



LAND DIVISION CODE UPDATE

*Planning Commission
Work Session – April 23, 2024*

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THE BUREAU OF
**PLANNING &
SUSTAINABILITY**

This work session will cover:

- Brief project overview
- Potential Landslide Hazard Area Mapping
- Commissioner Q&A
- Potential amendments
- Vote on package





Project background

- Council Resolution #37593 – streamline regulations to increase housing production
- ORS 197A.400 – Clear and objective standards for needed housing
- Previous comprehensive update to land division code was completed in 2002
- Many requirements not tailored to smaller land divisions



Proposals of Land Division Code Update



1. Create a clear and objective set of standards

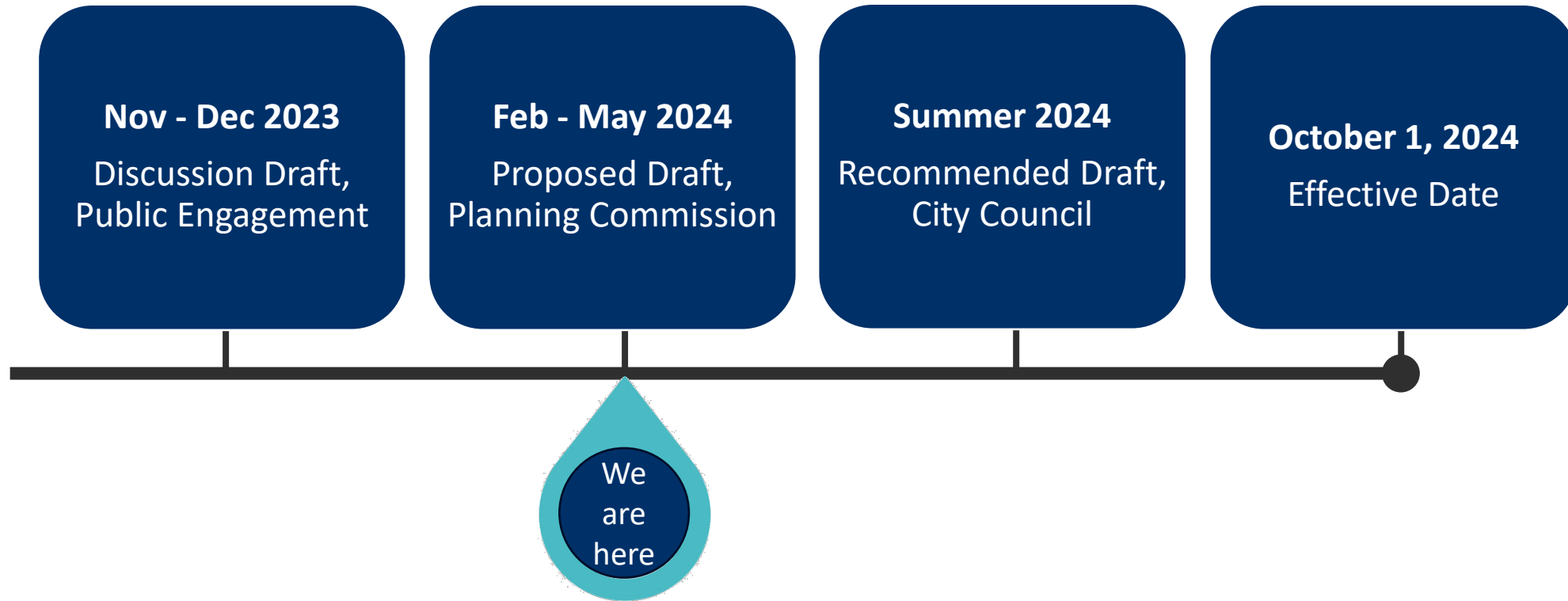


2. Update the landslide map



3. Recalibrate standards, thresholds, and review procedures

Project Timeline



Testimony to date

- 16 testifiers (map app and oral at hearing)
- 57 Measure 56 hotline calls



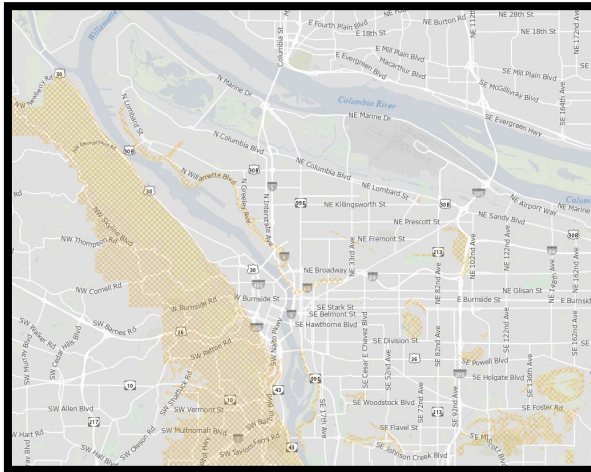
Update Potential Landslide Hazard Map (Proposal #2)

- Replace the current map, adopted in 2002, with a version made with newer State data
- Map indicates areas with higher potential for landslides, due to factors like hill slope and geologic conditions
- Applications for land divisions in hazard area must submit a geotechnical report

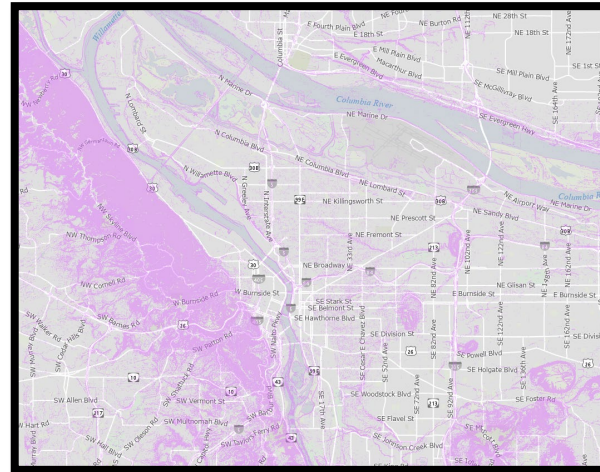


Current landslide hazard data

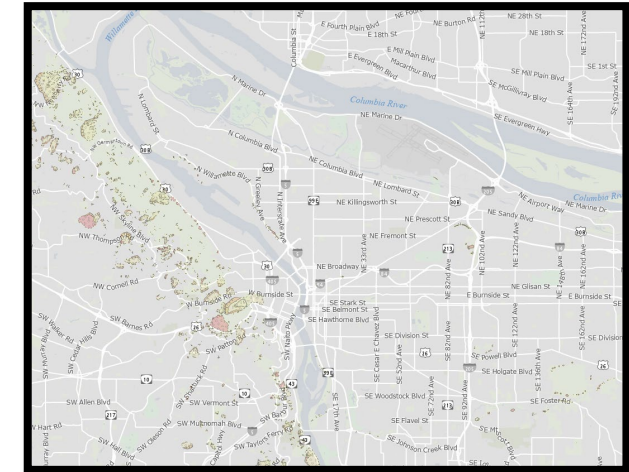
Data from Metro and Portland State University following 1996 storm event



Landslide Hazard Zones
PSU/METRO 1997



15%+ slope data
METRO 1998

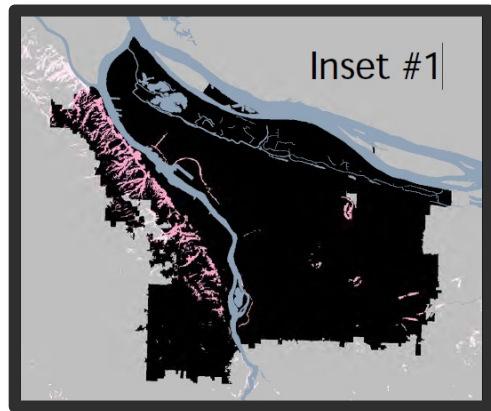


1996 Landslide Inventory
PSU Study 1997

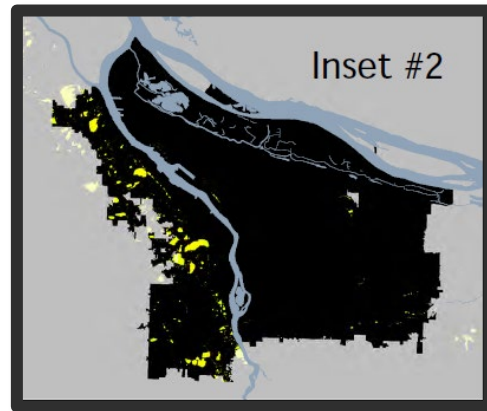


New landslide hazard data

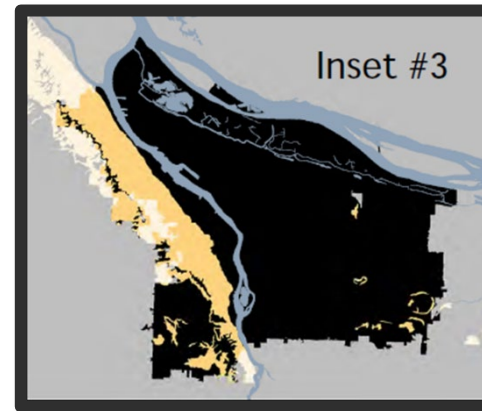
Data from Interpretive Map Series (IMS) from the Oregon Department of Geology and Mineral Industries (DOGAMI):



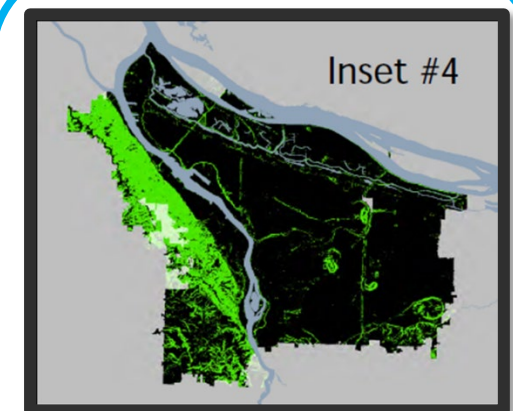
Potentially Rapid Moving Landslides
DOGAMI, IMS-22
2002



Landslide Inventory
SLIDO 4.4
2021



Deep Landslide Susceptibility
DOGAMI, IMS-57
2018

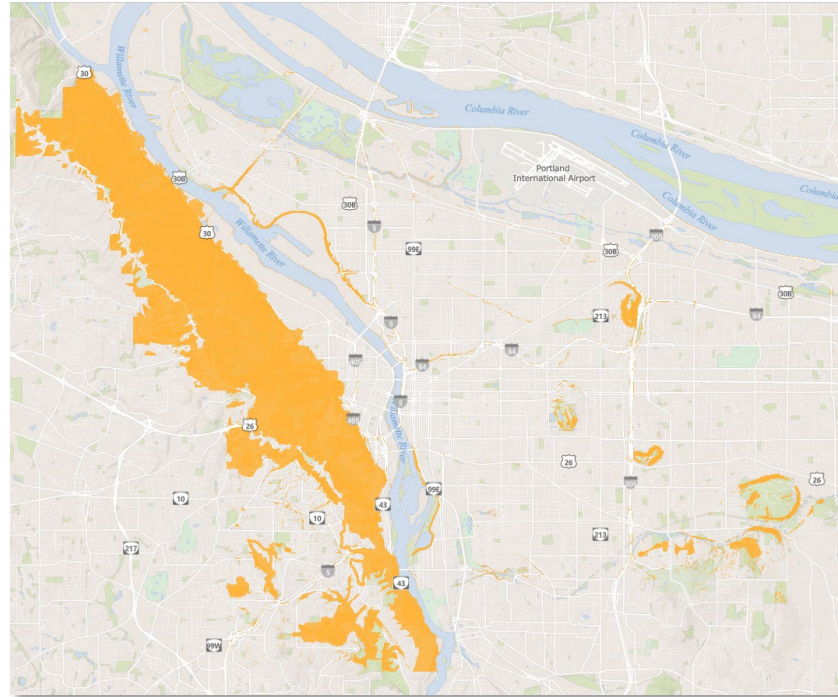


Shallow Landslide Susceptibility
DOGAMI, IMS-57
2018

Changes to potential landslide hazard map



Current Landslide Hazard Map
Total lots ~35,000



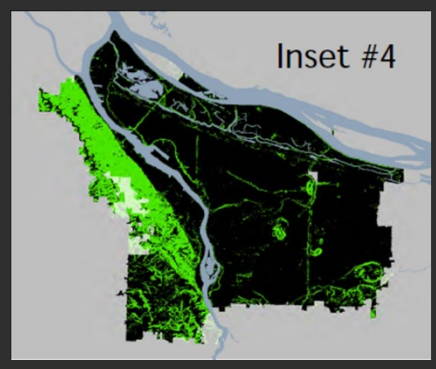
Proposed Landslide Hazard Map
Total lots ~25,000

Key Takeaway:

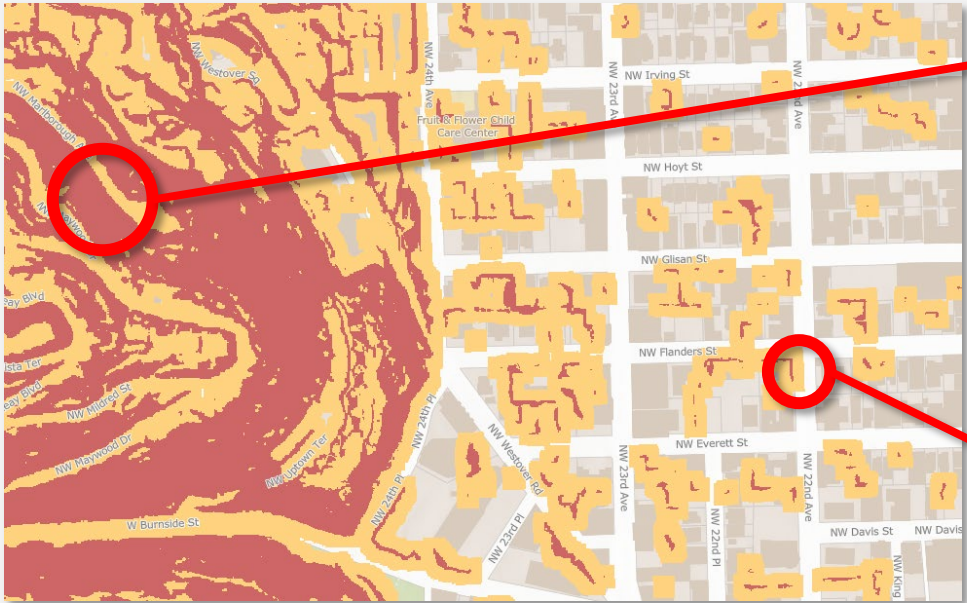
The new map will remove the hazard designation from many areas of the City. Those properties will no longer require a geotechnical report.



Adjusting Shallow Landslide map to City's needs



Shallow Landslide Susceptibility
DOGAMI, IMS-57



A portion of Kings Heights and Northwest



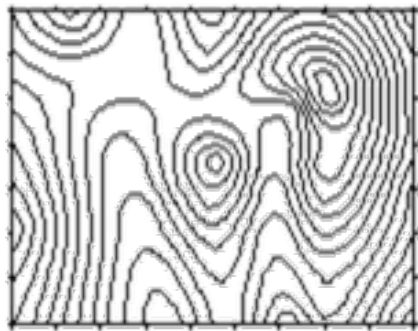
Large slope that should be studied



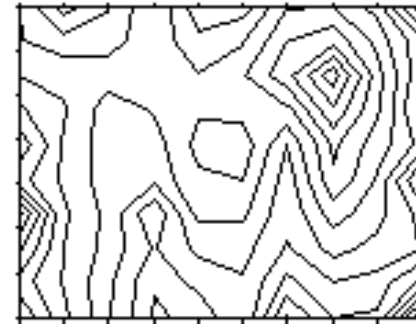
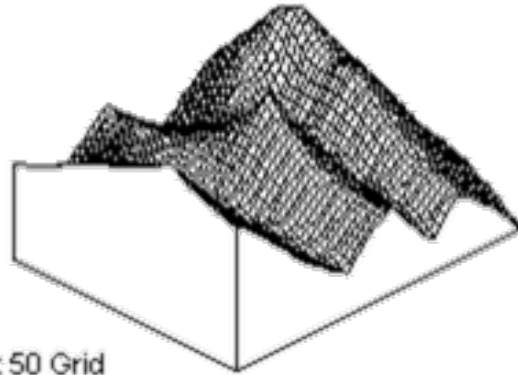
Small slope that doesn't need study



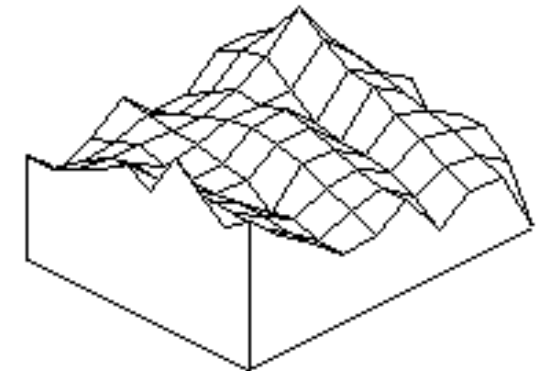
Adjusting Shallow Landslide map to City's needs



A 50 x 50 Grid



A 10 x 10 Grid

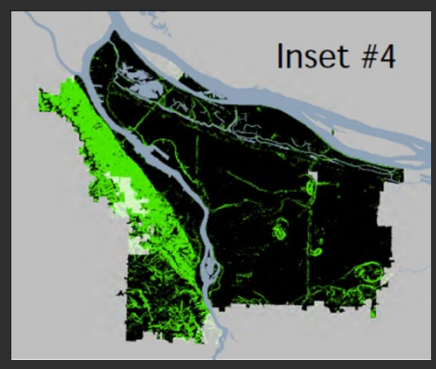


Lidar is incredibly precise and picks up very detailed topographical info.

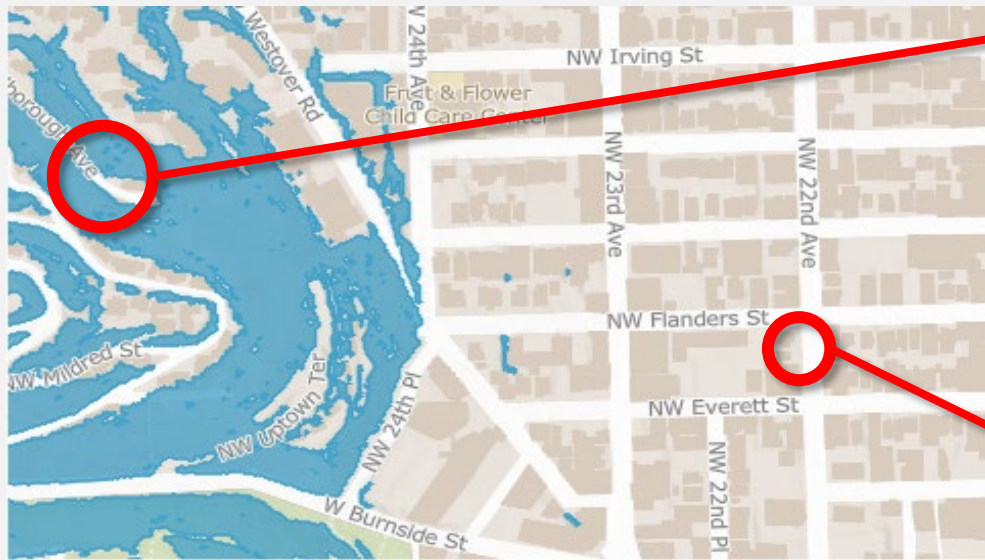
Post processing allows these features to be “smoothed” to get a more realistic sense of the general topography



Adjusting Shallow Landslide map to City's needs



Shallow Landslide Susceptibility
DOGAMI, IMS-57
Modified



A portion of Kings Heights and Northwest Refined using 12x12 smoothing grid

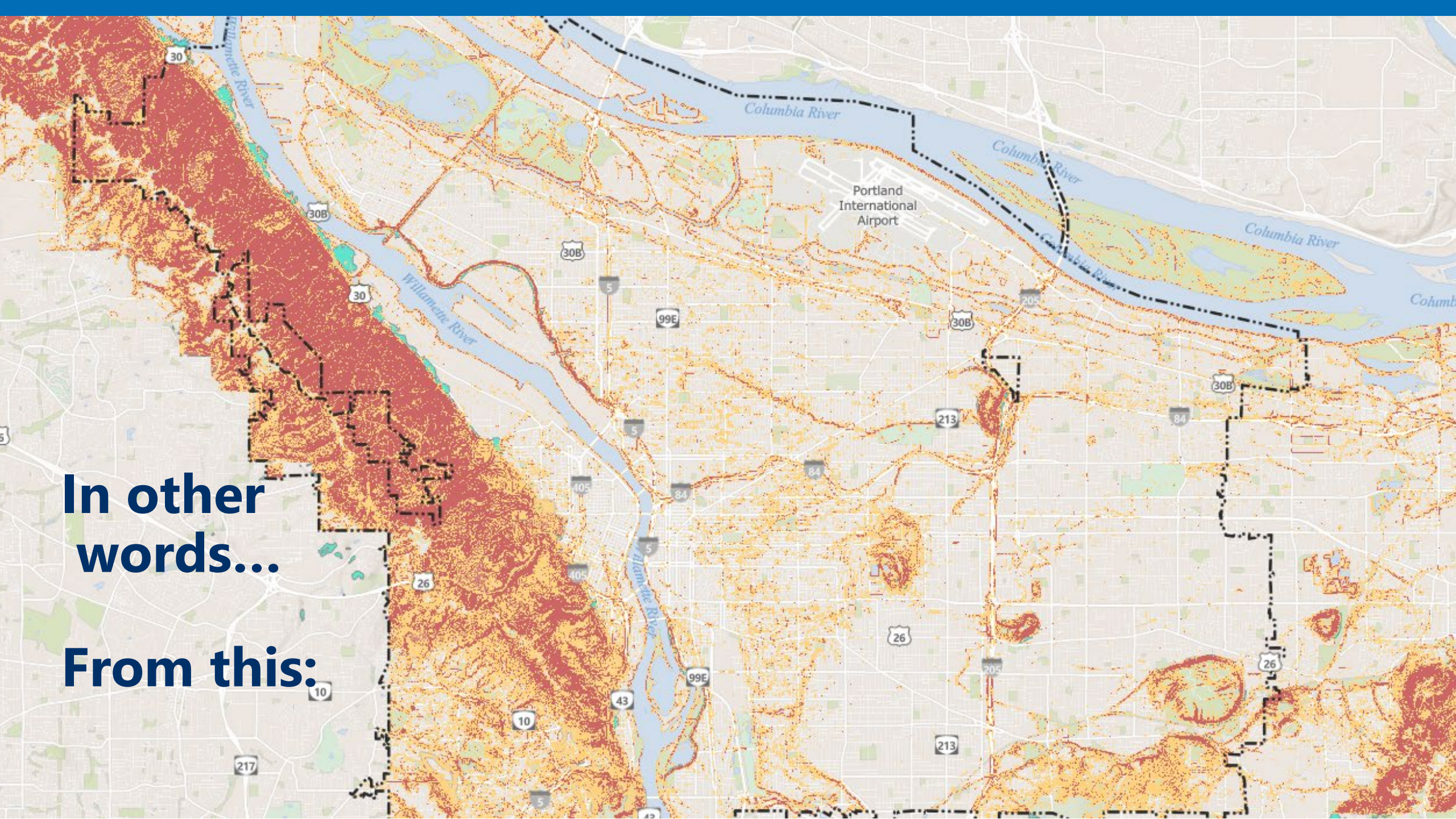


Large slope that should be studied



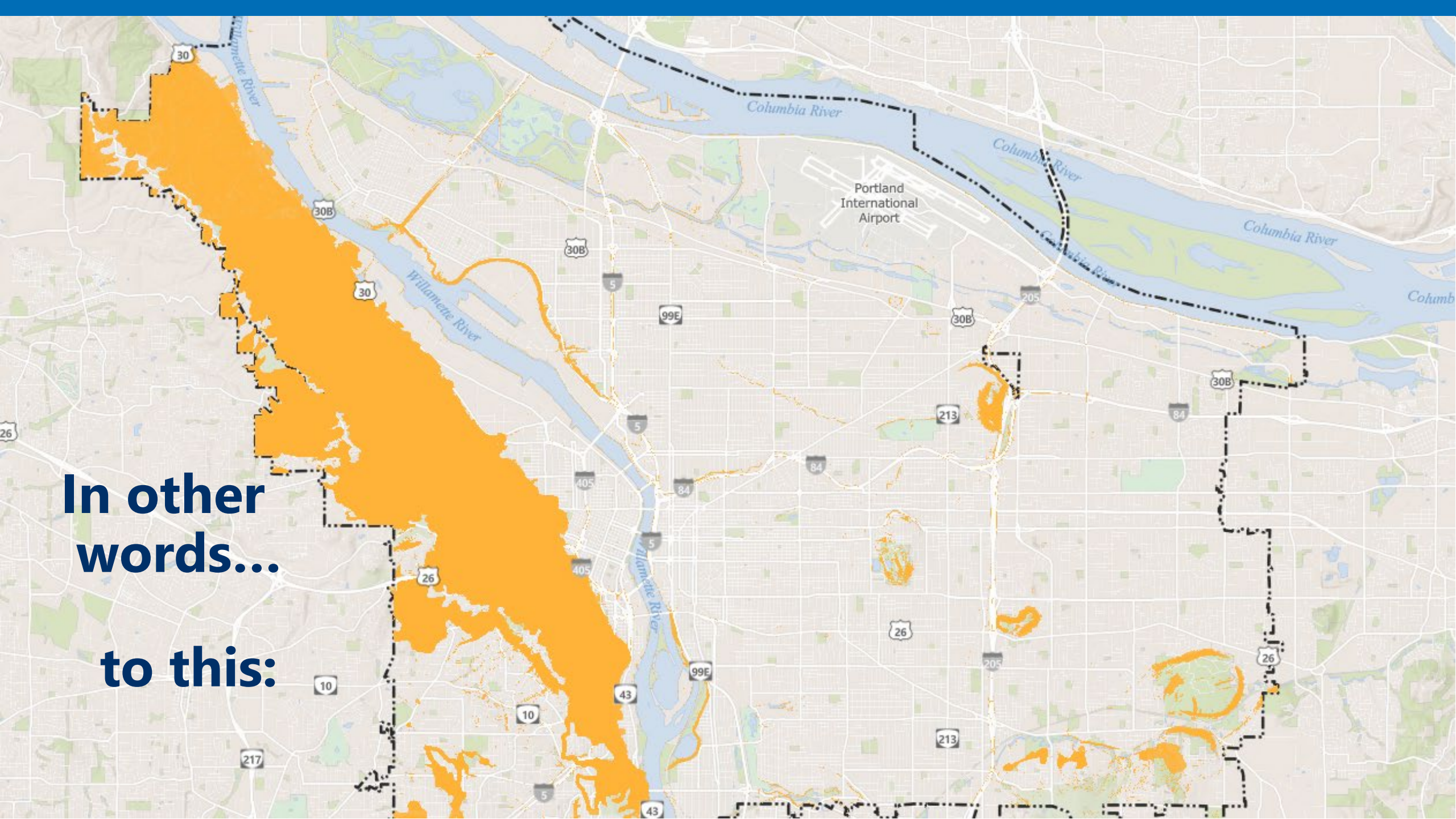
Small slope that doesn't need study





In other words...

From this:



**In other
words...
to this:**

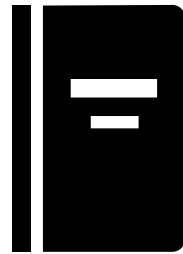
What does it mean to be “on the map”

- Site has characteristics (soil and slope) that are conducive to landslide threat.
 - Does not necessarily mean that a landslide will occur or is imminent.
- Site should be evaluated as part of land division to leverage opportunity to locate building areas outside of high-risk areas.
 - Geotech report required with land division application
 - Does not trigger any requirement unless a land division is proposed
- Site has already been identified by state mapping as having the potential for some type of landslide risk
 - This is a subset of *already* mapped areas, chosen for their relevance to land division design.
Not necessarily appropriate to apply for other purposes (i.e. insurance)

Example of How Landslide Hazards Can Change Land Divisions



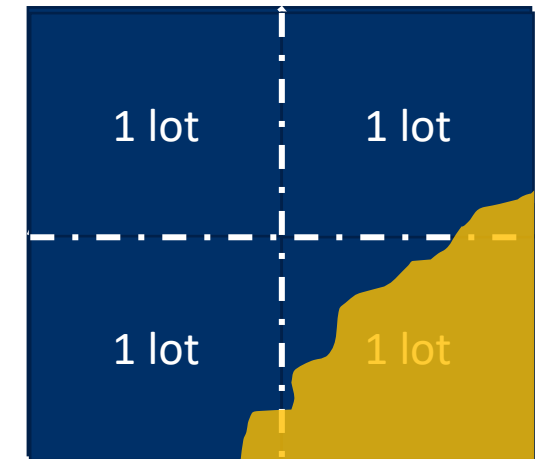
Property with Potential Landslide Hazard Area



Geotechnical Report



Detailed Assessment of Geological Risks on the Site



Land Division Designed Around Landslide Risk

For more about landslide risk:

- DOGAMI

oregon.gov/dogami/

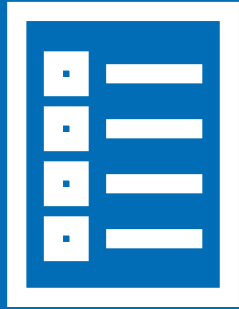
- SLIDO

<https://storymaps.arcgis.com/stories/30fec492f2d3421982e9a992c79887e1> (hint: google "statewide landslide storymap")

Next up

- Q&A on potential landslide hazard area
- General Q&A other topics/items to discuss
- Q&A on list of possible amendments
- Introduce amendments
 - From April 19, 2024 staff memo (7 technical + 1 other)
 - Any other changes?
- Vote on the package

Potential Amendments



1. Technical clarifications:
 - a) FAR limit for attached house projects
 - b) Minimum density in IR zone
 - c) Purpose of tract for flood hazard area
 - d) Root protection zones for grading standards
 - e) Responsibility for identifying un-engineered fill
 - f) Measuring between streets for connectivity
 - g) Threshold for transportation impact study requirement
2. Applicability threshold change:
Transportation Impact Standards for multi-dwelling zoned land divisions



2. Eligibility for standards

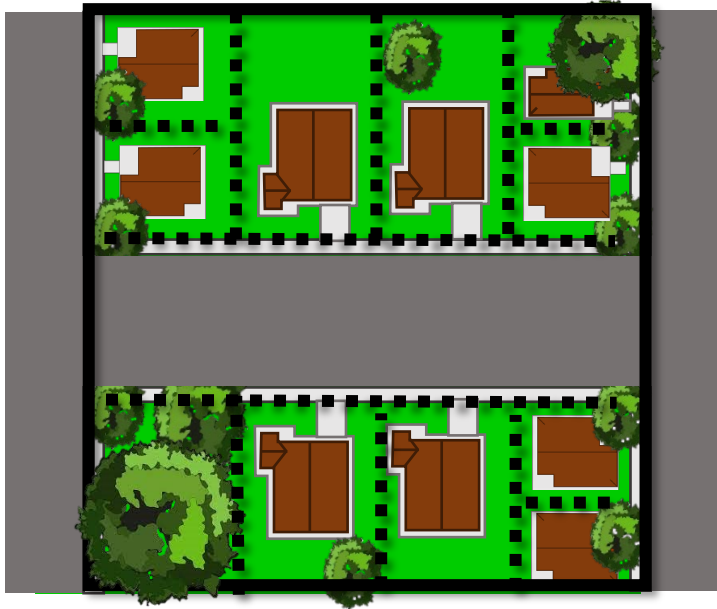
To be eligible for the transportation impact standards, a site must:

- Be zoned single dwelling (house, duplex, triplex, fourplex)
- Propose no more than 10 lots, or a specific development that will not create more than 250 daily trips
- Take access from a local street, or propose no vehicular access

Change would allow either single dwelling or multi dwelling zones to use these standards.

In these cases, multi dwelling lots would be limited to house, duplex, triplex, fourplex.

Single dwelling zones



Standards:

- Up to 10 lots or max 250 trips
- Vehicle access all from local street

Multi dwelling zones



Criteria:

System must be able to support new development and existing uses, based on following factors:

- safety, street capacity, level of service, connectivity, transit, pedestrian and bicycle networks, access, neighborhood and circulation impacts
- impacts from new development are mitigated



PC Amendments

- Move to amend the Land Division Code Update project Proposed Draft as shown in the staff memo from Morgan Tracy, dated April 19, 2024.



PC Recommendation

Move to recommend that City Council:

- Adopt the Planning Commission's report and commentary as further legislative intent.
- Amend Title 33, per the Proposed Draft, as amended
- Repeal the 2002 Potential Landslide Hazard map (Appendix B to Exhibit A of Ordinance Number 175965)

