMONY IN SUPPORT. TERI DUFFY OF NORTHEAST COMMUNITY DEVELOPMENT CORPORATION, EXPLANATION OF PROPOSED PROJECT, TESTIMONY IN SUPPORT AND RESPONSE TO BOARD QUESTIONS. COUNTY COUNSEL SANDRA DUFFY RESPONSE TO A QUESTION OF COMMISSIONER KELLEY. CHAIR STEIN AND COMMISSIONER HANSEN COMMENTS IN APPRECIATION OF THE INNOVATIVE AND EXCEPTIONAL PROJECTS. ORDER 96-210 UNANIMOUSLY APPROVED.

*The regular meeting was adjourned at 10:00 a.m., and the briefing was convened at 10:07 a.m.*

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Thursday, December 5, 1996 - 10:00 AM  
Multnomah County Courthouse, Room 602  
1021 SW Fourth, Portland

## **BOARD BRIEFING**

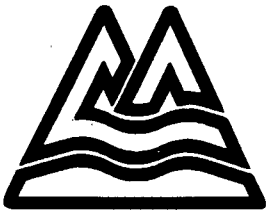
B-2 Update on Proposed Dredging of the Columbia River. Presented by Sharon Timko.

**CHAIR STAFF SHARON TIMKO, AND ALAN WILLIS  
AND SEBASTIAN DEGENS OF THE PORT OF  
PORTLAND, PRESENTATIONS AND RESPONSE TO  
BOARD QUESTIONS AND DISCUSSION.**

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

BOARD CLERK FOR MULTNOMAH COUNTY, OREGON

**Deborah L. Bogstad**



## MULTNOMAH COUNTY OREGON

OFFICE OF THE BOARD CLERK  
SUITE 1510, PORTLAND BUILDING  
1120 SW FIFTH AVENUE  
PORTLAND, OREGON 97204  
CLERK'S OFFICE • 248-3277 • 248-5222  
FAX • (503) 248-5262

BOARD OF COUNTY COMMISSIONERS		
BEVERLY STEIN •	CHAIR	•248-3308
DAN SALTZMAN •	DISTRICT 1	• 248-5220
GARY HANSEN •	DISTRICT 2	•248-5219
TANYA COLLIER •	DISTRICT 3	•248-5217
SHARRON KELLEY •	DISTRICT 4	•248-5213

# AGENDA

## MEETINGS OF THE MULTNOMAH COUNTY BOARD OF COMMISSIONERS

FOR THE WEEK OF

**DECEMBER 2, 1996 - DECEMBER 6, 1996**

*Tuesday, December 3, 1996 - 9:30 AM - Board Briefing..... Page 2*

*Thursday, December 5, 1996 - 9:30 AM - Regular Meeting .....Page 2*

*Thursday, December 5, 1996 - 10:00 AM - Board Briefing .....Page 3*

*Thursday Meetings of the Multnomah County Board of Commissioners are \*cable-cast\* live and taped and can be seen by Cable subscribers in Multnomah County at the following times:*

*Thursday, 9:30 AM, (LIVE) Channel 30*

*Friday, 10:00 PM, Channel 30*

*Sunday, 1:00 PM, Channel 30*

*\*Produced through Multnomah Community Television\**

INDIVIDUALS WITH DISABILITIES MAY CALL THE OFFICE OF THE BOARD CLERK AT 248-3277 OR 248-5222, OR MULTNOMAH COUNTY TDD PHONE 248-5040, FOR INFORMATION ON AVAILABLE SERVICES AND ACCESSIBILITY.

AN EQUAL OPPORTUNITY EMPLOYER

Tuesday, December 3, 1996 - 9:30 AM  
Multnomah County Courthouse, Room 602  
1021 SW Fourth, Portland

**BOARD BRIEFING**

- B-1      Review Metro's Urban Growth Management Functional Plan Requirements and Implementation Alternatives. Presented by Scott Pemble, David Knowles, Bob Clay, Ken Martin and John Bonn. ONE HOUR REQUESTED
- 

Thursday, December 5, 1996 - 9:30 AM  
Multnomah County Courthouse, Room 602  
1021 SW Fourth, Portland

**REGULAR MEETING**

**CONSENT CALENDAR**

**DEPARTMENT OF ENVIRONMENTAL SERVICES**

- C-1      ORDER Authorizing Execution of Deed D971380 Upon Complete Performance of a Contract to Lynn B. Allquist and Violet Allquist

**SHERIFF'S OFFICE**

- C-2      Retail Malt Beverage Liquor License Renewal for SPRINGDALE TAVERN, 323 E. CROWN POINT HIGHWAY, CORBETT

**REGULAR AGENDA**

**PUBLIC COMMENT**

- R-1      Opportunity for Public Comment on Non-Agenda Matters. Testimony Limited to Three Minutes Per Person.

**DEPARTMENT OF COMMUNITY CORRECTIONS**

- R-2      Budget Modification DCC 5 Creating a Budget for the Centralized Casebank Unit, Transferring Existing Positions and Materials and Services

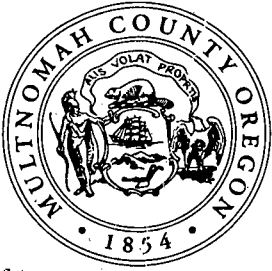
**DEPARTMENT OF COMMUNITY AND FAMILY SERVICES**

- R-3      *Intergovernmental Agreement 104776 with the Housing Authority of Portland, Allocating \$350,455.70 of Community Development Block Grant Funds to Develop Property for Use as Low Income Rental Housing, Headstart Classrooms, and a Community Facility Meeting Space*
- R-4      *PUBLIC HEARING on Affordable Housing Development Program Recommendations and Consideration of an ORDER Authorizing Transfer of Certain Tax Foreclosed Properties to Jubilee Fellowship Ministries, Portland Habitat for Humanity, Northeast Community Development Corporation, Hacienda CDC, Sabin CDC and Housing Our Families, for Low Income Housing Purposes*
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*Thursday, December 5, 1996 - 10:00 AM*  
**(OR IMMEDIATELY FOLLOWING REGULAR MEETING)**  
*Multnomah County Courthouse, Room 602*  
*1021 SW Fourth, Portland*

**BOARD BRIEFING**

- B-2      *Update on Proposed Dredging of the Columbia River. Presented by Sharon Timko. ONE HOUR REQUESTED.*



## Beverly Stein, Multnomah County Chair

Room 1515, Portland Building  
1120 S.W. Fifth Avenue  
Portland, Oregon 97204

Phone: (503) 248-3308  
FAX: (503) 248-3093  
E-Mail: [mult.chair@co.multnomah.or.us](mailto:mult.chair@co.multnomah.or.us)

### MEMORANDUM

TO: Commissioner Sharron Kelley  
Commissioner Tanya Collier  
Commissioner Gary Hansen  
Commissioner Dan Saltzman  
Office of the Board Clerk

FROM: Lyne Martin

DATE: November 18, 1996

RE: Beverly's Absence from Briefing meeting

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Beverly will be unable to attend the Board Briefing meeting scheduled for Tuesday December 3.

cc: Chair's Staff

96 NOV 18 PM 3:17  
MULTNOMAH COUNTY  
OREGON  
BOARD OF  
COUNTY COMMISSIONERS



MEETING DATE: DEC 03 1996  
AGENDA #: B-1  
ESTIMATED START TIME: 9:30

(Above Space for Board Clerk's Use ONLY)

## AGENDA PLACEMENT FORM

SUBJECT: Urban Growth Management Functional Plan

BOARD BRIEFING: DATE REQUESTED: December 3, 1995  
REQUESTED BY: BCC  
AMOUNT OF TIME NEEDED: 1 hour

REGULAR MEETING: DATE REQUESTED: \_\_\_\_\_  
AMOUNT OF TIME NEEDED: \_\_\_\_\_

DEPARTMENT: DES  
CONTACT: R. Scott Pemble

DIVISION: Transportation & Land Use Plan  
TELEPHONE #: 3182  
BLDG/ROOM #: 412/103

PERSON(S) MAKING PRESENTATION: R. Scott Pemble, David Knowles (COP-Plan), Bob Clay (COP - Plan), Ken Martin (Boundary Commission), John Bonn (COP Annexation)

### ACTION REQUESTED:

☐ INFORMATIONAL ONLY ☒ POLICY DIRECTION ☐ APPROVAL ☐ OTHER

### SUGGESTED AGENDA TITLE:

Review Metro's Urban Growth Management Functional Plan requirements and Implementation alternatives.

### SIGNATURES REQUIRED:

ELECTED  
OFFICIAL: \_\_\_\_\_

(OR)

DEPARTMENT  
MANAGER: \_\_\_\_\_

Lawrence D. Nicholas

BOARD OF  
COUNTY COMMISSIONERS  
96 NOV 25 PM 12:29  
MULTNOMAH COUNTY  
OREGON

ALL ACCOMPANYING DOCUMENTS MUST HAVE REQUIRED SIGNATURES

Any Questions: Call the Office of the Board Clerk 248-3277 or 248-5222

# Memorandum

**To:** County Board of Commissioners  
**CC:** Commissioner Charlie Hales, David Knowles, Bob Clay  
**From:** R. Scott Pemble  
**Date:** December 2, 1996  
**Re:** Metro Urban Growth Management Functional Plan implementation within the City of Portland Planning area.

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This preliminary analysis of the requirements of the Urban Growth Management Functional Plan has been completed by City of Portland and County planning staff. A more detailed work program is being prepared with the assistance of the Metro planning staff.

- I. Issue and Opportunity:** Metro requires all cities and counties in the district to complete the requirements of the Urban Growth Management Functional Plan within the next two years. Within urban Multnomah County, there are eighteen relatively small unincorporated pockets in the Portland Area. (Planning Areas have been established per Planning Area Agreement between the City and Multnomah County.) These pockets range in size from several lots (82<sup>nd</sup> avenue) to several hundred lots encompassing approximately 640 acres (Dunthrope). There is an opportunity for the City and County to cooperate in the fulfillment of the Metro functional plan requirements and to transition planning responsibilities for the City's urban areas.

The Urban Growth Management Functional Plan requires cities and counties to complete two types of work: performance standards and compliance documentation. Performance standards establish measures which cities and counties must meet, like the housing and employment targets listed in Table 1 of the functional plan. The Table 1 performance standard will require Multnomah County to analyze all vacant land within the eighteen urban unincorporated Portland planning area pockets to determine whether the county's current comprehensive plan and zoning code provisions will provide for Portland's planning area share of the 3, 089 dwelling unit target.

Compliance documentation is the analysis required by the functional plan to explain the choices made by local governments. An example of Compliance documentation is found in the Title 1, section 4 of the functional plan. Local governments must document the actual built densities between 1990 - 1995 by reviewing Building Permit data to determine whether built densities are less than 80 percent of the density allowed by zoning.

## **II. Givens:**

- 1) The County's Table 1 target requires 3,089 dwellings and 2,381 job capacity on vacant or redevelopable land in unincorporated urban areas of Multnomah County. In the Portland planning area, it is estimated that approximately 90 percent of the County's dwelling unit target can be accommodated.
- 2) Most pockets are designated "Inner Neighborhoods"<sup>1</sup> and "Outer Neighborhoods"<sup>2</sup> on Metro's 2040 Concept Map. The County's current plan and zoning designations reflect 2040 uses. No land use changes will be required, however, changes in density and development standards will be required.
- 3) The City has completed several community and neighborhood plans such as the Albina and the Downtown Plan and started the SW Community Plan. The Outer SE Community Plan and the forthcoming SW Community Plan cover seven of the eighteen pockets within the City's planning area. Several other community and neighborhood plans have been programmed for the next few years (Pre Measure 47 thinking). When completed, these plans will cover the remaining unincorporated urban pockets within the City's planning area and will reflect the 2040 Concept and Urban Growth Management Functional Plan requirements.
- 4) In the functional plan, 5 of the 9 mandated titles apply to the 18 unincorporated pockets within Portland's planning area: titles 1, 2, 3, 6 section 3 and 8. Title 2 parking requirements only apply to a relatively small area in the Sylvan Interchange pocket.

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<sup>1</sup> Areas in Portland and the older suburbs that are primarily residential, close to employment and shopping areas, and have smaller lot sizes and higher population densities than in outer neighborhoods.

<sup>2</sup> Areas in the outlying suburbs that are primarily residential, farther from employment and shopping areas, and have slightly larger lot sizes and lower population densities than inner neighborhoods.

### **III. Assumptions:**

- 1) Table 1 performance standard targets are obtainable. (The City staff need to review the zoning assumptions used in the completed analysis to confirm TAZ zoning density assumptions.)
- 2) The City's completed Outer SE Community Plan will satisfy Metro's Urban Growth Management Functional Plan's performance standards.
- 3) The City's soon to be completed SW Community Plan will satisfy Metro's Urban Growth Management Functional Plan's performance standards.
- 4) City zoning resulting from community and neighborhood Plans, when applied to unincorporated pockets will satisfy Metro's Urban Growth Management Functional Plan, Table 1 requirements. (Further review will be required to confirm. this assumption. )
- 5) Existing City zoning applied to adjacent unincorporated pockets may satisfy Metro's Urban Growth Management Functional Plan's performance standards in areas where no community or neighborhood plans have been or will be completed in the near future. (Additional review with Metro staff will be required to validate this assumption.)
- 6) The administration of City of Portland Zoning Code will be more accurately and efficiently implemented by the City's planning staff than the County's planning staff.

### **IV. Proposal: *Convert existing county zones to city zoning designations.***

- 1) In areas where community and neighborhood plans have been completed, apply new plan and zoning designations.
- 2) Pockets where no community or neighborhood plans have been completed, apply the adjacent comparable city zoning designation (residential to residential not residential to commercial).
- 3) In pockets where no community or neighborhood plans have been completed and where there is no comparable adjacent city zoning designation, conduct a legislative planning analysis to determine City zoning to use to convert county zoning to city zones - to meet the Metro table 1 targets. This may require a neighborhood plan approach in areas like Dunthorpe/Riverdale and the Miller/Barnes road pockets.

- 4) Amend the county/city planning area agreement and transfer planning and zoning administration responsibility to the City of Portland for the unincorporated pockets within the city's planning area.

**V. Unresolved Issues.**

- 1) If the city prepares the 2040 legislative planning work in order to determine the appropriate city zoning, what will be the cost and how will it be paid?
- 2) If city zoning is applied to all pockets and the city's planning staff administers the zoning code, what will be the cost and how will it be paid?
- 3) If the County adopts the City's Plan and Zoning Code provisions, which jurisdiction should interpret the code (*i.e.*, who should hear the quasi-judicial applications and appeals).
- 4) How will Title 3, section 4 (Water Quality and Flood Management Conservation Performance Standard) be applied and by which jurisdiction?
- 5) Which jurisdiction will prepare compliance documentation ? (See I. Issue and Opportunity comment.)
- 6) How will Measure 47 affect annexation programs?
- 7) Others to be defined?