

SWNI LAND USE COMMITTEE

March 15, 2011 Minutes:

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

Minutes and agenda

February minutes and March agenda are approved.

Portland Plan update

The four Portland Plan fairs are over. Jim attended the SW fair at the zoo and he reports: The event was sparsely attended. It was good that it was on a weekend; it allowed attendance by a different group of people, particularly people with children. But the zoo was a terrible site. There is no TriMet service, so it was a bad location for a city trying to emphasize 20-minute neighborhoods. There was lots of space and lots of displays to look at, but the information was generalized and without sense in particulars.

Jim and Roger Averbeck sat with a Parks planner who knew nothing about PCC Sylvania or PSU. He was very east side centric with a one-size-fits-all approach, and he had no response to questions about southwest issues like topographical restraints. Marianne was there and thought the Portland Plan showed some polish for Multnomah village, Hillsdale, and the Red Electric, but that there was no comprehensive vision for southwest Portland. Jim expresses opposition to the Red Electric project.

Jim carefully read the information at the fair but it was without content. Planning for Barbur was raised. John says that from his experience on PURB, he knows that the Water Bureau does have infrastructure plans for southwest Portland.

Barbur planning

There is nothing new to report. Leonard notes that Joan Frederiksen earlier said that the city's planning would begin this summer. The study area will be a half-mile wide. Jim reports that Tony Mendoza thinks there is not enough current Barbur right-of-way for light rail.

Homeland Security facility

Leonard reports on this land use case in South Portland. City Council did conclude on a 4-0 vote that a conditional use review was required. The applicant has already scheduled a pre-application conference for the conditional use review.

Tree code

John reports. He attended the recent City Council hearing on amendments to the proposed code. Amanda proposed a 12-inch threshold for tree cutting permits instead of the proposed 20-inch threshold. John thinks the 20-inch threshold is more realistic. Mayor Adams proposed a 3,000 SF threshold for size of lots exempt from regulation to oppose the current proposal of a 5,000 SF threshold. John opposed the mayor's proposal.

Nick Fish noted that Urban Forestry does the permitting for street trees. He proposed a permit system that allows property owners to take a self-test on the internet to get a permit. The focus would be more on education rather than prescriptions. Amanda proposed dropping a requirement to replace nuisance trees that are cut.

The next step will be to adopt an ordinance, maybe at the next meeting of City Council on this issue. John thinks the effective date of the new regulations will be one year after their adoption. Jim notes there is no draft implementation plan for the ordinance. Anton thinks some implementation document like the stormwater management manual might be written.

Neighborhood reports

John for Markham: Nothing new.

Jim for WPP: In the Wilbard environmental review case, there will be an appeal hearing on March 21. Jim reports that there are a number of proposed bills in the State House of Representatives that would change procedural rules for LUBA to generally make it more difficult to citizens to participate in LUBA cases. Examples are bills to stop neighborhoods and non-adjacent property owners from intervening in cases, and requiring losers to pay attorney and expert fees. The number of such bills is disquieting and some could get out of committees.

Wes for Crestwood: Nothing new.

Anton for Homestead: Anton went up to Council Crest Park and likes the work Parks did to re-open view blocked by trees. Short discussion takes place regarding policy conflict between trees and views. Anton hopes that next the city will re-open views on Terwilliger.

John for Marshall Park: He gives an update on the issue of the county allegedly imposing property taxes on homeowners for right-of-way adjacent to their properties. He contacted the county, and the county will make adjustments so owners are not paying taxes on ROW.

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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