

**SWNI LAND USE COMMITTEE**  
**Multnomah Center**  
**7688 SW Capitol Hwy**  
**Tuesday, August 17, 2010**  
**7:00 – 9:00 pm**

**Agenda**

7:00 Approve July minutes and August agenda

7:10

7:40

8:00

8:10 Neighborhood reports and announcements.

July 20, 2010 Minutes:

Chair: John Gibbon

Arnold Creek:

Ashcreek:

Bridlemile:

Collins View: Dixie and Dave Johnston

Crestwood:

Far SW:

Hayhurst:

Hillsdale:

Homestead:

Maplewood:

Markham: John Gibbon

Marshall Park: John DeLance

Multnomah:

S Burlingame:

S Portland:

SWHRL:

WPP: Jim McLaughlin

Guests:

Staff: Leonard Gard

**Minutes, agenda**

June minutes are approved with the correction that the ETO home energy reviews are just a simple overview, and ETO does not do air seal and carbon monoxide tests. The July agenda is approved with correction that the buildable lands inventory refers to a city, not a Metro, inventory.

### **Time line for land use reviews**

John DeLance has previously raised an issue regarding the notice given to the Marshall Park neighborhood in a land use case. The notice arrived just after their July meeting, and has a deadline for comment that ends just before their August meeting. Leonard uses that case as an example of the process that needs to take place within 120 days. It does appear there should be time to give neighborhoods some more time in which to submit comment.

Jim notes we should lobby for a 35-day comment period and that neighborhoods that do not meet monthly should have provisions in their bylaws authorizing someone to submit comment subject to later ratification and that all neighborhoods should have provisions allowing emergency meetings. Jim proposes that we send out information to neighborhoods that includes a bar graph that visually sets out the time line for land use cases and that encourages neighborhoods to make bylaw changes as necessary.

The committee also discusses training for land use committee chairs, the benefits of pre-application conferences, and the value of the requirement in some kinds of case that the applicant make contact with the neighborhood. John G notes some developers may be doing smaller courtyard projects in order to avoid the n-hood contact requirement. Jim notes that many developers appear to be already fixed on a particular project by the time of contact with the n-hood. John notes that large institutions are the city's biggest employers, and so they get favorable treatment.

### **Buildable lands inventory**

John G testified at a recent Planning Commission hearing that we need more time to get access to maps. Maps were at the hearing but are not easily available to the public. He thinks current city zoning already gives us a 20-year supply of buildable lands. But he's concerned about increasing density without concomitant infrastructure improvements. But the city does appear to be open to the idea that special circumstances in SW Portland like the topography justify different rules for us.

Discussion takes place regarding the flexible lot sizes allowed by the current land division code. Jim propose idea that flexibility be reduced such that the minimum lot size in a given zone cannot be smaller than the standard lot size for the next denser zone (eg., minimum lot size in R10 would be 7,000 SF). John will call Eric Engstrom regarding acquisition of paper maps for us that show buildable lands. **Motion is made and approved** that we request such maps and that decisions on the buildable lands issue not be made until we have time to review the maps. We may ask other coalitions to do the same.

### **Lot remnant in RICAP 5b**

This matter was scheduled to go to City Council on July 15.

### **Neighborhood reports**

John: Safeway has proposed a major renovation at its Barbur/Capitol Hill Road site. The store building will be pulled up to Barbur. Parking will be below. Two lots behind the

store that are owned by Safeway and now zoned R1 are proposed to be rezoned to commercial and be part of the retail site. Jim notes that concerns are being expressed about the slip lane down to Multnomah Blvd. The pre-application conference was recently held. Leonard will get a copy of the pre-app conference notes.

Dixie and Dave: Collins View is quiet.

Jim: West Portland Park is also quiet.

John: Markham got comment in on a proposed 6,000 SF development.

Short discussion takes place regarding ditches to swales. Dixie shows handout regarding July 21 open house on designs for the new Sellwood Bridge.

End of meeting