

Land Division Code Update Project (LDCU)

Proposed Draft
Record of Testimony
April 2024

Martin Wiedemann

#334419 | March 1, 2024

Testimony to **the Planning and Sustainability Commission** on the **Land Division Code Update, Proposed Draft**

The proposed draft for this property has identified a specific section of the property that is actually an equipment access point within the footprint of the building. Given that the area in question is 20 ft. by 60 ft., is level, has appropriate drainage, and is surrounded by building on all 4 sides we believe there to be no possibility of a landslide in this area. I request that the Proposed Potential Landslide Hazard Mapped Area be corrected to not show an elevated risk of a landslide occurring on this property and that this property no longer be identified in the Land Division Code Update Proposed Draft.

Testimony is presented without formatting.

Martin Wiedemann

#334420 | March 1, 2024

Testimony to **the Planning and Sustainability Commission** on the **Land Division Code Update, Proposed Draft**

The proposed draft for this property has identified a specific section of the property that is actually an equipment access point within the footprint of the building. Given that the area in question is 20 ft. by 60 ft., is level, has appropriate drainage, and is surrounded by building on all 4 sides we believe there to be no possibility of a landslide in this area. I request that the Proposed Potential Landslide Hazard Mapped Area be corrected to not show an elevated risk of a landslide occurring on this property and that this property no longer be identified in the Land Division Update Proposed Draft.

Testimony is presented without formatting.

Martin Wiedemann

#334426 | March 1, 2024

Testimony to **the Planning and Sustainability Commission** on the **Land Division Code Update, Proposed Draft**

The proposed draft for this property has identified one specific section of the property sized 10 ft. by 14 ft. that is currently the location of a robust concrete retaining wall that stands 6.5 ft. tall. We believe that if the assessment tool understood that the retaining wall existed it would not have identified this as an area of concern for landslide. I request that the Proposed Potential Landslide Hazard Mapped Area be corrected to not show an elevated risk of a landslide occurring on this property and that this property no longer be identified in the Land Division Code Update Draft.

Testimony is presented without formatting.

David R. Langan
2309 SW 1st Ave., Apt. 442
Portland, Oregon 97201
314-249-5054

March 6, 2024

Portland Commission
Land Division Code Update Project Testimony
1810 SW 5th Ave., Suite 710
Portland, OR 97201

Dear Planning Commission Members,

I am responding to the "Proposed Land Use Regulation Change" that the Planning Commission (PC) is considering. I am doing so as a private resident and owner of 2309 SW 1st Ave, Apt 442, Portland Oregon, 97201, which is the Madison Tower of American Plaza Towers.

American Plaza Towers consists of three high-rise towers on a campus bounded by SW 1st Avenue on the east, SW Lincoln Avenue on the north, the ODOT right of way for I-405 on the south and PSU's Viking Inn and Portland Center Park on the west. A multi-level parking structure is attached to and runs between all three towers. Half of Portland Center Park, in fact, sits atop our parking garage.

My concern is that the revision to the "Potential Landslide Hazard Area Map" is inaccurate for our property and does not accurately reflect the topography of American Plaza Towers Complex Campus.

There are several small areas on the property that are to be added to the "Potential Landslide Hazard Area" via the revision proposed, that I believe to be incorrect. The elevation differences represented by the two "purple" areas (areas to be added to the Potential Landslide Hazard Area Map per Map App) are not due to elevation changes in the topography of the land but rather the difference in the elevation of the structure itself. As previously noted, there is a multi-level parking structure that runs between and connects the three towers in the complex. The roof of the parking structure, which we call the Plaza, rises roughly one story above street level of SW 1st Avenue on the east. On the west, the Plaza is at the ground level of PSU's Viking Inn. This is the level that Portland Center Park is located, spanning the ground level to sit atop the roof of our garage, which is at that same elevation. There are two garage entrances, each of which enter the garage via driveways from SW 1st Avenue at street level. The driveways are at the same elevation as SW 1st Avenue. There are two other (man-made) driveway ramps that convey vehicles to the parking plaza one level above. Therefore, if one were looking from directly above (as with satellite imaging) and measuring the elevation difference, one would see a roughly one-story difference in elevation between the Plaza and the ground-level driveway and garage entrance below.

It is my request that the proposed "purple" areas on the American Plaza Towers property be removed from "Potential Landslide Hazard Area Map".

Why, you might ask, am I making this request since American Plaza will likely never be in a position to be subdivided? My concern is that once formally adopted or codified, those inaccurate little "purple dots"

my cause future problems for American Plaza Towers, such as future unforeseen regulations that affect Potential Landslide Hazard Area sites or insurance companies using this map in their underwriting consideration.

I have included several attachments to provide you with a view of our property and why I believe the "Potential Landslide Hazard Area Map" needs to remove our "purple" dots. They are incorrect, they should be removed.

Please consider the attached and this letter my testimony.

Thank you for your consideration and I eagerly await your response.

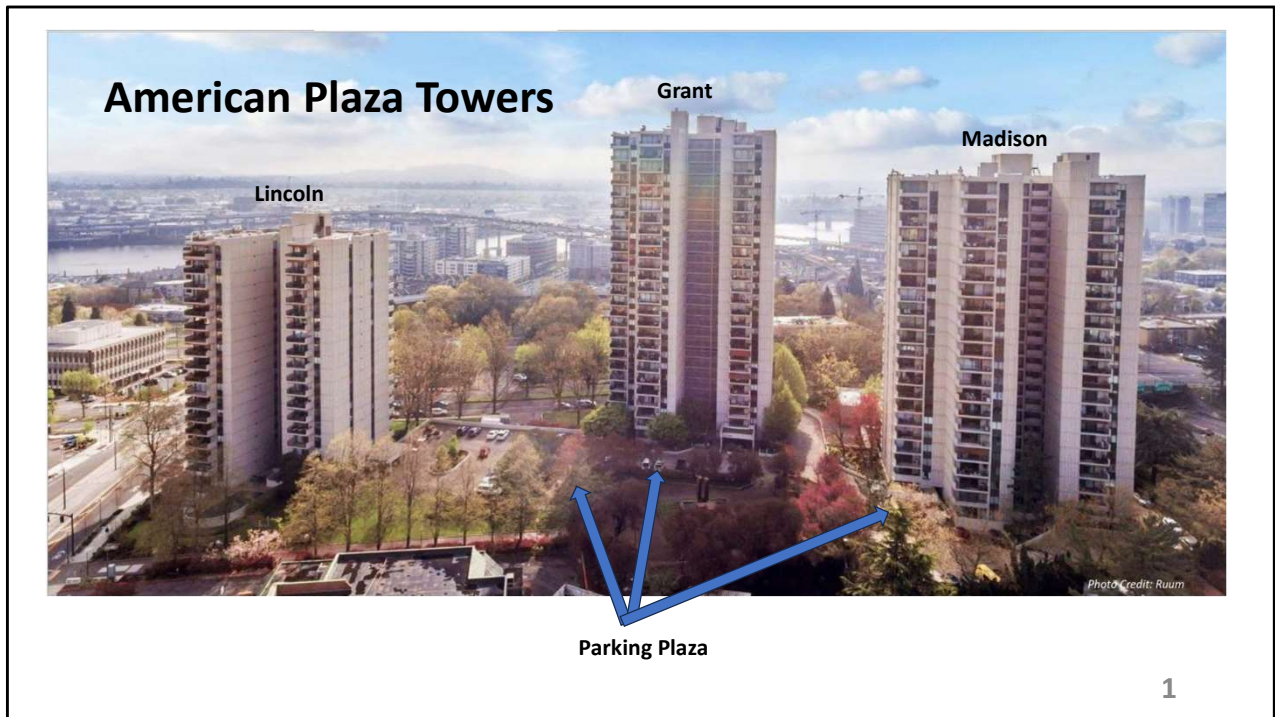
Sincerely,

David R Langan

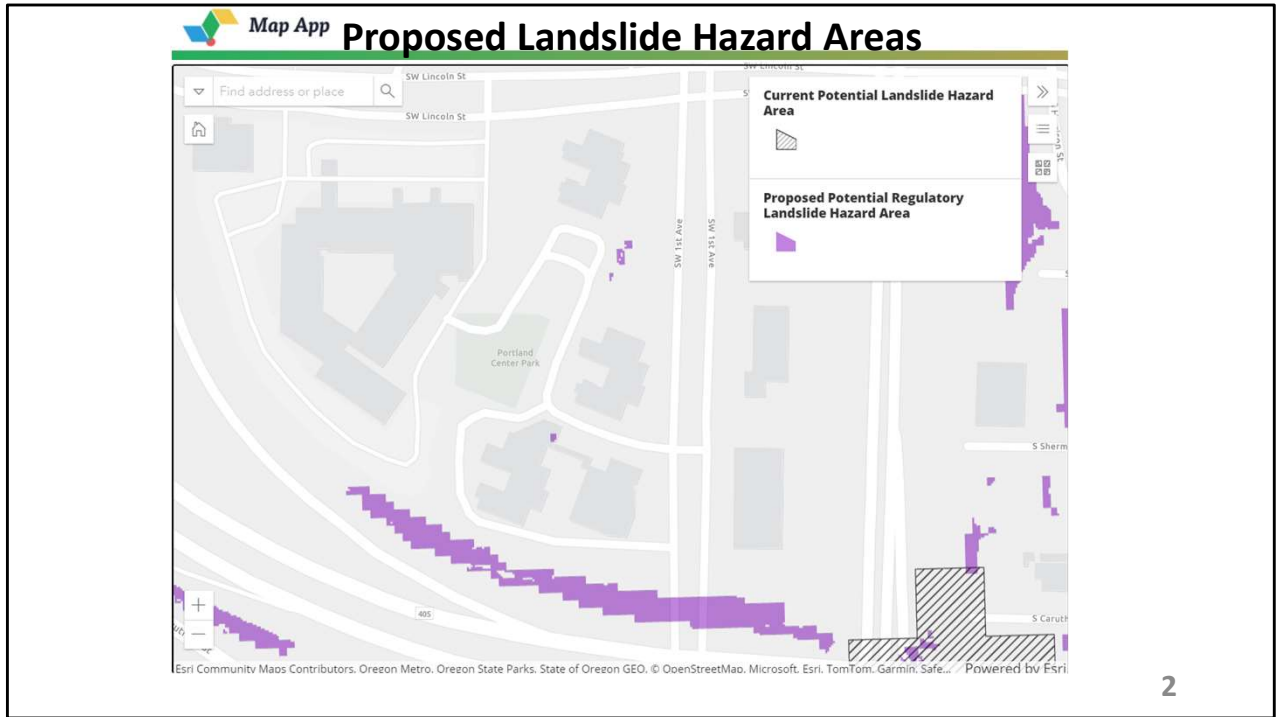
Appendix A

EXHIBITS

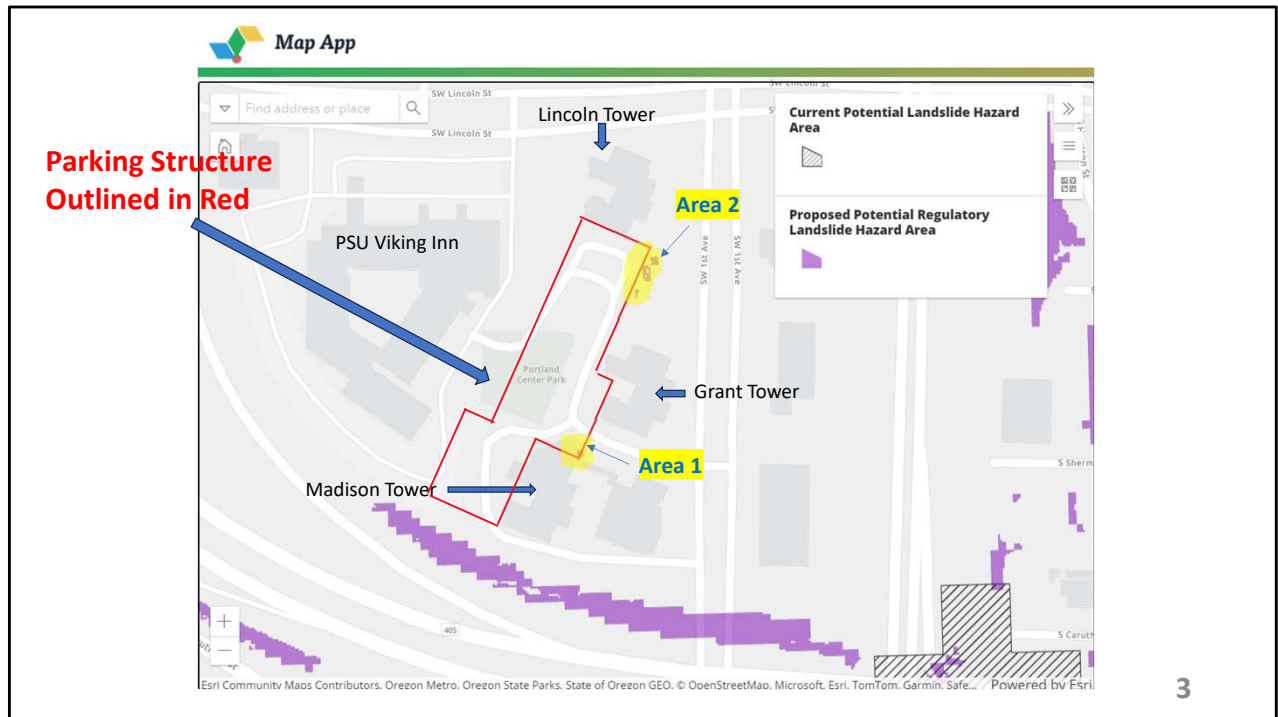
Slides with Notes



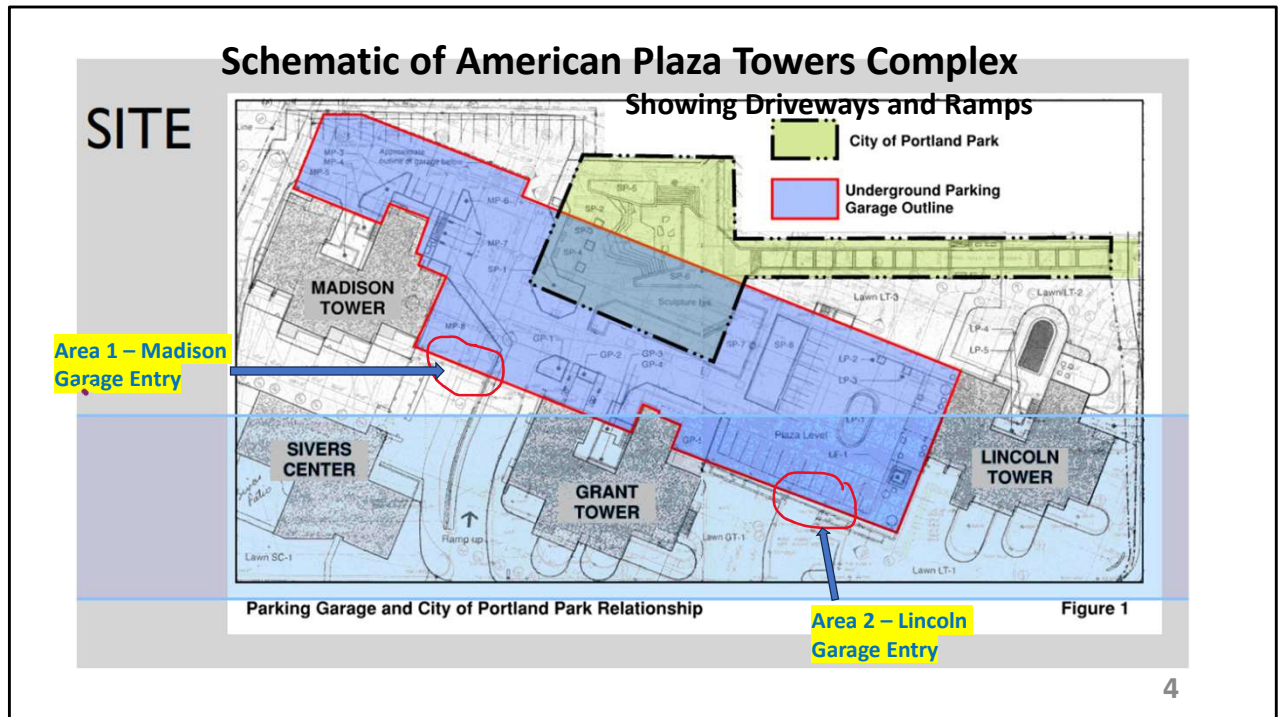
This photograph, looking east shows American Plaza Towers campus including the parking structure that runs between and connects the three towers. SW Lincoln is to the north (to the left) of the campus and SW 1st Avenue is to the east.



This map is taken from the “Map App” and zooms into the American Plaza Towers campus



I have overlaid, in red, the outline of parking structure. The three towers are labeled. The proposed "purple dots" on the map indicate areas proposed to be added to the Landslide Hazard map. Those are highlighted in yellow and labeled "Area 1" and "Area 2" for future reference.



This slide is a schematic that shows the parking structure with its plaza on top (in blue). North is to the right. The schematic shows the “Up Ramp” to the parking plaza just to the left of Grant Tower. It also shows the two street level driveways from SW 1st Avenue (at the bottom) to the garage entrances. Both driveways are at street level and have no pitch to them. The location of the “purple dots” from the Map App are circled in red.

Area 1 – Madison Garage Entrance



Driveway to Madison
Garage Entrance and ramp
to Parking Plaza from SW
1st Ave.



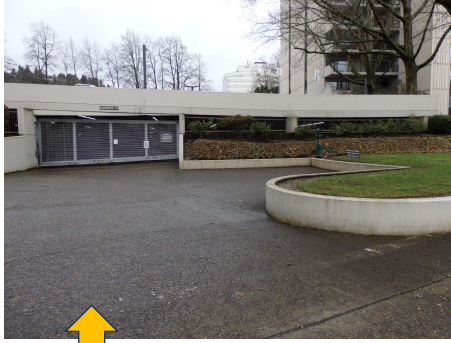
Madison Garage
Entrance.
One story below Plaza.
The “Purple Dot”



5

These pictures show 1- Driveway to Madison Garage Entrance and ramp to Parking Plaza from SW 1st Ave. and 2- Madison Garage Entrance one story below the Plaza. The “Purple Dot” labeled Area 1 on the Map App map.

Area 2 – Lincoln Garage Entrance



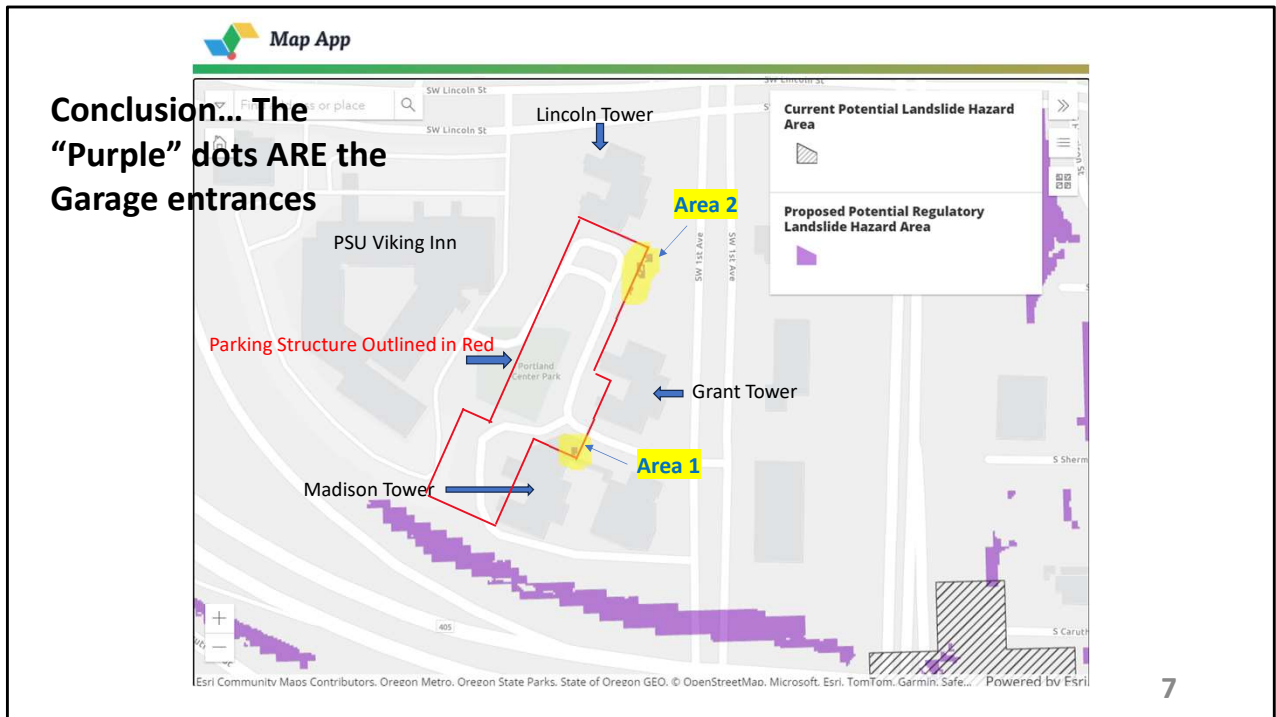
Driveway from
SW 1st to Lincoln
Garage Entrance



Lincoln Garage Entrance
and Adjoining
Landscaping one story
below Plaza
The “Purple Dot”



These pictures show 1- Driveway to Lincoln Garage Entrance from SW 1st Ave. and 2- Lincoln Garage Entrance and adjoining landscaping one story below the Plaza. The “Purple Dot” labeled Area 2 on the Map App map.



In conclusion, the “purple dots” represent the elevation change from the parking plaza above to the garage entrances below and not a topographic steep incline. They, the “purple dots”, should be removed from the map.

Appendix B

EXHIBITS

Full Page Slides

Slide 1: Picture of American Plaza Tower Campus

This photograph, looking east shows American Plaza Towers campus including the parking structure that runs between and connects the three towers. SW Lincoln is to the north (to the left) of the campus and SW 1st Avenue is to the east.

Slide 2: Proposed Landslide Hazard Areas

This slide shows the map taken from the “Map App” and zooms into the American Plaza Towers campus

Slide 3: Proposed Landslide Hazard Areas with the Parking Structure Outlined in Red

I have overlaid, in red, the outline of the parking structure. The three towers are labeled. The proposed “purple dots” on the map indicate areas proposed to be added to the Landslide Hazard map. Those are highlighted in yellow and labeled “Area 1” and Area 2” for future reference.

Slide 4: Schematic of American Plaza Towers Complex

This slide is a schematic that shows the parking structure with its plaza on top (in blue). North is to the right. The schematic shows the “Up Ramp” to the parking plaza just to the left of Grant Tower. It also shows the two street level driveways from SW 1st Avenue (at the bottom) to the garage entrances. Both driveways are at street level and have no pitch to them. The location of the “purple dots” from the Map App are circled in red.

Slide 5: Area 1 – Madison Garage Entrance

These pictures show 1- Driveway to Madison Garage Entrance and ramp to Parking Plaza from SW 1st Ave. and 2- Madison Garage Entrance one story below Plaza. The “**Purple Dot**” labeled Area 1 on the Map App map.

Slide 6: Area 2 – Lincoln Garage Entrance

These pictures show 1- Driveway to Lincoln Garage Entrance from SW 1st Ave. and 2- Lincoln Garage Entrance and adjoining landscaping one story below the Plaza. The “**Purple Dot**” labeled Area 2 on the Map App map.

Slide 7: Conclusion... The “Purple” dots ARE the Garage entrances

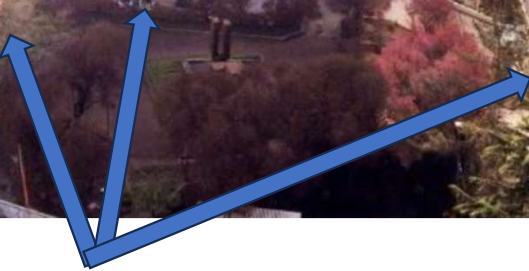
In conclusion, the “purple dots” represent the elevation change from the parking plaza above to the garage entrances below and not a topographic steep incline. They, the “purple dots”, should be removed from the map.

American Plaza Towers

Lincoln

Grant

Madison



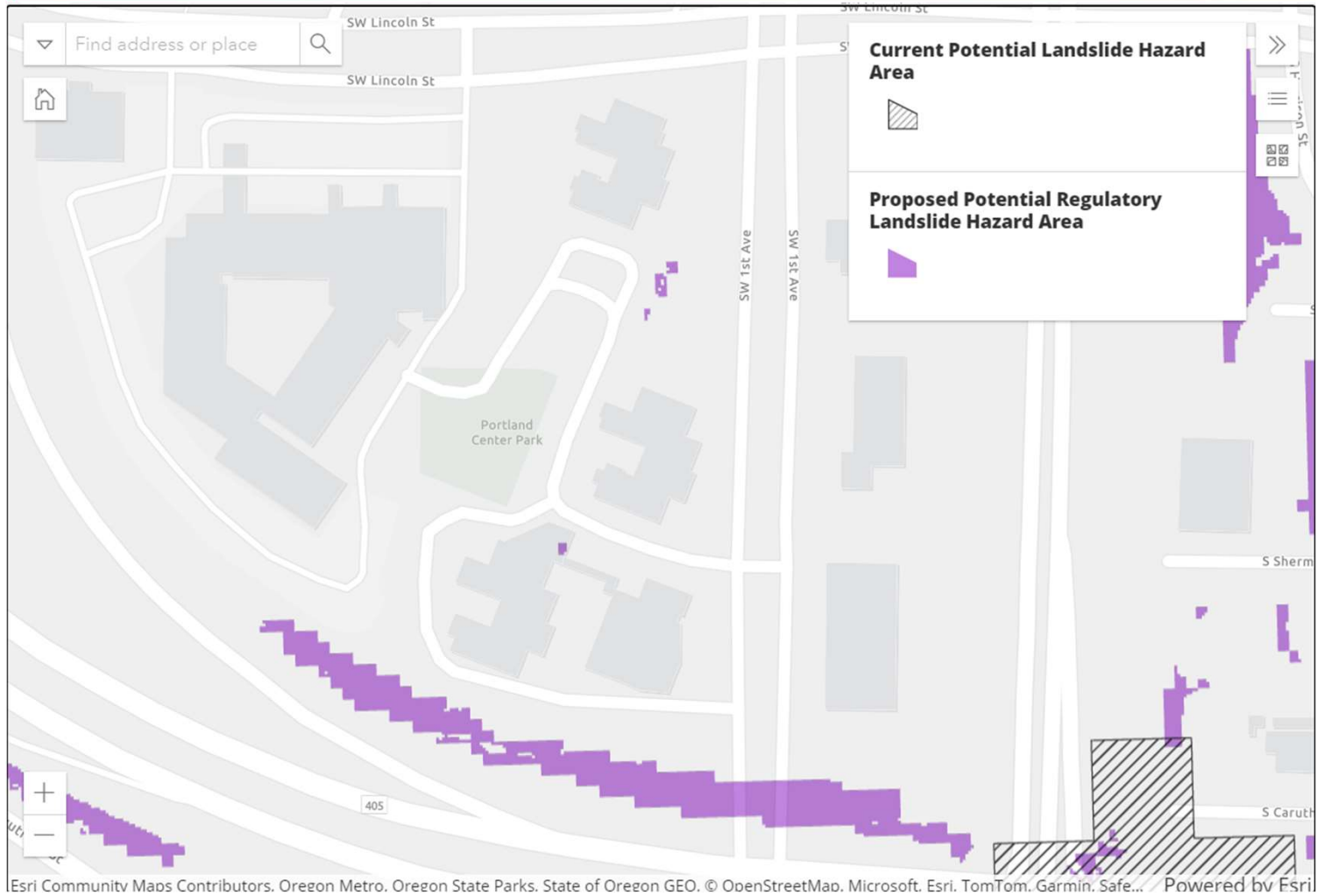
Parking Plaza

Photo Credit: Ruum

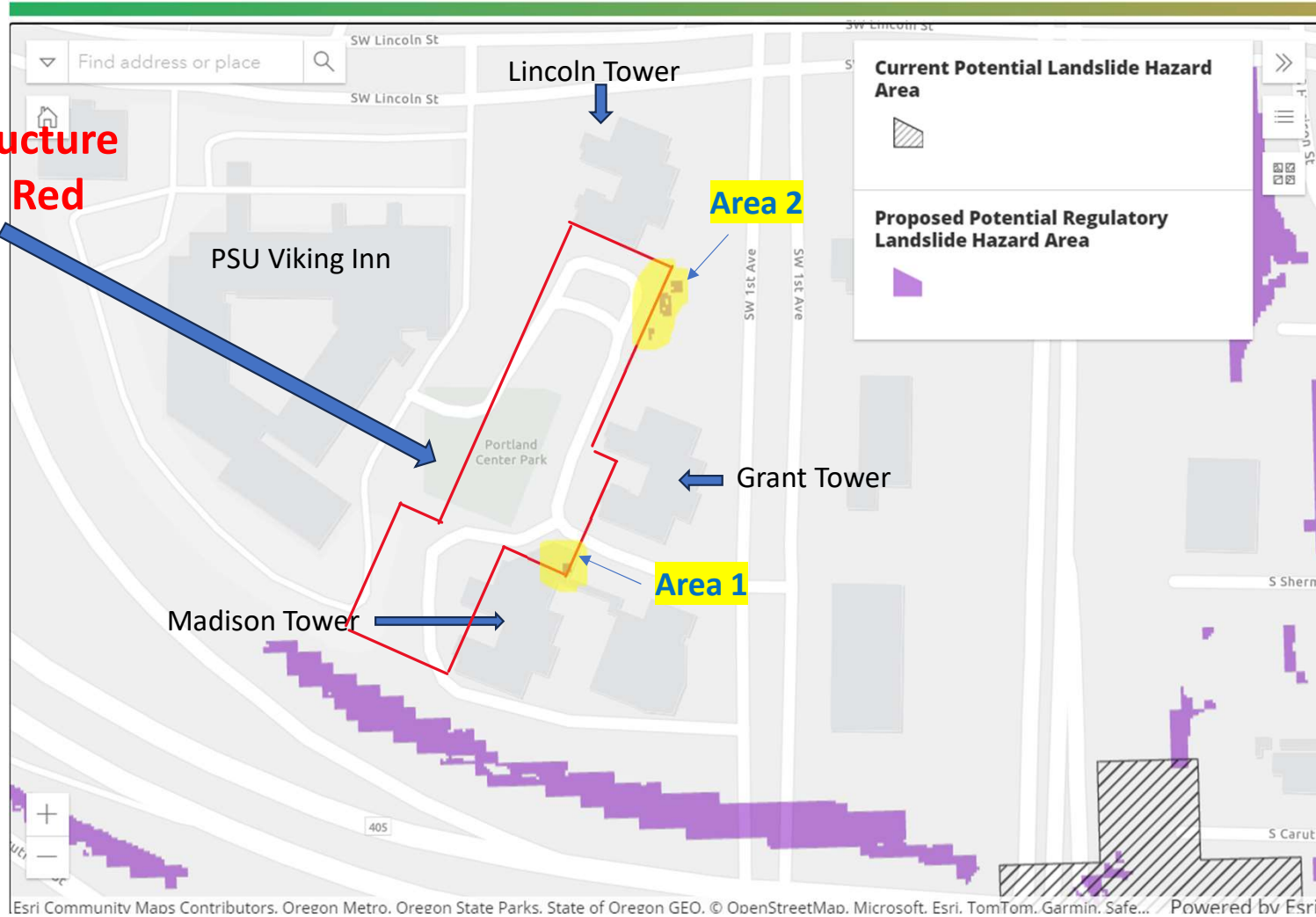


Map App

Proposed Landslide Hazard Areas



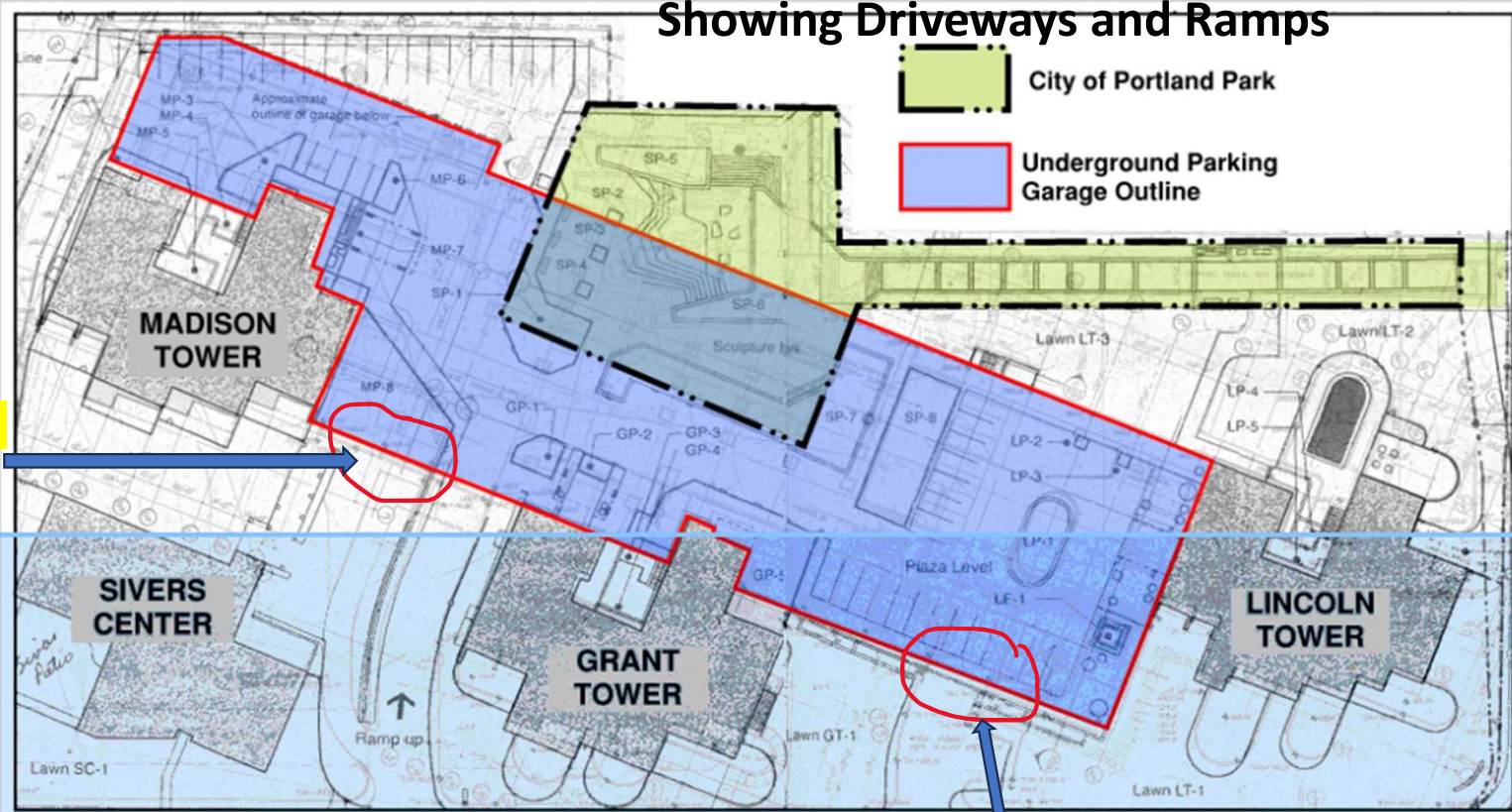
Parking Structure
Outlined in Red



Schematic of American Plaza Towers Complex

Showing Driveways and Ramps

SITE



Area 1 - Madison
Garage Entry

Parking Garage and City of Portland Park Relationship

Area 2 - Lincoln
Garage Entry

Figure 1

Area 1 – Madison Garage Entrance



Driveway to Madison
Garage Entrance and ramp
to Parking Plaza from SW
1st Ave.



Madison Garage
Entrance.
One story below Plaza.
The “Purple Dot”



Area 2 – Lincoln Garage Entrance

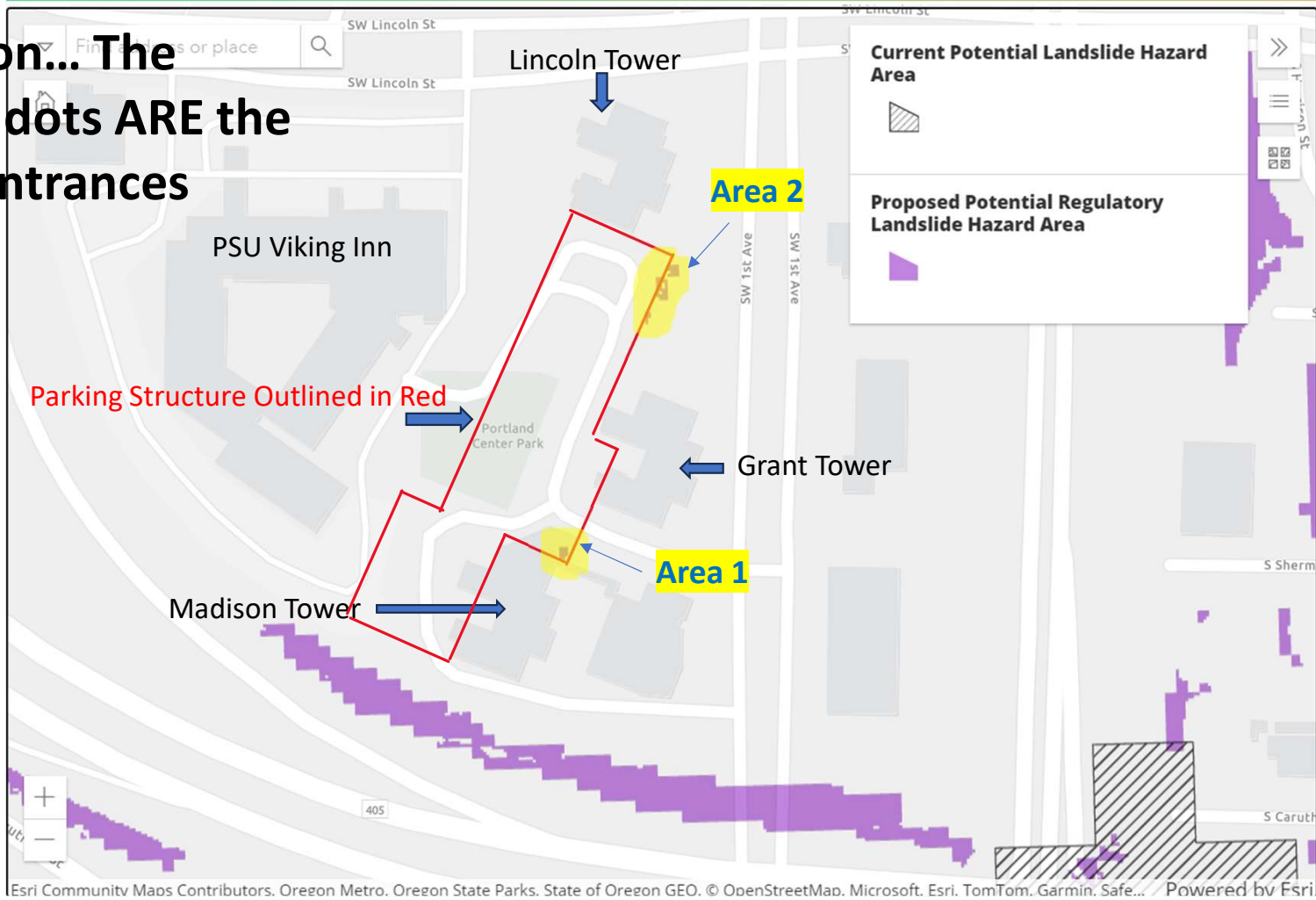


↑
Driveway from
SW 1st to Lincoln
Garage Entrance

Lincoln Garage Entrance
and Adjoining
Landscaping one story
below Plaza
The “Purple Dot”



**Conclusion... The
“Purple” dots ARE the
Garage entrances**



David Langan

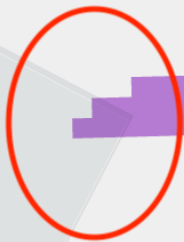
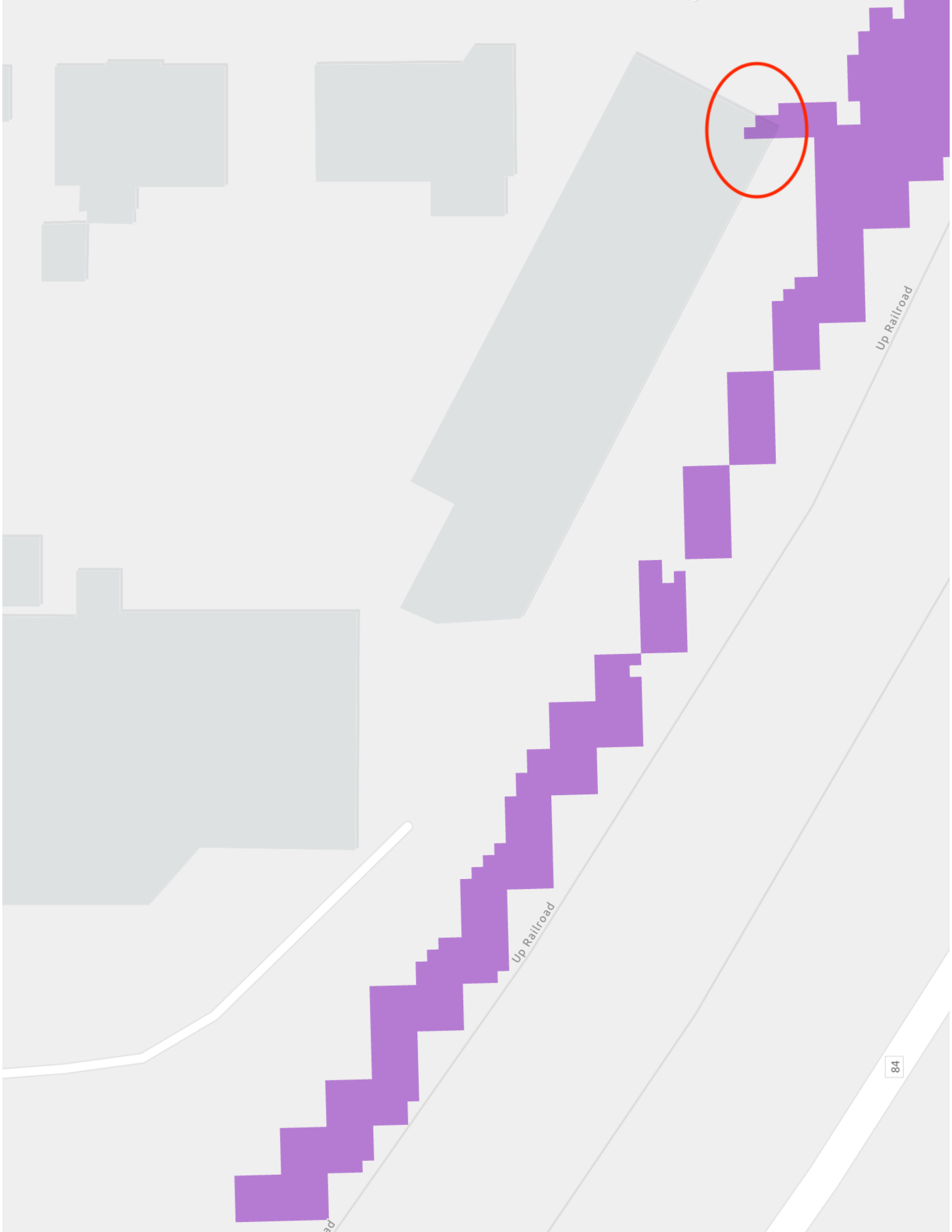
#334460 | March 6, 2024

Testimony to the **Planning and Sustainability Commission** on the **Land Division Code Update, Proposed Draft**

David R. Langan 2309 SW 1st Ave., Apt. 442 Portland, Oregon 97201 314-249-5054 March 6, 2024
Portland Commission Land Division Code Update Project Testimony 1810 SW 5th Ave., Suite 710
Portland, OR 97201 Dear Planning Commission Members, I am responding to the “Proposed Land Use Regulation Change” that the Planning Commission (PC) is considering. I am doing so as a private resident and owner of 2309 SW 1st Ave, Apt 442, Portland Oregon, 97201, which is the Madison Tower of American Plaza Towers. American Plaza Towers consists of three high-rise towers on a campus bounded by SW 1st Avenue on the east, SW Lincoln Avenue on the north, the ODOT right of way for I-405 on the south and PSU’s Viking Inn and Portland Center Park on the west. A multi-level parking structure is attached to and runs between all three towers. Half of Portland Center Park, in fact, sits atop our parking garage. My concern is that the revision to the “Potential Landslide Hazard Area Map” is inaccurate for our property and does not accurately reflect the topography of American Plaza Towers Complex Campus. There are several small areas on the property that are to be added to the “Potential Landslide Hazard Area” via the revision proposed, that I believe to be incorrect. The elevation differences represented by the two “purple” areas (areas to be added to the Potential Landslide Hazard Area Map per Map App) are not due to elevation changes in the topography of the land but rather the difference in the elevation of the structure itself. As previously noted, there is a multi-level parking structure that runs between and connects the three towers in the complex. The roof of the parking structure, which we call the Plaza, rises roughly one story above street level of SW 1st Avenue on the east. On the west, the Plaza is at the ground level of PSU’s Viking Inn. This is the level that Portland Center Park is located, spanning the ground level to sit atop the roof of our garage, which is at that same elevation. There are two garage entrances, each of which enter the garage via driveways from SW 1st Avenue at street level. The driveways are at the same elevation as SW 1st Avenue. There are two other (man-made) driveway ramps that convey vehicles to the parking plaza one level above. Therefore, if one were looking from directly above (as with satellite imaging) and measuring the elevation difference, one would see a roughly one-story difference in elevation between the Plaza and the ground-level driveway and garage entrance below. It is my request that the proposed “purple” areas on the American Plaza Towers property be removed from “Potential Landslide Hazard Area Map”. Why, you might ask, am I making this request since American Plaza will likely never be in a position to be subdivided? My concern is that once formally adopted or codified, those inaccurate little “purple dots” my cause future problems for American Plaza Towers, such as future unforeseen regulations

that affect Potential Landslide Hazard Area sites or insurance companies using this map in their underwriting consideration. I have included several attachments to provide you with a view of our property and why I believe the “Potential Landslide Hazard Area Map” needs to remove our “purple” dots. They are incorrect, they should be removed. Please consider the attached and this letter my testimony. Thank you for your consideration and I eagerly await your response. Sincerely,
David R Langan

Testimony is presented without formatting.



Up Railroad

Up Railroad

84

Nicholas Klein

#334494 | March 19, 2024

Testimony to the Planning and Sustainability Commission on the Land Division Code Update, Proposed Draft

I hope great care is being taken while drawing these maps. It looks like a slip of the pen caused the smallest corner of this property to fall within the new proposed map and that could greatly impact the property, and the tenants residing at the property, in many ways. Multifamily owners have been negatively impacted by COVID and the expenses associated with running an apartment building have gone up substantially in the last four years. Insurance has become too expensive and changing landslide and floodplain maps causes a lot of disruption to the housing business. The need for housing is a loud cry but it will not be heard if changes like this make it less affordable to split lots, add units, redevelop a site or even insure current properties. Again, I urge you to reconsider frivolous changes that greatly impact existing properties in many ways that aren't immediately apparent. If adding units to this site becomes too expensive then no units will be added and our city, and our residents, will continue to suffer from the results of bad policy. I remain available to discuss in more detail if warranted. Thank you in advance for your time and consideration.

Testimony is presented without formatting.

Jerry Schlechter

#334495 | March 19, 2024

Testimony to the Planning and Sustainability Commission on the Land Division Code Update, Proposed Draft

Thank you for considering my testimony. I am the owner of a property you want to designate as a "Hazardous Landslide Property". I also run my small business enterprise out of this same location. If this passes, My employees will be working in a "Hazardous Landslide Area". Wow, I object to the City's desire to classify my property as a Hazardous area. My reasons are as follows: 1. There has never been a Landslide. The City has documentation at its fingertips that shows there has never been a landslide associated with this property or in the area for over 100 years. Building permits and pictures of my property are within arm's reach for the City to review. The building will be 100 years old in Sept of 2025. There has never been a documented landslide in this area. In fact, the City knows there was a lake nearby that was filled in by the Army Corps. Please review this documentation and provide in your decision why this has now become a hazardous area. 2. Is the City shifting responsibility? The only landslide that could possibly happen would be the result of the City of Portland's own lack of responsibility. The City of Portland has documentation that shows the dirt that has been packed against my building could give way due to no retaining wall. The City as well as the State of Oregon have documentation that shows appropriate construction methods were not used when NW Ward Way was widened. Large amounts of material were packed against my building and no retaining walls were implemented as required by building codes. Is this new designation a legal method for the City to abandon its responsibility for the appropriate repairs? Are there other issues in the area the City has responsibility for and is attempting to avoid? 3. Insurance Cost rise for Hazardous areas. It is common knowledge for most people to recognize insurance companies look for risk when providing insurance. Insurance companies can either increase their cost of insurance or perhaps abandon properties altogether should the property be deemed too risky. It is already a hardship for small businesses to afford insurance due to the increased risk associated with Vandalism, graffiti, and overall criminal activities in Portland. Reduction of a business's ability to operate within the City of Portland continues due to increased burdens put upon businesses. My insurance company abandoned this property due to claims filed regarding criminal activity, graffiti, and vandalism. Designation of this property as a Hazardous Landslide area will increase insurance costs if one can even find an insurance company willing to take the risk. Without the ability to obtain insurance, no lending is allowed on this Property. So, in essence, my property is devalued because of the City's intent to re-classify it as a Hazardous area. I know the reading of this testimony will be frustrating to the person or persons that woke up in the middle of the night and decided to turn a 100-year-old property that has never had a landslide into Hazardous Landslide area. That idea

(nightmare) has now spread to the point where costs will increase to the landowner and/or business owner. Development costs certainly increase. Possibly no bank financing will be available for any development. Is that the City's intent? Remember the scare the City put forward with all of the URM issues? There were requirements for posting signs because someone believes an earthquake is happening tomorrow. Will all that happen with this "Hazardous Landslide Area"? As a small business owner, and property owner I have seen many businesses disappear due to the City's requirements that cause unforeseen consequences. I believe this designation has no real value added to the owners and businesses. Only consequences.

Testimony is presented without formatting.

Alison Nalven

#334496 | March 20, 2024

Testimony to **the Planning and Sustainability Commission** on the **Land Division Code Update, Proposed Draft**

Dear Planning Commission, I am opposed to this proposed land change that impacts my condo and condo building. Since we are already a multi family building, it is unlikely there will be a need to divide the property further and this change will only negatively impact insurance offerings, rates, resale, and middle class citizens of Multnomah County. Please reconsider this change and including our address in it. Sincerely, Alison Nalven

Testimony is presented without formatting.

Greg Ford

#334501 | March 22, 2024

Testimony to the Planning and Sustainability Commission on the Land Division Code Update, Proposed Draft

City of Portland, I have not had time to read the entire Land Division Code Update but, I do have some question's/concern's with the latest code changes. I build affordable, entry level homes in underserved outer East County, have for many years and hope to continue. When the State and City changed the zoning Rip 1 and 2 and HB and SB, all was suppose to allow "Middle Housing", exactly what I build. My biggest issue is the old Cluster Subdivision and the requirement that "building envelopes" where required on the supplemental plat as a condition of approval. Per City personnel, there are still "Cluster Subdivisions" that has not been built out. I have one of them. I'm all for maintaing lot coverage requirements for specific zoning but, to have these building envelopes dictate the area on the lot where a structure(s) can be built makes no sense, especially how the building envelopes where drawn on my project 20 plus years ago (which I had no input). As long as setbacks, lot coverage and other zoning requirements are met, the structure(s) should be allowed to be built. When the Middle Housing Land Division Code/Law was approved, only attached duplex's/rowhouses are allowed. I have wide, deep lots that would allow detachced housing to be built under the Middle Housing. Detached housing is so much more desirable. Why is this not allowed? I have vacant lots that abut each other. Can I combine them to build cottage cluster subdivision's under Middle Housing? If so, the above "building envelope" restriction's would make this very difficult. Per City Personnel, some of these restriction's can be remedied, but all it takes is money and lot's of time for fee's, professional cost's etc. As I previously said, I build single family detached housing in underserved outer East Portland. Every penny and time makes my desire to continue building affordable homes less likely. Thanks for your time. Greg Ford

Testimony is presented without formatting.

S·M·I·L·E

SELLWOOD MORELAND IMPROVEMENT LEAGUE
8210 SE 13th AVENUE, PORTLAND, OR 97202
STATION 503-234-3570 • CHURCH 503-233-1497

March 20, 2024

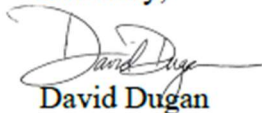
Portland Planning Commission
Land Division Code Update testimony
1810 SW 5th Ave, Suite 710
Portland, OR 97201

Dear Commissioners:

The Sellwood Moreland Improvement League (SMILE) is pleased that the Potential Landslide Area Hazard Map is being updated as part of the Project. The Sellwood bluff in Southeast Portland poses a significant landslide risk and had a large landslide 12 years ago and has had many smaller landslides since. The old 1997 map is obviously outdated. The new map is a huge improvement that appears to accurately depict our commonsense observations of where there have been landslides and where there is landslide risk. We fully support adopting it.

The City should fully implement this new landslide map by updating the Constrained Sites Overlay Zone (aka the z-overlay). An example of why the z-overlay should be updated is along the bluff between Knight and Yukon streets. Houses are in the proposed landslide zone (purple shading) but not in the z- Overlay Zone. An update would help protect the lives and safety of future residents by expanding the z-overlay where there is landslide risk and landslides, such as the Sellwood bluff. For updating the z-overlay, please note that the 50-foot buffer previously used was too large to accurately depict the landslide risk along the very steep Sellwood bluff. A smaller buffer should be used when using the new map to modify the z-overlay.

Sincerely,



David Dugan

President, Sellwood-Moreland Improvement League



David Schoellhamer

#334503 | March 24, 2024

Testimony to **the Planning and Sustainability Commission** on the **Land Division Code Update, Proposed Draft**

Testimony from the Sellwood Moreland Improvement League (SMILE) is attached.

Testimony is presented without formatting.

Rohina Azizi

#334504 | March 25, 2024

Testimony to **the Planning and Sustainability Commission** on the **Land Division Code Update, Proposed Draft**

At this time this rezoning project won't benefit anyone, but insurance companies. I would urge the city of Portland to spend their time and funding to projects that are more concerning and need immediate attention. I have lived in downtown Portland for over 20 years; never seen it this dirty and unsafe that has become recently. Tents are popping up everywhere. People who need mental health care and need to be at a healthcare facility are free on the street, yelling and screaming. Businesses are closing down in downtown. Downtown property values are already down. With the adoption of this new zoning proposal; things will get much worse in downtown. Please reconsider your decision. Thank you!

Testimony is presented without formatting.

Bhupinder Sagoo

#334505 | March 25, 2024

Testimony to the Planning and Sustainability Commission on the Land Division Code Update, Proposed Draft

I just became aware of the Code update project and hazard designation change to my property under this project and am looking to both understand the ramifications and provide testimony. From looking at the material available online, I gather the Planning commission's goal is to simplify new development thru infill with this change in designation, but it would seem that this will come at the expense of current property owners. It seems to benefit the city process when considering Land divisions but dis-regards the possible ongoing impact to current property owners. Please help me to understand if the impacts to current property owners of this change have been fully considered and reconciled ? I would expect that my property value and insurance is going to be adversely affected with this change in designation even if I don't choose to divide my property and most definitely when I do choose to divide my property. Hence, I am very concerned about this new map and what it means to homeowners. As a citizen that already bears a large tax burden in Multnomah County, I am not pleased with the added burden that this new mapping and designation suggests. The subject parcel has no previous history of being involved in a landslide ever and has been carefully maintained without incident for generations. This new mapping designation suggests that the property that I have cared for to prepare for my retirement and my children's future, will now be subject to insurance scrutiny, devalued equity, and added costs in developing affordable housing should I choose to develop it. I strongly object to this process as a tax-paying citizen of Multnomah County/ City of Portland. I would ask the City to leave the Map unchanged and address any development concerns or issues at the time of an actual lot division request which would preserve my current property value. Respectfully, Bhupinder and Jeanne Sagoo

Testimony is presented without formatting.

Vikram Savara

#334507 | March 26, 2024

Testimony to **the Planning and Sustainability Commission** on the **Land Division Code Update, Proposed Draft**

There are 2 large Terwilliger Plaza buildings right in front (opposite) of the house, So feel that our house being in a Landslide danger zone needs to be re-evaluated. Thanks

Testimony is presented without formatting.

Michael Rossi

#334508 | March 26, 2024

Testimony to **the Planning and Sustainability Commission** on the **Land Division Code Update, Proposed Draft**

I am against designating this land as being in a landslide zone. This designation will cause insurance rates to go up, which will make it difficult to sell the property. This is a big change with little evidence to support the change.

Testimony is presented without formatting.

March 26, 2024

Portland Planning Commission
Land Division Code Update
1810 SW 5th Ave, Suite 710
Portland, OR 97201

Dear Members of the Portland Planning Commission,

I am writing on behalf of the Portland Metropolitan Association of Realtors® (PMAR) to express our support for the Land Division Code Update Proposed Draft. If implemented thoughtfully, this update will facilitate much needed growth in the city's capacity for housing development and contribute to the continued growth and prosperity of the city of Portland.

In particular, we support the improvements to the application process that rely on clear and objective development standards in single-dwelling residential zones, and provide greater certainty for applicants to meet requirements. Allowing an applicant to "mix and match" these standards and discretionary approval criteria will increase the efficiency of the residential land division process for small residential development, a direction PMAR supports.

PMAR also appreciates the work done to update the landslide hazard map, and make it more precise and accurate, with better modeling and updated data. The addition of a Landslide Hazard Area Standard that relies on a Landslide Hazard Study to identify parts of the site suitable for development is a welcome addition to the current discretionary process.

These updates will improve the land division process, and unlock the potential for more housing in single-dwelling zones. This is a critical step toward our shared goals of increasing housing production, addressing our housing affordability crisis, reducing homelessness, and enhancing our city and region's economic prosperity.

PMAR is committed to working collaboratively with the City of Portland and other stakeholders to ensure that this plan is implemented in a way that benefits all residents and facilitates growth of the housing market.



Michele Gila
Director of Realtor® Advocacy

Michele Gila

#334509 | March 26, 2024

Testimony to the Planning and Sustainability Commission on the Land Division Code Update, Proposed Draft

March 26, 2024 Portland Planning Commission Land Division Code Update 1810 SW 5th Ave, Suite 710 Portland, OR 97201 Dear Members of the Portland Planning Commission, I am writing on behalf of the Portland Metropolitan Association of Realtors® (PMAR) to express our support for the Land Division Code Update Proposed Draft. If implemented thoughtfully, this update will facilitate much needed growth in the city's capacity for housing development and contribute to the continued growth and prosperity of the city of Portland. In particular, we support the improvements to the application process that rely on clear and objective development standards in single-dwelling residential zones, and provide greater certainty for applicants to meet requirements. Allowing an applicant to "mix and match" these standards and discretionary approval criteria will increase the efficiency of the residential land division process for small residential development, a direction PMAR supports. PMAR also appreciates the work done to update the landslide hazard map, and make it more precise and accurate, with better modeling and updated data. The addition of a Landslide Hazard Area Standard that relies on a Landslide Hazard Study to identify parts of the site suitable for development is a welcome addition to the current discretionary process. These updates will improve the land division process, and unlock the potential for more housing in single-dwelling zones. This is a critical step toward our shared goals of increasing housing production, addressing our housing affordability crisis, reducing homelessness, and enhancing our city and region's economic prosperity. PMAR is committed to working collaboratively with the City of Portland and other stakeholders to ensure that this plan is implemented in a way that benefits all residents and facilitates growth of the housing market. Michele Gila Director of Realtor® Advocacy

Testimony is presented without formatting.

Andreas Philipp

#334510 | March 26, 2024

Testimony to **the Planning and Sustainability Commission** on the **Land Division Code Update, Proposed Draft**

Hello Members of the Planning Commission on the Land Division Code Update, It is not clear what impact to expect to the cost of landslide or earthquake insurance when a property now becomes part of the landslide hazard area. It would be great if you could give the public some idea about that. This should include cases where only a portion of the land and not the dwelling are part of the landslide hazard area. Are there any other implications for homeowners from the proposed change to the landslide hazard area map other than for subdivisions or potentially to higher hazard insurance cost?
regards, Andreas Philipp

Testimony is presented without formatting.

Slide Hazard Areas and Related Matters

From: Dave Patterson (pattersondave@comcast.net)

Date: Monday, March 25, 2024 at 02:15 PM PDT

To the City of Portland board

From:

David Patterson

6904 N. John Ave.

Portland, OR 97203

I have been a resident of Portland, Oregon in St. John's for 76 years.

My family has lived in St. John's continually from the 1850s to present.

I would like to use my three minute allotment to address a couple related issues:

1st:

A generic looking presorted flyer dated February 20, 2024, was received in my mail just a few days ago. Only after careful reading, I realized it was to inform me that my property was going to be added to a slope hazard area but states in highlighted print the additional requirements, only for land divisions, and will only apply when a property owner seeks to divide their property. As a property owner, that seems to be a soothing statement, realizing later the consequences to myself and fellow property owners are huge. And only to realize the deadline for response to this generic looking presorted flyer is today March 25 at 4 PM. Just some of the basic requirements for homeowners who are looking forward to selling their property, would be required to obtain a geotech report, which alone is financially devastating, not even counting how costly the remedy of the geotech report would be, city of Portland permits, fees, etc., etc., and the chronic anxiety starting now.

2nd:

I'd like to focus on specific properties located in St. John's on North Edison that are all located on blocks 8305-8505 and now are depicted on the landslide hazard map. Many of these residents cannot access Edison Street that fronts their property due to the steepness of the hillside. They must enter from the backside of their property by way of Willamette Boulevard. Many of these residents do not use Edison Street at all, but were happy to see the black top maintenance that was put off for decades, had finally been completed. But in addition to just having the blacktop maintenance done, the city of Portland, transportation department, completely removed the existing road and sidewalks by digging out undisturbed soil at the base of our slope's, what is now referred to as a hazardous landslide area.

Also, while doing this blacktop maintenance they put in hundreds of feet of additional road, curbs, and sidewalks for the city Portland's "community garden" located on top of their main sewer line.

Apparently the city of Portland didn't have to pay anything but each of us property owners along Edison Street is dealing with the city of Portland liens department, charging us in excess of \$1000.00 per foot Edison Street frontage of our property.

Many attempts over several months have been made to bring this to light, timely filing, letters, emails, and by phone calls

Some of you may not realize many grievance attempts are ignored, or just waited out forcing a grievance to be addressed by legal means.

Please address this injustice, it's your job!

Dave Patterson

#334548 | April 2, 2024

Testimony to **the Planning and Sustainability Commission** on the **Land Division Code Update, Proposed Draft**

Letter attached

Testimony is presented without formatting.