



Bureau of Planning and Sustainability  
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**Portland Planning and Sustainability Commission**  
**August 23, 2016**  
**3:00 – 7:00 p.m.**  
**1900 SW 4<sup>th</sup> Ave, Suite 2500A**  
**Portland, OR 97201**

\*\*\*\*\* **ANNOTATED AGENDA** \*\*\*\*\*

- 3:00 PM Call to Order**  
**Items of Interest from Commissioners**  
**Director's Report**
- 3:05 PM Consent Agenda**  
Consideration of Minutes from August 2 and 9, 2016 PSC meetings
- 3:06 PM Task 5: Composite Zoning Map**  
Work Session / Recommendations

Staff: Eric Engstrom, Deborah Stein, Bill Cunningham and Tom Armstrong

**Kat's talking points:**

- Today we will be making our final recommendation on the Comprehensive Plan Composite Zoning Map Amendments.
- Our agenda lists several categories for this agenda item:
  - Mixed Use
  - Residential
  - Employment, Campus Institutions, Open Space
  - Major Public Trails
- Setting Major Public Trails aside, we will be conducting our discussions and votes by district. There are 6 districts.
- We will then discuss and vote on the Major Public Trails map.
- Therefore, this agenda item will have 7 separate votes, not including amendments.
- Commissioners will have a chance to disclose any potential conflicts of interest when we begin discussion of each district.
- Staff will introduce the topics and clarify what materials are before us.
- Commissioners will then introduce any amendments and we will dispense with amendments individually.



## **MATERIALS**

### **Maps that you will vote on:**

- **Zoning Map Changes – by district (6 maps):** District-scale maps that include all the base zone changes to Employment, Campus Institutions, Open Space, Mixed Use and Residential.
- **Overlay Zone maps (6 maps):** These maps show changes to Overlay Zones at a citywide scale.
- **Plan District Changes (1 map):** This map shows new and amended plan districts and subdistrict boundaries at a citywide scale.

### **Reference Materials:**

- **Zoning Map Changes – Citywide (1 map):** This map includes all base zone changes (Mixed Use, Residential, Employment, Campus and Open Space) combined at a citywide scale. This provides you with a complete picture of the changes you'll be voting on.
- **Zoning Map Including Zoning Map Changes – Citywide (1 map):** This map shows all Zoning Map changes combined with existing zoning, so that you can view the Zoning Map in its entirety.
- **Zoning Map Including Zoning Map Changes – by district (6 maps):** Same as above, broken down by district.
- **Decision spreadsheets (2):** These are the work sheets you used in your work sessions on August 9 for Mixed Use and other Zoning Map changes, updated to reflect your decisions.
- **Mixed Use Atlas (1):** This is the atlas of individual maps that you used in your August 9 Mixed Use work session, updated to reflect your decisions.

## 1. North District

- Disclosures or recusals
- Amendments
  - Commissioner moves to amend
  - Second
  - Discussion
  - Roll call
  - (repeat for each amendment)

*Sample motion to amend proposal:*

**Base zone:** Move to amend the [North] District Zoning Map Changes map as follows:

- Rezone the property at [address] from [zone] to [zone].

**Overlay zone:** Move to amend the [design] overlay zone map to:

- Remove the [design] overlay from...
- Apply the [design] overlay to...

- Vote on the map

*Sample motion to approve map:*

Move to adopt the Zoning Map amendments show in the [North] District on the following maps dated August 17, 2016:

- “Zoning Map Changes” [as amended]
- Overlay zone maps [as amended]
- “Plan District Changes” [as amended]

Second  
Discussion  
Roll Call

## 2. NE District

- Disclosures or recusals
- Amendments
  - Commissioner moves to amend
  - Second
  - Discussion
  - Roll call
  - (repeat for each amendment)
- Vote

### **3. SE District**

- Disclosures or recusals
- Amendments
  - Commissioner moves to amend
  - Second
  - Discussion
  - Roll call
  - (repeat for each amendment)
- Vote

### **4. East District**

- Disclosures or recusals
- Amendments
  - Commissioner moves to amend
  - Second
  - Discussion
  - Roll call
  - (repeat for each amendment)
- Vote

### **5. NW District**

- Disclosures or recusals
- Amendments
  - Commissioner moves to amend
  - Second
  - Discussion
  - Roll call
  - (repeat for each amendment)
- Vote

### **6. SW District**

- Disclosures or recusals
- Amendments
  - Commissioner moves to amend
  - Second
  - Discussion
  - Roll call
  - (repeat for each amendment)
- Vote

## 7. Major Public Trails

Staff: Shannon Buono and Tom Armstrong

### MATERIALS

#### Materials that you will vote on:

- Miscellaneous Zoning Amendments: Proposed Draft (June 2016)
- Major Public Trails map (1 map): This map shows a revised proposal based on testimony. It incorporates the addition and removal of alignments that staff recommends in the “Zoning Map Trail Alignment” memo dated August 18, 2016.

#### Reference Materials:

- Zoning Map Trail Alignment Memo to PSC from Shannon Buono and John Cole (August 18, 2016), including worksheets with testimony requests and staff’s responses. (The August 18<sup>th</sup> memo replaces the August 16<sup>th</sup> memo).
- Commissioner Houck’s memo to staff regarding trail alignments (August 21, 2016)

### ORDER OF BUSINESS

- Disclosures or recusals
- Staff introduces materials
- Commissioners discuss testimony and staff’s responses
- Amendments
  - Commissioner moves to amend
  - Second
  - Discussion
  - Roll call
  - (repeat for each amendment)

*Sample motion to amend proposal:*

I move to amend the “Major Public Trails” map dated August 18, 2016 by ...

- Vote

*Sample motion to approve Major Public Trails:*

I move to approve the Miscellaneous Zoning Amendment package item #8, as amended by staff’s “Zoning Map Trail Alignment” memo dated August 18, 2016 and shown on the Major Public Trails map, [as further amended today].

**4:45 PM Task 5: Zoning Code**  
Work Session / Recommendations

**Kat's talking points:**

- Now we'll make our final recommendations on the Comprehensive Plan Early Implementation Zoning Code Amendments.
- This agenda item will have 3 separate votes, not including amendments.
- The votes are divided into three topics:
  - Mixed Use
  - Campus Institution
  - Miscellaneous Zoning Amendments - RH Zone FAR Maps in the Zoning Code

## Mixed Use Zoning Code amendments

Staff: Eric Engstrom and Bill Cunningham

### MATERIALS

#### Materials that you will vote on:

- Mixed Use Zones Project: Proposed Draft (March 2016)
- Memo and code/commentary: Mixed Use Zones Project - Final PSC Work Session (August 16, 2016), including replacement of all code and commentary pages from the Proposed Draft.
- Memo and spreadsheet: Mixed Use Zones Project - Final PSC Work Session - Final Amendments (August 18, 2016), including spreadsheet of Commissioners' amendment requests and staff responses.

#### Reference Materials:

- None

### ORDER OF BUSINESS

- Disclosures or recusals
- Staff introduces materials
- 1<sup>st</sup> - Amend the Proposed Draft with Code/Commentary from August 16<sup>th</sup> memo

*Sample motion to amend original proposal:*

Move to amend the Mixed Use Zones Proposed Draft with code and commentary in the August 16<sup>th</sup> staff memo.

- 2<sup>nd</sup> - Amendments introduced
  - Commissioner moves to amend
  - Second
  - Discussion
  - Roll call
  - (repeat for each amendment)

*Sample motion to amend the revised proposal:*

Move to amend the Mixed Use Zones revised proposal as described in Item [#1] of the Commissioner Proposed Amendments document.

- Vote

*Sample motion to approve Mixed Use Zones code:*

Move to:

- adopt the Mixed Use Zones Project Proposed Draft,
- as amended by the code and commentary in the August 16<sup>th</sup> memo,
- as further amended today.

## Campus Institutions Zoning Code amendments

Staff: Tom Armstrong

### MATERIALS

None

### ORDER OF BUSINESS

- Staff describes issue
- Vote
  - Motion
  - Second
  - Discussion
  - Roll call

Sample motion:

Move to align the following Campus Institutional Zone development standards with the final Mixed Use Zone standards:

- Ground floor windows in the CI2 Zone
- Building length and façade articulation in the CI2 Zone.

## Miscellaneous Zoning Amendments: RH Zone FAR

Staff: Tom Armstrong

### MATERIALS

**Materials that you will vote on:**

- Miscellaneous Zoning Amendments: Proposed Draft (June 2016)
- Memo: Zoning Code Chapter 120 Map Series: 4:1 FAR (August 17, 2016),

**Reference materials:**

- None

### ORDER OF BUSINESS

- Staff introduces memo
- Vote
  - Motion
  - Second
  - Discussion
  - Roll call

*Motion:*

Move to approve the Miscellaneous Zoning Amendment package item 3, as amended by the “Zoning Code Chapter 120 Map Series: 4:1 FAR” memo dated August 17, 2016.



## Final Direction to Staff

This final vote will ensure that all necessary documents are updated in accordance with the PSC's recommendations and that the PSC's Recommended Plan is aligned with the 2035 Comprehensive Plan.

*Motion:*

Move to direct staff to:

1. Update the Task 5 Early Implementation of the 2035 Comprehensive Plan staff reports to reflect our amendments.
2. Incorporate any needed updates to the 2035 Comprehensive Plan to reflect our Task 5 Early Implementation recommendations.
3. Clarify recommended code and commentary language, as necessary.
4. Consolidate our recommendation on all the Task 5 Early Implementation projects into one transmittal to City Council. At a minimum, our recommendation package should include:
  - An ordinance and findings
  - Consolidated Zoning Map amendments
  - Consolidated Zoning Code amendments and commentary as further legislative intent
  - A Community Involvement Program
  - TSP Stage 2
  - Staff reports that provide context, backgrounds, rationale for decisions, appendices summaries of the public involvement process.

**Hurray! Celebrate!**

**7:00 PM Adjourn**

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