

SWNI, Coalition of 17 Neighborhood Associations      *-Draft-*  
Land Use Committee Meeting, November 21<sup>st</sup>, 2016  
MAC Room 7, 7688 SW Capitol Hwy. Portland, OR 97219

Committee Chair: Jan Wilson  
Arnold Creek: Liz Marantz, Kathryn Daly  
Bridlemile: Clair Coleman Evans  
Collins View: Dixie & Dave Johnston  
Hayhurst: Brynna Hurwitz & Susan King  
Homestead: Jackie Philips  
Markham: John Gibbons  
Multnomah: Jim Peterson  
SWHRL: Nancy Seton  
BPS: Joan Frederikson, Barry Manning  
Guests: Jim Gorter, Joanne Kahn, Erik Vidstrand, Claire Carder,

**Introductions:** Committee Chair Jan Wilson brought meeting to order

**February Agenda:** Approved without corrections

**November Min:** Corrections

John Gibbon: Pine Hill PBOT/BDS committee can waive Standards', discretionary decision from \*tech staff.

Developer bought small private street and tech staff gave them permission to use a private street to bypass neighborhood input

Katie moved to approve minutes as amended

### **Presentations**

#### **Claire Carder, DRAC Representative:**

Land Use Coalition representative in 2010, at the time business was slow, have seen a increase in activity. Committee looks at processes in BDS; things like splitting a lot triggers a land use review.

DRAC provided budget suggestions-need staff to handle all the permits

New Mayor and Chloe Eudaly as BDS chair, ONI provides the notification list with input from local BDS rep. Hoping to improve outreach and notification

BDS has a huge surplus from permit fees, gave \$50m collateralized loan to Housing Bureau to kick start affordable housing initiatives. Short term loan with interest.

Budget Process completed

DRAC: fees and regulatory subcommittee and system development charges subcommittee

Service level sub committee- how to speed up permit process. BDS is busy with inspections and don't want to fall behind.

Demolitions subcommittee report was adopted by city council.

Some houses have been saved but ordinances need tweaking to make more effective.

To save the house, the neighborhood had to buy the houses at a greater cost than the developer price

Claire: Neighborhoods that don't have money can't save houses. DRAC is working on notification timelines.

What do you do if the developer won't sit down to talk?

Plans need a budget to finance it

30-60 days isn't enough to respond

The developer grandstands the org that is trying to save the house, 'I expected 30% profit' so you need to meet that

BDS Notification issues:

1. BDS new section, communication enforcement section info and training. Ross \_\_\_\_ runs it. With the goal of getting information into one place.

Commissioner Eudaly may help.

2. Idea brought up about assigning liaison staff by geography. Paul and Russ listening to this need, however state limitations exclude some hiring; can't be used for non permit related assignments.

Backlog of hiring-HR

Q: how do we get Lead/asbestos handled in demolitions, DEQ does what they can, but they don't certify. Contractors should do; intense fines if they get caught

3. Follow LTIC (local Transportation Improvement Committee), DOZA (Design Overlay Zone Assessment (April 26<sup>th</sup> at council)

4. URM- Unreinforced masonry needs. Reinforcement of old brick buildings prioritization (schools) legislation in Salem on how to make it affordable for local jurisdictions

5. transportation system development charge- PBOT reusing SDC calculation on per trip not per vehicle. Person trips not just car trips, includes pedestrian and scooters

Q: how do you advocate on behalf of NA to DRAC? Attend NA Meetings, she brings it up at DRAC meetings. Emphasis on notifications: get ONI's list up to date. Lots of NA turnover. Different when NA is main point of contact.

Claire also attends city side land use meetings. BDS trying for electronic permit submittal (POPs) online tool.

DRAC notifications: Mark Feddes can put individuals on the distribution list. DRAC meetings are open to the Public

**Joan Frederickson, BPS:** brought hard copies of BPS projects with updates. Design Overlay is used for key historic or special areas

Q: what does the 17% of capacity for single family housing mean? Total capacity or added capacity?

Q: will the multi dwelling improvements be applied city wide? Yes, but they're starting with the neighborhoods on the east side that have seen a lot of change. East has large blocks, it's a grid but they have connectivity and access issues

Q: what kinds of public engagement will be provided or will it be just through the web? Workshops will happen at discussion draft before the planning commission hearing. Don't know for sure.

Second ABC's of Land Use Training will be held 2-27-17 6:30pm at the MAC, rm 30 City wide land use is at the same time, however Jan thinks each will address two different audiences. The ABC's are more basic. BDS is interested in collaborating on trainings and outreach and access.

Lunch and learn, videoing the meetings.

May also do online short videos

**Barry Manning BPS-** code reconciliation for 2035 Comprehensive Plan and early implementation projects, campus institution zone, mixed use, employment IH zoning, commercial zones all replaced. Codes need to be cleaned up for minor references to make sure its all updated. Plan districts have FAR different from what the base zones allow. Tree code; sign code have to refer to the new zones. Inclusionary housing project didn't use new zones required affordable units (state adoption in March). 20% at 80% MFI, bonuses do apply in DOZA overlays. Some areas capped at 4 story. 45' height. Though mixed use would encourage affordable units, now is a requirement for developments at or above 20 units.

Community design standards may be duplicated. Notification is important on big projects. New rule says, over 20 feet or 5 units there should be neighborhood notification.

Clarify purpose of the meeting and why developers should listen; what input is appropriate. Maybe do it in 2 phases, listen and respond. May extend past 2017 May put together a committee/recruit this month. Jan asked for a summary sheet Susan King, Hayhurst- minor isn't minor

Dixie Johnston-meeting in the summary-not notified. Barry says there will be an email blast tomorrow or Thursday.

Barry would like plan district plans to take precedence; may have internal or external pressures to do otherwise. Joan says they'll look at the plan policies and the comp plan policies to guide them.

Heads up: tree code currently exempts CS, CM zones. Should we exempt any zones. Barry is working with urban forestry to see weather to do away with exemptions. Three options being considered

**Multnomah NA letter of support motion, Jim Peterson**

P45 amendment, middle housing, added at last minute of planning process to the Comp plan. Claire attended and asked hearing to remain open for a letter from SWNI. Affects 100k properties, too broad., should be lot specific. Hired a planner from Eugene and wrote a 28 page objection.

Looking for a letter of support for their letter. NA wants the state to rule that there wasn't enough public input so it gets remanded back to the city and the policy can get revised. PR campaign to bolster the objection. Wants general letter of support

for the objections. Jim has made the motion here; wants it adopted. Committee motions don't need a second.

John Gibbon says SWNI board will agree BPS messed up the process for medium density on middle housing. The discussion was quashed during the comp plan hearings.

### **Neighborhood Reports**

Adjourned: 8:50pm

Next meeting: March 21<sup>st</sup> 2017

MAC room 7