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MARCH 7, 1978

STATEMENT IN REGARD TO EXTENSION OF COMPREHENSIVE PLANNING PROCESS

COMMISSIONER MCCREADY SUPPORTS THE PROPOSED EXTENSION OF THE COMPREHENSIVE PLANNING PROCESS. COUNCIL SHOULD KNOW THAT THIS WILL RESULT IN A CORRESPONDING DELAY IN THE FINAL ADOPTION OF PORTIONS OF THE STORM WATER MANAGEMENT PLAN PRESENTLY UNDER DEVELOPMENT WITHIN THE BUREAU OF SANITARY ENGINEERING. THE STORM WATER MANAGEMENT PLAN WILL BE EVALUATED, PRIOR TO ADOPTION, TO INSURE THAT IT'S SUPPORTIVE OF THE SELECTED COMPREHENSIVE PLAN. SEGMENTS OF THE STORM WATER MANAGEMENT PLAN WHICH ARE INDEPENDENT OF THE COMPREHENSIVE PLAN MAY BE ADOPTED EARLY.

BG:AM

EXHIBIT AComprehensive Planning Process
March, 1978Contents

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**SUMMARY OF THE PROCESS FOR PREPARATION AND ADOPTION
OF A COMPREHENSIVE PLAN
FOR THE CITY OF PORTLAND, OREGON
MARCH, 1978**

**Development and Review of Alternative Land Use Plan
Examples**

Nov. 1976-Nov. 1977

1. Bureau of Planning (BOP) staff researches City trends, and prepares and publishes background material in the City Planner Handbook.

March-Nov. 1977

2. BOP staff prepares for discussion three city-wide land use plan alternatives, evaluates them based upon a series of possible goals and publishes the information in The City Planner.

Oct. 1977-Mar. 1978

3. BOP staff conducts meetings and workshops with neighborhood associations, grouped by planning districts, to review the information contained in The City Planner, and assist in development of a fourth alternative, if one is desired by workshop participants.

March-April 1978

4. BOP organizes and conducts meetings for special interest groups, for review and discussion of information and issues presented in The City Planner.

Mar.-May 1978

5. BOP arranges for a sample survey of opinions concerning planning issues in The City Planner.

April-May 1978

6. BOP publishes "District Editions" of The City Planner which show how each alternative land use plan would affect each district in the City. Households and businesses receiving this material are encouraged to complete the attached opinion poll.

April-June 1978

7. The City Planning Commission conducts city-wide and district town-hall meetings to receive testimony for consideration in preparing the first draft plan.

Preparation and Review of First Draft Plan

Aug. 1978

1. BOP prepares report summarizing the response received from district workshops, neighborhood associations, special interest groups, district edition opinion polls, town-hall meetings and the sample survey.

March-Sept. 1978 2. Staff will prepare supplemental reports and hold meetings concerning related comprehensive planning issues, such as annexation, zoning code regulations, schools, recreation and natural resources.

Jan. 1979

3. Staff publishes first draft Plan which includes: (1) a statement of goals for the city; (2) land use and public facilities policies and map(s); (3) an outline of a revised zoning code and other ordinances needed to implement the land use plan; (4) information about other City policies and LCDC requirements related to the land use plan; and (5) a process for review and amendment of the plan. Materials summarizing the first draft will be published for distribution to households and businesses in the city for review and comment.

Jan.-June 1979

4. Staff will conduct public meetings and meet with interested groups to explain the first draft plan and receive comments during a six month review period.

July-August 1979

5. Responses received during the public review period will be used in the development of a second draft Plan.

Plan Adoption

Sept.-Dec. 1979

1. Planning Commission conducts public hearings on Plan recommended by BOP.

Dec. 1979-Jan. 1980

2. Planning Commission amends Plan and recommends to the City Council.

Feb.-June 1980

3. City Council conducts public hearings, amends as necessary and adopts the Plan.

June-Sept. 1980

4. BOP staff submits Plan to State Land Conservation and Development Commission for approval.

COMPREHENSIVE PLANNING PROCESS

City of Portland, Oregon

March, 1978

CITIZEN INVOLVEMENT

I. District Element

A. The District Workshop Process began in October of 1977 and is scheduled for completion in April of 1978. The major product of this process is a district-developed land use alternative to be published in a tabloid containing other example plans for the city and provides information concerning choices about the city's future. This tabloid, The City Planner, will be widely distributed to encourage response from individual citizens and groups about basic issues and goals that the City should pursue for the future development of Portland. The responses of private citizens to an opinion poll included in the City Planner will provide preliminary information and guidance to the Bureau of Planning staff in the preparation of a first draft of the Comprehensive Land Use Plan.

B. Town Hall meetings will be scheduled for the Spring of 1978. These meetings will be hosted by the Planning Commission and will provide additional opportunity for individual citizens and groups to present ideas and proposals for consideration in the drafting of the Plan.

II. Special Interest Group Element

A. Special interest groups having concerns of a city-wide scope will be contacted in early 1978. An informational workshop will be conducted for these groups and their response will be solicited on city-wide issues and goals. Special interest groups will also be invited to participate in the Town Hall meetings.

III. Neighborhood Association Planning Element

A. In March, 1978 the Bureau of Planning will make available to all neighborhood associations upon request, a simple neighborhood planning "kit" which will provide guidance to the associations in identifying goals, ideas and proposals for their areas. Due to severe budgetary limitations during FY 77-78, the materials will be limited and no significant staff support will be available. During FY 78-79, the Bureau will provide additional support to neighborhood associations, depending upon the level of funding acquired from LCDC and other sources. This support could take the form of aid to associations in printing and distribution of localized materials and information to their neighborhood residents.

B. The neighborhood planning kit is designed to assist neighborhood associations in the identification of issues, goals, problems and

opportunities in their areas. Information, ideas and proposals developed by the neighborhood associations will be considered by the Bureau of Planning in the development of the staff's recommendation to the Planning Commission. Materials prepared by the neighborhood associations should be presented to the Bureau as soon as possible. Staff will begin detailed preparation of the first draft Plan in early Fall of 1978. Materials presented prior to August 1st are most likely to affect the first draft Plan. But materials will be accepted at any point in the process before June of 1979 - the end of the period of public review of the first draft Plan.

C. Neighborhood associations have five separate points at which they are encouraged to enter the comprehensive planning process. They can offer a fourth city land use alternative for consideration in their district. They may offer information, ideas and proposals on their own neighborhood for consideration by the Bureau staff. They will receive the Bureau staff's first draft Plan for review and comment specifically on that draft. They have the opportunity to appear and comment on the staff's recommended Plan at the Planning Commission hearings. They can appear and comment at the City Council public hearings on the Plan recommended by the Planning Commission.

IV. General Citizen Participation Element

A. The City Planner-District Edition will be widely distributed to encourage response from individuals and groups about how the city should develop in the future. The District Editions will be available in Spring, 1978.

B. The Town Hall meetings, to be held in the Spring of 1978, will provide an opportunity for further participation by all interested citizens. The meetings will be held throughout the city.

C. A random sample survey of citizen opinion will be conducted in April, 1978. The survey will address issues raised in the City Planner.

D. In January, 1979, information about the first draft Plan will be distributed to households and businesses in the city, again depending on the level of LCDC funding. A six month period for public review and input on the first draft will then begin. During this public review period, the Bureau of Planning will conduct a number of meetings, including a citizen conference on comprehensive planning. This conference will be used to explain the first draft Plan which will include discussion of the accompanying code recommendations, public facility requirements and the relationship to other City policies. Staff will also be available to meet with individual groups and associations to discuss details and receive comments and suggestions for modification or refinement to be considered in preparation of the second draft Plan.

E. The Bureau will use the various media as much as possible to inform citizens about the issues and proposals of the first draft Plan and to announce meetings and hearings.

BUREAU OF PLANNING WORK ELEMENT

- F. After a second draft is prepared by Bureau staff and forwarded to the Planning Commission (about September, 1979), formal public hearings will be held by the Commission. The Commission may make further changes before submitting its recommendation to the City Council.
- G. Upon receipt of the Planning Commission recommendation, the City Council will hold formal public hearings in early 1980. Target date for adoption is June 1980.

II. Special Interest Group Element

- A. City staff will conduct a workshop in March, 1978, for special interest groups such as the League of Women Voters, the Home-Builders Association, the Oregon Environmental Council, 1000 Friends of Oregon, and the Chamber of Commerce. All interested groups will be asked to prepare and submit responses for the City Planner, as well as other ideas, goals and proposals for the city as a whole for consideration in the development of the first draft plan. This input should be received no later than May, 1978, for consideration.

III. Neighborhood Association Planning Element

- A. Staff will prepare a set of guidelines for the "neighborhood planning kit" to suggest the type and form of response which can most readily be used by planning staff in the development of the first draft plan and will provide information and materials to help neighborhoods collect appropriate data.
- B. Information submitted by the neighborhoods prior to August 1, 1978, will be considered when staff prepares the first draft plan for those areas. Information received after August 1st, will be reviewed during preparation of the second draft in mid-1979.

IV. Plan Preparation

- A. Staff will continue to work with other agencies in the City to review the impact of other policy efforts on the Comprehensive Plan. The elements presently include the Housing Policy, Economic Development Policy, Portland International Airport Master Plan, Energy Policy, City-Schools Policy, Social Policy and Air Quality Policy.
- B. Staff will prepare a report summarizing the results of responses from districts, special interest groups, Town Hall meetings, neighborhood associations and interested individuals, along with an analysis of the random sample survey of opinion. Copies of this report will be available to interested citizens and groups. In late summer, 1978, staff will present this report on public response to an informal public meeting of the Planning Commission and City Council. The Planning Commission and City Council may provide guidance in the development of the first draft plan at this time.

BUREAU OF PLANNING WORK ELEMENT

I. District Element

- A. The District Workshop Process will involve participation by neighborhood associations and interested citizens in reviewing the materials and three alternative land use plan examples for publication in the City Planner-District Edition tabloids. If deemed desirable by workshop participants, a fourth city-wide alternative will be prepared by the participants with staff assistance. The fourth alternative will be included in the tabloid. This process should be complete by April, 1978.

II. Special Interest Group Element

- A. City staff will conduct a workshop in March, 1978, for special interest groups such as The League of Women Voters, the Home-Builders Association, the Oregon Environmental Council, 1000 Friends of Oregon, and the Chamber of Commerce. All interested groups will be asked to prepare and submit responses to the City Planner, as well as other ideas, goals and proposals for the city as a whole for consideration in the development of the first draft Plan. This input should be received no later than May, 1978, for consideration.

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- B. Staff will prepare a report summarizing the results of responses from districts, special interest groups, Town Hall meetings, neighborhood associations and interested individuals, along with an analysis of the random sample survey of opinion. Copies of this report will be available to interested citizens and groups. In late summer, 1978, staff will present this report on public response to an informal public meeting of the Planning Commission and City Council. The Planning Commission and City Council may provide guidance in the development of the first draft Plan at this time.

C. Staff will assemble and coordinate the following elements into the first draft Plan: (1) a statement of goals for the city; (2) land use and public facilities policies and map(s); (3) an outline of a revised zoning code and any other ordinances needed to implement the land use plan; (4) information about other City policies and LCDC requirements related to the land use plan; (5) a process for review and amendment of the plan. Materials summarizing the first draft will be published for distribution to households and businesses in the city for review and comment.

D. More in-depth investigation of a number of issues raised in the Comprehensive Planning Process will need to occur. The Bureau staff will prepare a number of supplemental reports and will conduct additional public meetings and work sessions to get more detailed input on these issues. This will include meetings on such topics as zoning code revisions, recreation, Willamette Greenway and schools.

E. Staff will sponsor and participate in group meetings with citizens and also meet with interested organizations to explain the first draft Plan, receive comments and response for a period of six months (January-June, 1979).

F. Responses received during the six-month public review period, will be used in development of the second draft Plan, which will be presented to the Planning Commission for public hearings and recommendation to the City Council.

OTHER POLICY ELEMENTS

At the present time, there are a variety of studies underway which relate to the Comprehensive Plan. These are the Housing, Energy, Annexation, Air Quality, Economic Development, Social and and City-Schools Policies, the Willamette River Greenway Study, the Community Development Strategy and the Portland International Airport Master Plan. These elements are currently proceeding along separate work schedules and time frames.

- I. Some of these studies are now being conducted by the Bureau of Planning staff and these are designed to complement the comprehensive planning effort. Others are being conducted by other Bureaus and agencies at the City. In those cases, the Comprehensive Plan staff will continue to work with the staffs of the various Bureaus and Offices of the City to eliminate any inconsistencies among the elements before their adoption.
- II. In order that the Planning Commission might carry out its responsibilities to assure integration of these important policy efforts with the comprehensive plan, the procedures below will be followed:
 - A. The process of public review, public hearing and City Council adoption should specifically set aside time for the Planning Commission to hold meetings on the following policy and planning efforts.
 - a. The Housing Policy and Management Plan
 - b. The Energy Policy
 - c. The Economic Development Policy
 - d. The City-Schools Policy
 - e. The Social Policy
 - f. The Community Development Strategy
 - g. The Air Quality Policy
 - h. The P.I.A. Master Plan
 - i. The Willamette River Greenway Plan
 - j. The Urban Growth and Annexation Policy
 - B. The Planning Bureau staff will indicate - in a report prior to those meetings - where, in its judgement, an early determination of an individual policy might prejudice the options that are being explored by the Planning Commission in the Comprehensive Plan.
 - C. The Planning Commission, when its judgement matches that of the staff, will recommend delay in the adoption of the policy or adoption on an interim basis. If the City Council accepts that recommendation, the individual policy will be included with those being recommended at the time the comprehensive plan is presented for public hearing and adoption.
 - D. The Planning Commission and, subsequently, the City Council, will have an opportunity to review the integration of all adopted or proposed policies and suggest any necessary revisions at the time public hearings are held on the recommended Plan.

ROLE OF THE PLANNING COMMISSION AND CITY COUNCIL

I. District and Special Interest Group Elements

- A. The Planning Commission will host a series of Town Hall meetings in Spring, 1978, to receive testimony from interested groups and individuals with respect to the land use alternatives published in the City Planner, both City and District Editions, as well as to other issues pertinent to the development of the first draft Plan.
- B. Subsequent to the Town Hall Meetings, the Planning Commission and City Council will meet informally in June, 1978 with Bureau of Planning staff to make a preliminary assessment of the response received.

II. Other Policy Elements

- A. The Planning Commission and City Council will hold public hearings on other policy elements related to the Comprehensive Plan. These meetings will occur as necessary between April, 1978 and September, 1979. Based on evaluation by the Bureau of Planning staff, the Planning Commission may recommend that the City Council delay adoption of any policies which might prejudice the options that are being explored in the Comprehensive Plan.

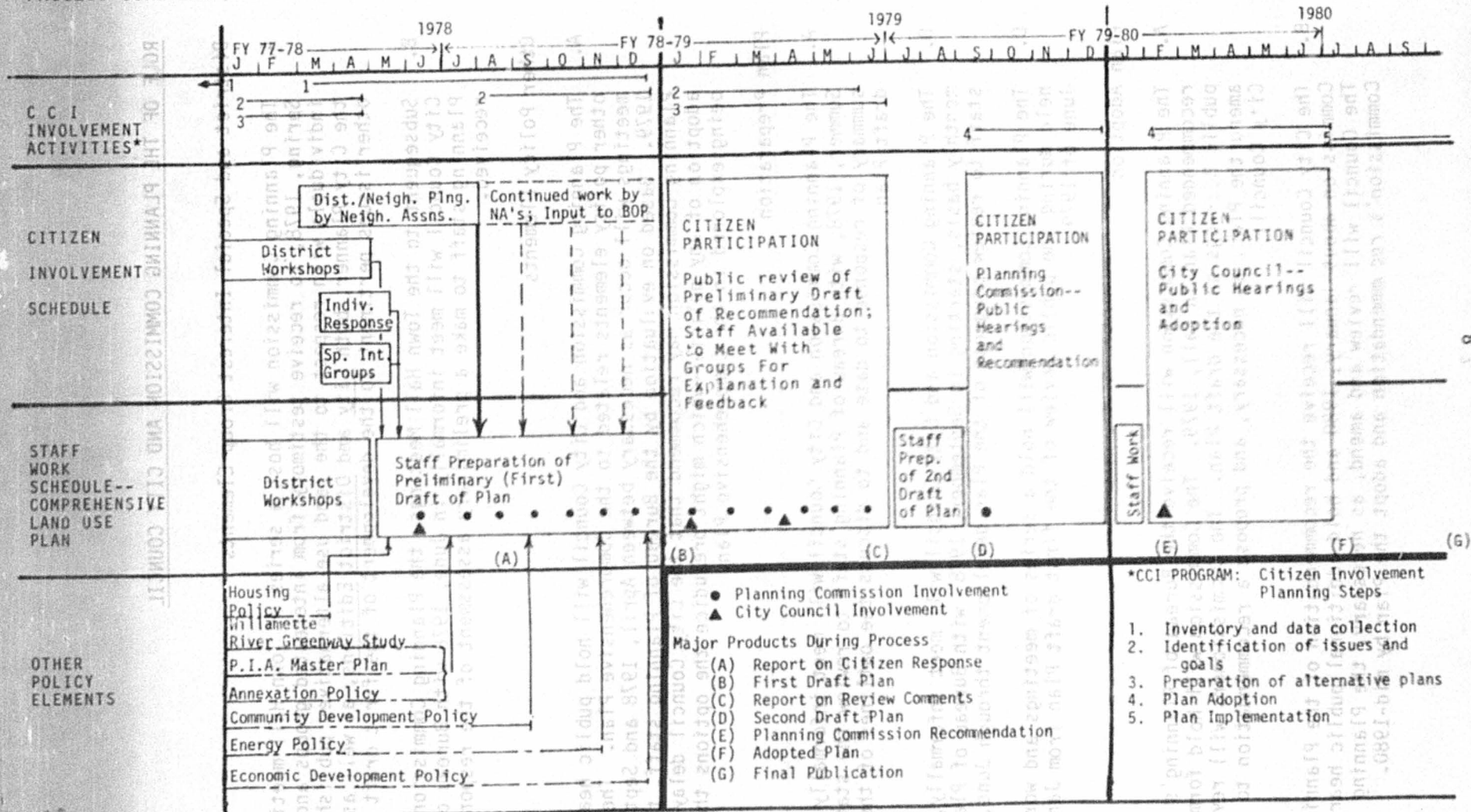
III. Plan Preparation

- A. The Planning Commission and City Council will meet informally in late Summer, 1978, with Bureau of Planning staff to review the staff's summary of response to date and to discuss the outlines of the first draft Plan.
- B. The Planning Commission and City Council will meet informally, on a monthly basis, starting in September, 1978, with Bureau of Planning staff to review progress of the Plan development through June, 1979.
- C. The Planning Commission will hold a series of meetings and workshops held during the public review of the first draft Plan from January to June of 1979.

IV. Plan Adoption

- A. The Planning Commission will receive the Bureau of Planning's recommended Plan in Fall, 1979. The Commission will hold formal public hearings on the draft Plan. The Commissioners will review and amend the Plan, as necessary, and propose a recommendation to the City Council.
- B. The City Council will receive the recommendation of the Planning Commission about January, 1980 and hold additional public hearings. The Council will review and amend, as necessary, the Planning Commission's recommendation and adopt the Plan by mid-1980.

PROCESS SCHEDULE



RESOLUTION NO. 32066

32066	George Yerkovich	2001118	W. CLEARY	JORDAN	IVANCE
AS FOLLOWS	THE COMMISSIONER	AY	212		

WHEREAS, the Land Conservation and Development Commission of the State of Oregon has prescribed that cities and counties prepare and adopt comprehensive plans consistent with State-wide planning goals and guidelines, and

WHEREAS, the City Council agrees that the adoption of a Comprehensive Plan for the City of Portland is both fitting and necessary, and

WHEREAS, the development of such a plan depends upon proceeding according to a clearly understood process for formulating and adopting such a plan, and

WHEREAS, the original process adopted in May, 1977 has proved to be insufficient in some respects, based upon experience gained to this point in the planning effort, and

WHEREAS, the Portland City Planning Commission has reviewed the proposed amended process, attached as Exhibit "A", and has recommended its approval by the City Council;

NOW, THEREFORE, BE IT RESOLVED, that the attached process is hereby approved, as a guide for the development of the City of Portland's Comprehensive Plan, and supercedes the process adopted on May 4, 1977.

Filed

GEORGE YERKOVICH

MAR 10 1978

Verdict of the City of Portland

DEBULA

Adopted by Council MAR 22 1978

George Yerkovich
Auditor of the City of Portland

Portland City Planning Commission
ERB:sa
March 7, 1978

March 7, 1978
ERB:29
Portland City Planning Commission

Adopted by Council MAR 22 1978

Auditor of the City of Portland
David G. ...

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RESOLUTION NO. 32066

A Resolution establishing the process for the preparation and adoption of a Comprehensive Plan for the City of Portland, recommended by the Portland City Planning Commission for approval by the City Council.

MAR 15 1978

CONTINUED TO MAR 22 1978

MAR 10 1978

Filed
GEORGE YERKOVICH
Auditor of the City of Portland
By *Gordon Crall*
DEPUTY

Comprehensive Plan, approved, as a guide to the process adopted on May 4, 1977.
NOW, THEREFORE, BE IT RESOLVED, that the attached process is hereby approved by the City Council.
WHEREAS, the Portland City Planning Commission has reviewed the proposed amended process and has recommended its approval by the City Council;
WHEREAS, the original process adopted in May, 1977 has proved to be insufficient in some respects and upon experience gained to this point in the planning process;

such a plan, and

WHEREAS, the development of such a plan depends upon proceeding according to a clearly understood process for formulating and adopting

plan for the City of Portland is both fitting and necessary, and

guidelines, and

comprehensive plans consistent with state-wide planning State of Oregon has prescribed that cities and counties develop and adopt

WHEREAS, the Land Conservation and Development Commission

RESOLUTION NO. 32066

THE COMMISSIONERS VOTED AS FOLLOWS			
	YEAS	NAYS	
IVANCIE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
JORDAN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
McCREADY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
SCHWAB	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Goldschmidt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	