



# **Portland-Gresham Urban Service Boundary (USB) Amendments**

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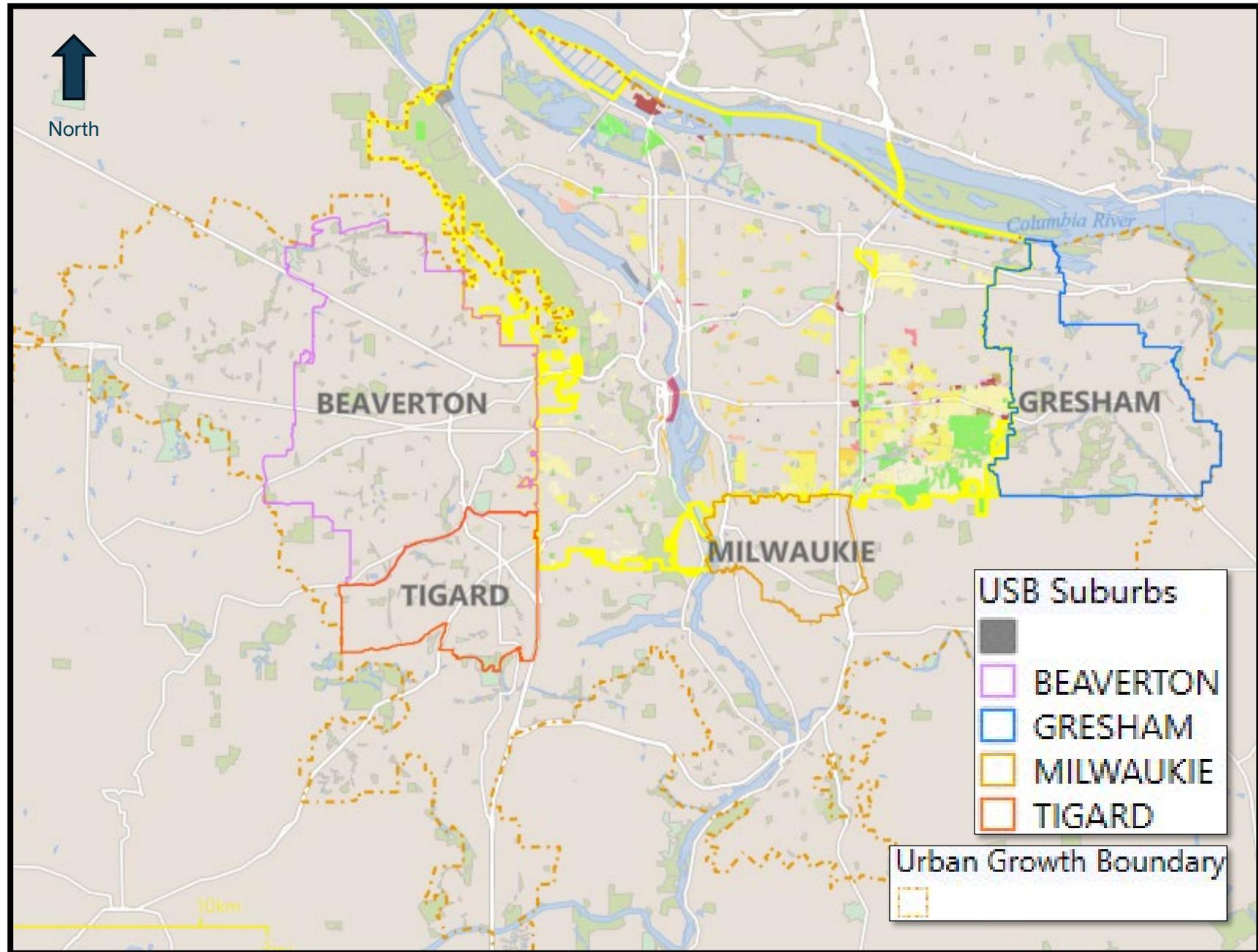
**April 8, 2025**

**Planning Commission**



## Community and Economic Development

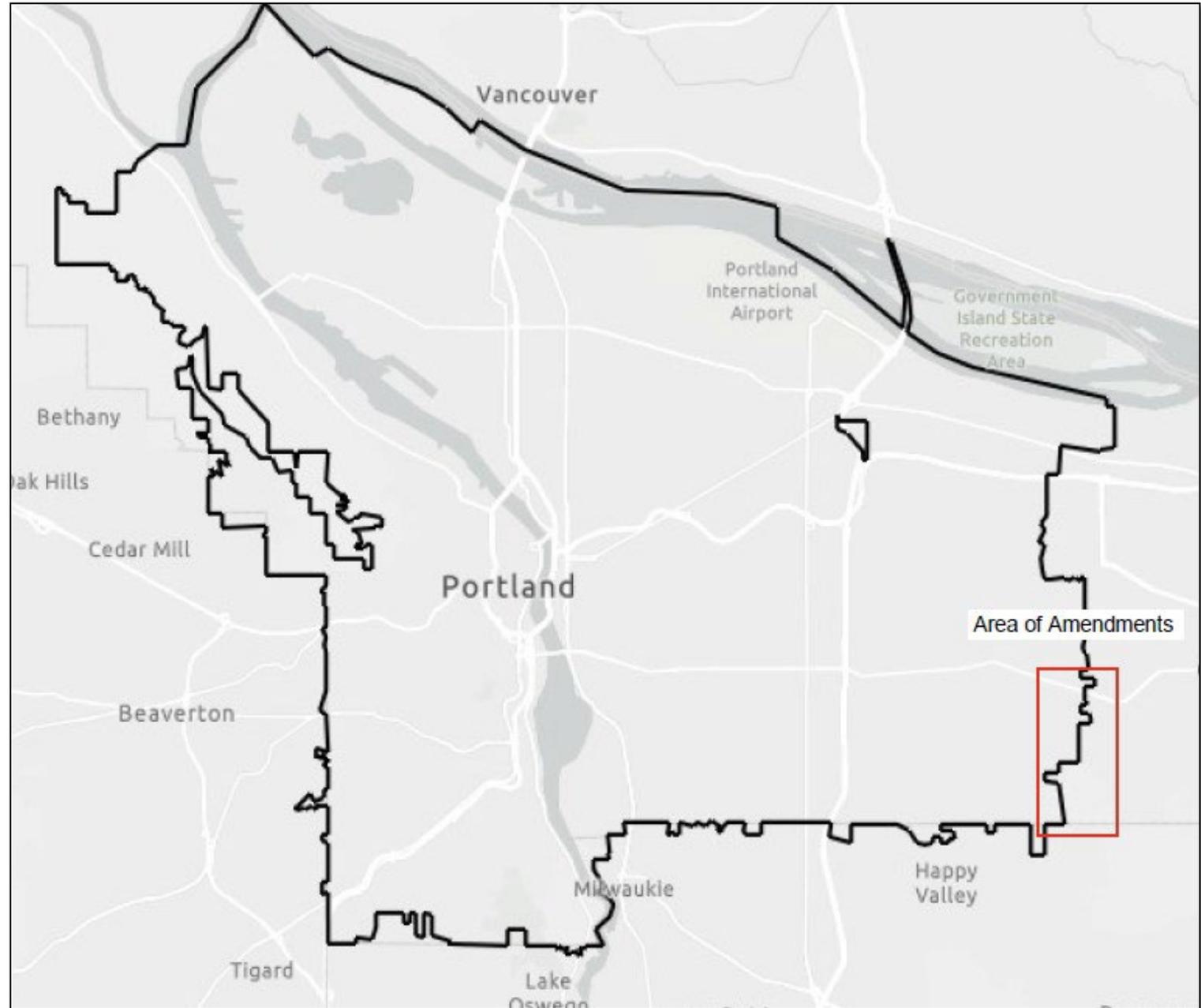
- Portland coordinates with neighboring jurisdictions within the Metro Urban Growth Boundary.
- Coordination is facilitated through the location of USBs and adopted Inter-Governmental Agreements (IGAs) with neighboring jurisdictions.





## Community and Economic Development

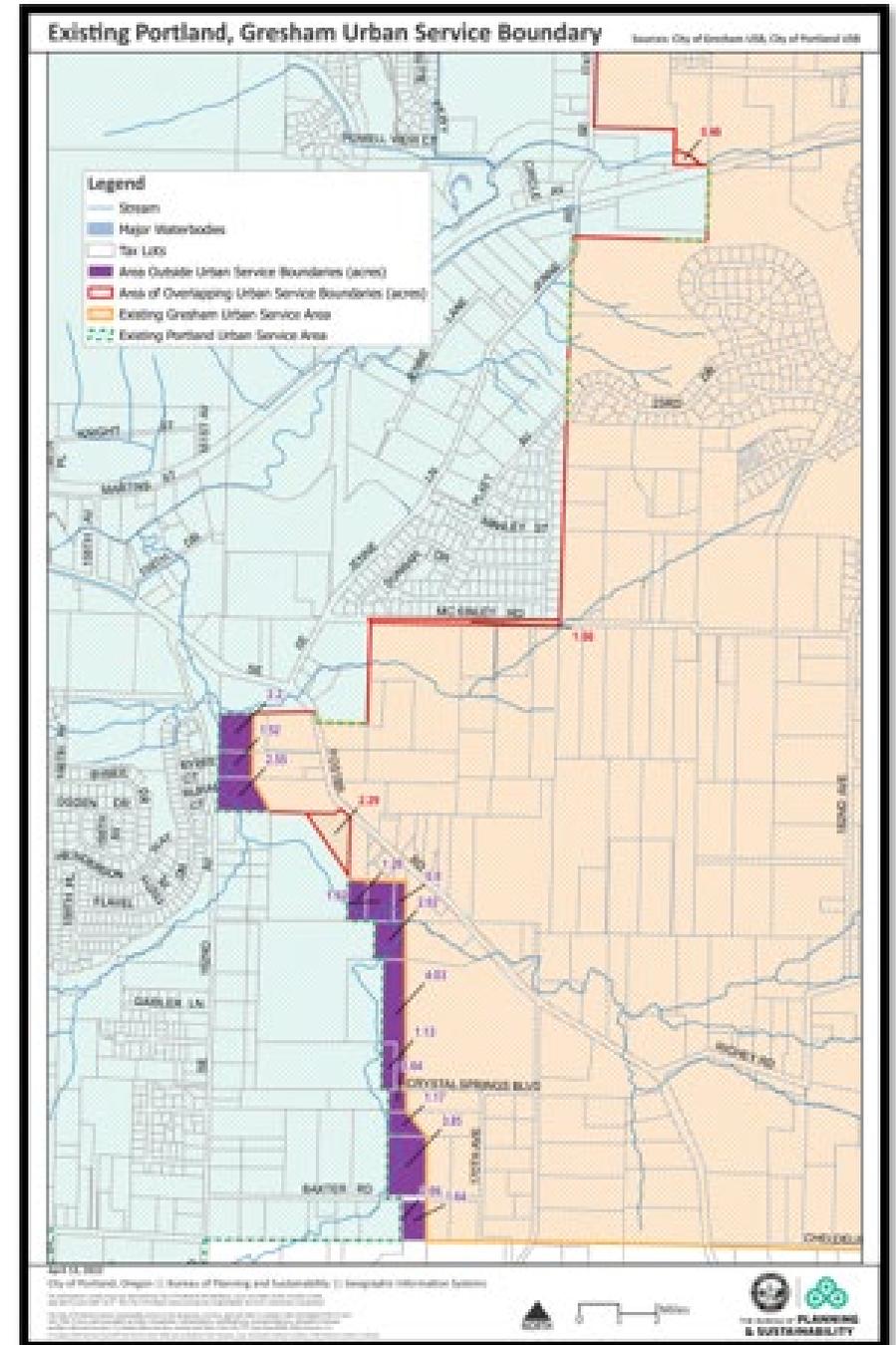
The proposed amendments are located generally in the Pleasant Valley Area in the southeast corner of the City of Portland Urban Service Area.





## Project Background

- The proposed amendment package was prompted by inconsistencies along the Portland and Gresham USBs.
- The inconsistencies include areas where 1) there are gaps between the USBs, 2) areas where the two USBs overlap, and 3) mapping errors.
- The proposed amendments address these inconsistencies by aligning the Portland and Gresham USBs.

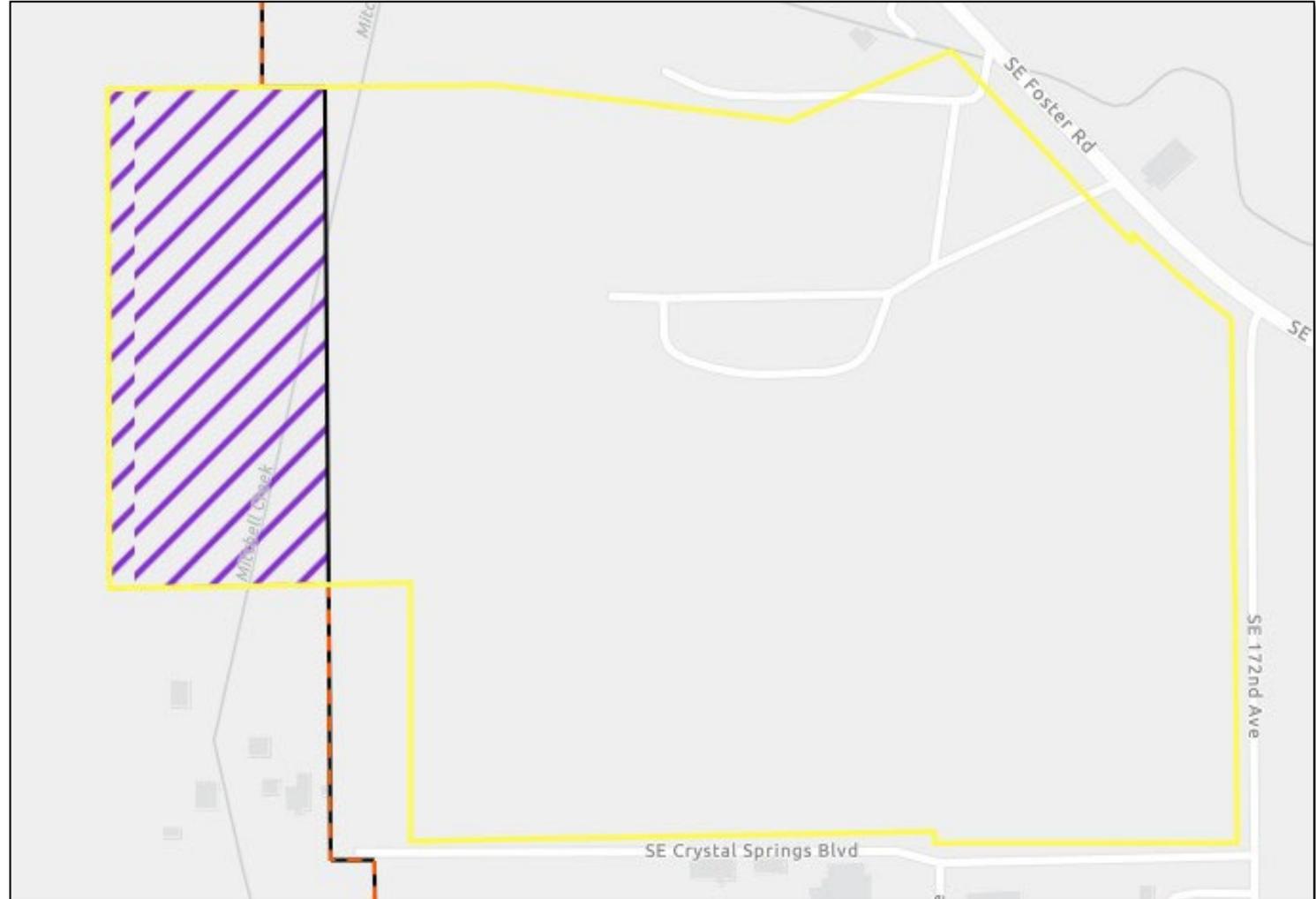






## Amendment 1

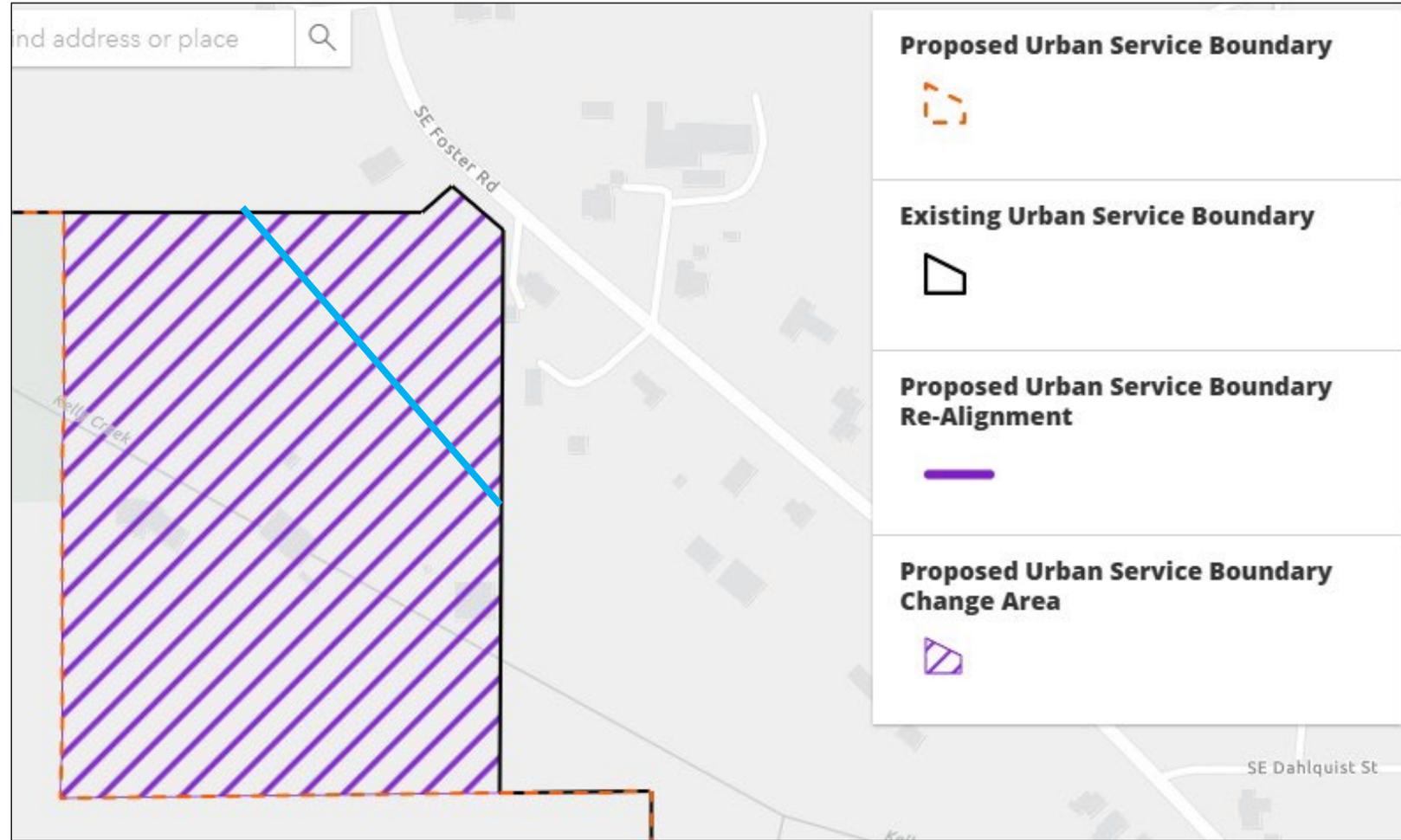
The proposed amendment shifts a portion of a lot currently split between Gresham's USB and Portland's USB. The portion of the lot currently within Portland's USB will be shifted to Gresham's USB.





## Amendment 2

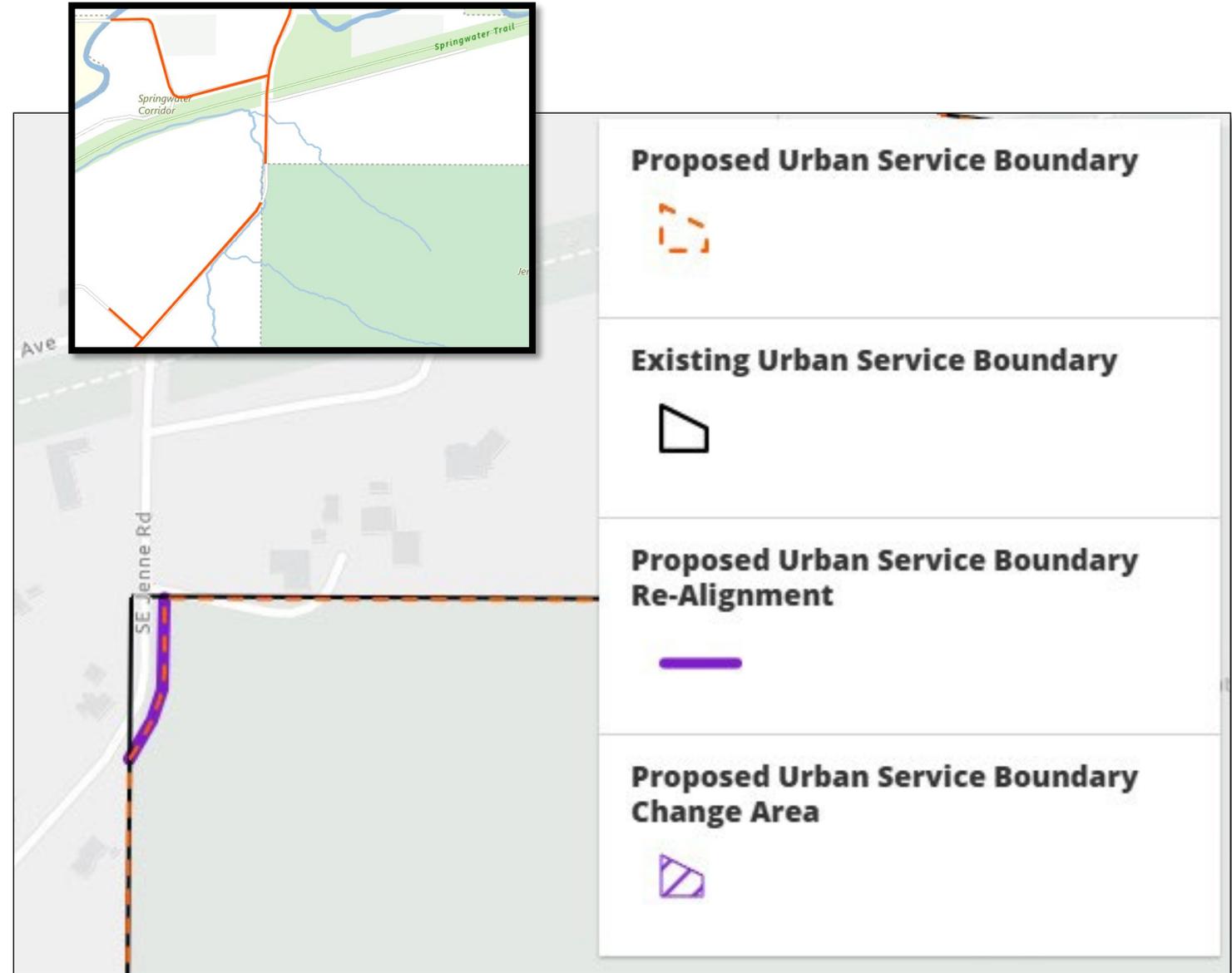
The second proposed amendment would shift a parcel currently within the City of Portland USB to Gresham's USB to be consistent with and reflect the fact that the property currently has a City of Gresham sewer main accessing the property.





## Amendment 3

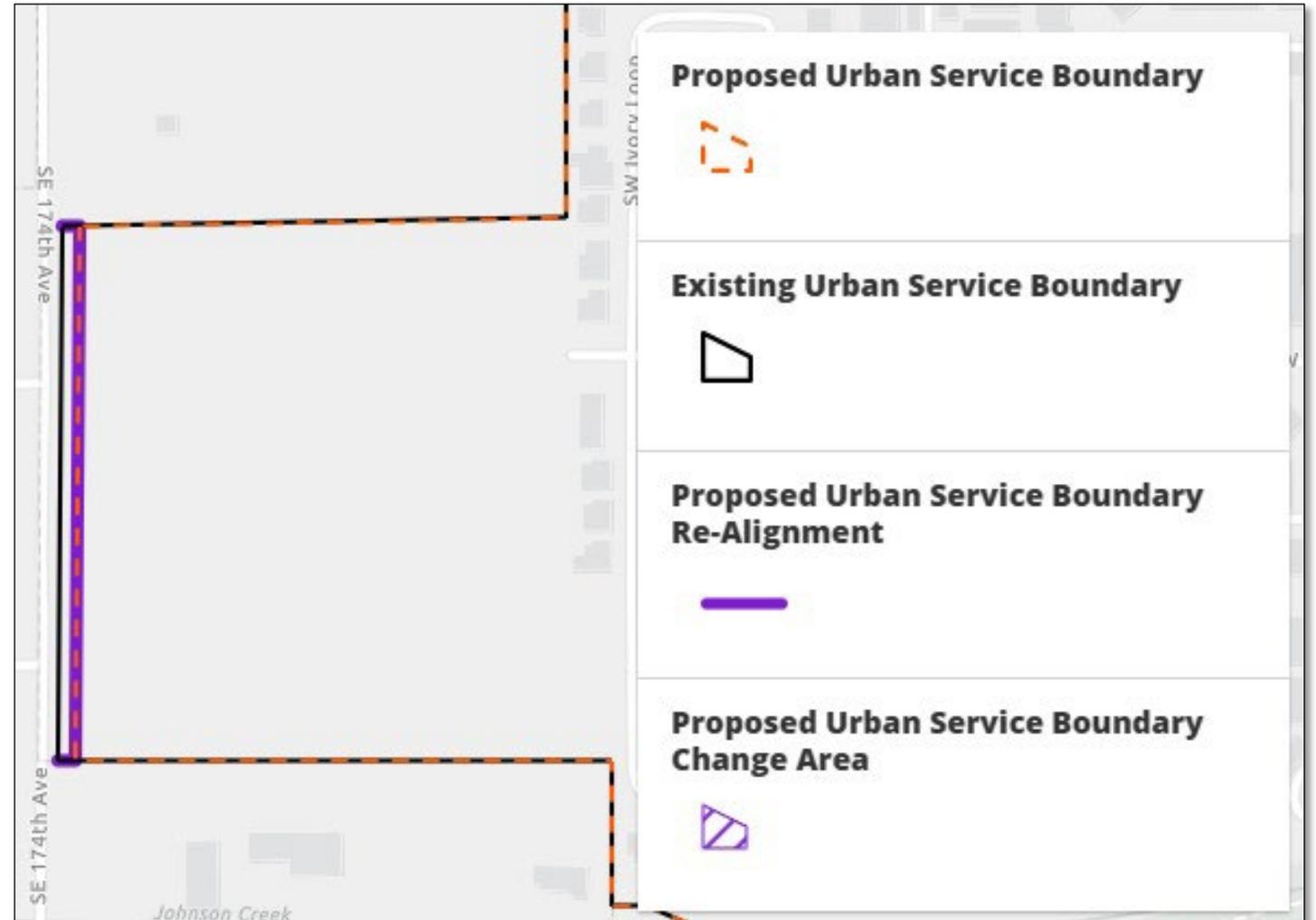
The third proposed amendment shifts Portland's USB east to align with the Eastern edge of the SE Jenne Road right-of-way. The area subject to amendment will be added to Portland's urban service area and removed from Gresham's.





## Amendment 4

The fourth amendment shifts the Portland USB to align with the Eastern edge of the SE 174<sup>th</sup> Avenue ROW to account for a 23-foot ROW dedication from 2017. The proposed amendment would ensure that this stretch of SE 174<sup>th</sup> is included in Portland's urban service area.





# Next Steps

- Planning Commission will make a recommendation to City Council.
- City Council will take final action on the recommended USB, Comprehensive Plan and zoning changes.
- Gresham and Multnomah County will initiate legislative processes to assign the proper zone and comprehensive plan designation to the properties removed from Portland's USB.
- Gresham and the City of Portland will update the IGA with the revised USB as an Exhibit Map.



# Staff Recommendation

Staff propose that the Planning Commission recommend that City Council:

- Amend the Comprehensive Plan Map to:
  - Amend the Urban Service Boundary in four locations
  - Remove Comprehensive Plan designations from two properties
- Amend the Zoning Map to remove zoning, overlay, and plan district designations from two properties.
- Amend the Pleasant Valley Plan District Map to remove the two properties.



# Community and Economic Development