



Portland-Gresham Urban Service Boundary (USB) Amendments

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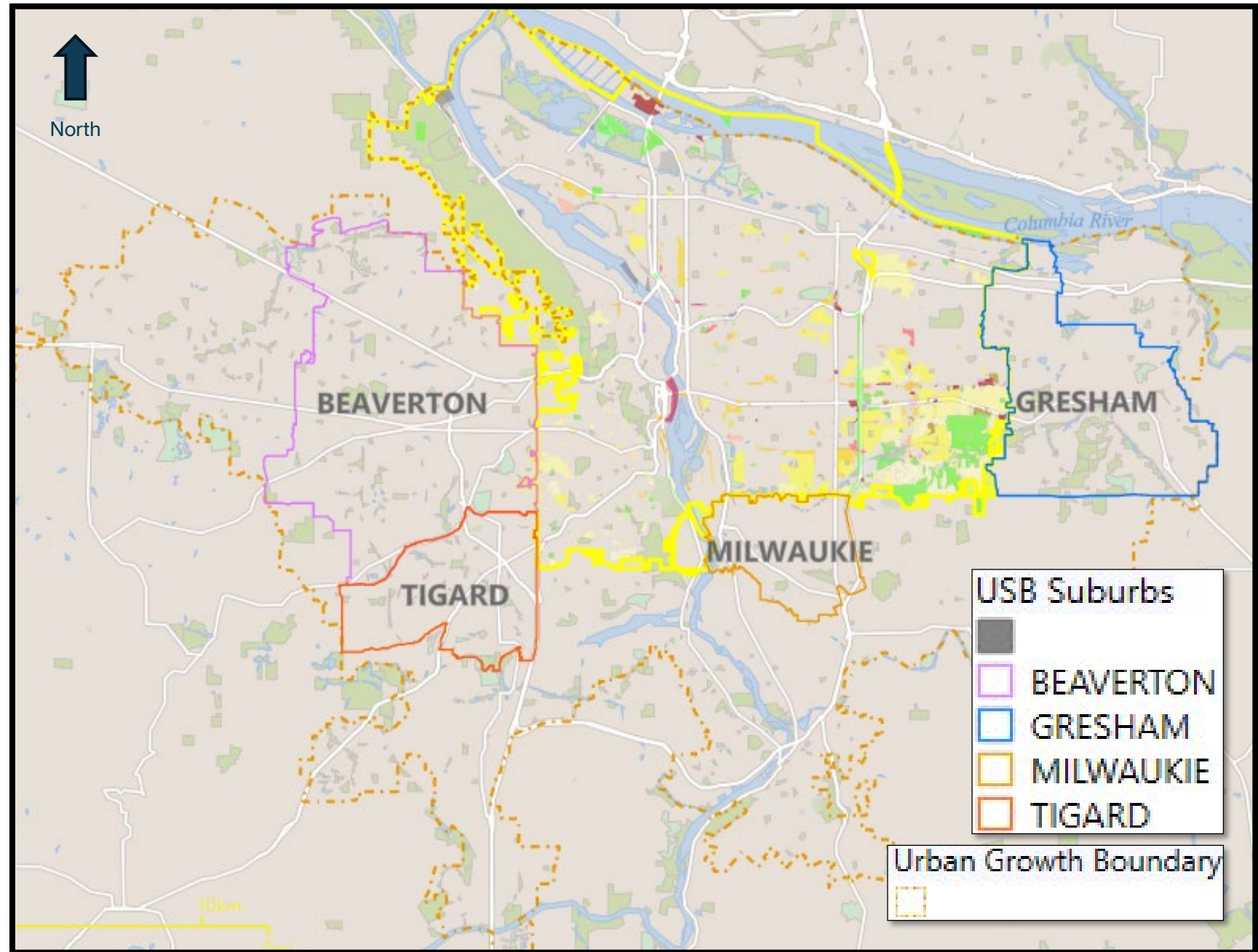
April 8, 2025

Planning Commission



Community and Economic Development

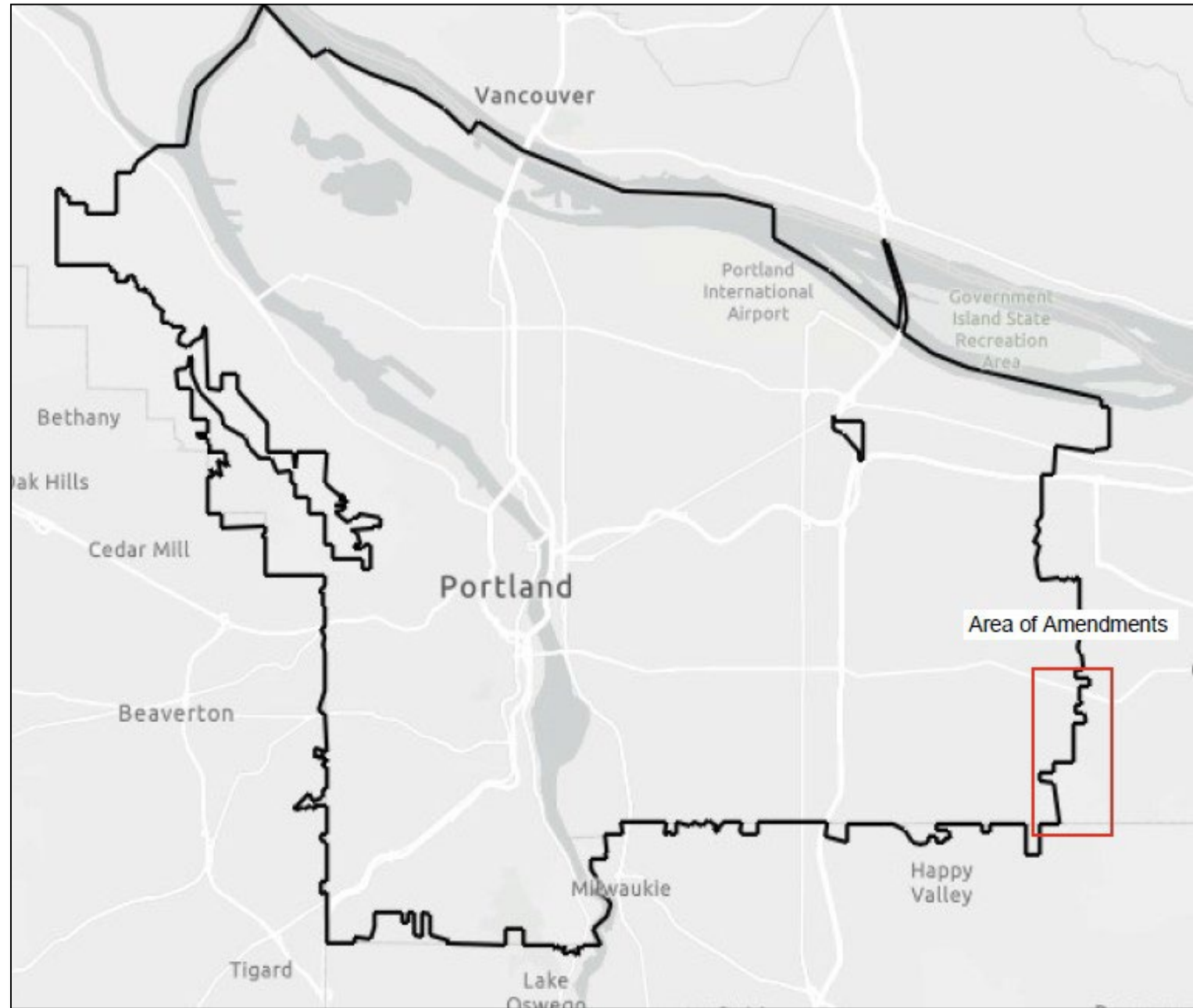
- Portland coordinates with neighboring jurisdictions within the Metro Urban Growth Boundary.
- Coordination is facilitated through the location of USBs and adopted Inter-Governmental Agreements (IGAs) with neighboring jurisdictions.





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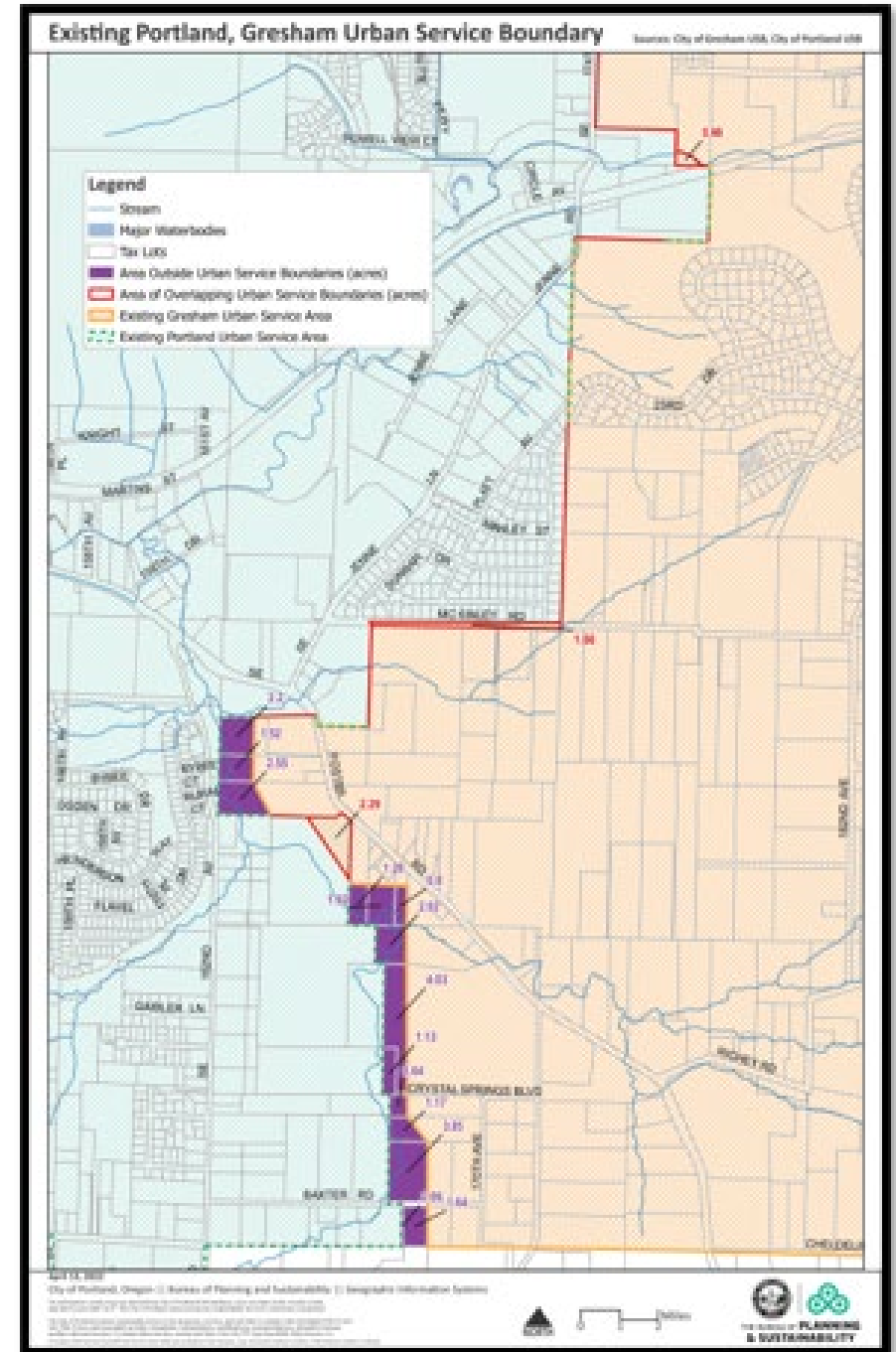
The proposed amendments are located generally in the Pleasant Valley Area in the southeast corner of the City of Portland Urban Service Area.





Project Background

- The proposed amendment package was prompted by inconsistencies along the Portland and Gresham USBs.
- The inconsistencies include areas where 1) there are gaps between the USBs, 2) areas where the two USBs overlap, and 3) mapping errors.
- The proposed amendments address these inconsistencies by aligning the Portland and Gresham USBs.

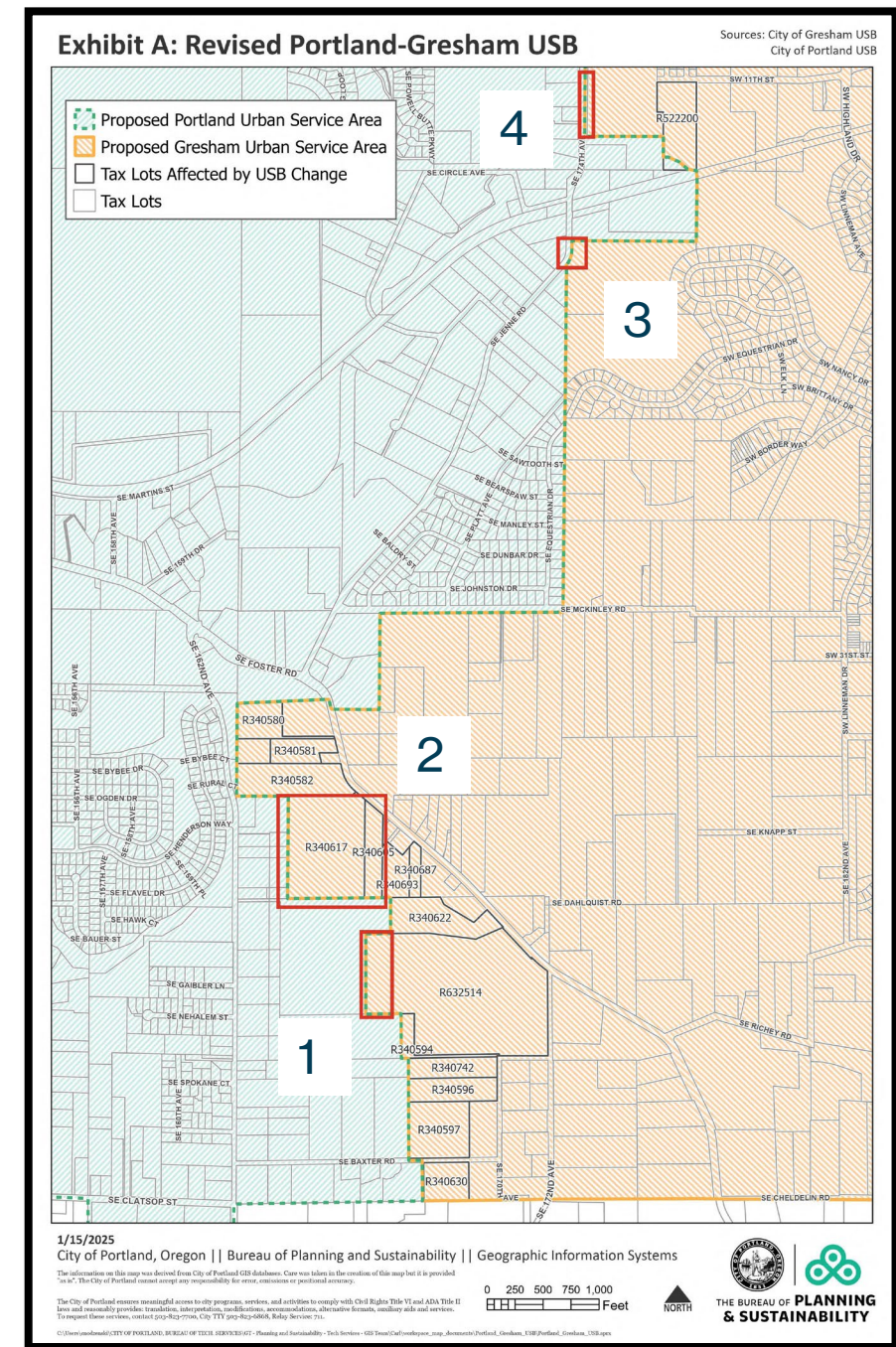




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Project Components

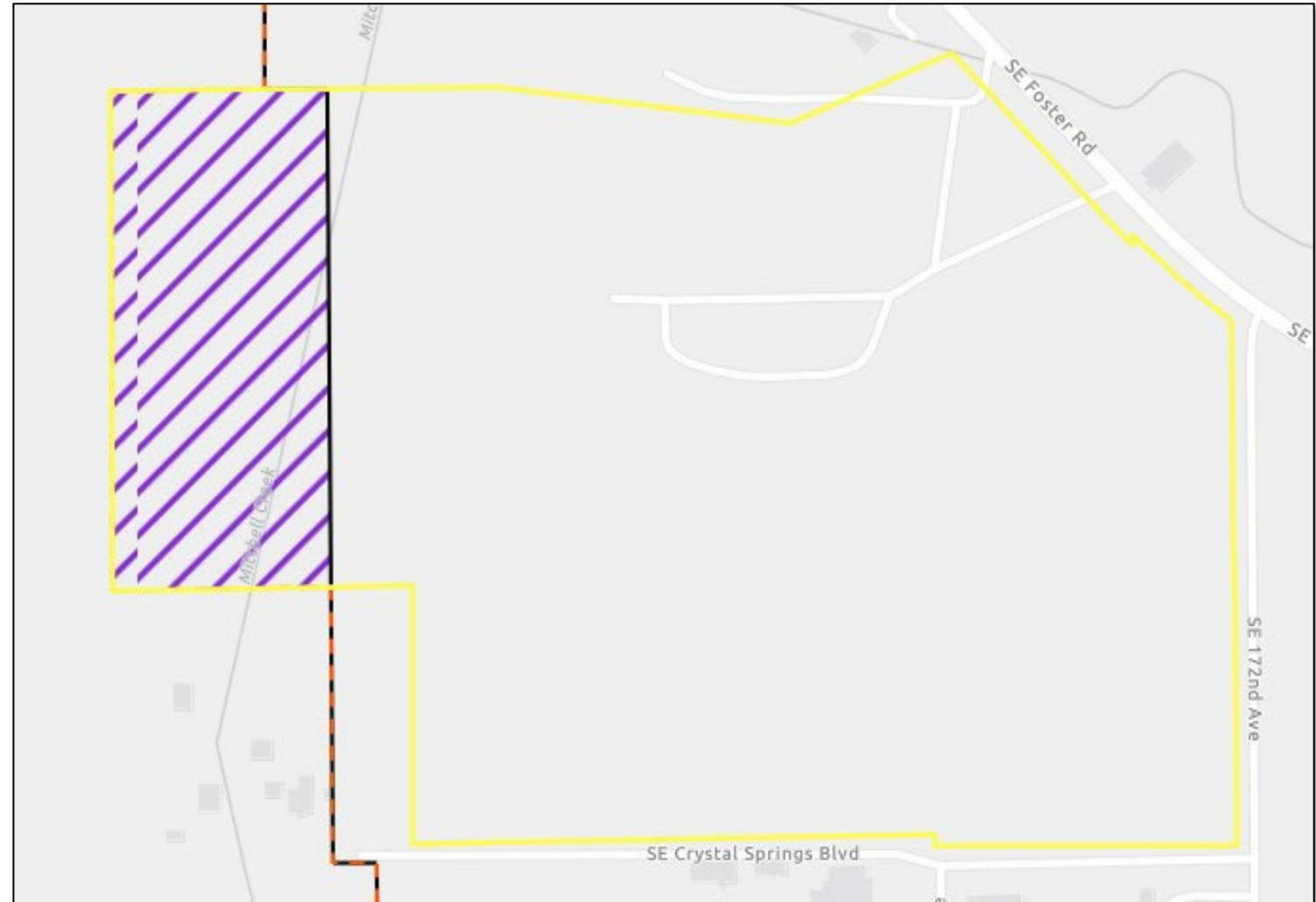
- Amendments 1 and 2 are to properties that will have their City of Portland Comprehensive Plan Map, Zoning Map, and Plan District designations removed.
- These two properties will be assigned zones by Multnomah County and Comprehensive Plan designations by the City of Gresham through separate legislative processes to be undertaken in late 2025-2026.
- Amendments 3 and 4 are to public rights-of-way and do not have associated Zoning Map or Plan District amendments.





Amendment 1

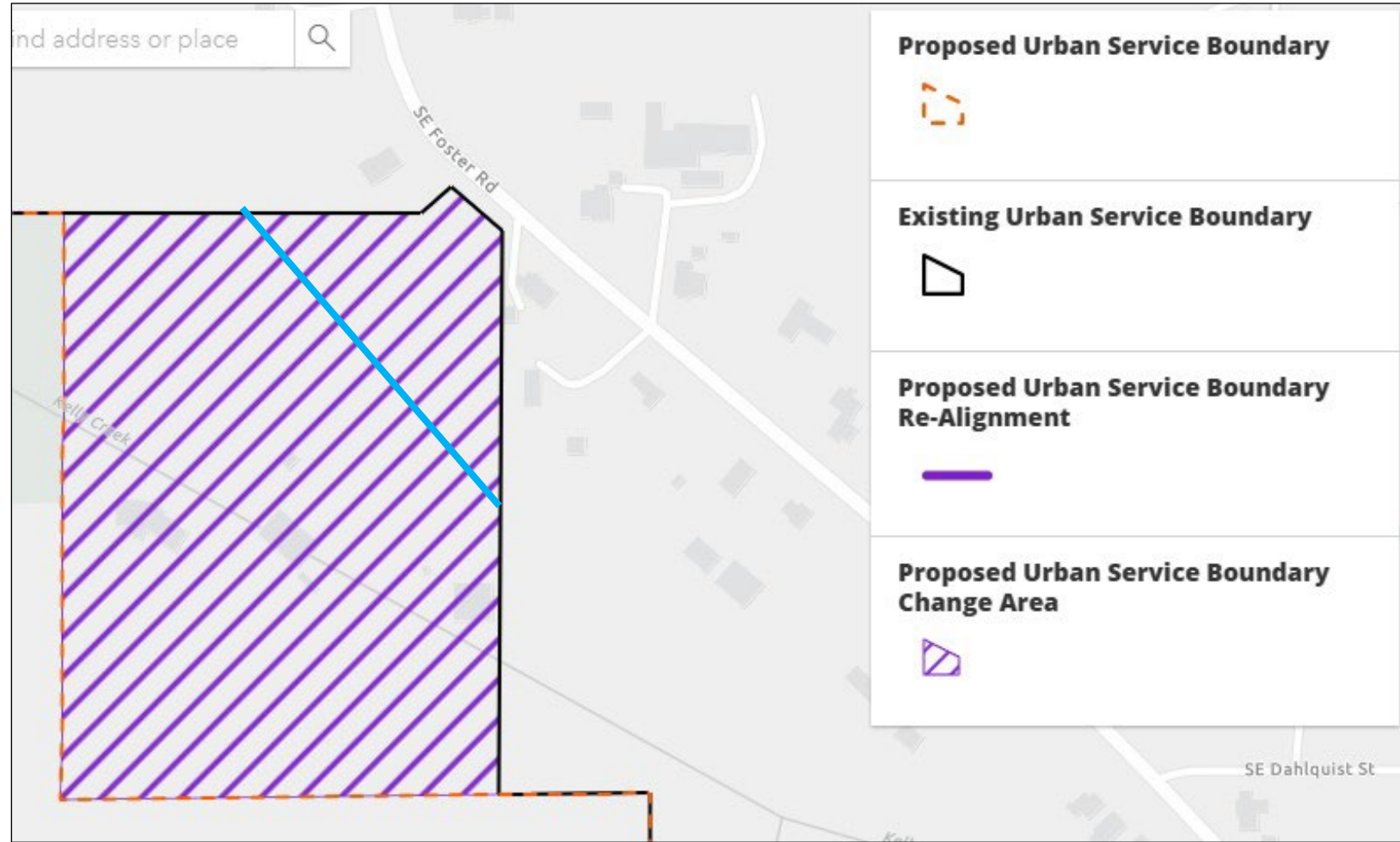
The proposed amendment shifts a portion of a lot currently split between Gresham's USB and Portland's USB. The portion of the lot currently within Portland's USB will be shifted to Gresham's USB.





Amendment 2

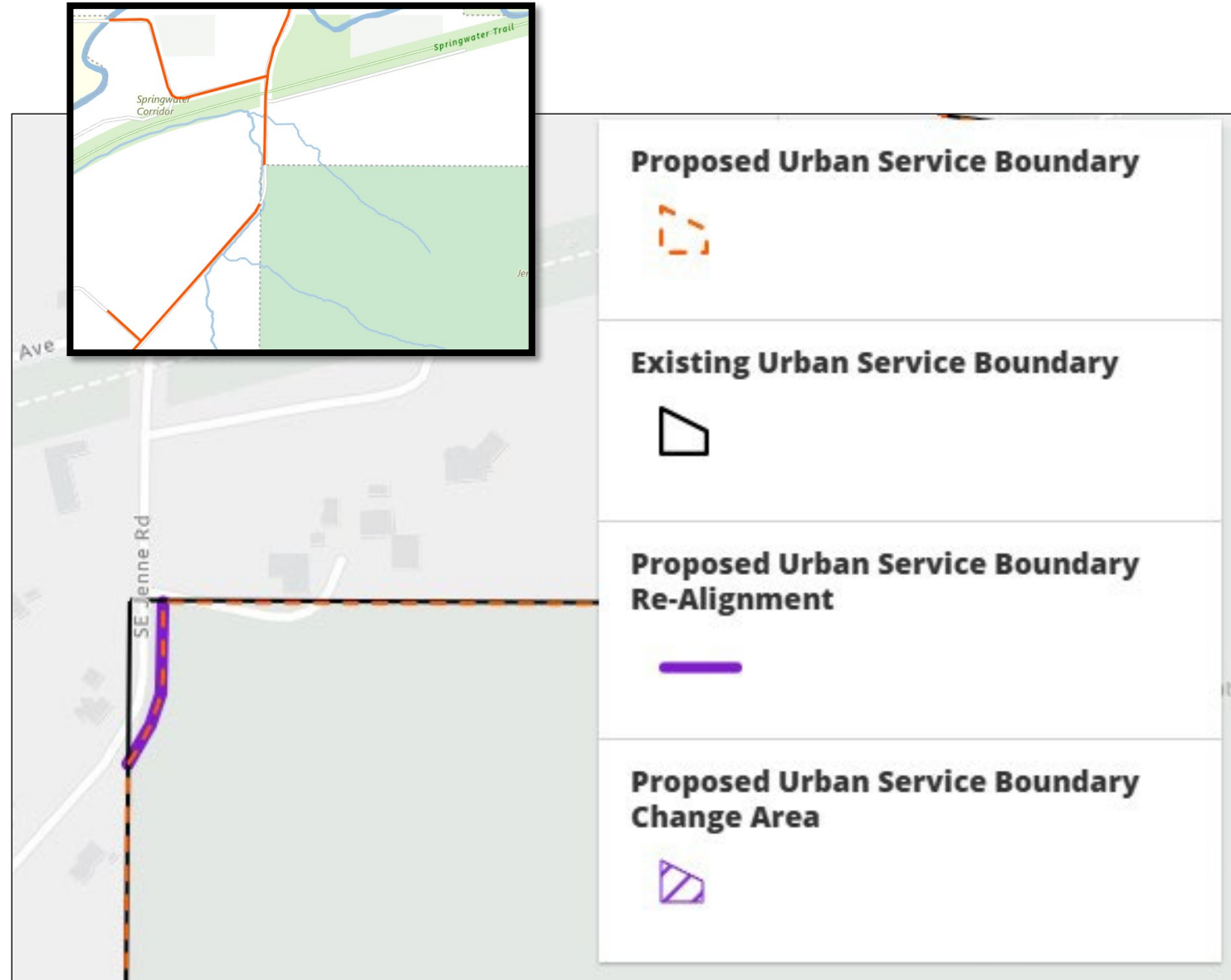
The second proposed amendment would shift a parcel currently within the City of Portland USB to Gresham's USB to be consistent with and reflect the fact that the property currently has a City of Gresham sewer main accessing the property.





Amendment 3

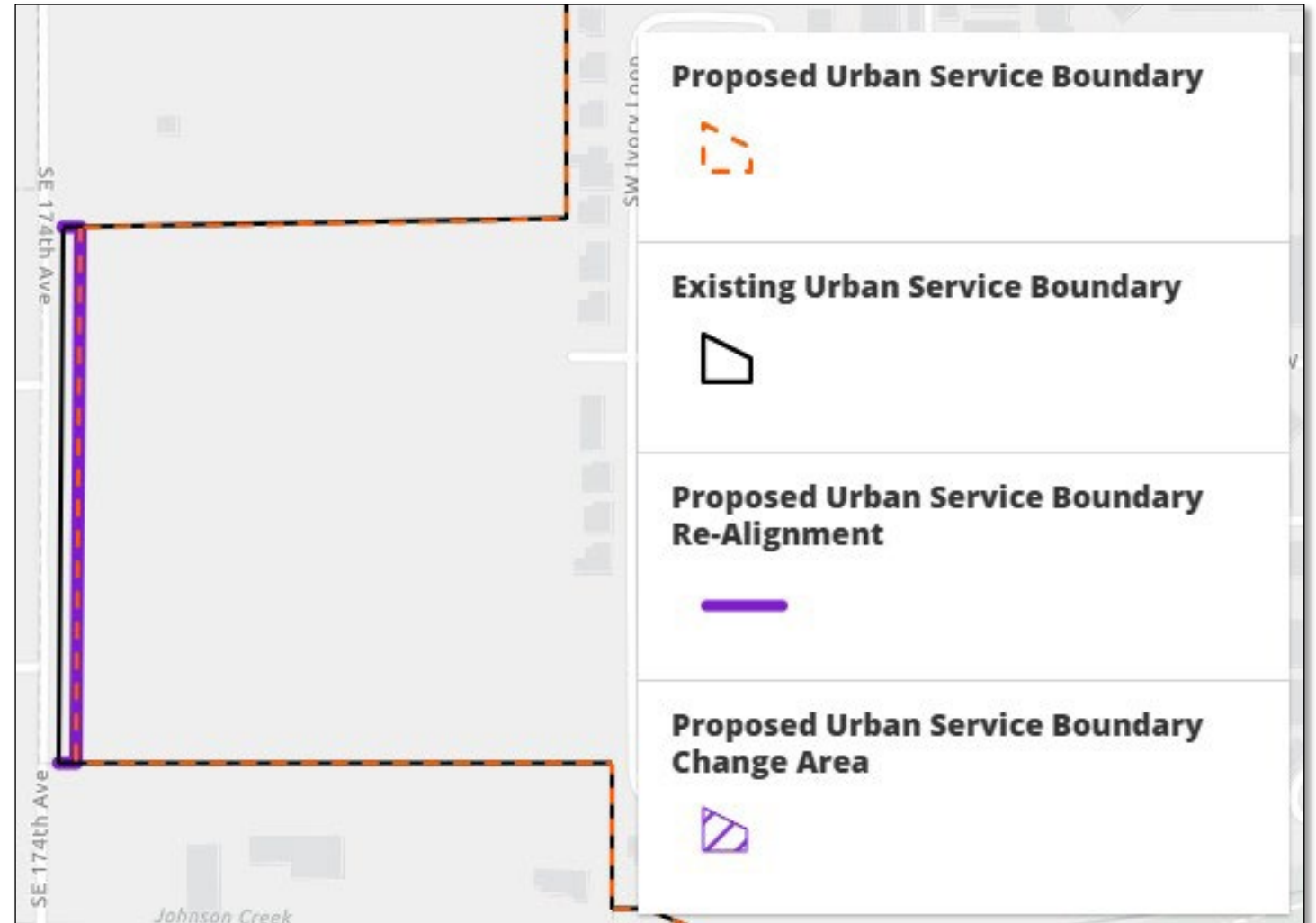
The third proposed amendment shifts Portland's USB east to align with the Eastern edge of the SE Jenne Road right-of-way. The area subject to amendment will be added to Portland's urban service area and removed from Gresham's.





Amendment 4

The fourth amendment shifts the Portland USB to align with the Eastern edge of the SE 174th Avenue ROW to account for a 23-foot ROW dedication from 2017. The proposed amendment would ensure that this stretch of SE 174th is included in Portland's urban service area.





Next Steps

- Planning Commission will make a recommendation to City Council.
- City Council will take final action on the recommended USB, Comprehensive Plan and zoning changes.
- Gresham and Multnomah County will initiate legislative processes to assign the proper zone and comprehensive plan designation to the properties removed from Portland's USB.
- Gresham and the City of Portland will update the IGA with the revised USB as an Exhibit Map.



Staff Recommendation

Staff propose that the Planning Commission recommend that City Council:

- Amend the Comprehensive Plan Map to:
 - Amend the Urban Service Boundary in four locations
 - Remove Comprehensive Plan designations from two properties
- Amend the Zoning Map to remove zoning, overlay, and plan district designations from two properties.
- Amend the Pleasant Valley Plan District Map to remove the two properties.



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