

PORTLAND PLANNING COMMISSION

Summary Minutes

Saturday, November 15, 1997

Members Present: Rick Michaelson, Steve Abel, Marcy McNelly, Paul Schuback, Sarah ffitich, Amanda Fritz

Members Absent: Rick Holt, Ruth Scott

Staff Present: David Knowles, Susan Gregory, Deborah Stein, Ellen Wax

This meeting was held at the Markham School Auditorium at 10531 SW Capitol Hwy., at 9:00 AM, for the purpose of public testimony on the Southwest Community Plan (SWCP) and associated neighborhood plans. Rick Michaelson and the attending commissioners stated any potential conflict of interests.

Deborah Stein did an introductory presentation stating where we are in the process, what has led up to this point, and how the process will unfold from here. Explained how all the pieces will be fitting together so that they can make their recommendation.

Ellen Wax explained staff's approach in responding to the comp plan and zoning map submitted by the neighborhood associations. Wax indicated the different regional and local regulations staff must take into consideration in developing zoning and policy recommendations. She reported that staff supported a majority of the neighborhood association map suggestions and explained the eight planning conventions they used as well as the underlying themes.

Public Testimony

Francelle Thompson, 0333 SW Flower, Portland 97201 stated concern about proposed zoning for property bounded by SWNI on the north, Pendleton on the south, Hood on the east, and Kelly on the west. New zoning would mandate 50% housing of any new development, they want to build office space. Requests their zoning remain CG.

Donna Hellweg, PO Box 69087, Portland 97201. Submitted a letter dated November 14, 1997 signed by multiple commercial property owners (attached). Owns property at 5636 SW Kelly (same area as first testifier) and wants to retain CG zoning even though it is currently in mixed use at this time. Since CM zoning does not require any landscaping, setback or on-site parking she feels it is conflict with the neighborhood plan.

Doug Klotz, 2630 SE 43, Portland 97206, submitted written testimony (attached). He's an advocate for better pedestrian facilities and environment. He supports the staff responses. He is concerned about air pollution, and feels by providing pedestrian facilities it creates a viable option to using cars.

Gerald Call, 6975 SW 79, Portland, 97223, submitted written testimony (attached), owns 3636 SW Troy, one block west of the village, which is currently zoned R1. Almost everything else is zoned commercial, and he requests his property be zoned commercial to match the rest of block. The neighborhood association recommended zoning the property R5, but he doesn't know why.

Evan Hollister, 9919 SW Boones Ferry, Portland 97219 owns property at Terwilliger & Boones Ferry intersection, right where the Tryon Creek trailhead starts. Thinks the five properties should be grouped together and proposes R1 for most of it, and commercial mixed use for the corner lot. The neighborhood association has proposed R3.

Evelyn Minor-Lawrence, 4833 SW Palatine St., Portland 97219, testifying about the West Portland Park neighborhood plan - referring to the area on 49th between Arnold and Stevenson, which is currently zoned R5. The neighborhood plan recommends that the strip along 49th be zoned R2.5. The Bureau of Planning is proposing R2, which they feel means an apartment complex, which would really add to the traffic problem in their area.

Cheri Caudle, 8930 SW 25th, Portland 97219, wants to amend the Markham neighborhood association plan regarding Lot 27, Madison Villa, which is currently zoned R7. On September 19th an amendment was filed requesting R2 zoning. She feels the amendment misrepresents the situation, and that the lot is not suitable for 12 apartments. The neighborhood association and the neighbors ask that the current zoning be maintained. Submitted written testimony with photos (hed).

Mrs. Dirk (Rose) Nelson, 12645 SW Boones Ferry Rd, Lake Oswego 97035 their property borders Mtn. Park town center, and they support staff's proposed zoning of R2.

Jean Passell, 2624 SW California, Portland 97219 (will submit written testimony later). Member of Multnomah neighborhood association and asked the Planning Commission to accept the Multnomah neighborhood plan.

Stanislaw Anishchenko, 4011 SW Pomona, Portland 97219, described vacant land down Capitol Hwy. east of Huber, next to the Texaco gas station and apartment complex. It is currently zoned R7 but has apartment and commercial properties abutting. It is right across from the I-5 freeway entrance. He owns two lots: one is a 11,000 sq. ft. flag lot, for which he requests R2 zoning; For the second lot, Parcel 2, Lot 13, Blk 4, Huber Tracts, he requests R2.5.

Connie Widtfeldt, 10006 SW 36th Ct., Portland 97219, submitted written testimony, map & photos (attached). Described area and current problems of storm water run off, flooding, pollution of Falling Creek, erosion, and traffic problems. For these reasons she supports the neighborhood zoning proposal and asked support for the neighborhood association map.

Cindy Flock, 4540 SW Vesta, Portland 97219 - spoke in support of West Portland Park neighborhood plan. She lives in an old log cabin, and is committed to protecting it. She offered to give others information on historic preservation. Specifically supports two properties located next to Metro's greenspace being zoned R10.

Carl R. Battjes, 8318 SW 41, Portland 97219, submitted letter signed by multiple residents living on 41st Avenue between Garden Home Rd. and Carson Street, dated November 2, 1997 (attached). Enjoys characteristics of Multnomah neighborhood. Feels his block is good example of diversity. He objects to any blanket zoning and does not approve the Multnomah main street concept, especially its penetration onto 41st. Wants to maintain his zoning.

David Lorenzo, 4125 SW Coronado, Portland 97219, is against the proposal in SW Community Plan trails map creating trails into West Portland Park. He does not think the 41st & Coronado Street entrance is a good location because it is too close to the greenspace location, and parking, safety and accessibility are all problems. He thinks it should be located at 43rd and Coronado because it protects the stream resource and there is more parking space available as well as a safer location. He supports the tree preservation ordinance. He would like to see underdeveloped streets bounding the greenspace vacated.

Barbara Leonard, 17800 SW Sheppard Ter., Sherwood 97140, handed out map showing 5252 SW Custer, located in Maplewood (attached). She also submitted an amendment request. She is requesting R7 zoning. She also owns 706 SW Taylors Fwy., which is proposed to be zoned R2, which is acceptable to her.

Alven Piatt, Fraternal Order of Eagles, 8835 SW 30, Portland 97219, they didn't find out until November 5th that their property is proposed to be rezoned from CG to medium density residential, and they are distressed they weren't notified of the proposed zone change or any previous meetings. They will file an amendment request. They object to the current proposal, as it will make them nonconforming.

James Peterson, 2502 SW Multnomah, Portland 97219, Feels city is violating state and regional land use laws. He will push it through the legal process if necessary. Says that the e-zone protection is not working and needs to be incorporated in this plan revision. Gave the following documents to the Commission: Metro Ordinance No. 97-691C, Metro Ordinance No. 96-647C, 1995 edition of Oregon's Statewide Planning Goals & Guidelines (attached).

David Folts, 3640 SW Spring Garden Ct, Portland 97219, testified that the Multnomah neighborhood association proposed plan meets Metro's 2040 plan. He used to support the urban growth boundary but now he thinks it might be crippling the City. Asked the Planning Commission to endorse Multnomah neighborhood association's map and plan.

Fritz asked if he knows when the Multnomah neighborhood plan will be available to commissioners.

Peggy Krause, chair of Markham neighborhood association, 2133 SW Marigold, Portland 97219 - submitted written testimony (attached). She responded to three proposed amendments to their neighborhood plan using a large colored map. The three amendments are described in her written testimony.

Laura Kringer, 3640 SW Spring Garden Ct, Portland 97219. Chose to live in Multnomah because it felt so comfortable. Multnomah is currently about 50% single family homes and 50% multifamily, and she thinks that balance keeps the neighborhood stable. She asked the Planning Commission to look at Multnomah as a unique place and not make all the neighborhoods the same.

Barry Smith, 1928 SW Laurel St #8, Portland 97219 as an architect he designs many higher density housing projects. He thinks we need to reduce the pressure on our open space by increasing affordability in bulk and height opportunities. We need to mitigate increase in numbers by block-by-block design. Feels overlay zones in plan districts often contradict the base zone requirements, for example along Macadam Avenue.

Francis Hein, 2524 SW Orchard Hill Place, Lake Oswego 97035, she opposes the proposed zoning along lower Boones Ferry because drivers use their neighborhood streets as access. Arnold Creek Neighborhood is deficient in both parks and infrastructure. Requested that their area not be upzoned.

Helen Johnson, 10615 SW 42, Portland 97219, West Portland Park neighborhood association is trying to downzone their property and they object. They need to know soon what their zone will be.

Randy Bonella, 4122 SW Garden Home Rd., Portland 97219 chose to live in Multnomah neighborhood because of its diversity, lifestyle, mass transit, and ability to walk to local services. Feels proposed zone changes will change the feel of the area. Would like to see R7 zone maintained. Supports the Multnomah neighborhood plan.

David Horowitz, 8318 SW 42, Portland 97219, he is concerned about proposed rezoning at the end of 42nd and Garden Home Road. Explained that if apartments were built there they would not have access to Garden Home Road and all the increased traffic would be on 42nd. He works for Metro as a transportation planner, and says the City has expanded Metro's concept of what a main street is. He supports the neighborhood proposal.

Ron Skidmore, 4819 SW Orchard Ln, Portland 97219, supports the plan and main street concept for Multnomah. He feels the Bureau of Planning staff and Planning Commission have achieved a good balance. He thinks the Multnomah village main street should be done by having a master plan with a design review committee.

Melinda Bell, 3640 SW Coronado, Portland 97219. Submitted written testimony (attached). Supports the West Portland Park neighborhood plan, and feels the neighborhood is devoted to quality of life. Asked the Planning Commission to adopt the plan as it was submitted.

Dave Howard, 3640 SW Coronado, Portland 97219, said that the closest bus stop is $\frac{3}{4}$ mile away. He helped write the transportation policy. He likes the neighborhood plan just the way it is, asked commissioners to be careful with any changes.

Dienne Irwin, 9019 SW 17th, Portland 97219, her concern is the increased density in the Markham area, especially the proposed zoning on Taylor's Ferry. Commuters use their neighborhood as an access route, cutting through to Barbur, especially if there is an accident on the Terwilliger curves. Asked for lower density in her area.

Nancy Drais, 4205 SW Vesta, Portland 97219, concerned about proposed zoning on SW 49th from Arnold to Stevenson. Feels PCC should be required to provide on-campus housing if it is true that student housing will be built near the entrance to the school. Her street has become a virtual "parking lot" for PCC students. Urged Planning Commission to adopt neighborhood association proposal instead of Bureau of Planning zoning.

Bill Chapman, 1731 SW Primrose, Portland 97219 - submitted written testimony with a map (attached). He has provided amendments to the Markham neighborhood plan. Thinks his proposed amendments match the look and feel of the neighborhood. Pass through traffic is a serious problem. He would like to see shoulders added to Taylor's Ferry.

Grethe Larson, 12051 SW Orchard Hill Way, Lake Oswego 97035 supports Arnold Creek neighborhood plan. She opposes the Bureau of Planning amendments because of increased traffic in neighborhood, emergency services, services in general, and Boones Ferry in general. Concerned about safety for children walking to Stevenson School.

Henry Voss, 10626 SW 25th, Portland 97219 stated his opposition to any change in zoning.

Cheri Heim, 2714 SW Sylvania Terrace, Portland 97219 she supports the Arnold Creek neighborhood proposals, and wants to keep the quality of their neighborhood.

James Mullins, 12051 SW Orchard Hill Way, Lake Oswego 97035, lives in Arnold Creek neighborhood association, supports their neighborhood plan and opposes the Bureau of Planning proposal. He feels the City's proposed zoning is incompatible. He stated that the current zoning will allow an additional 2,800 homes over time. He is very concerned about the lack of transit, infrastructure, parks, etc.

Rick Michaelson expressed an interest to see the calculations they used to arrive at the 2,800 number. Mullins will give them to Planning Commission later.

Dennis & Betty Fogarty, 5506 SW Custer, Portland 97219, submitted written testimony, a letter dated 5/3/97 and a map (attached), listed property he owns: 5506 SW Custer, 5352 SW Custer totaling 4.5 acres. These properties have been downzoned to R10 by Maplewood neighborhood association. They object and would prefer R7 zoning as proposed by the City. He feels the property can be developed without harming the environment or changing the neighborhood.

Brian Malliris, 12425 SW Orchard Hill Rd., Lake Oswego 97035 He doesn't understand why his area was rezoned because the houses are brand new and won't be redeveloped. He feels the village concept already exists in his neighborhood. People drive through Sundance neighborhood to get to the village. Upzoning would create a traffic problem.

Michele Dickson, 9036 SW 40th, Portland 97219, doesn't feel West Portland town center is in good location. She commutes to Salem, her husband to Hillsboro, doesn't think it's possible to arrange a town center area where people work where they live. Her concerns include parking congestion and safety.

Additional written testimony (see attached):

John Marks, 0668 SW Palatine Hill Rd., Portland 97219
Steve Altshuld, 3737 SW Coronado, Portland 97219
Esther Pushe, 3105 SW Arnold, Portland 97219
Jerry Wilkins, 2830 SW Texas, Portland 97219
Bruce & Jennifer Suzumoto, 7031 SW 29th, Portland 97219
Ben Bishoff & Tracy Barney, 7127 SW 29th, Portland 97219

The meeting was adjourned by President Rick Michaelson.

Respectfully submitted,

Susan D. Gregory
Planning Commission Secretary