

**SWNI Land Use Committee Meeting** -Approved-  
**September 20<sup>th</sup> 2016**  
**MAC room 4**  
**7688 SW Capitol Hwy,**  
**Portland, OR 97219**

Committee Chair: Jan Wilson  
Arnold Creek: Liz Marantz, Kathryn Daly  
Ash Creek: Jack Klinker  
Bridlemile: Claire Colman Evans  
Homestead: Milt Jones  
Marshall Park: Rachele Altman  
Multnomah: Jim Peterson  
South Burlingame: Robert Lennox (MNA)  
Visitors: Carol McCarthy (MNA), Glen Bridger (HNA)  
Guests: Joan Frederiksen (BPS), Sara Wright (BPS)

**Meeting called to order:**

Calendar items: Street and Stormwater Summit Thursday September 29<sup>th</sup>, Southwest Corridor open house September 22<sup>nd</sup> Wilson High School.

Items of interest tracking: Inclusionary Zoning, Mass Shelters, and Residential Infill DOZA

**Approval of August minutes**

Clair made motion to approve August minutes, second by Kate. Vote taken, min approved.

Abstained: Glenn and Robert

**Approval of September Agenda**

Glen made motion to approve September Agenda, Clair seconded

**Neighborhood Reports**

**Hillsdale NA-Glenn:** In response to the Residential Infill Project, the HNA has voted and approved a letter expressing support their desires for the project to expand further than corridors, citywide. In addition to that their support is on the condition that residential Infill Projects should only apply to areas with active transportation and infrastructure improvements. Land Use information-8/9 unit townhouse project, marked for interest by NA on 18<sup>th</sup> drive near town center. St Barnabas recently sold Parsonage and will be converted to 8 high scale condos, Developer is will be providing rd. improvements on Idaho st.

**Homstead NA-Milt:** met with Metro to discuss current connection option for SW Corridor project, Marquam and Barbur. Proposed alternative connection either between Barbur and Naito at the bottom of the hill and the hospital complexes at the top of the hill for Light rail connections.

**Arnold Creek NA-Liz:** issues in regard to a infill project, one house development. Could not read the plans, applicant did not provide clearer plan. Collaborated with neighbors to provide comments to BPS. Has questions on why individual neighbors are being asked to comment on an environmental review rather than reaching out to the Tryon Creek watershed council. Robert mentioned that the application is incomplete, due to the surveyor did not sign off on review, and the stamp being expired. Should have been rejected as being incomplete.

**South Burlingame NA-Robert:** Macadam ridge submitted a application that is incomplete, not sure if it was a true application or if the developer was in need of an extension, 180 days. The

NA finds the 23-lot plan isn't totally unacceptable over the previous unacceptable 51-lot proposal

**Ashcreek- Jack Klinker:** land use decision where a parcel was broken up into 3 lots.

Not able to comment to notice for Freeman Tanks (?) in Multnomah, notice was illegible.

Interested in middle housing and infill information to bring back to the NA to address where to take action

**Jan:** not against infill, against refill. It is important to utilize the Portland demolition maps to track permit issued, demolition/development. Utilizing Portland Maps, one can see lot lines and anticipate lot divisions. Notice of demolition, with 35 day waiting period, applicant is responsible for notices. This is due to issue with BPS not providing who to send notices too resulting in notices for permits often mailed to incorrect addresses often using ONI's contact information that is not up to date or is missing information. Sylvia is currently working with ONI to update the NA directory.

**Marshall Park- Rachele Altman:** tracking 25<sup>th</sup> Ave development, group interested in having committee support for information on project. Liz stated that this is a big and complex development due to a large drainage beneath and is a large environmental zone. Designated as a planned development, making it a more complex process. Offered to share finding she will be compiling for Marshall Park. Residents of Arnold Woods neighborhood do not want proposed connecting streets to the subdivision to be run through their neighborhood creating through traffic. Jan suggested reviewing staff report as it provides codes and further details once application is submitted.

**Multnomah NA- Jim:** tower building across street is being demolished. Freeman Water tank land division deadline was today, land division application submitted. Additional demolition notice on Marigold on 41<sup>st</sup>. Lawyer hired to review drafted objections on middle housing has recently changed law firms, delaying process of submitting to have Middle housing taken out of the Comprehensive Plan.

**Bridlemile- Clair:** fixed speed camera on BHH (similar to cameras installed on NE Marine Drive, SE 122<sup>nd</sup>, outer SE) are working as a effective speeding deterrent. Robert mentioned that the road was designed to be driven 45-55 mph, referenced speed reduction process in UK with narrowing the road and put compression zones along with the need for pedestrian sidewalk access.

#### **Presentations:**

**Community Involvement Program and Community Involvement Committee (Comp Plan early implementation)** Sara Wright, Community Outreach, Bureau of Planning & Sustainability . Presented a Community Involvement program, within the early implementation of the Comprehensive Plan. Chapter 2, Public Involvement. Representing a large investment within the Comprehensive Plan to supports community involvement as an integral and meaningful part of the planning and investment decision-making process:

- Create, maintain and actively implement a community engagement manual
- Utilize best practices in engagement
- Establish a Community Involvement Committee and maintain other review bodies to provide opportunities for involvement
- Periodically evaluate the effectiveness of community involvement practices and advocate for continuous improvement
- Share methods, tools and technologies goals and policies for public involvement encouraged to review to find what is of interest to the committee.

More information can be found at <http://www.portlandoregon.gov/bps/article/588571>

BPS is currently working with ONI, PIACT, Office Equity of Human Rights to establish Community Involvement Committee of roughly 10 individuals to create a PSC. Committee will focus on public involvement policies and practices rather than ie Zone and Code policies within the 2035 Comprehensive plan.

Recognizing the need for transparency in the scope of public involvement. Along with an equity focus, i.e. guiding questions rather than step-by-step procedures due to nature off different projects. Committee will have the right to make changes to the community involvement manual. Changes to title 33- aligning notification with states requirements for a 45-day notification period. In addition to opening up avenue to receive email notifications

**Sara:** weighing the interest of an interest groups and of a geographical organization such as NA.is political with language dictating notification standards. With language within the code stating that the outreach process must make a effort to identify individuals that are most impacted by the project and who are least able to influence the outcomes, needing special attention. Recognized organizations with in title 33 code that adds in the DCL partners. Program is not designed to take away from the involvement of NA, with goals and policies dictating, notices to individuals impacted.

**Sara-**The Comprehensive Plan being approved by PSC and moved to the state level, any changes that you would like to suggest would need to be made through testimony.

The selection process is not dictating specific slots for specific individuals or organizations.

**Sara-** committee will be responsible for ensuring quality of processes though the community involvement program. Is not designed to be a watchdog committee but critical one that is focused on shinning a light on the process and policies of community involvement. This program was developed to address a lack of effective community involvement, interest in identifying bad processes.

**Sara-** The suggestion of placing the committee within ONI to ensure accountability and lack of BPS influence can be provided through testimony. This Committee is accountable to PCS and the Mayor. The Committee is not a decision making body. The committee will have access to all of the raw data available.

*Community Involvement Program: Early Implementation of the 2035 Comprehensive Pan, Recommended Draft-August 2016.* <http://www.portlandoregon.gov/bps/article/588571>

**RICAP 8 Discussion Draft (Regulatory Improvement Project)-** Joan Frederiksen, West District Liaison, BPS

Provided handouts of a summary of all the items, RICAP Discussion Draft is available online.

There is still time to provide testimony on discussion draft. Comments and review of the proposed draft, deadline is October 13<sup>th</sup>. Contains lot consolidation code and tree code changes, Joan has looked at all the proposed changes and stated they seem logical and not producing drastic changes. PSC and councils tweaks and additions not known at this time, please track throughout the process and provide testimony if there are items of interest. Next October, RICAP 8 presentation by staff Jeff Caudill BPS and Kathryn Hartinger BPS

**Comp Plan map and code implementation, timelines, and review/comment opportunities** Joan Frederiksen, BPS. Provided a quick presentation of the recently adopted Comprehensive Plan, with infrastructure, policies, land use maps, zoning changes.

The Comprehensive Plan Update Early Implementation projects update the City's Zoning Map and Code to carry out the 2035 Comprehensive Plan goals, policies and map designations that were adopted by City Council in June. All of the [Early Implementation projects](#) (including Mixed

Use Zones, Employment Land, Campus Institutions, Residential and Open Space and more) are now combined into a new Recommended Zoning Map and Zoning Code

Early implementation projects with zoning code and map changes to support the Comprehensive Plan goals and policies upon adoption.

6 projects, along with TSP stage 2 <http://www.portlandoregon.gov/transportation/63710>

1 Employment zoning project 2 Misc. zoning update 3 Campus institutional 4 Community involvement program 5 Residential and open spaces 6 Mixed-use zoning

Early implementation projects has gone through their own legislative process will go before council as one big package along with TSP and Zoning Code proposal for vote Oct 6<sup>th</sup> & 13<sup>th</sup>.

Recommended staff reports will be made available to council.

Encourages individuals to track the progress and provide testimony on items of interest for and against.

**Next Meeting agenda:** RICAP 8 presentation by staff Jeff Caudill BPS and Kathryn Hartinger BPS

**Next Meeting:** October 18<sup>th</sup> 2016

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**Meeting adjourned**