

ORDINANCE No.

**This document was substituted
with a revised version.
See final document:**

187831

Adopt new and amended supporting documents for an update of Portland's *Comprehensive Plan*; Accept report of the Citizen Involvement Committee (Ordinance)

The City of Portland ordains:

Section 1. The Council finds:

1. Portland's *Comprehensive Plan* describes how the City can accommodate future growth and development. To do this well the plan must be regularly updated, and these updates must be based on good facts and sound analysis.
2. Ordinance No. 150580 adopted Portland's *Comprehensive Plan* 35 years ago, on October 16, 1980. All three parts of the *Comprehensive Plan*, the Plan Map, the Plan Policies, and the List of Significant Projects, are in need of update.
3. Extensive community involvement is required and has been conducted for the update of all components of the City's *Comprehensive Plan*.

Fulfillment of Periodic Review Requirements

4. Portland's *Comprehensive Plan* is being updated within the structure of a state-mandated process called "periodic review."
5. The City undertook a self-evaluation and determined updates were warranted for all three parts of the *Comprehensive Plan*: the policies, the map and the list of projects. The City Council adopted Resolution No. 36626 on August 6, 2008, which forwarded a proposed periodic review work program to the Oregon Department of Land Conservation and Development (DLCD). The Land Conservation and Development Commission (LCDC) approved the City's proposal with minor modifications on September 30, 2009
6. Portland's work program is organized into the following five tasks.
 - Task I, Community Involvement Plan
 - Task II, Inventory and Analysis
 - Task III, Consideration of Alternatives
 - Task IV, Policy Choices
 - Task V, Implementation

7. Under Periodic Review Task I – Community Involvement Plan, a Community Involvement Committee (CIC) was established with a continuing obligation to help, “ensure, meaningful, timely, and sufficient community participation in all phases of plan update.” The CIC was charged with submitting a report to the City Council as each periodic review task is proposed for adoption (Task 1, Subtask C). With this ordinance the City Council accepts the required report from the committee, which is a combined report for Periodic Review Tasks III and IV.
8. Task II – Inventory and Analysis requires adoption of supporting documents that provided a sufficient factual basis for updating the *Comprehensive Plan*. The LCDC approved all of the City’s Task II submittal, except for five withdrawn *Economic Opportunities Analysis* documents, by Order No. 001850 (May 23, 2014). With this ordinance the City Council is adopting four official *Comprehensive Plan* supporting documents, which in total comprise a revised *Economic Opportunities Analysis* (now Task III, Subtask D).
9. Two of the LCDC-acknowledged supporting documents were maps depicting available housing and employment land (Task II, Subtask A). With this ordinance the City Council is adopting updated versions of two official *Comprehensive Plan* supporting documents – maps previously adopted by Ordinance No. 185657 on October 3, 2012 and acknowledged by Order No. 001850. They are: a Revised Inventory Map of Buildable Residential Lands and Estimate of Remaining Housing Capacity, and a Revised Inventory Map of Buildable Employment Land and Estimate of Remaining Employment Capacity.
10. Task III – Consideration of Alternatives requires a consequence analyses of alternative patterns of housing and job growth (Task III, Subtasks A, B and C). With this ordinance the City Council is adopting a *Growth Scenario Report* as an official *Comprehensive Plan* supporting document to fulfill these periodic review obligations.
11. Task IV – Policy Choices requires a new public facilities plan to meet service requirements of both existing development and twenty-years of new development allowed by the *Comprehensive Plan* map (Task IV, Subtask D). With this ordinance the City Council is adopting a *Citywide Systems Plan* as an official *Comprehensive Plan* supporting document that contains complete public facilities plan elements for water, sewer, and drainage, but not for transportation. This plan replaces and supersedes the *Public Facilities Plan* adopted by Ordinance No. 161770 on April 5, 1989. Chapters 9 and 10 of the *Citywide Systems Plan* are not being adopted as *Comprehensive Plan* supporting documents because parks facilities and other essential facilities and systems are not required elements of a public facilities plan under ORS 197. This ordinance adopts these chapters as part of the CSP in the interest of promoting more comprehensive and integrated public facilities planning.

12. The acknowledged documents, reports and maps approved by LCDC Order No. 001850, along with the additional documents reports and maps adopted by this Ordinance constitute an adequate factual base for all three components of Portland's *Comprehensive Plan*.

Proposed Modification of the Periodic Review Work Program

13. Task V – Implementation requires adoption of initial measures to implement the new Comprehensive Plan. The current periodic review work plan provides examples of possible measures that could to fulfill Task V. With consideration to the facts and supporting documents adopted with this ordinance, it is now possible to identify the most appropriate initial measures, including amendments to the zoning code and zoning map, and other programmatic non-regulatory measures. Identification of implementation projects at this stage will provide greater transparency and certainty.
14. With this ordinance the City Council also authorizes the Bureau of Planning and Sustainability to request LCDC to amend the City's Periodic Review Work Plan to clarify submission requirements for the various elements of the Transportation System Plan, and to clarify the number and types of implementation measures required for adoption under periodic review work order Task V.

Further Findings of Fact

15. The Comprehensive Plan supporting documents adopted by this ordinance must comply with all applicable provisions of Oregon land use law, the regional *Urban Growth Management Functional Plan*, the *Regional Transportation Plan*, and Title 33 of the *Municipal Code of the City of Portland Oregon*. These requirements have been met for the facts and reasons stated in Exhibit A, which is attached and made a part of this ordinance by this reference. Exhibit A also includes an expanded summary of the periodic review obligations, which helps place compliance with state and regional planning requirements within the context of periodic review.

Conclusion

16. For the reasons stated in the findings above, and the further findings in Exhibit A, this ordinance fulfills all requirements of Task III, Subtasks A through D, and the water, sewer and drainage requirement of Task IV, Subtask D, of the City's periodic review work order.

NOW, THEREFORE, the Council directs:

- a. The *Community Involvement Report* attached as Exhibit B is accepted in fulfillment of the

City's responsibilities under Task I (Subtask C) of the periodic review work program.

- b. The following maps are adopted as official *Comprehensive Plan* supporting documents and replace and supersede the maps adopted by Substitute Ordinance No. 185657 (October 3, 2012):
 - The revised Inventory Map of Buildable Residential Lands and Estimate of Remaining Housing Capacity is attached as Exhibit C.
 - The revised Inventory Map of Buildable Employment Lands and Estimate of Remaining Employment Capacity is attached as Exhibit D.
- c. The Growth Scenarios Report attached as Exhibit E is adopted as a *Comprehensive Plan* supporting document.
- d. The four documents comprising a revised *Economic Opportunities Analysis* attached as Exhibit F are adopted as *Comprehensive Plan* supporting documents and replace and supersede all earlier versions of these documents adopted by Substitute Ordinance No. 185657 (October 3, 2012).
- e. The *Citywide Systems Plan* attached as Exhibit G (with the exception of Chapters 9 and 10) is adopted as a *Comprehensive Plan* supporting document, and replaces and supersedes the *Public Facilities Plan* adopted by Ordinance No. 161770 (April 5, 1989).
- f. Chapters 9 and 10 of the *Citywide Systems Plan* attached as Exhibit G are adopted as nonbinding City policy.
- g. The population forecast and distribution adopted by Metro Council Ordinance No. 12-1292A on November 29, 2012 is accepted in lieu of directive "g" of Substitute Ordinance No. 185657 (October 3, 2012).
- h. The Bureau of Planning and Sustainability shall submit to the DLCD the documents, maps, reports and modifications referenced in directives "a" through "e" above as completed periodic review work products.
- i. The Bureau of Planning and Sustainability shall request the Land Conservation and Development Commission to approve the modifications to the Periodic Review Work Program described in Exhibit A.

Section 2. Severability

If any section, subsection, sentence, clause, phrase, diagram or drawing contained in this ordinance, or the map, report, inventory, analysis, or document it adopts or amends, is held to be deficient, invalid or unconstitutional, that shall not affect the validity of the remaining portions. The Council declares that it would have adopted the map, report, , inventory, analysis, or document each section, subsection, sentence, clause, phrase, diagram and drawing thereof, regardless of the fact that any one or more sections, subsections, sentences, clauses, phrases, diagrams or drawings contained in this Ordinance, may be found to be deficient, invalid or unconstitutional.

Passed by the Council:

Commissioner Mayor Hales

Prepared by: Al Burns, Eric Engstrom

Date Prepared: November 2, 2015

Mary Hull Caballero

Auditor of the City of Portland

By

Deputy

Agenda No. ~~1209~~ ~~1263~~ ~~1295~~ ~~430~~
~~2751~~ ~~375~~ ~~394~~ ~~505~~ ~~527-1~~
ORDINANCE NO. ~~659~~

Title

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INTRODUCED BY Commissioner/Auditor: Charlie Hales, Mayor	CLERK USE: DATE FILED <u>NOV 10 2015</u>
COMMISSIONER APPROVAL Mayor—Finance and Administration - Hales Position 1/Utilities - Fritz Position 2/Works - Fish Position 3/Affairs - Saltzman Position 4/Safety - Novick	Mary Hull Caballero Auditor of the City of Portland By: <u>[Signature]</u> Deputy
BUREAU APPROVAL Bureau: Planning and Sustainability Bureau Head: Susan Anderson Prepared by: Eric Engstrom Date Prepared: October 26, 2015	ACTION TAKEN: ¹²⁰⁹ NOV 19 2015 CONTINUED TO DEC 03 2015 6PM ¹²⁶³ DEC 03 2015 CONTINUED TO DEC 10 2015 6PM Time Certain ¹²⁹⁵ DEC 10 2015 CONTINUED TO JAN 07 2015 Time Certain ²⁷ JAN 07 2016 CONTINUED TO JAN 13 2016 6PM ⁵¹⁻¹ JAN 13 2016 CONTINUED TO APR 14 2016 6PM Time Certain ³⁷⁵ APR 14 2016 CONTINUED TO APR 20 2016 2 P.M. T.C. ³⁹⁴ APR 20 2016 CONTINUED TO APR 28 2016 2 P.M. T.C. ⁴³⁰ APR 28 2016 CONTINUED TO MAY 11 2016 3PM TC As Amended ⁵⁰⁵ MAY 11 2016 CONTINUED TO MAY 12 2016 2 P.M. As Amended ⁵⁰⁵ MAY 12 2016 CONTINUED TO MAY 19 2016 2 P.M. As Amended MAY 19 2016 CONTINUED TO JUN 09 2016 3PM TC As Amended
Impact Statement Completed <input checked="" type="checkbox"/> Amends Budget <input type="checkbox"/>	
Portland Policy Document If "Yes" requires City Policy paragraph stated in document. Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
City Auditor Office Approval: required for Code Ordinances	
City Attorney Approval: <u>[Signature]</u> required for contract, code, easement, franchise, comp plan, charter	
Council Meeting Date November 19, 2015	

AGENDA TIME CERTAIN <input checked="" type="checkbox"/> Start time: 2:00 PM Total amount of time needed: 1 hour (for presentation, testimony and discussion)	FOUR-FIFTHS AGENDA <u>Signed 5-13-16</u>	COMMISSIONERS VOTED AS FOLLOWS:	
CONSENT <input type="checkbox"/>		YEAS	NAYS
REGULAR <input type="checkbox"/>	1. Fritz <u>[Signature]</u> 2. Fish <u>[Signature]</u> 3. Saltzman <u>[Signature]</u> 4. Novick <u>[Signature]</u> Hales <u>[Signature]</u>	1. Fritz 2. Fish 3. Saltzman 4. Novick Hales	
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