

Moore-Love, Karla

From: Richman, Jessica
Sent: Thursday, July 15, 2010 12:47 PM
To: Moore-Love, Karla; Bizeau, Tom; Ruiz, Amy; Grumm, Matt; Schmanski, Sonia; Kovatch, Ty
Cc: 'bebrumm@comcast.net'; Wood, Sandra
Subject: Email about Retaining Walls (RICAP 5b)

Betsy Brumm asked me to forward this message to you.

I would like to thank the staff and City Commissioners for taking time to address retaining wall in RICAP 5b.

The retaining wall directly across the street from my house is 50 feet or more feet by 12 feet. They were not required to have a set back.. They made a 3inch solid cement lip 4 feet from the base.. They made this wall to level off the yard.

We had over 20 neighbors send a letter to the city about the fence. They wanted to put a wood 6 foot tall fence on top of the 12 foot wall.

We have all agreed that a retaining wall should have a set back after 4 feet.

Thanks again for the great staff work

Betsy Brumm

2830 NE Regents Dr

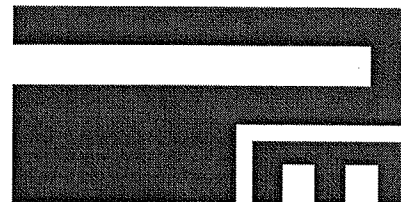
Jessica Richman

Senior Planner

Portland Bureau of Planning and Sustainability

503-823-7847

PLEASE NOTE EMAIL CHANGE TO: Jessica.Richman@portlandoregon.gov



PETER MEIJER ARCHITECT, PC

MEMO

TO: Portland City Council
1221 SW 4th Ave, Room 140
Portland, OR 97204

DATE: July 1, 2010
FAX:
PHONE: (503) 823-7709

ATTENTION: Council Clerk
PROJECT NAME: RICAP 5- Package 5b Recommended Code Amendments
PROJECT NUMBER:
SUBJECT: Written testimony for inclusion in the July 15, 2010 hearing

Thank you for the opportunity to comment on the RICAP 5b proposal. In general, PMA is supportive of the code amendments in question. We do have one comment regarding Item 5, Historic Design Review for Vents.

Bureau's proposal: Vents on non-street-facing facades and on flat roofs are proposed to be allowed without historic design review if certain restrictions are met. These include a height limitation based on setback for roof applications, an area restriction for the vent itself, a limitation on location with regards to existing features, and a paint (color) requirement.

Counter-proposal: For wall applications, the majority of vents will be flush to the face of wall, but some have vent covers or the vent itself projects from the wall. Therefore we propose a simple limitation on the amount of projection allowed without review. Specifically, we propose the following clause (or similar language) to be added:

- The vent and any associated elements such as a cover must not project more than 6 inches from the finished surface in its installed location.

BY: Peter R. Meijer, AIA
CC: Jessica Richman, Bureau of Planning and Sustainability

AUDITOR 07/02/10 AM10:04



184016

City of Portland
Bureau of
**Planning and
Sustainability**

Sam Adams, Mayor
Susan Anderson, Director

July 1, 2010

**Portland Planning
Commission**

Don Hanson, President
Michelle Rudd, Vice President
Howard Shapiro, Vice President

André Baugh
Lai-Lani Ovalles
Jill Sherman
Chris Smith
Irma Valdez

1900 S.W. 4th Ave., Ste. 7100
Portland, OR 97201-5350
Phone 503-823-7700
FAX 503-823-7800
TTY 503-823-6868

www.portlandonline.com/bps

An equal opportunity employer
 Printed on recycled paper

Portland City Council
Portland City Hall
1221 SW Fourth Avenue
Portland, OR 97204

Dear Mayor Adams and Members of Portland City Council:

On June 22, 2010, the Portland Planning Commission held a hearing on the Regulatory Improvement Code Amendment Package 5b (RICAP 5b). The package covers minor amendments to the Zoning Code in seven areas, including two items referred back to the Commission by City Council after the RICAP 5 hearing in March. No testifiers attended the Planning Commission's hearing, but we received one letter supporting new standards for retaining walls.

We commend planners for their thorough explanations about the proposed Code changes. We understand that staff vetted provisions with the development community, City staff and members of the former Regulatory Improvement Stakeholders Advisory Committee (RISAT).

The Planning Commission unanimously recommends that City Council adopt the *RICAP 5b Recommended Draft* and amend the Zoning Code as shown in the *Recommended Draft*.

Thank you for considering our recommendation.

Sincerely,

Don Hanson, President
Portland Planning Commission