

SWNI LAND USE COMMITTEE

May 17, 2011 Minutes:

Chair: John Gibbon

Arnold Creek:

Ashcreek:

Bridlemile:

Collins View: Dave & Dixie Johnston

Crestwood:

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

April minutes are approved with two corrections and a clarification:

- 1) Change the West Portland Park neighborhood report to the following:

West Portland Park: On the SW corner of 37th and Pomona, a single family house is being constructed. Initially a developer had inquired about a corner lot partition. No corner lot partition application was ever filed. Instead a new developer had the lot address changed from 3716 SW Pomona to a SW 37th address. PBOT (Kurt Kruger) allowed BDS to issue building permits without requiring any sidewalks on Pomona, instead taking the utterly useless 'waiver of remonstrance'.

Directly across Pomona, on the NW corner of Pomona and 37th, a corner lot partition application was withdrawn. At that site, BES and BDS were initially requiring sidewalks on Pomona, and an extensive stormwater run off treatment and a good tree preservation plan. That corner lot partition application was withdrawn, and an application submitted for a duplex house with single ownership on the single large parcel. BDS issued building permits for the duplex, and PBOT (Kurt Kruger) acquiesced in no sidewalk on Pomona, taking a useless 'waiver of remonstrance' for Pomona sidewalks, and no, BES did not require stormwater treatment facilities. The lot was clear cut, no tree preservation at all. Same lot, two totally different responses from each of BES and PBOT that are 180 degrees apart in an 18 month period.

- 2) Maplewood had no issue with the recent land use case there. Change the Maplewood report to the following:

No news for Maplewood. One land use permit for one lot next to April Hill Park.

- 3) For the Collins View report, it should be clarified that the issue of the sewer repair work is unrelated to the matter of the city purchase of River View Cemetery property.

May agenda is approved.

Barbur Corridor Concept Plan

John reports: BPS has produced a draft public involvement program for the Barbur Corridor Concept Plan. Tigard has an upcoming meeting on its own 99W plan. Discussion takes place regarding the cost of the project. It could be as high as \$5 billion. Barbur will have a big right-of-way acquisition cost. Discussion takes place regarding the width of the study area. Jim notes the width could vary. Mike Mason had a meeting regarding the possibility of light rails in the I-5 right-of-way.

Buildable land inventory

John attended the City-wide Land Use meeting last month. Eric Engstrom talked about the buildable lands inventory (BLI). He had hoped to take a final version of the BLI to the PSC this month but the matter has been set over to June 28, with a briefing on May 24. Discussion takes place regarding the connection between the BLI and infrastructure. Lack of infrastructure is a constraint. For a Claire a main issue is to have safe streets.

City-wide tree project

John hasn't heard from Roberta Jortner. An idea has been floated to have a tree fair or drop-in open house to educate the public on the new tree-related code changes.

Announcements

- As of May 12, there were spots for the ABC's of land use workshop at David Douglas HS.
- Bonnie McKnight is seeking someone to join BDS's Development Review Advisory Committee (DRAC).

Neighborhood reports

Dixie and Dave for Collins View:

- The land use decision is out approving the lot line adjustment for River View cemetery. The lot lane change is related to the city's purchase of part of the cemetery property.
- People have expressed concern about the truck movement related to the repair of the sanitary sewer line running along Tryon Creek, and there has been controversy over the city's gray to green fund. Dixie says future issues for the

city's new cemetery acreage will be parking, trails, and a kiosk. But it's not true everyone is against the project. Neighbors close to the acquisition site have told Dixie they support the project.

There is no news from Markham or Maplewood. John notes that building starts are down nationally by 10% from one year ago. Discussion takes place as a follow-up to the discussion last month regarding the construction at 37th and Pomona. If a builder is initially required to build a sidewalk, he can appeal to a city board that includes PBOT representatives and others. In the Pomona case, the builder was required to build a sidewalk and he appealed. The Board first turned down the appeal. Then the builder retained an attorney and went back to the board and won. John disagrees with the arguments the attorney asserted.

Jim for West Portland Park: This year WPP NA will hold its National Night Out party on Pomona, not at a park.

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