



Bureau of Planning and Sustainability
Innovation. Collaboration. Practical Solutions.

January 4, 2021

NOTICE OF ADOPTION: River Plan / South Reach

This is to notify you that the Portland City Council recently adopted the River Plan / South Reach, which includes an updated vision for the area, comprehensive plan policy and map amendments, zoning code and map amendments, an action plan and natural and scenic resources protection plans. The Willamette Greenway Inventory was updated with the River Plan/South Reach. The adopting ordinance was passed by the City Council on December 16, 2020 and becomes effective on March 1, 2021.

Pursuant to ORS 197.615, the Notice of Adoption of a Post Acknowledgement Plan Amendment for the project was filed with the Oregon Department of Land Conservation and Development on January 4, 2021.

The ordinance and supporting documents are available on the BPS web site: www.portland.gov/bps/river-plan/south-reach/project-documents. You may also contact me directly with any questions on the adopting ordinance, exhibits and findings:

Jeff Caudill, City Planner II
Bureau of Planning and Sustainability
1900 SW Fourth Ave. Suite 7100
Portland OR 97201
Email: jeff.caudill@portlandoregon.gov or phone: 503-823-4572

The City Council's decision is the final review process available through the City. You may appeal this decision to the Oregon Land Use Board of Appeals (LUBA) by filing a Notice of Intent to Appeal with LUBA within 21 days of the date this decision and adoption notice is mailed or otherwise submitted to parties entitled to notice under ORS 197.615, as specified in the Oregon Revised Statute (ORS) 197.830(9). Among other things, ORS 197.830 requires that a petitioner at LUBA must have appeared orally or in writing during the City's proceedings on this land review. LUBA's address is: DSL Building, 775 Summer Street NE, Suite 330, Salem, OR 97301-1283. You may call LUBA at 1-503-373-1265 or visit LUBA's website (www.oregon.gov/LUBA) for further information on filing an appeal.

Per ORS 197.830(9), copies of the notice of intent to appeal shall be served upon the City. The notice shall be served and filed in the form and manner prescribed by rule of the board and shall be accompanied by a filing fee of \$200 and a deposit for costs to be established by the board.

Please let me know if you have any questions.

Sincerely,

Jeff Caudill, City Planner II

cc: Linly Rees, Chief Deputy City Attorney

The Bureau of Planning and Sustainability is committed to providing meaningful access. For accommodations, modifications, translation, interpretation or other services, please contact at 503-823-7700 or use City TTY 503-823-6868, or Oregon Relay Service 711.

Traducción o interpretación	Chuyển Ngữ hoặc Phiên Dịch	翻译或传译	Письменный или устный перевод	Traducere sau Interpretare
الترجمة التحريرية أو الشفهية	Письмовий або усний переклад	翻訳または通訳	Turjumida ama Fasiraadda	ການແປພາສາ ຫຼື ການອະທິບາຍ
503-823-7700 www.portland.gov/bps/translation-interpretation-and-accommodation				





**NOTICE OF ADOPTED CHANGE
TO A COMPREHENSIVE PLAN OR
LAND USE REGULATION
FORM 2**

FOR DLCD USE

File No.:

Received:

Local governments are required to send notice of an adopted change to a comprehensive plan or land use regulation **no more than 20 days after the adoption**. (See [OAR 660-018-0040](#)). The rules require that the notice include a completed copy of this form. **This notice form is not for submittal of a completed periodic review task or a plan amendment reviewed in the manner of periodic review.** Use [Form 4](#) for an adopted urban growth boundary including over 50 acres by a city with a population greater than 2,500 within the UGB or an urban growth boundary amendment over 100 acres adopted by a metropolitan service district. Use [Form 5](#) for an adopted urban reserve designation, or amendment to add over 50 acres, by a city with a population greater than 2,500 within the UGB. Use [Form 6](#) with submittal of an adopted periodic review task.

Jurisdiction: City of Portland

Local file no.: **002-20**

Date of adoption: 12/16/20

Date sent: 01/04/21

Was Notice of a Proposed Change (Form 1) submitted to DLCD?

☒ Yes: Date (use the date of last revision if a revised Form 1 was submitted): 1/21/2020

No

Is the adopted change different from what was described in the Notice of Proposed Change? Yes ☒ No

If yes, describe how the adoption differs from the proposal:

Local contact (name and title): Jeffrey Caudill

Phone: 503-823-4572

E-mail: jeff.caudill@portlandoregon.gov

Street address: 1900 SW 4th Ave, Suite 7100

City: Portland

Zip: 97201

PLEASE COMPLETE ALL OF THE FOLLOWING SECTIONS THAT APPLY

For a change to comprehensive plan text:

Identify the sections of the plan that were added or amended and which statewide planning goals those sections implement, if any:

Policy 1.2

Comprehensive Plan supporting documents. Maintain and periodically update the following Comprehensive Plan supporting documents

1. Inventories and analyses. The following inventories and analyses are supporting documents to the Comprehensive Plan.

- Economic Opportunities Analysis (EOA)
- Buildable Lands Inventory (BLI)
- Natural Resources Inventory (NRI)
- Housing Needs Analysis (HNA)
- Willamette River Greenway Inventory (WRGI)
- Scenic Resources Inventory (SRI)

[No other changes to this policy]

City of Portland Note: Updates to Policy 1.2 add inventories required by Goal 5 and 15.

Policy 1.15 Intergovernmental coordination. Strive to administer the Comprehensive Plan elements and implementation tools in a manner that:

- a. Supports the efforts and fiscal health of the City, county and regional governments, and partner agencies such as school districts and transit agencies.
- b. Supports the cultural practices and fiscal health of tribal nations.

Policy 2.1.g. Partnerships and Coordination. Maintain partnerships and coordinate land use engagement with institutions, governments, and ~~Sovereign tribes~~ tribal nations.

Policy 2.12 Roles and responsibilities. Establish clear roles, rights, and responsibilities for participants and decision makers in planning and investment processes. Address roles of City bureaus, elected officials, and participants, including government agencies and tribal nations in addition to community and neighborhood leadership, business, organizations, and individuals.

Policy 4.58 Archaeological resources. Protect and preserve archaeological resources, especially those sites and objects associated with Native American cultures. Work in partnership with ~~Sovereign tribes~~ tribal nations, Native American communities, and the state to protect against disturbance to Native American archaeological resources.

Policy 7.9 Habitat and biological communities. Improve, or support efforts to improve, fish and wildlife habitat and biological communities. Use plans and investments to enhance the diversity, quantity, and quality of habitats, habitat corridors, and especially habitats that:

- Are rare or declining.
- Support at-risk plant and animal species and communities.
- Support recovery of species under the Endangered Species Act, and prevent new listings.
- Provide culturally important food sources, including those associated with Native American fishing rights as well as traditional foods including plants and wildlife.

For a change to a comprehensive plan map:

Identify the former and new map designations and the area affected:

See all changes in comprehensive plan map designations in River Plan/South Reach Volume 1, Part 2, pages 243-333, Exhibit I (Comprehensive Plan Map Updates), and in the attached spreadsheets in "DLCD_Adopted_RPSR_CC2035_20201224.zip"

Change from	to	acres.	A goal exception was required for this change.
Change from	to	acres.	A goal exception was required for this change.
Change from	to	acres.	A goal exception was required for this change.
Change from	to	acres.	A goal exception was required for this change.

Location of affected property (T, R, Sec., TL and address):

The subject property is entirely within an urban growth boundary

The subject property is partially within an urban growth boundary

If the comprehensive plan map change is a UGB amendment including less than 50 acres and/or by a city with a population less than 2,500 in the urban area, indicate the number of acres of the former rural plan designation, by type, included in the boundary.

Exclusive Farm Use – Acres:

Non-resource – Acres:

Forest – Acres:

Marginal Lands – Acres:

Rural Residential – Acres:

Natural Resource/Coastal/Open Space – Acres:

Rural Commercial or Industrial – Acres:

Other: – Acres:

If the comprehensive plan map change is an urban reserve amendment including less than 50 acres, or establishment or amendment of an urban reserve by a city with a population less than 2,500 in the urban area, indicate the number of acres, by plan designation, included in the boundary.

Exclusive Farm Use – Acres:

Non-resource – Acres:

Forest – Acres:

Marginal Lands – Acres:

Rural Residential – Acres:

Natural Resource/Coastal/Open Space – Acres:

Rural Commercial or Industrial – Acres:

Other: – Acres:

For a change to the text of an ordinance or code:

Identify the sections of the ordinance or code that were added or amended by title and number:

Title 33, Zoning Code, and Title 11, Trees

For a change to a zoning map:

Identify the former and new base zone designations and the area affected:

See all changes in base and overlay zoning designations in River Plan/South Reach Volume 1, Part 2, pages 243-333 and in the attached spreadsheets in “DLCD_Adopted_RPSR_CC2035_20201224.zip”

Change from to Acres:

Change from to Acres:

Change from to Acres:

Change from to Acres:

Identify additions to or removal from an overlay zone designation and the area affected:

Overlay zone designation: Acres added: Acres removed:

Location of affected property (T, R, Sec., TL and address):

List affected state or federal agencies, local governments and special districts:

Multnomah County, Metro, TriMet, Oregon Dept of State Lands, Oregon State Marine Board, Oregon Dept of Transportation, Oregon Dept of Environmental Quality, U.S. Federal Emergency Management Agency, NOAA Fisheries

Identify supplemental information that is included because it may be useful to inform DLCD or members of the public of the effect of the actual change that has been submitted with this Notice of Adopted Change, if any. If the submittal, including supplementary materials, exceeds 100 pages, include a summary of the amendment briefly describing its purpose and requirements.

River Plan/South Reach updates the City’s compliance with Goals 5 and 15 in the South Reach and Central City areas. This 20-year plan includes revised natural and scenic resources protection plans; a few changes to Comprehensive Plan policies and Comprehensive Plan Map and Zoning Map base zone changes to five sites to reflect current use and future goals. A key update is to replace the existing Greenway overlay zones in the South Reach with River overlay zones on the Zoning Map. The River Overlay Zones chapter of the Zoning Code includes

regulations and standards for the River General (g*), River Recreational (r*) and River Environmental (e) overlay zones. These regulations include an increased river setback, landscaping requirements, a residential dock standard, a limited retail allowance to serve recreation uses at three park sites, archaeological resources protections, increased tree replacement ratios, the establishment of a new riparian buffer area and updated standards for temporary structures in the river. All development activities that are not able to meet standards, or for which there are no standards, must be approved through River Review.

Revisions to the Scenic overlays in the Central City are also proposed as a part of the River Plan/South Reach. The Scenic overlay (s) zone is being added to some Central City properties and will include new requirements for viewpoint amenities, such as a bench or lighting, on certain zoning code mapped properties. Updates to the River Overlay Zones chapter that affect Central City properties include increased tree replacement ratios, updated floodplain requirements, and revised standards for landscaping and the placement of temporary structures in the river.

An update to the Willamette River Greenway Inventory is also included in the adopting ordinance. The Willamette River Greenway Inventory is a background existing conditions inventory that is periodically updated to continue compliance with Statewide Planning Goal 15. Updates included the addition of new zones from Bureau of Planning and Sustainability projects since the last update in 2014 and minor updates to codes used to identify historic resources. Updates that were a part of the River Plan / South Reach have also been incorporated.

The adopted River Plan/South Reach can be found on the City's River Plan/South Reach website:
www.portland.gov/bps/river-plan/south-reach/project-documents

NOTICE OF ADOPTED CHANGE – SUBMITTAL INSTRUCTIONS

1. A Notice of Adopted Change must be received by DLCD no later than 20 days after the ordinance(s) implementing the change has been signed by the public official designated by the jurisdiction to sign the approved ordinance(s) as provided in [ORS 197.615](#) and [OAR 660-018-0040](#).

2. A Notice of Adopted Change must be submitted by a local government (city, county, or metropolitan service district). DLCD will not accept a Notice of Adopted Change submitted by an individual or private firm or organization.

3. **Hard-copy submittal:** When submitting a Notice of Adopted Change on paper, via the US Postal Service or hand-delivery, print a completed copy of this Form 2 on light green paper if available. Submit **one copy** of the proposed change, including this form and other required materials to:

Attention: Plan Amendment Specialist
Dept. of Land Conservation and Development
635 Capitol Street NE, Suite 150
Salem, OR 97301-2540

This form is available here:

<http://www.oregon.gov/LCD/CPU/Pages/Plan-Amendments.aspx>

4. **Electronic submittals** of up to 20MB may be sent via e-mail. Address e-mails to plan.amendments@state.or.us with the subject line "Notice of Adopted Amendment."

Submittals may also be uploaded to DLCD's FTP site at:

<http://www.oregon.gov/LCD/CPU/Pages/PAPA-Submittals.aspx>

E-mails with attachments that exceed 20MB will not be received, and therefore FTP must be used for these electronic submittals. **The FTP site must be used for all .zip files** regardless of size. The maximum file size for uploading via FTP is 150MB.

Include this Form 2 as the first pages of a combined file or as a separate file.

5. **File format:** When submitting a Notice of Adopted Change via e-mail or FTP, or on a digital disc, attach all materials in one of the following formats: Adobe .pdf (preferred); Microsoft Office

(for example, Word .doc or docx or Excel .xls or.xlsx); or ESRI .mxd, .gdb, or .mpk. For other file formats, please contact the plan amendment specialist at 503-934-0000 or plan.amendments@state.or.us.

6. **Content:** An administrative rule lists required content of a submittal of an adopted change ([OAR 660-018-0040\(3\)](#)). By completing this form and including the materials listed in the checklist below, the notice will include the required contents.

Where the amendments or new land use regulations, including supplementary materials, exceed 100 pages, include a summary of the amendment briefly describing its purpose and requirements.

7. Remember to notify persons who participated in the local proceedings and requested notice of the final decision. ([ORS 197.615](#))

If you have any questions or would like assistance, please contact your DLCD regional representative or the DLCD Salem office at 503-934-0000 or e-mail plan.amendments@state.or.us.

Notice checklist. Include all that apply:

- ☒ Completed Form 2
- ☒ A copy of the final decision (including the signed ordinance(s)). This must include city *and* county decisions for UGB and urban reserve adoptions
- ☒ The findings and the text of the change to the comprehensive plan or land use regulation

If a comprehensive plan map or zoning map is created or altered by the proposed change:

- ☒ A map showing the area changed and applicable designations, and
- ☒ Electronic files containing geospatial data showing the area changed, as specified in [OAR 660-018-0040\(5\)](#), if applicable
- ☐ Any supplemental information that may be useful to inform DLCD or members of the public of the effect of the actual change