Notice of Adoption

Jurisdiction: City of Portland  Local file number: Ordinance 185974

Date of Adoption: 4/10/2013  Date Mailed: 2/6/2013

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? Yes  No  Date: 2/6/2013

☐ Comprehensive Plan Text Amendment  ☐ Comprehensive Plan Map Amendment
☐ Land Use Regulation Amendment  ☐ Zoning Map Amendment
☐ New Land Use Regulation  ☐ Other:

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

1. Require parking for multi-dwelling buildings with more than 30 units in certain commercial and high density residential zones, with a graduated number of required spaces
2. Require parking for multi-dwelling buildings with more than 30 units and within 500 feet of frequent transit, or within 1,500 feet of a light rail station, with a graduated number of required spaces
3. Other amendments address: loading requirements, allowed substitutions for required parking, limitations on substitutions, joint use parking, bike parking requirements, and proximity of off-site parking to nonresidential uses
4. Add language to the Minimum Required Parking purpose statement
5. Clarify Transit Street Main Entrance requirements

Does the Adoption differ from proposal? Yes, Please explain below:

The adopted amendments made minor changes to the staff proposal mailed on February 6, 2013. The amendments:
1. Require parking for buildings with more than 30 units with a graduated parking requirement for larger buildings (Proposal required parking for buildings with more than 40 units with no graduated increase for larger buildings).
2. Maintain the current definition of frequent transit service (Proposal changed the definition).
3. Do not allow off-site residential parking and increase allowed distance for non-residential off-site parking from 300 feet to 500 feet (Proposal allowed off-site parking for residential uses and did not increase allowed distance for nonresidential off-site parking).
4. Limit allowed substitutions to 50 percent of the required parking (Proposal did not limit allowed substitutions).
5. Add a parking requirement and exception for sites within 1,500 feet of a light rail station (Proposal did not change parking requirements or exceptions based on light rail station proximity)
6. Clarify Transit Street Main Entrance requirements (Proposal was silent on these requirements).

Plan Map Changed from: to:
Zone Map Changed from: to:
Location:  Acres Involved:
Specify Density: Previous: New:

Applicable statewide planning goals:

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19

Was an Exception Adopted? YES  NO
Did DLCD receive a Notice of Proposed Amendment...

35-days prior to first evidentiary hearing? ☒ Yes ☐ No
If no, do the statewide planning goals apply? ☐ Yes ☐ No
If no, did Emergency Circumstances require immediate adoption? ☐ Yes ☒ No

DLCD file No. ___________________________ DLCD file No. ___________________________

Please list all affected State or Federal Agencies, Local Governments or Special Districts:

City of Portland, Metro, Multnomah County

Local Contact: Matt Wickstrom
Address: 1900 SW 4th Avenue, Suite 7100
City: Portland

Phone: (503) 823-2834 Extension: 
Fax Number: 503-823-7800
Zip: 97217 E-mail Address: matt.wickstrom@portlandoregon.gov

ADDITIONAL REQUIREMENTS

This Form 2 must be received by DLCD no later than 20 working days after the ordinance has been signed by the public official designated by the jurisdiction to sign the approved ordinance(s) per ORS 197.615 and OAR Chapter 660, Division 18

1. This Form 2 must be submitted by local jurisdictions only (not by applicant).
2. When submitting the adopted amendment, please print a completed copy of Form 2 on light green paper if available.
3. Send this Form 2 and one complete paper copy (documents and maps) of the adopted amendment to the address below.
4. Submittal of this Notice of Adoption must include the final signed ordinance(s), all supporting finding(s), exhibit(s) and any other supplementary information (ORS 197.615).
5. Deadline to appeals to LUBA is calculated twenty-one (21) days from the receipt (postmark date) by DLCD of the adoption (ORS 197.830 to 197.845).
6. In addition to sending the Form 2 - Notice of Adoption to DLCD, please also remember to notify persons who participated in the local hearing and requested notice of the final decision. (ORS 197.615).
7. Submit one complete paper copy via United States Postal Service, Common Carrier or Hand Carried to the DLCD Salem Office and stamped with the incoming date stamp.
8. Please mail the adopted amendment packet to:

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

9. Need More Copies? Please print forms on 8½ - 1/2x11 green paper only if available. If you have any questions or would like assistance, please contact your DLCD regional representative or contact the DLCD Salem Office at (503) 373-0050 x238 or e-mail plan.amendments@state.or.us.