

SWNI LAND USE COMMITTEE

July 19, 2011 Minutes:

Chair: John Gibbon
Arnold Creek:
Ashcreek:
Bridlemile:
Collins View:
Crestwood:
Far SW:
Hayhurst:
Hillsdale:
Homestead:
Maplewood: Claire Carder
Markham:
Marshall Park: John DeLance
S Burlingame:
S Portland:
SWHRL:
WPP: Jim McLaughlin
Guests:
Staff: Leonard Gard

Minutes and agenda

May minutes are approved. June minutes are not approved because that meeting had no quorum. July agenda is approved with addition of buildable land inventory.

New land use law from Oregon legislature

Discussion takes place regarding SB 766, which requires designation of at least 5 and not more than 15 regionally significant industrial, and sets up a system for the state to make local land use decisions for some industrial land. In Portland, the city has recognized a shortage of industrial land and appears to be looking at West Hayden Island for rezoning to create more industrial land.

The committee has discussed a movement to dissuade citizen appeals of land use case by more liberally allowing attorney fees for prevailing parties. It looks like new law may allow such attorney fees in all administrative cases.

The legislature has also allowed a guest ranch in eastern Oregon between Burns and John Day.

Barbur Corridor Concept Plan (BCCP)

Leonard reports:

- BPS now has a website for the BCCP: portlandonline.com/bps/barbur.
- Two neighborhood walks are planned in phase 1 of the plan: on September 22 after 5 pm, and September 24 at 10 am. The segments to be walked have not been set. Opposition is expressed to a walk starting after 5.

Jim reports on related information from the Transportation Committee meeting on July 18: PBOT pushed a project on SW Huber and 11th on Marquam Hill. PBOT pushed for a straw vote on the committee's preference for the location on Barbur for improvements that we hope to get from Metro regional flexible funds. But the vote was taken without the proper quantum of information necessary to choose the best location. PBOT and BES will be on the technical advisory committee for the BCCP. How will PBOT and BES cooperate with ODOT? We can't do high capacity transit (HCT) without more ROW.

Other comments: Some still want HCT to go from downtown to Washington Square, not Tigard. Something has to be done regarding the trips generated by PCC Sylvania.

Buildable land inventory

John reports: The PSC met on June 28 and approved the acquisition of ROW by St. Luke's church. The acquisition is closing but no one has heard of any movement toward execution of a good neighbor agreement with the adjacent neighborhoods. The acquisition should not be approved until alternate pedestrian access is in place. Contacts are Wendy Cawley and Stewart Gwinn.

The PSC conversation on the BLI suggested that PSC will push to preserve the single-family-residential status and historic character of some neighborhoods. Equity is the overarching issue for BLI. What the city wants may need changes to the city charter; and the issue may have to go to a charter commission.

Tree fair

The tree fair would be a public meeting to educate the public about the new city tree code and procedures. John hopes this event will be the next committee project. The fair should be held in fall 2012 after the wording of the regulations is final but before they are implemented in November 2012. There will be a list of qualified arborists and residents will be able to get permits online at no charge. There will be a charge for e-zone permits.

Jim proposes we structure the event the way the recent earthquake/landslide meetings were structured. But we should not get overloaded with speakers who have something to sell.

Already, people are cutting trees before the new code takes effect.

Action plan

The committee approves a 2011/12 action plan. It is the same as the current plan with one change to the last bullet point under **Assist SWNI neighborhood associations with land use issues**: add Barbur Corridor Concept Plan after Barbur Envelope/West Portland Crossroads.

End of meeting

Glossary, definitions, explanations:

ADU	Accessory dwelling unit
BDS	Bureau of Development Services

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