

SWNI LAND USE COMMITTEE

April 19, 2011 Minutes:

Chair: John Gibbon

Arnold Creek:

Ashcreek:

Bridlemile:

Collins View: Dave & Dixie Johnston

Crestwood: Wes McMullen

Far SW:

Hayhurst:

Hillsdale:

Homestead:

Maplewood: Claire Carder

Markham:

Marshall Park:

S Burlingame:

S Portland:

SWHRL:

WPP: Jim McLaughlin

Guests:

Staff: Leonard Gard

Minutes and agenda

March minutes and April agenda are approved.

Citywide tree project

John reports: City Council just approved the Citywide tree project. There were lots of late amendments:

- Several institutional, industrial, and commercial zones that do not have existing landscaped area standards were exempted from tree preservation and density standards: IH, IG1, EX, CS, and CM.
- The standard for the percentage of trees to be preserved was reduced from 35 to 33%
- The small lot exemption was broadened from lots 3,000 sq feet or less to lots 5,000 sq feet or less

Portland Plan update

John distributes BPS staff proposed discussion questions for the equity initiative and education strategy, and reads from Eric Engstrom's letter regarding constraints.

Discussion takes place regarding infrastructure capacity and buildable lands in SW neighborhoods. Lots of land in fact is not practical for development. There's a hearing on May 24th.

Discussion takes place regarding the equity initiative and in SW Portland some worry that the equity issue will shortchange us. Question is asked what it has to do with land use. Discussion takes place about gentrification of NE Portland and the impact on the

Reynolds and David Douglas school districts of high numbers of low-income families moving into their districts. May “Joe Six-packs” will see the equity initiative as leading to quotas.

Complaints are made that for every \$500 the city spends in SW Portland, SW residents pay \$800 to the city, and that our infrastructure deficiencies are not being addressed. Question is asked whether we are getting development without infrastructure improvements. See the recent Capitol Hwy letter and the Wes Risher letter.

Neighborhood reports

Wes for Crestwood: Walgreen’s has signed a lease for the former Castle video site. Discussion takes place regarding traffic problems at that intersection.

Claire: No news for Maplewood except an issue regarding one lot next to April Hill Park.

Collins View: The city and state have applied for a land use review of a proposal to do sewer repair work along the stream bed of Tryon Creek. Discussion takes place regarding the conditional use request for a property line adjustment to allow 146 acres of River View cemetery to go into a different ownership. It is good news; we’ve heard that the city is buying the 146 acres to preserve as a natural area.

West Portland Park: A corner lot application at 37th and Pomona has been withdrawn. But a single-family house will go up without any requirement for a sidewalk or stormwater treatment.

End of meeting

Glossary, definitions, explanations:

ADU	Accessory dwelling unit
BLI	Buildable lands inventory
BPS	Bureau of Planning & Sustainability
NA	Neighborhood association
PSC	Planning & Sustainability Commission