

**Consent Items with Commissioner Request to Discuss**

<u>Item</u>	<u>Commissioner</u>	<u>Issue</u>	<u>Staff Recommendation, Rationale</u>	<u>Commissioner Questions</u>
<b>Balancing Report</b>				
4	Houck	Revised Vision Statement	Integrate Guiding Principles into the Vision statement, remove from page GP1-5. They are not policies, but function more like an element of the vision statement.	Commissioner seeks specific policy language, and has questions about the status of the Vision Statement and Guiding Principles in the plan. Also asks if the staff-proposed guidance document is available yet.
8	Houck	About the Plan - Narrative	Add narrative language that describes the types of amendments that must comply with the Plan and the "on balance" standard for compliance.	Commissioner asks if specific language is available for this narrative.
9	Houck	Reference to Portland Plan Measures of Success	Add a new section describing, identifying the measures of success, and related numerical goals/metrics. Promote accountability, stronger connection to the Portland Plan.	Commissioner requests consideration of additional metrics discussed during the Environment/Watershed Health PEG and Climate preparation Strategy.
33	Rudd	Development Agreement Policy	Add a new Development agreements policy in the Implementation tools section. Clarify that only those development agreements described in ORS 94.504 to 94.528 are considered implementation tools of the Comprehensive Plan.	Commissioner seeks clarification - what development agreements implement the CP?
37	Houck	What types of decisions must comply with the CP?	Policy Gap – this section should identify each tool. Not all development agreements are subject to the Comprehensive Plan – there is state statute that governs this.  Add new Compliance with the Comprehensive Plan policy that describes what types of amendments must comply with the Comprehensive Plan and defines the on-balance standard for determining compliance. Clarify that amendments to the Zoning Map are in compliance with the Comprehensive Plan if they are consistent with the Comprehensive Plan Map.	Commissioner seeks definition of quasi-judicial and legislative, related to this policy and the first staff report question.
53	Houck	"Encourage"	Consider revising glossary definition of "encourage" to indicate that implementation could include a range of regulatory and non-regulatory approaches. Many testifiers on a range of topics have requested stronger language than "encourage," usually requesting language than "encourage," usually requesting "require". Assumptions seem to be that "encourage" means that the City will not implement through requirements/regulations.  Many readers have interpreted "encourage" to mean non-regulatory. Regulations may be one way to encourage.	Related to verb choice, commissioner seeks discussion of how environmental development issues are not starting on a "level playing field", owing to past environmental degradation.

54	Houck, Rudd	"Evaluate"	Identify the places in the plan where we use the term evaluate and consider if there is more direct terminology.  We may have over- used the term evaluate in place of a more direct verb.	Related to verb choice, Commissioner Houck seeks discussion of how environmental development issues are not starting on a "level playing field", owing to past environmental degradation.  Commissioner Rudd would like to confirm if "enhance" is defined.
<b>Centers and Corridors</b>				
12	Smith	Linnton in UDF	Neighborhood requested Neighborhood Center designation. Staff does not support.	Conflicts with employment and industrial designations, freight movement.  Commssioner would like to flag for discussion.
104	Rudd	Policy 4.26	Reconsider "strive to protect" language - what does that mean?	Commissioner has a question about "strive to protect" language
<b>Nonconforming Uses and Split Zoning</b>				
None				
<b>Miscelaneous Consent</b>				
3	Rudd	Intro, page I-21	Introductory language on page I-21, about a low carbon community - replace "coal, oil, gas" with fossil fuels.	"A shift away from coal, oil and natural gas can have indirect economic benefits." States dollars spent on these energy sources contribute little to the local economy. Commissioner requests reference to the factual support for the statement that dollars spent on coal, oil and natural gas contribute little to the local economy.
6	Rudd	Intro, page I-21	Change "Promote the development of resource efficient buildings" to "Promote the development of smaller and attached homes and other resource efficient building types."	Commissioner asks if we have any CP language inclusive of tiny homes.
22	Houck	Policy 8.77 and 8.78	Move these policies to either 1) the Right-of-way policy section or 2) a new trail related policy section in the general policies.  Trails are transportation facilities as well as recreational facilities.	Commissioner seeks acknowledgement that not all trails are recreational.
<b>Other Topics Flagged by Commissioners related to Future Work Sessions</b>				
NA	Tallmadge	Cully testimony	No staff recommendation on this yet.	Commissioner seeks response about impact analysis on transportation infrastrcuture projects.
NA	Tallmadge	Cully testimony	No staff recommendation on this yet.	Commissioner seeks a summary/progress related to Community Benefit Agreement and MOUs.