

SWNI Land Use Committee Meeting

October 18th 2016

MAC room 7

**7688 SW Capitol Hwy,
Portland, OR 97219**

Committee Chair: Jan Wilson, Bridlemile

Arnold Creek: Liz Marantz, Kathryn Daly

Ash Creek: Jack Klinker

Collins View: Dixie & Dave Johnston

Homestead: Vera Keller for Milt Jones

Markham: John Gibbon

Marshall Park: Russ Albertson

Guests: Joan Frederiksen (BPS), Jeff Caudill BPS and Kathryn Hartinger BPS

Meeting called to order:

Jan Wilson called meeting to order

Approval of September minutes

Correction to make Ash Creek, one word

Motion: Jack K, second: Liz M

Approval of October Agenda

Motion: john G, second Dave J

Neighborhood Reports

Dixie & Dave, Collins View NA: new pre application conference for a development planning on dividing a 40,000 lot into two 20,000 lots. The developer has had 1 year to turn in application for x5 house development on 2 acres.

Liz M, Arnold Creek NA: special meeting two weeks ago with a developer proposing a 18 lot development on west 25th and Marakara Park. The owner has not filed a application with the city so the NA is not able to take any action on the development

Vera K, Homestead NA: SWIM Emailed suggestion to SWIM on unused right of way. Issue of easements, public trails on private land, the transportation committee is taking the lead on this issue.

John G, Markham NA: brought up issue of Methodist Church off Lancaster that has been put up for sale, hasn't closed yet. There is a proposed 12 house possible cottage cluster development on the land in accordance with Comp Plan as the property is a ¼ mile from center. The property is currently split by the zone line. Pine Hill Property, originally developed for 2 houses, now the owner is interested in moving the historic house and developing 3 other houses. Interest in process of addressing lack of infrastructure.

Jack K, Ashcreek NA: above 48th adjacent to Woods Park, a property is possibly coming available. Interest in acquiring the property to add to Woods Park.

Russ A, Marshal Park NA: NA is keeping a eye on the development off 25th.

Jan Wilson Bridlemile NA: No application submitted for 42nd & BHH development, land is now up for sale. Potential development faces issues with car access, need to build road to city standards. Property could comfortably fit 10 units, while the developer was suggesting a 20+

unit development. The City has approved a plan for the property off 58th & Hamilton to develop 5 homes within a p+e zone, including tree removal.

Presentations:

RICAP 8 Discussion Draft, Jeff Caudill BPS and Kathryn Hartinger BPS. RICAP 8 represents the Discussion Draft phase of the update to city code. Represents the addition of 49 items to update code related to Title 33 and Title 11. 33 items related to Title 33 and 16 items related to Title 11. Proposed draft to be reviewed on November 8th, with two opportunities for public testimony in December. Decision to take out 9 items due to being addressed through Comp Plan. Anyone can add to the city database of issues and suggestion to code adjustments. BPS is responsible for reviews and deciding what goes into upcoming RICAP packages.

Item 5: amendment states that a reduction in the density of a multi dwelling zone within a potential land hazard area can be set below the required minimum or maximum density allowed.

Item 6: Allows for the creation of up to 3 lots through a lot consolidation

Item 14: Require 120-day delay before ranked properties can be removed from HRI.

Item 34: Modifies Heritage Tree Penalties to increase penalty for unlawful damage or removal on private property. Current maximum penalty for removal without a permit is \$1,000 with a \$250 tree permit violation review fee damages incurring a \$300/inch fee and removal a \$600/inch fee.

Item 37: allow small amounts of ground disturbance without triggering tree plan requirements, such as requirements for protective fencing around trees. Require tree plan for projects with construction staging but no ground disturbance.

Item 39: need to show that there has been an attempt made to follow title 11 in not designating sick or dying trees within the list of the 1/3rd of trees on a lot to be preserved. Requirement to include an arborist report, 2 year requirement to maintain trees, and is reviewed by the Urban Forestry Commission.

Item 17: density bonus for the preservation of trees modified to 2% bonus per tree with a maximum bonus of 10%.

Item 30: Conditional use review procedures. When a change to a allowed use and not a conditional use, no land review is needed. Example provided, Mt Tabor.

Residential Infill Project Update Joan Frederiksen, BPS.

Land Use calendar Items:

- Task 5 early implementation program, PSC work session and list of Comp Plan, Early Implementation amendments by Oct 31st.
- Residential infill project, briefing, Nov 1st, two public hearings Nov 9th & 16th.
- Inclusionary Zoning project, PSC hearing sometime in December.
- Zoning and Map Amendments from council to be published by Nov 1st.

Residential Infill: No code changes have been included as the project is in the conceptual phase. Project addresses Scale of Houses, changes in housing choice piece. Appendices A, B, C included in latest published update to the plan. Addressing economic analysis, internal conversion, and use of FAR in single-family zones. Changes include Housing Choice piece, housing opportunity areas to include higher opportunity areas with areas near amenities such as schools, Hospitals, Jobs and services.

No changes in SW Map

NA outside of the ¼ mile radius having concerns about change in zoning from R10 to R20, zoning changes due to concerns about areas ability of area to handle development, ie infrastructure and environmental concerns Proposed residential infill policy does not apply to Marshal Park NA due to being outside of the ¼ mile radius

Residential Infill Includes R2.5, R5, R7

John G has concerns on Item 5C: point under housing choice proposal that states that prior to adopting map aligned with zoning change, BPS would look at property lines, physical barriers, typography and other considerations.

Tool to be used would be the addition of an overlay zone. Allowing adding of additional units

Page 3, x4 density options: house with two ADU's, duplex, duplex with attached ADU, triplex on corner. Within the same house size limit within the base zone.

Higher opportunity areas assessed through: inner ring, ¼ mile radius to centers, proximity to transit corridors. Used to incorporate missed areas.

Question on if there will be changes to area to correspond with changes to frequent bus services? Will matter in areas where frequent bus service is the only criteria met out of 3, to incorporate area, ie BHH.

Committee stated that there is a need for infrastructure prior to application of overlay zones. Feel as if it is a trade off between shrinking homes and housing choice.

Committee addressed how the fair housing act will become a larger emphasis in the future, however Residential Infill project does not guarantee affordable housing stock to increase in the future.

BPS: Res Infill Project will provide more houses and choices due to the middle housing options near amenities providing more housing choices, even if not providing an increase in affordable housing.

Committee had concerns that middle housing will result in additional smaller family homes that are not profitable and disturb Neighborhood design.

Discussion on the tax implementation on addition of internal or detached ADU's.

Currently there is a SDC waiver.

Interest from Dixie and David Johnston on ONI/SWNI providing basic information on role of NA, coalitions, HOA's.

Next Meeting agenda:

Next Meeting: November 15th 2016

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Meeting adjourned 9:00 PM