

SWNI a Coalition of 17 Neighborhood Associations
Land Use Committee meeting, April 18th 2017
MAC, Rm 8

Chair: Jan Wilson
Multnomah: Jim Peterson
Homestead: Milt Jones
South Burlington: Sam Peterson, SWNI President
Ashcreek: Jack Klinker
Hayhurst: Susan King
Collins View: Dixie & Dave Johnston
Bridlemile: Claire Colman-Evans
Far SW: George Vranas
Arnold Creek: Liz Marantz
Markham: John Gibbon
WPP: Gary Runde
WPP: Bill Damp
Maplewood: Ron Burian
BPS Representative: Joan Frederiksen

Meeting Called to Order: Jan Wilson, Committee Chair
Approval of April Minutes, Motion Dave Johnston, 2nd Jan Wilson
Abstained, Claire, Sam, Bill, Gary, John Gibbon
Approval of Agenda, Motion 2nd

Joan Frederiksen, BPS update: most of the projects on the BPS updates have been on BPS's update sheet for a couple of months.

Comp Plan Zoning Map Refinement Project, new project related to the Comp Plan. Assessing recent project development, looking at discrete property changes and making sure that the zoning applied through the Comp Plan reflects these changes prior to adoption of 2035 Comprehensive Plan. In addition to technical map refinements.

Rather than looking at properties in the Quazi judicial process. Council directed BPS to look at 14-16 sites through a legislative process. Sites within SW Portland: Marquam Hill node and one off sites. Discussion draft is tentatively to be released in June/July along with a narrative.

Zoning Code Reconciliation, Barry Manning looking at Neighborhood Notification Process for land use reviews and developments. Ie design review, land division, and developments with 5 units or more. When mixed use zone changes were made in Comp Plan, it included neighborhood Contact requirement that were not required before. Project is looking into when and where the Neighborhood Contact process should apply. Barry Manning is looking for feedback from interested community members, format to be determined.

Better Housing By design: initial focused on the East side, however it will impact the entire city. Broader Public workshop in June 17' that will cover what has been discussed in previous public workshops.

Neighborhood Reports:

Chair Report, Jan Wilson: Portland Maps is now tracking ASTR Permits

Multnomah, Jim Peterson: Two pre apps on Camby, short notice on one app 3 days before pre app. 1 lot keeping existing house, addition of 3 lots. At the end of Camby a proposed 33 home development that would back up to Gabriel Park. Property within a conservation zone. Had previously been identified as the only known perviable soil within SW Portland.

Homestead, Milt Jones: NA is looking forward to Map Refinement project. Off Road cycling project has identified Terwilliger blvd between Dunaway park and Hamilton as a potential site for a Off Road Track. On Terwilliger, SW Corridor project staff does not believe that they could serve OHSU without lighted pedestrian crossing adjacent to KCI entrance. Underground connection option has been determined to be too expensive.

South Burlington, Sam Peterson, SWNI President: Macadam Ridge has turned in their paperwork for application, stated their application was Complete, City reviewed application and now the developer has requested an additional 90 days to adjust application.

Ashcreek, Jack Klinker: Neighbor wants to put an L on the back of his house, is roughly 300 ft beyond coverage limit. Potentially causing stormwater issues for neighbors. NA has encouraged neighbors to put in testimony.

Hayhurst, Susan King: Waiting for Hearings Officer report for the development proposed on SW 48th. Are preparing an appeal if approved. Received notice for a demolition of vacant property.

Bridlemile, Clair Colman-Evans: lot line adjustment, decision on property that built a bridge in a riparian area, with remediation through tree and natural vegetation planting.

Far SW, George V: Individual has property on Lesser rd. and Capitol Hwy and wants to put in town homes within a R2 zone. Will present at Far SW NA meeting when plans are available. Recently been able to identify property division on Portlandmaps.com

Arnold Creek, Liz Marantz: Lot in an environmental (e,c) zone that in the past was graded to make a flat lot, individual has designed a home and wants to build it in the middle of the property, city will allow individual to build a tall structure with reduced setbacks. This will involve taking out a number of trees in order to protect the e,c zone on the property that was previously graded and does not contain trees or natural vegetation. Property owner will need to redesign structure, redesigned the storm water plan and hired environmental engineer.

Marquam, John Gibbon: Has received notice that the Pine Hill project will be going ahead, 29th pl. N of Taylors Ferry, taking out Historic and three houses to be built. Applicant has received approval for a flag lot off 25th Ave N of Huber street. Received a notice of an application for an ADU on large lot on the N side of Laure dell & 35th across the street from Jackson Middle School parking lot. Sees shift from applications for flag lots too applications for ADU's.

WPP, Gary Runde & Bill Damp: NA is encountering issues with short term rentals in the neighborhood. Individual received a Type A ASTR permit, however they are advertising it as a 6 bedroom rental. Owner then moved on to a Type B permit, with a constant 30 day renter. Permit acts as an extended stay rental, due to loopholes. NA foresees a shift away from risks of enforcement with Type A ASTR towards Type B ASTR permit applications.

Volunteer Recognition: suggestions to highlight RIP and ABC's of Land Use

2017-2018 LUC Action Planning:

2016-2017 Action Plan Priority Areas and 2017-2018 Actions

- Comprehensive plan:** move from priority to following.
- RIP:** continue to be a priority
- Tree Code, Title 11:** move from priority to following.
- ASTR:** possibly to be added as priority
- Demolitions/Deconstructions:** permitting available on Portlandmaps.com. move to monitor
- Multi Family Housing:** DOZA, Better Housing by Design: interest in making a priority

- Monitor land use reviews:** ongoing
- Participate actively in supporting:** ongoing
- Promote Improvements to new Portland Maps app:** follow. Committee to check with Portlandmaps.com to see what is missing.
- SW Corridor Plan:** Transportation to remain as the lead

Additional Items of interest:

- Looking at Land Use Action Plan to incorporate issues of Equity and Inclusion.
- Look at adding representatives outside of traditional NA participants. Taking a look at strategies for the inclusion of renters.
- Possibly looking at focus group.
- Looking into student participation.

Next Meeting:

May 16th 2017

Back to the MAC, 7pm