

SWNI LAND USE COMMITTEE

January 18, 2011 Minutes:

Chair: John Gibbon

Arnold Creek:

Ashcreek:

Bridlemile: Greg Schifsky

Collins View:

Crestwood: John Prouty

Far SW: Peter Johnson

Hayhurst:

Hillsdale:

Homestead:

Maplewood:

Markham:

Marshall Park:

S Burlingame:

S Portland:

SWHRL:

WPP:

Guests:

Staff: Leonard Gard

Minutes and agenda

December minutes and January agenda are approved.

Citywide Tree Project

The project goes to City Council on February 2. John gives a summary:

- A new Title 11 is created to consolidate all tree code provisions in one place. Trees will be treated as infrastructure.
- Tree canopy enhancement will be incorporated into the code, with tree density standards and incentives to preserve.
- Trees on property lines will be better protected, and there will be more consistent treatment of trees in environmental zones.
- There will be a streamlined and standardized permit system that includes a simple homeowner permit.
- There will be customer service improvements, including a 24-hour hotline and a dedicated staff person to answer tree-related questions.

Greg reports that a lot was done to appease the construction industry. But the proposed new regulations are a good start. Industry people did a good job bringing up practical issues they have to deal with, like deciding where utility lines should go.

Idea is discussed that we should support the project but at the same time say that we hope there will be revisions in the future. **Motion is approved** that we support the project's

approval by City Council and urge its implementation, but recognize that it is not perfect and will need revision.

Buildable land inventory

John reports that the Planning & Sustainability Commission (PSC) did not delay action on the BLI. But staff said there is still an opportunity to talk to the neighborhoods. Staff has come up with new numbers for SW Portland that show that constraints in SW Portland, such as e zones, cause the area not to meet Metro targets.

Discussion takes place regarding density and flexible lot sizes. John thinks the smaller lots in land divisions will be more densely developed and that therefore stormwater management can be hindered by flexibility in lot size. Greg notes that group homes also have an impact and in effect increase density. John thinks that the PSC is open to a discussion about urban form and the belief that one size can fit all.

Updates

Construction excise tax: John talked to the Metro attorney. Metro prevailed at trial against the homebuilders' suit, which contended it was improper for Metro to give CET money to the city for a land use study. The homebuilders' assn. has now appealed. They've filed a brief, Metro then filed a response brief, and now the homebuilders' assn can file a reply. The appellate panel has yet been named. Once a panel is named, a hearing will take place within about nine months. There may be a difference of opinion among members of the homebuilders' assn. The suit is in the association's name but apparently only the supporters within the association are paying for it.

Sears army reserve site: The city's housing bureau has backed out of the plan to develop the property for affordable housing. Financing is not available. The mayor has announced he favors the site for an emergency management center. There is no other affordable site on the west side.

Safeway redevelopment: John talked to Randy Bonella who said he'd follow up today. Safeway was supposed to make a decision in December but hasn't. Leonard reports on Don Baack's email regarding the closure of Fred Meyer this summer.

Neighborhood reports

John: John got just one notice for Markham. An owner got an adjustment to legalize his conversion of a garage into an accessory dwelling unit.

Peter: the anti-smoking policy at PCC Sylvania has caused parts of the neighborhood to be littered with cigarette butts. The president of PCC will be an upcoming guest at a Far SW NA meeting.

John: Crestwood NA is working to get a community garden established at Dickinson Park. The recently got a SWNI grant to help do that. John also has a project of installing thermal solar panels (to heat water) at Wilson HS. There are some old panels that are shot

but there is sufficient structural support, and there's good capacity. They are having some problems with the school district but Hillsdale NA is interested.

End of meeting

Glossary, definitions, explanations:

BLI	Buildable lands inventory
BPS	Bureau of Planning & Sustainability
NA	Neighborhood association
PSC	Planning & Sustainability Commission