

Portland Planning and Sustainability Commission

Tuesday, August 26, 2014

6 p.m.

Meeting Minutes

Commissioners Present: Andre' Baugh, Karen Gray, Mike Houck, Katherine Schultz, Howard Shapiro, Chris Smith, Teresa St Martin, Maggie Tallmadge

Commissioners Absent: Don Hanson, Gary Oxman, Michelle Rudd

BPS Staff Present: Joe Zehnder, Morgan Tracy, Phil Nameny, Michael Armstrong, Michele Crim

Other Staff Present: Kurt Krueger, PBOT; Kristin Cooper, BDS; Tim Lynch, Multnomah County

Chair Baugh called the meeting to order at 6:02 p.m. and gave an overview of the agenda.

Items of Interest from Commissioners

Commissioner Gray mentioned that on September 9 at 6:30 p.m., there will be a conversation at Parkrose High School about the Mt Hood Community College facilities plan. The community is welcome.

Chair Baugh attended an outreach event for immigrant communities in East Portland last Friday. They welcomed BPS to their communities to include them in conversations and the democratic process, but they made the point that they are cultural-based versus place-based.

- *Commissioner Shapiro* noted this cultural community distinction is important from the City's typical place-based work. Is the City's Office of Neighborhood Involvement looking into this other type of how people are based? There is another type of voice in each neighborhood that needs to be heard, not cut-and-dry by boundaries.
- *Commissioner Tallmadge* met at NAYA with a few of the organization's leaders. It is culturally-based, and the consultation and public involvement likely falls short of what it needs to be. It needs to be a partnership and back-and-forth conversation that is adequately funded.
- *Commissioner Houck* noted that Deborah Stein did a briefing for the PSC before *Tallmadge* joined about Comp Plan outreach, and he was impressed with the work the team has done and suggested that *Commissioner Tallmadge* might want to follow up with Deborah regarding her concerns.

Director's Report

Joe Zehnder

- West Quad Plan: If PSC members have comments or questions about the proposed plan, please send them to staff and cc: Julie O before the PSC hearing on September 9. We will expect to get through all public testimony at that meeting, and then we'll have a work session and your recommendation discussion on October 21. We will have an officer briefing this Thursday at 12:30 p.m. to prep for this hearing.
 - *Commissioner Houck* noted he's happy to hear we're doing a West Quad work session after the hearing because it would be too much to try to get through in the one hearing time.
- We have confirmed locations for the two October Comp Plan hearings in the community. October 14 will be at Parkrose High School. October 28 will be at PCC's

Southeast location on 82nd and Division. Both hearings begin at 5 p.m.

- We established the Comp Plan Helpline to respond to calls. Last week we sent out the mass mailing to property owners. From the mailing we have over 700 calls; we've received almost 1000 calls since mid-July. 95 percent of the calls have been responded to, and we're down to about 20 per day after an influx after the mailing.
 - *Commissioner Gray* asked about translation services. *Joe*: The mailing had instructions in various languages. Of the calls we've gotten, 12 have used our interpretation services.
 - *Commissioner Shapiro* asked about outreach to communities to be at the hearings. *Joe* will follow-up with Deborah and OEHR/interpreters in the community.

Winning Way / Ramsay Way Street Renaming

Hearing: Kurt Krueger, PBOT

Documents:

- [Staff Memo](#)
- [Budget Impact](#)
- [Photo](#)
- [Resolution](#)

Dr Ramsay, a former Blazers' coach, passed away earlier this year. To honor him, Commissioner Novick and the Blazers filed application a few months ago to rename N Winning Way, which is a 4-block street in the Rose Quarter. The City of Portland owns the property adjacent to the road.

There are a couple nuances that didn't meet City code in this renaming process:

- A person must be deceased for at least 5 years before a street is renamed for him/her. Thus, Council passed a resolution acknowledging that the 5-year deceased was not met but that the renaming could move forward.
- Auditor's office is required to send notice to property owners on the street, but City of Portland is the property owner and this was deemed unnecessary.

An appointed Historian Panel met about 6 weeks ago to discuss the renaming, and the panel recommends it. The next step in the process is tonight's hearing to consider forwarding a recommendation to City Council.

A budget impact statement requirement shows that 13 street signs will be updated at a cost of approximately \$2100 for the initial installation.

Chair Baugh asked if there were testifiers. As there were none, he closed testimony.

Written Testimony Received:

- Street Renaming Historian Committee

Discussion

Commissioner Shapiro: What Ramsay brought to Portland is similar to what LeBron James has brought to Cleveland – a team igniting a city. He was a classy guy and a class act for the city.

Recommendation

Commissioner Shapiro enthusiastically moved to recommend renaming N Winning Way to N Ramsay Way.

Commissioner Houck seconded. The motion passed.

(Y8 – Baugh, Gray, Houck, Schultz, Shapiro, Smith, St Martin, Tallmadge)

RICAP 7 Workplan

Hearing: Morgan Tracy, Kristin Cooper, BDS

Documents:

- [RICAP 7 Proposed Workplan](#)
- [RICAP 7 Appendix](#)
- [Additional Workplan Item Memo](#)

Presentation:

http://efiles.portlandoregon.gov/webdrawer.dll/webdrawer/rec/6939150/view/RICAP7workplan_presentation.PDF

Joe Zehnder noted we just completed RICAP 6, and the short-term rental regulations go into effect this Friday. What RICAPs are intended to be are not major policy changes, but updates to the Zoning Code to make it easier to administer. We try to keep projects in these packages as small edits. Concurrently, with agreement from BDS, we are also undertaking a larger code project that will focus on accessory structures and ADUs. This separate project allows RICAP to stay true to its more technical focus, and allows sufficient time and resources to form and staff a stakeholder group to work on the accessory structure issues.

RICAP project selection starts with database that include requests from the public, entered from BPS or BDS website, comments from public meetings, report recommendations as issues arise when implementing the Zoning Code. Confusing/unclear language or challenging language is also included and clarified in RICAP projects.

The database currently has 453 open items. 303 are technical/minor. Others are larger items can get considered through other legislative projects. Some project suggestions are referred to other bureaus if they are not Zoning Code items.

RICAP projects include amendments that:

- address a variety of topics and geographies
 - limited in scope (minor policy/technical)
 - not part of new Comp Plan Implementation
- are packaged for efficiency
- reviewed on an annual cycle

BPS/BDS planners looked at items that were in the database and ranked them based on:

- Variety of stakeholders
- Geographic applicability
- Degree of impact
- Regulatory improvement

The proposed RICAP 7 workplan includes 45 items. This includes 7 minor policy changes and 38 technical and clarification items. Only 1 FTE is allotted, so that was a consideration as well.

The minor policy items include evaluating:

- Design review revisions
- Concurrent pre-application submittals
- Floor area terminology

- Household living
- Shed roof height
- Height measurement methodology (research and analysis)
- Ladd's Addition street tree plan

Next steps

- Fall 2014: Staff analysis of issues and development of code amendment proposals
- Winter 2015: public outreach and discussions
- Spring 2015: PSC hearing on code amendments
- June 2015: City Council hearing on code amendments

Discussion

Commissioner Schultz asked about the concurrent pre-applications. Does this preclude someone from putting in a design review and pre-app together? This could create a really long process for people and is affecting the whole development timeline.

- *Staff*: Yes. We are looking at revisions to design review and ways to condense that time period as well. For an initial review, we are auditing the design review processes and the tools we use for design review. This will set us up for a next, larger project, which could be a review of the design review tools.

Commissioner Smith noted that some of the written testimony was about the public process. There is general criticism that the public isn't involved in building the recommended list of projects; it's an internal process to decide what will benefit the community most. Are the criteria we use responsive to community needs?

- *Staff*: At its root, RICAP is a "tune-up". It's necessary and important and fixing current or past code discrepancies. Larger legislative projects look forward to what the issues are and how we can solve them, which needs more voices at the table. We briefed DRAC in June to share the list of workplan items, and the list has been on the BPS website since early this month. We haven't heard suggestions from the public for other minor policy or technical items to include in this workplan. There are additional constraints with time and staffing on working on these items. Lots of bigger issues we're hearing about also start stepping on Comp Plan implementation projects.
- *Commissioner Smith*: The current process contrasts from the past stakeholder committee process for RICAP.
- *Staff*: RICAPs 1-5 had an ongoing funding source with a standing committee (RISAT). This changed in 2010 when we didn't have funding and took a hiatus. The nature of establishing a stakeholder committee is about a 3-month process, and considering the items we're evaluating, the topics vary too widely and the issues are not substantive enough to sustain a stakeholder committee.
- *Joe Zehnder* noted we're in a different place from when RICAP started. The bureau is half the size, and we have much more work. Aside from RICAP, we are currently charting a course that is defining our workplan for the next few years with the Comp Plan and Central City 2035 Plan. We look to the PSC to help develop our bureau workplan priorities. We want to keep the RICAP database alive and relevant. The next time that we'll talk about workplan is in the budget development process for FY15-16.
- *Commissioner Houck* noted the mismatch between expectations about what RICAP is intended to do.
- *Commissioner Shapiro*: We shouldn't be bound by schedules before we heard good citizen input.

Commissioner Gray asked about testimony provided by Eli Spevak about expanding housing choices.

Is this not the correct venue for this conversation, since RICAP is much more technical and for clean-up?

- *Staff*: Generally that is true. To the degree we can make the code better, facilitated through the work BDS does, that promotes innovative housing. But in terms of what the styles and arrangements, etc of housing options are, RICAP doesn't get to that. That's a conversation that requires more time and resources.
- *Joe*: This is a question of workplan priority. Eli has very interesting ideas. For the purposes of our processes, these are not small topics. RICAPs are designed to be done in 12 months.

Testimony:

- John Gibbon, Southwest Neighborhoods Inc Land Use Chair: Pleased that Morgan will be working on this project. The concurrent application issue – I understand that time is money, but I think we should take a look at this. I know it won't be good for the developers, but this is a good opportunity. The household living definition is important for us to look at too. In Southwest Portland, the definition has been manipulated so we suddenly have a cluster of assisted living homes, run by various members of the same family. These facilities generally have more pavement. Neighborhood contact and the time limit conversation is also important.
 - *Commissioner Smith* asked about courtyard designs – aren't many of them illegal in our zoning code? *Gibbon*: Yes, that is my understanding.
- Eli Spevak: We have a mismatch of house sizes and family sizes in Portland. Before WWII, most of the city was zoned multifamily. But then R5, R7, R10 came in, which brought a huge family size compared to the size of families who live here. We need to match demographics of family size and house size. See the written testimony I've provided, wherein I have a menu of ideas. Building smaller is a better match, more affordable and much less carbon intensive as well.
 - *Commissioner Shapiro* asked about infill houses on City land ("tiny houses") with recycled material. *Spevak*: We definitely need something between a tent and the least cost housing available right now. This could be a good option that's simple and affordable.
 - *Commissioner Smith* noted that lots of the ideas in the memo are exciting and are supported by the policies in the Comp Plan Proposed Draft.
 - *Commissioner Houck* appreciated the memo and ideas as well.
- Maryanne Schwab talked about price points and bigger and taller houses. No one is really listening to the public. When we talk about health issues and noise issues. There are no time constraints for construction noise.

Written Testimony Received:

- Bonny McKnight
- William Gregg
- Dean Gisvold
- Maryhelen Kincaid
- Eli Spevak, Orange Splot LLC

Chair Baugh closed testimony.

Commissioner Shapiro asked about what defines a large or small project. We need to be cautious about what we pay attention to.

Chair Baugh asked that staff comes back through the process to provide update on the public input process before the final hearing at the PSC.

- *Staff*: With RICAP 6, we had a discussion draft and then met with various groups. We could do a briefing with the PSC during that discussion time period as well as with the proposed draft.

- *Commissioner Gray* confirmed that we need to clarify with people and set the expectation, as well as direct the public about sharing their ideas and concerns in the proper venue.
- *Commissioner Houck*: It's one thing for PSC members and staff to bring forward ideas but another for the neighborhoods and public. Is there a process to deal with some of the meatier issues? How can the public get ideas into the pipeline for topics for staff to work on?
 - *Chair Baugh*: The Comp Plan can start to address some of these issues. The Comp Plan will also create a workplan for staff going forward.
- *Joe*: As we go through the Comp Plan hearings, the PSC can give guidance both on the Comp Plan and on which elements are the greatest priorities to get action on quickly, especially what BPS can do through our regulatory toolkit. We could have a workplan hearing, but with the Comp Plan hearings and other work coming to the PSC, that discussion likely won't be for a while. It is also a good discussion for a PSC retreat.

Recommendation

Commissioner Smith moved to approve the RICAP 7 Proposed Workplan, dated August 2014.

Commissioner Houck seconded.

(Y8 – Baugh, Gray, Houck, Schultz, Shapiro, Smith, St Martin, Tallmadge)

Chair Baugh welcomed honored guests from Japan who are in attendance at this evening's PSC meeting. They are working with PSU to learn about citizen involvement and processes in planning.

Climate Change Preparation Strategy: Proposed Draft and Climate Action Plan

Briefing: Michael Armstrong, Michele Crim; Tim Lynch, Multnomah County

Documents:

- [Climate Change Preparation Strategy](#)
- [Risk and Vulnerabilities Assessment](#)

Presentation:

http://efiles.portlandoregon.gov/webdrawer.dll/webdrawer/rec/6939149/view/CAP&CCPS_presentation.PDF

The Climate Preparation Strategy and Climate Action plans intersect. We are close to final with the Climate Change Preparation Strategy and are working on the public comment draft of the update to the Climate Action Plan.

The CAP was adopted in 2009 and sets a plan for greenhouse reductions for the city and county. Impacts from climate change will continue to happen; there has already been a 0.5 to 1 percent [note: this should have been stated as "degree"] increase in temp over the past century. We need to continue to reduce emissions to limit future impact, but we also need to start planning for the unavoidable changes.

Three workgroups for the Climate Preparation Strategy included:

- Infrastructure and the Built Environment
- Natural Systems
- Health and Human Services

The primary climate risks in Portland include hotter, drier summers with more high-heat days,

and warmer wetter winters with more intense rain events.

The risk and vulnerability assessment summarizes the potential impacts. Actions are included in the preparation strategy document.

Climate preparation strategy – key recommendations:

- Keep doing what we're doing in areas such as green infrastructure and natural area protection
- Get ahead of some of the coming impacts by (for example) updating emergency plans
- Monitor and research key unknowns – for example, the relationship between heat and air pollution and public health
- Apply climate preparedness to new arenas such as asset management and in the Comp Plan

Staff received detailed public comments from a number of organization including Depave, Elders in Action, Climate Impacts Group, Oregon Climate Change Research Institute, DLCD and Metro.

Staff welcomes comments on the preparation strategy from the PSC. They will take the climate change preparation strategy to City Council and the County Board this fall and will integrate the actions into the update of the Climate Action Plan. Staff would ask for a letter of support from the PSC and would invite comments in the next few weeks.

Discussion

Commissioner Schultz asked about an industry assessment. The strategy includes food, but what about other industries in the Portland area? With a shortage of water, what industries will be most affected?

- *Staff:* We tried to limit the scope of the strategy to what the City and County have purview over and what we have data on for now. Some things are to continue to monitor and review work and input from research. A challenge is that impacts play out very differently in smaller community settings.

Commissioner Houck noted his enthusiasm for staff's work in the adaptation/preparation work, not just mitigation as originally was being done. He provided staff with a number of written comments, highlighting language changes that make the plan more active. This is excellent work. While he was pleased to see that Metro had been added to the actions as in page 26 in the strategy: "encourage Metro...", Encouraging Metro is not sufficient. The City has not been reluctant to be aggressive in past land use issues, particularly the Urban Growth Boundary debates. The city and county both need to work aggressively with Metro for a regional version of a preparation strategy. I'm glad that staff went against what I had wanted and kept the preparation strategy and CAP as separate documents, but we need to have them described as a package going forward.

Commissioner Shapiro noted that this is a 2030 plan. On page 15, it notes a report to follow up every 2 years. Can we be sure to build in these benchmarks to really do this follow up?

Commissioner Gray is happy that the Portland Plan's equity framework is boldly included in the plan. We don't refer enough to the Portland Plan and equity framework typically. Reducing risk to vulnerable populations should be prioritized.

Chair Baugh is intrigued by health and the urban heat island. As we look at the Comp Plan, we're talking about concentrating growth along corridors and centers. What is the health impact for residents in these places? Impacts are advancing more quickly than I think we first thought. What can we include in the Comp Plan to mitigate health impacts of the built environment?

- *Staff*: We are starting to work with PSU to look at air quality and heat to see where the hot spots are, characteristics of those areas then begin to look at mitigation strategies we could employ.
- *Joe*: 80 percent of growth will be in mixed-use and multifamily buildings. This is an opportune place for interventions.
- *Commissioner Houck*: A major issue in the West Quad discussion will be green infrastructure, including green roofs and urban forest canopy. We know that increasing the urban forest canopy and employing green infrastructure is an efficient way to help reduce the heat impacts from buildings.

Commissioner St Martin noted that most of the items are strategies to respond to challenges. Are there positive impacts from climate change that we can use?

Commissioner Tallmadge commented about objective 3 on page 19: preserving and improving existing infrastructure is important to tie in.

Staff will draft a letter of support for City Council from the PSC.

The Climate Action Plan from 2009 is being updated to reflect new opportunities. The 2015 plan will continue as a joint City-County effort.

As of 2013, compared to 1990 levels, we are down 11 percent overall in carbon emissions. We are seeing reductions in each of the main job sectors, which is encouraging, and especially in waste disposal (influenced by Portland's food scrap collection and people generally producing less waste).

We do still have a long way to go to reach our goals.

The 2015 CAP includes a stronger alignment with the Portland Plan; equity; consumption (not just things we do here, but stuff we consume here); and the climate change preparation work.

An Equity Workgroup met for about a year and provided input that has been incorporated into the updated CAP. The goal was to get insight for staff and to build capacity for the organizations involved.

Next steps for the Climate Action Plan:

- Public comment period, including an open house and stakeholder discussions, start in October 2014.
- In early winter 2015, there will be a PSC hearing, then staff will take recommended draft to City Council and the County Board.

Commissioner Houck commented on the overlap/Venn diagram about mitigation and preparation. Natural area protection is also important for mitigation and should be moved from the preparation area to the overlap area, indicating natural areas are important for both mitigation via carbon sequestration and preparation,

Chair Baugh thanked staff for the equity inclusion. Food is consumed, prepared and shared differently throughout cultures, so this is an interesting inclusion.

Adjourn

Chair Baugh adjourned the meeting 8:37 p.m.

Submitted by Julie Ocken