

ORDINANCE No.

Adopt a new *Comprehensive Plan* for the City of Portland, Oregon (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. The Transportation Element of the *Comprehensive Plan* was first adopted by Ordinance No. 165851 on September 23, 1992, and later expanded with adoption of the *Transportation System Plan* by Ordinance No. 177028 on October 30, 2002.
4. 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

5. Portland's *Comprehensive Plan* is being updated within the structure of a state-mandated process called "periodic review."
6. 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.
7. 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
8. 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.” This committee is also charged with submitting a report to the City Council as each periodic review task is proposed for adoption (Task 1, Subtask C). By Ordinance No. _____ [the separate ordinance filed for the 2:00 PM hearing on November 19, 2015] the City Council accepted the required report from the committee, which is a combined report for Periodic Review Tasks III and IV.

9. Task II – Inventory and Analysis required 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). By Ordinance No. _____ [the separate ordinance filed for the 2:00 PM hearing on November 19, 2015] the City Council adopted minor updates to the inventory of vacant and underutilized residential and employment land, including estimates of remaining growth capacity.
10. Task II also required an analysis of employment-related needs and opportunities. The City prepared, submitted, but subsequently withdrew this analysis. In its order approving all other components of the Task II submission, the Oregon Land Conservation and Development Commission amended Task III of the City’s periodic work program to require resubmittal of this analysis (Task III, Subtask D). By Ordinance No. _____ [the separate ordinance filed for the 2:00 PM hearing on November 19, 2015] the City Council adopted four official *Comprehensive Plan* supporting documents, which in total comprise a revised *Economic Opportunities Analysis*.
11. Task III – Consideration of Alternatives requires a consequence analysis of alternative placements of housing and job growth (Task III, Subtasks A, B and C). By Ordinance No. _____ [the separate ordinance filed for the 2:00 PM hearing on November 19, 2015] the City Council adopted a *Growth Scenario Report* as an official *Comprehensive Plan* supporting document to fulfill these periodic review obligations.
12. 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). By Ordinance No. _____ [the separate ordinance filed for the 2:00 PM hearing on November 19, 2015] the City Council adopted a *Citywide Systems Plan* as an official *Comprehensive Plan* supporting document.
13. The acknowledged documents, reports and maps approved by LCDC Order No. 001850, along with the additional documents reports and maps adopted by Ordinance No. _____ [the separate ordinance filed for the 2:00 PM hearing on November 19, 2015] constitute an adequate factual base for all three components of Portland’s *Comprehensive Plan*.

14. Task IV requires the City to employ its assembled factual base to make policy choices adopting at least the following work products:
- New *Comprehensive Plan Map*
 - New economic element of the *Comprehensive Plan*
 - New housing element of the *Comprehensive Plan*
 - New public facilities element of the *Comprehensive Plan*
 - New *List of Significant Projects*
 - New transportation element of the *Comprehensive Plan*

Task IV Requirements Adopted by Ordinance No. ____

15. Ordinance No. _____ [the separate ordinance filed for the 2:00 PM hearing on November 19, 2015] adopted a *Citywide Systems Plan* that contains complete public facilities plan elements for water, sewer, and stormwater services.

What Task IV Requirements this Ordinance Adopts

16. To fulfill Task IV periodic review obligations, this ordinance adopts a new:
- a. *Comprehensive Plan Map* (Task IV, Subtask A – Exhibit C),
 - b. *List of Significant Projects* (part of Task IV, Subtask D and E – Exhibit D), and
 - c. *Comprehensive Plan* document containing a vision statement, guiding principles, and goals and policies (Exhibit B). This includes:
 - Housing goals and policies in Chapter 5, (Task IV, Subtask C)
 - Economic development goals and policies in Chapter 6 (Task IV, Subtask B)
 - Public facilities goals and policies in Chapter 8 (part of Task IV, Subtask D)
17. This ordinance amends the *Transportation System Plan*, adopting new transportation goals and policies for the *Comprehensive Plan* (in Chapters 3, 8 and 9 of Exhibit B), and adopting a new list of significant transportation projects (Exhibit E). This partially fulfills periodic review Task IV, Subtask E.

What Task IV Requirements this Ordinance Does Not Adopt

18. This ordinance does not adopt all of the required transportation elements of the periodic review work plan (Task IV, Subtask E), including pending updates to street plans, street classifications, and performance measures. These and other minor amendments to bring the *Transportation System Plan* into conformance with the *Regional Transportation Plan* are pending, and proposed as elements of a revised periodic review Task V work plan.

Further Findings of Fact

19. The *Comprehensive Plan* adopted by this ordinance must comply with all applicable provisions 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

20. For the reasons stated in the findings above, and the further findings in Exhibit A, this ordinance fulfills requirements of Task IV (Subtasks A-D and portion of Subtask E) of the City's state-mandated periodic review order.

NOW, THEREFORE, the Council directs:

- a. The Further Findings of Fact in Exhibit A are adopted.
- b. Based on the Further Findings of Fact in Exhibit A, the "2035 *Comprehensive Plan*," as recommended by the Planning and Sustainability Commission in August 2015 and contained in Exhibit B, is adopted as the City of Portland's "Comprehensive Plan" within the meaning of Oregon Revised Statutes 197.015(5). The adopted portions of this document include the guiding principles, the vision statement, the goals and policies, the land use map designation and descriptions, the comprehensive plan map, the list of significant projects, and the glossary. All of these adopted portions are "Comprehensive Plan Policy" within the meaning of Chapter 1.07.020 (F) of the City Code. The invitation to "Share your feedback" following Page I-37, and the "How to Use the Plan" section (Pages HTU-1 through HTU-17) are not adopted. The "How to Use the Plan" section will function as "Bureau Policy" within the meaning of Chapter 1.07.020 (D) of the City Code.
- c. The goals and policies contained within Exhibit B of this ordinance are adopted, and supersede and replace the comprehensive plan goals and policies adopted as Exhibit A of Ordinance No. 150580 (October 16, 1980), and subsequently amended through November 2011.
- d. The comprehensive plan map in Exhibit C of this ordinance is adopted, and replaces and supersedes the map adopted in Exhibit B of Ordinance No. 150580 (October 16, 1980), and subsequently amended through November 2015.

- e. The list of significant projects contained within Exhibit D of this ordinance is adopted, and replaces and supersedes the list of significant projects in the Exhibit C that was added to Ordinance No. 150580 (October 16, 1980) by Ordinance No. 161770 (April 5, 1989).
- f. The transportation goals and policies contained in Chapters 3, 8, and 9 of Exhibit B of this ordinance and the glossary of terms of Exhibit B of this ordinance are adopted, and replace and supersede the goals, policies and objectives contained within Chapter 2 of the *Transportation System Plan* adopted by Ordinance No. 165861 (September 23, 1992), and replace and supersede the goals, policies, objectives and glossary of terms adopted by Ordinance No. 177028 (October 30, 2002), as amended through May 2006.
- g. The list of significant transportation projects contained in Exhibit E of this ordinance is adopted, and supersedes and replaces the transportation projects in the Exhibit C that was added to Ordinance No. 150580 (October 16, 1980) by Ordinance No. 161770 (April 5, 1989); the projects listed in Chapter 3 of the Transportation System Plan adopted by Ordinance 165851 (September 23, 1992); and the 20-year major transportation improvements list adopted by Ordinance No. 177028 (October 30, 2002), as amended through May 2006.
- h. The Bureau of Planning and Sustainability shall submit Exhibits B, C, D and E to the Oregon Department of Land Conservation and Development for approval.

Section 2. The directives in this ordinance shall become effective as follows: directives “a” and “h” become effective 30 days after Council adoption of this ordinance and directives “b,” “c,” “d,” “e,” “f,” and “g” become effective on July 1, 2017.

Section 3. 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:

Mayor Charlie Hales
 Prepared by: Al Burns, Eric Engstrom
 Date Prepared: November 2, 2015

Auditor of the City of Portland
 By
 Deputy

LIST OF ORDINANCE EXHIBITS

EXHIBIT A – Further Findings of Fact

EXHIBIT B – 2035 Comprehensive Plan Goals and Policies

EXHIBIT C – Comprehensive Plan Map

EXHIBIT D – List of Significant Projects
(Sanitary Sewer, Stormwater, and Water projects)

EXHIBIT E – List of Significant Transportation Projects