

Portland, Oregon  
**FINANCIAL IMPACT and PUBLIC INVOLVEMENT STATEMENT  
 For Council Action Items**

(Deliver original to City Budget Office. Retain copy.)

1. Name of Initiator Sheila Frugoli & Rachel Whiteside	2. Telephone No. Sheila: 503-823-7817 Rachel: 503-823-7605	3. Bureau/Office/Dept. BDS/Land Use Services
4a. To be filed (hearing date): September 25, 2013, 2:00 TC	4b. Calendar (Check One) Regular    Consent    4/5ths <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	5. Date Submitted to Commissioner's office and CBO Budget Analyst: September 13, 2013
6a. Financial Impact Section: <input checked="" type="checkbox"/> Financial impact section completed		6b. Public Involvement Section: <input checked="" type="checkbox"/> Public involvement section completed

**1) Legislation Title:**

The request is not for a legislative action, but instead is a Type III Quasi-Judicial Comprehensive Plan Map amendment from Open Space to Industrial Sanctuary, and current Zoning Map Amendment from OS to IG1 and Environmental Review.

**2) Purpose of the Proposed Legislation:**

The request is not for a legislative action, but instead is a Type III Quasi-Judicial Comprehensive Plan Map amendment from Open Space to Industrial Sanctuary and concurrent Zoning Map Amendment from OS to IG1 and Environmental Review for the northern parcel of the Colwood National Golf Course, a 48.36 acre tax lot. Legislative Procedures described in Zoning Code Chapter 33.740 are handled by the Bureau of Planning & Sustainability. Quasi-Judicial Procedures described in Zoning Code Chapter 33.730, commonly known as "Land Use Reviews" are handled by the Bureau of Development Services. Quasi-judicial procedures specifically describe the City Council as the decision-maker for Type III Comprehensive Plan Map Amendment and concurrent review requests, per 33.730.030.E.3.

In this case, the Land Use Review includes a Comprehensive Plan Map Amendment, Zoning Map Amendment and Environmental Review. The Hearings Officer has submitted a recommendation of approval. Staff will be presenting the Hearings Officer's recommendation at the hearing.

**3) Which area(s) of the city are affected by this Council item? (Check all that apply—areas are based on formal neighborhood coalition boundaries)?**

- |   |   |                                    |                                |
|---|---|------------------------------------|--------------------------------|
| <input type="checkbox"/> City-wide/Regional | <input checked="" type="checkbox"/> Northeast | <input type="checkbox"/> Northwest | <input type="checkbox"/> North |
| <input type="checkbox"/> Central Northeast  | <input type="checkbox"/> Southeast            | <input type="checkbox"/> Southwest | <input type="checkbox"/> East  |
| <input type="checkbox"/> Central City       |   |                                    |                                |

**FINANCIAL IMPACT**

**4) Revenue: Will this legislation generate or reduce current or future revenue coming to the City? If so, by how much? If so, please identify the source.**

The applicant has stated an intent to sell the remaining 90 acres of the Colwood site, that will remain designated/zoned Open Space to a public entity such as the City of Portland. The sale of the property is not contingent or related to the proposal to change the designation zoning on the northern parcel from open space to industrial. An action to purchase the 90 acres and use, improve or redevelop the open space area will require a later, separate City Council action. Therefore, the source of the revenue does not have to be identified for this request.

**5) Expense: What are the costs to the City as a result of this legislation? What is the source of funding for the expense? (Please include costs in the current fiscal year as well as costs in future year, including Operations & Maintenance (O&M) costs, if known, and estimates, if not known. If the action is related to a grant or contract please include the local contribution or match required. If there is a project estimate, please identify the level of confidence.)**

This is not a legislative action. There are no costs to the City associated with this Quasi-Judicial land use review. The City resources necessary to review the Comprehensive Plan Map Amendment, Zoning Map Amendment and Environmental Review are fully covered by the land use review fees paid by the applicant.

**6) Staffing Requirements:**

This is not a legislative action, and so there are no staffing “requirements”. No positions will be created, eliminated or reclassified as a result of this quasi-judicial land use review.

Staff/responsibilities involved in processing Land Use Reviews include: The assigned Planner(s) from BDS/Land Use Services (LUS) Division, Records Management staff from LUS, supervisory oversight, staff from PBOT, BES, BPS and potentially other city agencies who have been involved in this land use review.

- **Will any positions be created, eliminated or re-classified in the current year as a result of this legislation? (If new positions are created please include whether they will be part-time, full-time, limited term, or permanent positions. If the position is limited term please indicate the end of the term.)**

No.

- **Will positions be created or eliminated in future years as a result of this legislation?**

No.

*(Complete the following section only if an amendment to the budget is proposed.)*

None.

**7) Change in Appropriations (If the accompanying ordinance amends the budget please reflect the dollar amount to be appropriated by this legislation. Include the appropriate cost elements that are to be loaded by accounting. Indicate “new” in Fund Center column if new center needs**

*to be created. Use additional space if needed.)*

<b>Fund</b>	<b>Fund Center</b>	<b>Commitment Item</b>	<b>Functional Area</b>	<b>Funded Program</b>	<b>Grant</b>	<b>Sponsored Program</b>	<b>Amount</b>

**[Proceed to Public Involvement Section — REQUIRED as of July 1, 2011]**

## PUBLIC INVOLVEMENT

**8) Was public involvement included in the development of this Council item (e.g. ordinance, resolution, or report)? Please check the appropriate box below:**

**YES:** Please proceed to Question #9.

**NO:** Please, explain why below; and proceed to Question #10.

**9) If “YES,” please answer the following questions:**

**a) What impacts are anticipated in the community from this proposed Council item?**

The impacts from this proposal are what the Comprehensive Plan Map, Zoning Map Amendment and Environmental Review will allow, as considered in this review. Staff and the Hearings Officer have analyzed the anticipated impacts. The Hearings Officer’s recommendation speaks to these under the applicable approval criteria. In summary, the Hearings Officer found the requested amendment was, on balance, equally or more supportive of the relevant Comprehensive Plan goals and policies than the existing designation on the site. The Hearings Officer found the request, with conditions, will have no impacts to public services. And, the Hearings Officer found that, with conditions, the Environmental Review approval criteria will be met.

**b) Which community and business groups, under-represented groups, organizations, external government entities, and other interested parties were involved in this effort, and when and how were they involved?**

The Zoning Code requires for a Type III Land Use Review that public notice be mailed to property owners within 400 feet of the subject site and that the site be posted for a minimum of 30 days prior to the first hearing before the Hearings Officer. The notice also goes to the neighborhood association and any city-recognized business associations. Notice of the City Council hearing was also mailed to all the individuals and organizations described above. Hearings are also posted on the BDS website. There are no other public involvement efforts on the part of city staff.

**c) How did public involvement shape the outcome of this Council item?** Interested persons were encouraged to write and/or testify at the first public hearing conducted before the Hearings Officer. Public input is also welcome at the hearing before City Council.

**d) Who designed and implemented the public involvement related to this Council item?** City Council adopted the procedures outlined in the Zoning Code. The Bureau of Development Services implements these land use review procedures.

e) **Primary contact for more information on this public involvement process (name, title, phone, email):** Sheila Frugoli, Senior Planner and Rachel Whiteside, City Planner are the assigned planners for this quasi-judicial land use review. Staff prepared the public notices used for mailing and posting. Sheila's phone is 503-823-7817, her e-mail address is: [Sheila.Frugoli@portlandoregon.gov](mailto:Sheila.Frugoli@portlandoregon.gov). Rachel's phone is 503-823-7605, her e-mail address is: [Rachel.Whiteside@portlandoregon.gov](mailto:Rachel.Whiteside@portlandoregon.gov). However, these procedural activities are not a public involvement process per se.

**10) Is any future public involvement anticipated or necessary for this Council item? Please describe why or why not.**

No. Once City Council conducts the hearing and makes their decision, the official maps will be changed, if approved. If the City Council decision is appealed it will be heard by the State Land Use Board of Appeals (LUBA). Public involvement is not a component of the review done by the higher review bodies.



Paul L. Scarlett, Director, Bureau of Development Services

APPROPRIATION UNIT HEAD (Typed name and signature)

Motions from September 25, 2013 for LU 12-213885 CP ZC EN  
Colwood Golf Course

*923*  
**#1:**

Motion to accept amendments from the Hearings Officer to amend Directive 'a' with added Condition K, replace Directive b.5.B and C, add Condition K from PBOT, amend Finding 2b and Directive b2 to substitute General Industrial 2 for General Industrial 1.

Moved by Fritz  
Seconded by Fish  
Roll: Y-4

*922*  
**#2:**

Motion to tentatively accept the Hearings Officer's decision with the amendments previously adopted and potentially some amendments to the findings after further consultation with the Sumner Neighborhood Association. *ordinance*

Moved by: Fritz  
Seconded by: Fish  
Roll: Y-4