



# Oregon

Theodore R. Kulongoski, Governor

## Department of Land Conservation and Development

635 Capitol Street NE, Suite 150

Salem, Oregon 97301-2524

Phone: (503) 373-0050

First Floor/Coastal Fax: (503) 378-6033

Second Floor/Director's Office: (503) 378-5518

Web Address: <http://www.oregon.gov/LCD>

### NOTICE OF ADOPTED AMENDMENT

May 11, 2006



TO: Subscribers to Notice of Adopted Plan  
or Land Use Regulation Amendments

FROM: Mara Ulloa, Plan Amendment Program Specialist

SUBJECT: City of Portland Plan Amendment  
DLCD File Number 005-05

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. A copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures\*

#### **DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: May 25, 2006**

This amendment was submitted to DLCD for review 45 days prior to adoption. Pursuant to ORS 197.830 (2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

**\*NOTE: THE APPEAL DEADLINE IS BASED UPON THE DATE THE DECISION WAS MAILED BY LOCAL GOVERNMENT. A DECISION MAY HAVE BEEN MAILED TO YOU ON A DIFFERENT DATE THAN IT WAS MAILED TO DLCD. AS A RESULT YOUR APPEAL DEADLINE MAY BE EARLIER THAN THE ABOVE DATE SPECIFIED.**

Cc: Gloria Gardiner, DLCD Urban Planning Specialist  
Meg Fernekees, DLCD Regional Representative  
Matthew Crall, DLCD Transportation Planner  
Marguerite Feuersanger, City of Portland

<paa> ya/

MAY 05 2006

**FORM 2****DLCD NOTICE OF ADOPTION** AND CONSERVATION  
AND DEVELOPMENTThis form **must be mailed** to DLCD **within 5 working days after the final decision**

per ORS 197.610, OAR Chapter 660 - Division 18

(See second page for submittal requirements)

Jurisdiction: City of Portland

Local File No. None

Date of Adoption: April 26, 2006

Date Mailed: May 4, 2006

Date the Notice of Proposed Amendment was mailed to DLCD: July 27, 2005

- |   |  |
|---|--|
| <input type="checkbox"/> Comprehensive Plan Text Amendment        | <input checked="" type="checkbox"/> Comprehensive Plan Map Amendment |
| <input checked="" type="checkbox"/> Land Use Regulation Amendment | <input checked="" type="checkbox"/> Zoning Map Amendment             |
| <input checked="" type="checkbox"/> New Land Use Regulation       | <input type="checkbox"/> Other:                                      |

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached."

- (1) Reduces residential Comprehensive Plan designations to equal the existing zoning designations.
- (2) Rezones publicly owned properties purchased for Forest Park from Residential to Open Space.
- (3) Establishes minimum lot areas for most hillside properties while maintaining building rights of stand-alone lots that are smaller than the newly established lot areas.

Describe how the adopted amendment differs from the proposed amendment.

- (1) Code language governing minimum lot areas was restructured and dates were changed. The overall intent of the adopted regulations is consistent with the proposed amendment.
- (2) Addition of regulation that eliminates in the Linnton Hillside subarea the option of a duplex or attached house on corner lots in single-dwelling zones.
- (3) A City Council amendment rezoned a 19,000 square-foot site from R10 to R7 (proposed amendment maintained R10 zoning).

Plan Map Changed from:	IH, RF, R20, R10, R5, R2.5	to OS
	R10	to R20
	R5	to R7, R10
Zone Map Changed from:	IH, RF, R20, R10, R7, R5, R2.5	to OS
	R10	to R7

Location: Linnton neighborhood, west of Highway 30 Acres Involved: 357

Specify Density Previous: 960 New: 640

Applicable Statewide Planning Goals: 1, 2, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15

Was an Exception Adopted? No:

Does Adopted Amendment affect the areas in unincorporated Multnomah County where the Portland Zoning Code applies? Yes

DLCD File No.: 005-05(14552)

Did the Department of Land Conservation and Development receive a notice of Proposed

Amendment **FORTY FIVE (45) days prior to the first evidentiary hearing.** Yes:  No:

If no, do the Statewide Planning Goals apply. Yes:  No:

If no, did The Emergency Circumstances Require immediate adoption. Yes:  No:

Affected State or Federal Agencies, Local Governments or Special Districts:

Local Contact: Marguerite Feuersanger Area Code + Phone Number: 503 823 7849

Address: 1900 SW 4<sup>th</sup> Avenue, Suite 4100 City: Portland

Zip Code+4: 97201 Email Address: mfeuersanger@ci.portland.or.us

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## ADOPTION SUBMITTAL REQUIREMENTS

This form **must be mailed** to DLCD **within 5 working days after the final decision**  
per ORS 197.610, OAR Chapter 660 - Division 18.

1. Send this Form and TWO (2) Copies of the Adopted Amendment to:

**ATTENTION: PLAN AMENDMENT SPECIALIST  
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT  
635 CAPITOL STREET NE, SUITE 150  
SALEM, OREGON 97301-2540**

2. Submit **TWO (2) copies** the adopted material, if copies are bounded please submit **TWO (2) complete copies** of documents and maps.
3. Please Note: Adopted materials must be sent to DLCD not later than **FIVE (5) working days** following the date of the final decision on the amendment.
4. Submittal of this Notice of Adoption must include the text of the amendment plus adopted findings and supplementary information.
5. The deadline to appeal will not be extended if you submit this notice of adoption within five working days of the final decision. Appeals to LUBA may be filed within **TWENTY-ONE (21) days** of the date, the Notice of Adoption is sent to DLCD.
6. In addition to sending the ANotice of Adoption to DLCD, you must notify persons who participated in the local hearing and requested notice of the final decision.
7. **Need More Copies?** You can copy this form on to 8-1/2x11 green paper only ; or call the DLCD Office at (503) 373-0050; or Fax your request to:(503) 378-5518; or Email your request to [Mara.Ulloa@state.or.us](mailto:Mara.Ulloa@state.or.us) - **ATTENTION: PLAN AMENDMENT SPECIALIST.**



CITY OF PORTLAND, OREGON  
BUREAU OF  
**Planning**

**Tom Potter, Mayor**  
Gil Kelley, Director

1900 S.W. 4th Ave., Ste. 4100, Portland, OR 97201-5350  
Phone 503-823-7700 ■ FAX 503-823-7800 ■ TTY 503-823-6868  
Email pdxplan@ci.portland.or.us  
www.portlandonline.com/planning

**DATE:** March 3, 2006

**TO:** Mayor Tom Potter

**FROM:** Gil Kelley, AICP, Director

**RE: ORDINANCE/RESOLUTION TITLE:** Linnton Hillside Recommended Plan

**1. INTENDED THURSDAY FILING DATE:** March 9, 2006

**2. REQUESTED COUNCIL AGENDA DATE:** March 15, 2006

**3. CONTACT NAME & NUMBER:** Marguerite Feuersanger, 503.823.7849

**4. PLACE ON:** REGULAR

**5. BUDGET IMPACT STATEMENT ATTACHED:** YES

**6. (3) ORIGINAL COPIES OF CONTRACTS APPROVED AS TO FORM BY CITY ATTORNEY**

**ATTACHED:** N/A

**FOR MAYOR'S OFFICE USE ONLY**

Reviewed by Bureau Liaison \_\_\_\_\_

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## **7. BACKGROUND/ANALYSIS**

### **HISTORY OF PROJECT**

The Linnton neighborhood is located in NW Portland and extends from the Willamette River into the hills of Forest Park and from the Multnomah Channel to the Guild's Lake Industrial Sanctuary. Highway 30 separates the hillside enclaves with their roughly 525 residents from the industrial waterfront. There is a commercial district located on the east side of Highway 30 in the original 'downtown' of Linnton, between NW 107<sup>th</sup> and 112<sup>th</sup> Avenues.

The Linnton Neighborhood Association completed its neighborhood plan in 2000 and requested that the City take the next steps to get the plan officially adopted by City Council. The Linnton Village and Hillside Studies address two of the major issues in the neighborhood plan: the creation of a waterfront 'Linnton Village' and the residential densities on the hillside. The Bureau of Planning began work on the Linnton Village and Hillside Studies in the spring of 2004. The two studies were developed through a single planning process, although separate reports have been published for each study. The Studies were presented to the Planning Commission at a public hearing on September 13, 2005. The Planning Commission approved the Linnton Hillside Study in October of 2005 and is continuing discussions about the Linnton Village Study.

The Linnton Hillside Study examines the neighborhood's request to reduce potential residential densities in light of inadequate public services and constraints posed by the natural environment. The study area stretches almost five miles along the west side of Highway 30, from NW Kittridge Road at the south end to the northern city limits. Harborton, Town of Linnton, Waldemere, Glen Harbor, and Whitwood Court, are the small residential enclaves that make up the heart of the study area: Fairmont and Willbridge are located in the southern portion of the study area and are composed of a mix of residential, industrial, and commercial uses.

## KEY FINDINGS

### Natural Environment

- *The Linnton Hillside is an environmentally-sensitive area adjacent to Forest Park. It is within the Potential Landslide Hazard Area, the Wild Lands Fire Hazard Area, and moderate to severe Earthquake Hazard Areas.*
- Area slopes are extremely steep (20 percent or greater in most areas) and soils are shallow and poorly drained.
- The greatest concentration of natural, open streams in the city, originating in Forest Park, flow through the hillside area, and eventually under Highway 30 to the Willamette River.

### Public Services

- The public street and stormwater disposal systems are substandard throughout most of the study area. Fire and emergency access is constrained.
- The water system is limited in Harborton, Waldemere, Glen Harbor, and Whitwood Court.
- The sanitary sewer system is not available in Harborton and Whitwood Court.

### Potential Residential Densities

- Current Comprehensive Plan designations allow for the potential of high-density, single-dwelling residential (R5) development. In addition, potential residential density may be greater than the base zoning would otherwise allow due to a prevalence of underlying historical lots. Development of these small lots could increase the potential number of housing units beyond what is anticipated by the existing zoning.
- A significant amount of residentially-zoned land is within public ownership. This land was purchased by Metro and the City for inclusion into Forest Park.

### Future of Fairmont and Willbridge

- The areas of Fairmont and Willbridge consist mainly of industrial sanctuary zoning (IH). They are adjacent to Highway 30 and the Guild's Lake Industrial Sanctuary.
- The neighborhood plan calls for medium density multidwelling residential zoning (R1) for Fairmont and central employment zoning (EX) for Willbridge.
- While parts of these areas are underutilized and constrained due to narrow lot depth, the land is impacted by the proximity of heavy industrial uses and the highway.

## LEGAL AND CONTROVERSIAL ISSUES

**Limits on residential densities.** The recommendations involve reducing planned residential densities (Comprehensive Plan designations) and current zoning residential densities through application of minimum lot sizes. Both these actions have the potential to reduce the number of new houses allowed on many hillside ownerships. However, because the Linnton Hillside Study findings reveal significant development constraints, based on public services and natural land hazards, the recommendations to limit the potential number of housing units are necessary to protect the public health and safety. For the most part, the recommendations are supported by the Linnton Neighborhood Association. Individual property owners have stated concern over the possibility of reduced density on their properties.

**Staff proposed correction to code language.** The Linnton Neighborhood has voiced concern about the staff proposed correction to one of the development standards. At issue here is whether or not small lots in individual ownership should retain their status as potentially buildable. The neighborhood's interest is to ensure

that new development occur only on standard-sized lots, i.e., 10,000 square foot lots in the R10 zone. However, if the code language is not corrected, some small lots will be rendered unbuildable. To avoid this situation, staff is proposing the correction.

**Willbridge area industrial zoning.** This area is a narrow industrial sanctuary corridor adjacent to the west side of Highway 30. Land uses in this area are mixed – some land is devoted to industrial uses, some land is vacant or underutilized, and some of it contains housing. The Linnton Neighborhood’s plan requests rezoning the Willbridge area from heavy industrial (IH) to central employment (EX), to allow a mix of uses to develop, including industrial, commercial, and residential. Community residents who testified at the Planning Commission public hearing state that the property depth is not adequate for industrial development and that rezoning to EX could give incentive for redevelopment of this underused area. The Linnton Hillside Recommended Plan finds that these areas are within Metro’s regionally significant industrial lands inventory. They are not considered suitable for housing due to adjacent industrial uses and Highway 30. The plan recommends no change to the industrial zoning in this area.

#### **CITIZEN PARTICIPATION**

The Bureau of Planning began work on the Linnton Village and Hillside Studies in the spring of 2004. The two studies were developed through a single planning process, although separate reports have been published for each study. The information below address citizen involvement activities that were held for both studies, but the focus of the information is on the Linnton Hillside study.

May 5, 2004. Bureau of Planning staff attended a Linnton Neighborhood Association meeting to introduce the scope of the studies.

July 28, 2004. City staff met with Linnton neighborhood representatives to: (1) review the elements of the proposed Linnton Neighborhood Plan; (2) discuss the composition of the Linnton Working Group; and (3) prepare for a community open house event. Staff described the approach of the studies and received input from neighborhood representatives about the composition, roles, and responsibilities of the Linnton Working Group.

October 2004 through May 2005. The Linnton Working Group met for the first time in October 2004 and included members of a subcommittee of the Linnton Neighborhood Association, an industrial property owner, an industrial tenant, a real estate developer, a representative from the Port of Portland, and a state representative. Members from the River Renaissance economic and environmental subcommittees also participated, as well as city staff from the Portland Development Commission, the Bureau of Environmental Services, and the Bureau of Planning. The LWG met from Oct 2004 through May 2005. The group was instrumental in identifying significant issues and engaging in dialogue that informed staff as they prepared the Bureau of Planning’s proposal to the Planning Commission. *(See Linnton Village Study Appendix C: Summary of Linnton Working Group Discussions, available from the Bureau of Planning.)*

August 12, 2004. A community open house was held at the Linnton Community Center. A postcard invitation was sent to all property owners and the Bureau of Planning’s project mailing list. Staff from the Bureau of Planning, the Bureau of Environmental Services, the Bureau of Development Services, and the Portland Development Commission were available to review and discuss: (1) The proposed Linnton Neighborhood Plan and its recommendation for the Hillside and Village study areas; (2) The River Renaissance Strategies and Linnton’s significance in this citywide initiative; and (3) The draft Existing Conditions Reports for the Linnton Village and Hillside areas. Fifty-one people signed the attendance list. Maps were available and staff

encouraged attendees to fill out questionnaires. Community members strongly recommended that staff adopt the proposed Linnton Neighborhood Plan.

February 2005. Bureau of Planning attended the Linnton Neighborhood Association meeting and presented preliminary staff findings and recommendations for the Linnton Hillside study, and briefed the group on the status of the Linnton Village Study.

August 11, 2005. A second community open house was held at the Linnton Community Center from 4:00 to 8:00 p.m. A postcard invitation was sent to all property owners and the project mailing list. Copies of the discussion draft for the Linnton Village and Hillside Studies were available and staff was on hand to talk about the recommendations in the discussion draft reports. Fifty-two people signed the attendance list. Participants were asked to fill out comment forms (nine were submitted to staff). A majority of people in attendance supported the recommendations of the Linnton Hillside Study. However, several property owners voiced concern about decreasing the potential housing density on their property.

September 13, 2005. A Planning Commission public hearing for both the Linnton Hillside and Village Studies was held on September 13, 2005. The Planning Commission received written and oral testimony from many interested parties. A work session was held October 11, 2005. The Planning Commission considered the issues that were raised in testimony and voted to recommend approval of the Hillside Study.

Information about the Linnton Village and Hillside Studies was posted and updated on the Bureau of Planning's website. Public events, planning process and timeline, and background information was available on the website throughout the process.

March 1, 2006. A meeting was held at the Linnton Community Center with City staff and Linnton community representatives. The purpose of the meeting was to discuss the recommended development standards and the staff proposed correction to the standards, in order to gain a common understanding of the intent and potential impacts of the regulations. XXXX Linnton community attended.

#### **LINK TO CURRENT CITY POLICIES**

Applicable city, regional, and state policies are identified in the Linnton Hillside Recommended Plan Findings Report (Exhibit D of the filing materials). The findings address applicable statewide planning goals, the Metro functional plan, the Portland *Comprehensive Plan*, the Northwest Hills Natural Area Protection Plan, and the Northwest Hills Study.

#### **GOVERNMENTAL PARTICIPATION**

The Linnton Village and Hillside Studies Technical Advisory Group included representatives from City of Portland bureaus (Planning, Portland Development Commission, Parks, Transportation, Development Services, Water, Fire and Rescue, Emergency Management, and Environmental Services) as well as other governmental agencies that have an interest in the Linnton area (Port of Portland and Oregon Department of Transportation). The TAG met once as a group on December 1, 2004, to comment on the draft land use scenarios for the Linnton Village Study and zoning options for the Hillside Study. TAG members have also been asked to review existing conditions reports. The TAG assisted in evaluating the technical aspects of the plan to determine the feasibility of plan proposals. The information and feedback provided by this group was shared at community meetings and with the LWG, and helped shape the Linnton Hillside Recommended Plan and its implementation strategies. Bureau of Planning staff has also consulted with and met with TAG members on an individual basis

throughout the study process. Much of the information contained in Section II, Significant Findings, has been obtained by members of the TAG and other City bureau technical staff.

#### **8. FINANCIAL IMPACT**

No change in City revenue is expected as a result of implementing the recommendations of the Linnton Hillside Recommended Plan. Although the purpose of the recommended changes is to reduce the potential number of housing units, it is difficult to estimate how many units would actually be built under the existing regulations and how many units will be built under the recommended regulations.

No changes to staffing are expected as a result of the recommendations. The recommended changes in the Comprehensive Plan map designations to equal the zoning map designations will eliminate the potential for some land use review requests (zone map amendments) for those properties. This may reduce the potential number of land use review cases. Because the proposal affects a small area, any reduction in cases will be negligible.

The recommended development standards will be reviewed by permit center staff as part of a building permit plan check. The standards are a version of existing Zoning Code development standards, and staff will be familiar with their implementation. Also, since the Linnton Hillside area is a small geographic area, a minimal amount of building permit activity is expected.

#### **9. RECOMMENDATION/ACTION REQUESTED**

The Planning Commission recommends that the City Council adopt the Linnton Hillside Study Recommended Plan and its appendices, and amend the Comprehensive Plan map and the Portland Zoning Code and map as shown in the Linnton Hillside Recommended Plan.

The recommended legislative changes include:

- Reduction of the Comprehensive Plan residential designations to equal the zoning in all areas of the Linnton Hillside;
- Addition of development standards to the existing Chapter 33.563. Northwest Hills Plan District, that include a minimum lot size for multiple lots in single ownerships; and
- Change of zoning from residential to Open Space all City- and Metro-owned properties within the Linnton Neighborhood that are to be part of Forest Park.

An additional action is requested by Bureau of Planning Staff. This action corrects an error to the recommended Zoning Code development standards. The correction is described in the February 16, 2-006, staff memo to City Council.



**ORDINANCE No. 180095 As Amended**

Adopt and implement the Linnton Hillside Recommended Plan (Ordinance; amend Comprehensive Plan and Zoning Map; amend Title 33)

The City of Portland Ordains:

Section 1. The Council finds:

1. Portland's *Comprehensive Plan* was adopted on October 16, 1980, acknowledged for compliance with Statewide Planning Goals on May 3, 1981, and again on January 25, 2000, and updated as a result of periodic review in June 1988, January 1991, March 1991, September 1992, and May 1995.
2. Oregon Revised Statute (ORS) 197.628 requires cities and counties to review their comprehensive plans and land use regulations periodically and make changes necessary to keep plans and regulations up-to-date and in compliance with Statewide Planning Goals and State laws. Portland is also required to coordinate its review and update of the *Comprehensive Plan* and land use regulations with State plans and programs.
3. Portland *Comprehensive Plan* Goal 3, Neighborhoods, calls for preserving and reinforcing the stability, diversity, residential quality, and economic vitality of the City's neighborhoods, while allowing for increased density.
4. Portland *Comprehensive Plan* Goal 8, Environment, calls for maintaining and improving the quality of Portland's air, water, and land resources.
5. Portland *Comprehensive Plan* Goal 10, Plan Review and Administration, states that the *Comprehensive Plan* will undergo periodic review to ensure that it remains an up-to-date and workable framework for land use development.
6. Portland *Comprehensive Plan* Policy 10.2, Comprehensive Plan Map Review, establishes a community and neighborhood planning process for the review and update of the Portland Comprehensive Plan Map.
7. Portland *Comprehensive Plan* Policy 11 A calls for providing a timely, orderly, and efficient arrangement of public facilities and services that support existing and planned land use patterns and densities.
8. Information used for the formulation of the amendments of the *Linnton Hillside Recommended Plan* was based on Portland land use, transportation, public sanitary sewer and water systems, and natural land hazard inventories, as well as stormwater and sanitary sewer system modeling analysis, public comments from workshop and open house events, and other meetings, presentations and events.
9. The Bureau of Planning developed the *Linnton Hillside Recommended Plan* with participation from interested neighborhood and business associations, property owners, business persons, and citizens with cooperation from other City bureaus and government agencies, Metro, and Multnomah County.

10. Public involvement and outreach activities included community workshops and consultation with citizen and technical advisory groups. Staff also attended Linnton Neighborhood Association meetings.
11. A Community Working Group, composed of neighborhood, business, industrial, and advocacy groups, community members and business owners, was created to consider existing conditions and possible implementation strategies for the Linnton Hillside Study. The group's role was to consider the diverse interests of the community and represent a range of perspectives on planning issues.
12. A technical advisory group (TAG) composed of representatives from public service providers, city agencies, and other governments and organizations participated in the creation and review of components and drafts of the *Linnton Hillside Recommended Plan* throughout its formulation.
13. *The Linnton Hillside Recommended Plan* provisions implement or are consistent with the Statewide Planning Goals, the Metro Urban Growth Management Functional Plan, the Portland Comprehensive Plan, the Northwest Hills Natural Areas Protection Plan, and the Northwest Hills Study, as explained in the *Linnton Hillside Recommended Plan Findings Report* attached as Exhibit D and incorporated as part of this ordinance. These rules, goals, policies, and plans, provide a basis for limiting development potential of the Linnton Hillside area.
14. The Notice of Proposed Action and copies of the *Linnton Hillside Recommended Plan* were mailed to the Oregon Department of Land Conservation and Development as required by ORS 197.610 on July 27, 2005.
15. Written notice of the September 13, 2005, Portland Planning Commission public hearing on the Linnton Hillside *Proposed Plan* was mailed to 517 interested parties on August 12, 2005, and 410 property owners in the Linnton neighborhood. Measure 56 notification of the September 13, 2005, Portland Planning Commission public hearing on the *Proposed Plan* was mailed to all property owners affected by changes to the base zone or allowed uses of property on August 19, 2005.
16. ~~On September 13, 2005, the Portland Planning Commission held a public hearing on the Linnton Hillside Proposed Plan. The Planning Commission discussed the Plan at a public meeting on October 11, 2005, and recommended that City Council adopt the Proposed Plan with minor amendments.~~
17. Written notice of the March 15, 2006 City Council public hearing on the Linnton Hillside *Recommended Plan* was mailed to all properties in the study area, the legislative mailing list, the Planning Commission, and other interested individuals on February 21, 2006. Measure 56 notification of the March 15, 2006, City Council public hearing on the Linnton Hillside *Recommended Plan* was mailed on February 22, 2006, to new property owners affected by changes to the base zone or allowed uses of property. These property owners did not receive the initial Measure 56 notification.
18. Appendices A and B (attached as Exhibit C), and Section III, Subarea Context and Nonregulatory Options, of the *Linnton Hillside Recommended Plan* (attached as Exhibit

B) , will serve as a guide to public and private decision-making and investment in the plan area.

19. The recommendations acknowledge that the Linnton Hillside area is constrained by natural conditions and limited existing infrastructure, and are intended to protect the public health and safety by limiting the potential number of new housing units consistent with these constraints. The recommendations are consistent with Statewide Planning Goals, Metro's Functional Plan and the City's Comprehensive Plan for the reasons stated in the findings in Exhibit D.

NOW, THEREFORE, the Council directs:

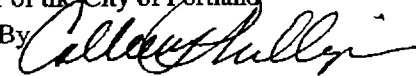
- a. Exhibit D, *Linnton Hillside Recommended Plan Findings Report*, dated February 2006, which contains findings on applicable statewide planning goals, the Metro functional plan, the Portland *Comprehensive Plan*, the Northwest Hills Natural Area Protection Plan, and the Northwest Hills Study, is adopted as findings of fact.
- b. The Planning Commission *Linnton Hillside Recommended Plan*, dated February 16, 2006, and contained in the attached Exhibit B, is hereby adopted.  
Exhibit B is amended, as proposed by staff in the Revised Substitute Exhibit A, dated April 6, 2006.
- c. The Portland *Comprehensive Plan* Map and the Zoning Map of the City of Portland are amended, as shown in Exhibit B.
- d. *Title 33, Planning and Zoning* of the Code of the City of Portland, Oregon, is amended as shown in Exhibit B.
- e. The commentary in Exhibit B is adopted as legislative intent and as further findings.
- f. Exhibit C, *Linnton Hillside Study Appendices*, which contain background material for the *Linnton Hillside Recommended Plan*, is adopted.
- g. Exhibit E, *Linnton Hillside Study Regulatory Impact Assessment*, February 2006, is adopted.

Passed by the Council, APR 26 2006

Mayor Tom Potter  
M. Feuersanger  
March 3, 2006

GARY BLACKMER,  
Auditor of the City of Portland

By



Deputy



CITY OF PORTLAND, OREGON  
BUREAU OF  
**Planning**

**Tom Potter, Mayor**  
**Gil Kelley, Director**

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[www.portlandonline.com/planning](http://www.portlandonline.com/planning)

May 4, 2006

Mara Ulloa  
Plan Amendment Specialist  
Dept. of Land Conservation and Development  
635 Capitol St NE, #150  
Salem OR 97301-2540

Re: Form 2 - DLCD Notice of Adoption regarding Linnton Hillside Plan

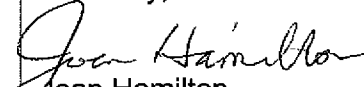
Dear Ms Ulloa:

Enclosed are the following:

Form 2, DLCD Notice of Adoption  
Ordinance No. 180095  
Memo to Mayor Tom Potter explaining project  
CD containing Exhibits A-E as follows  
Exhibit A = Revised Ex A (amends Ex B, Recommended Plan)  
Exhibit B = Linnton Hillside Recommended Plan  
Exhibit C = Linnton Hillside Existing Conditions Report  
Exhibit C-1 = BES Sanitary Sewer Modeling  
Exhibit C-2 = BES Stormwater Modeling  
Exhibit D = Findings Report  
Exhibit E = Regulatory Impact Report

If you have questions about the documents, please call Marguerite Feuersanger at 503-823-7849.

Sincerely,

  
Joan Hamilton

Management Assistant

Encl

C: Planning Manager, Metro Planning Department, Community Development  
Multnomah County Land Use Planning



CITY OF PORTLAND, OREGON  
BUREAU OF  
**Planning**

Tom Potter, *Mayor*

Gil Kelley, *Director*

1900 S.W. 4th Ave., Ste. 410D  
Portland, OR 97201-5350

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TTY 503-823-6868

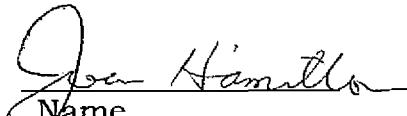
Email [pdxplan@ci.portland.or.us](mailto:pdxplan@ci.portland.or.us)

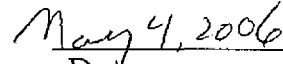
[www.portlandonline.com/planning](http://www.portlandonline.com/planning)

## CERTIFICATE OF MAILING

I hereby certify that on May 4, 2006 I mailed a correct copy of Form 2, Notice of Adoption, Linnton Hillside Plan, to the following persons by first class mail at the post office at Portland, Oregon. The following is a list of persons to whom a copy of this document was mailed.

Name	Address
Mara Ulloa Plan Amendment Specialist	DLCD 635 Capitol St NE, Suite 150 Salem OR 97301-2540
Planning Manager	Metro Planning Department Metro Community Development 600 NE Grand Ave Portland OR 97232-2736
Stuart Farmer	Multnomah County Land Use Planning 1600 SE 190 <sup>th</sup> Ste 116 Portland OR 97233

  
Name

  
Date