

# Portland Planning Commission

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June 10, 2025

Council President Elana Pirtle-Guiney and City Councilors  
1221 SW 4<sup>th</sup> Avenue  
Portland, OR 97204

Dear Council President Pirtle-Guiney and Councilors,

The Portland Planning Commission is pleased to forward the Portland-Gresham Urban Service Boundary Adjustment for your review and consideration for adoption. At the April 8, 2025, meeting, the Planning Commission voted unanimously to forward the following Comprehensive Plan and Zoning Code amendments and recommends that the Council take following actions:

- 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 two properties.

Urban Service Boundaries (USBs) help facilitate coordination of urban services within the Metro Urban Growth Boundary in unincorporated areas between the municipal limits of two cities. The City of Portland provides urban services, including sewer and water services, to properties within its USB unless otherwise provided by a neighboring jurisdiction via a signed intergovernmental agreement. Long-range planning responsibilities are delimited by the USB, meaning that City of Portland Comprehensive Plan designations are applied to all properties located within the Portland USB.

The proposed amendment package was prompted by the presence of inconsistencies between the City of Portland and City of Gresham USBs. The inconsistencies identified gaps between the two USBs, overlap between the USBs, or topological mapping errors.



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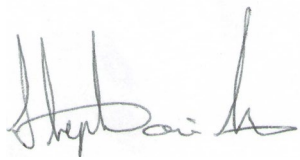
## Key Planning Commission Consideration

The Planning Commission's discussion and deliberation focused on the timing of the Comprehensive Plan and Zoning Map changes to ensure that natural features on two of the properties are always protected. The Commission received assurances that City of Portland staff have been and will continue to coordinate with City of Gresham staff to minimize the time between removal of Portland's environmental overlay zone and adoption of Gresham's Natural Resource Overlay.

Should City Council approve the proposed amendment package, the Planning Commission requests that Council consider aligning the effective date of the City of Portland adoption ordinance with the anticipated timing of the City of Gresham's amendment package to the extent practicable.

Thank you for considering our recommendations.

Sincerely,



Steph Routh  
Chair

