

## Public Comment Summary and Staff Recommendations

No.	Area	Proposed down-designation	Current # of lots	Testimony	Recommendation
<b>A. Proposed down-designations to address natural hazards, drainage concerns and infrastructure constraints</b>					
A-1	SW Ashcreek/ Brugger	R10 to R20	73	Several opposed	Remove 3 flat dividable lots on north side of SW Brugger from the proposal (responds to one property owner request). Do not remove lots along SW Brugger that contain steep slopes.  Housekeeping: Remove specified non-dividable lots at corner of SW Brugger and SW 62 <sup>nd</sup> and along SW 62 <sup>nd</sup> (housekeeping).
A-2	SW Boones Ferry/Stephens on	R10 to R20	39	One opposed, one requests further down designation	Remove 3 lots in contiguous ownership (1 dividable, 2 non-dividable) - partially to respond to property owner request. The 3 lots are largely covered with non-conforming greenhouse manufacturing facility and paved area. Redevelopment would improve conditions (stormwater, landscaping). Compatible w/R10 development across Boones Ferry Rd.  Change down-designation from R20 to RF for Tryon Life Community Farm, owned by Oregon Sustainable Agriculture Land Trust. Adjacent to Tryon Creek State Park and near RF just outside the city. RF would support current and planned use of property for urban agriculture, and related Comp Plan draft policies. Responds to commenter request.
A-3	County Pocket/SW Patton	R10 to R20	13	One supporting	No change to Proposed Draft map.*

No.	Area	Proposed down-designation	Current # of lots	Testimony	Recommendation
A-4	County Pocket / SW Scholls Ferry Rd	R10 to R20	65	Several opposed, several supporting	No change to Proposed Draft map.*
A-5	SW Fairmount	R10 to R20	125	None	No change to Proposed Draft map.*
A-6	SW Humphrey / Sunset Hwy.	R10 to R20	74	None	Housekeeping: Remove specified non-dividable lots adjacent to Humphrey Park Rd. and adjacent to Humphrey Park Circle.
A-7	Marshall Park	R10 to R20	149	Several supporting	Housekeeping: Remove specified non-dividable lots along western boundary and Huber Circle, and north along the central portion of SW Lancaster and Balmer Circle.
A-8	SW Skyline / SW Burnside	R10 to R20	52	Several opposed	No change to Proposed Draft map.*
A-9	Sunset Hwy/ SW Fairview	R10 to R20 R7 – R10	107	One opposed	No change to Proposed Draft map.*
A-10	SW Taylors Ferry Rd/SW 18 <sup>th</sup> Ave	R10 to R20	92	Several opposed	Housekeeping: Remove specified non-dividable lots along SW18 <sup>th</sup> Ave and abutting SW Collins Ct. (response to one property owner request).
A-11	Linnton North	R5 – R20	6	One opposed	No change to Proposed Draft map.*
A-12	Linnton Central	R10 – R20	9	One opposed, several supporting	No change to Proposed Draft map.*
A-13	Linnton South	R7 – R20	11	One supporting	No change to Proposed Draft map.*

No.	Area	Proposed down-designation	Current # of lots	Testimony	Recommendation
A-14	Powell Butte West	R5 – R20	5	One supporting	No change to Proposed Draft map.*
A-15	Powell Butte Southwest	R5 – R10	11	One supporting	No change to Proposed Draft map.*
A-16	Powell Butte - South	R10 – R20	36	Several supporting	No change to Proposed Draft map.*
A-17	SE Foster / SE Barbara Welch Rd	R10 – R20	54	Several opposing	Remove 4 properties located within SE 152 <sup>nd</sup> Ave. LID (responds to property owner request).
A-18	SE Deardorff Rd	R10 – R20	13	None	No change to Proposed Draft map.*

\*For areas where the recommendation is “no change to the proposed draft map,” staff has concluded, after evaluating public comments and additional analysis, that the current draft proposal best meets the intent of the down-designations, and goals and policies of the Comprehensive Plan, and that no revisions are warranted.

No.	Proposal	Location	Testimony	Who testified	Recommendation	Rationale
<b>B. Proposed down-designations to address lack of connectivity, school district capacity and/or other public services</b>						
B-1	R3 to R5	Argay - south end of undeveloped Rossi property on 148th	Support proposal.	Multiple individuals	Retain current proposal.	Distance from centers and corridors, lack of connectivity
B-2	R3 to R5	Wilkes	Oppose proposal.	Property owners	Retain proposal for properties platted R5. Otherwise, remove proposal and leave as R3	Avoid creating nonconforming development.
B-3	R2 to R5	Powellhurst-Gilbert	Oppose proposal due to perceived loss of development potential.	Several property owners	Retain the down-designation as proposed for two of the three dissenting property owners. For the third R2 property (and surrounding 3 properties), revise proposal to apply R3 instead of R5.	Two properties retained in proposal continue to have development potential with the proposed change to R5. Third property and surrounding properties are being changed to match surrounding designation and zoning.
B-4	R1 to R2.5	SE Holgate E of 205	Oppose proposal due to proximity to transit.	Individual	Retain current proposal.	Lots are platted at R7 density. Area also lacks of north-south connectivity.

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B-5	None	SE 118th between Division and Powell	Change area from R2.5 to R5.	Several property owners	Apply R5 as requested to portion of neighborhood in which lots have not been divided.	This area has similar characteristics as other areas proposed for reduced density, and is adjacent to areas designated R5
B-6	R2.5 to R5	Mt Scott-Arleta/Brentwood-Darlington	Oppose proposal	Several property owners	Retain current proposal.	Acknowledge distance from centers and corridors, prevalent lot pattern, and lack of complete sidewalk network.
<b>C. Proposed down-designations to acknowledge distance from centers and corridors and prevalent lot pattern</b>						
C-1	R5 to R7	Eastmoreland	Testimony included support, opposition, and requests for expansion of proposal to Cesar Chavez	Individuals, property owners, Eastmoreland NA, Housing Land Advocates	Retain current proposal north of Bybee and south of Rex. Remove properties between Bybee and Rex from proposal.	Predominant lot pattern in the area removed from the proposal is mostly R5 or smaller. Concentration of HRI properties are north of Bybee.
C-2	R5 to R7	Reed	Testimony included support and opposition (mostly support)	Property owners, individuals	Retain current proposal.	Original proposal criteria
C-3	R5 to R7	Portsmouth	Testimony in support	Property owners	Retain current proposal.	Original proposal criteria
C-4	R5 to R7	130th/Center; 142nd/Center; 113th and Schiller; 140th N of Division; 151st N of Taylor	Add nearby properties that are currently designated R5 but zoned R7.	Staff	Retain current proposal, and add nearby properties currently R7(R5)	Original proposal criteria

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C-5	R1 to R2	Montavilla	Oppose proposal	Property owner	Retain current proposal	Area is platted with 5000 sf lots and developed with single-family homes.
<b>D. Proposed down-designations to address historic character in a Conservation District</b>						
D-1	R2 to R2.5	436 NE Fremont	Change vacant lot to MU to match adjacent lots in same ownership	Eliot NA	Apply MU as requested	Offers opportunity for lot consolidation
D-2	R2 to R2.5	430-436 NE Ivy	Change RH property to R2		Apply MU designation to property.	Vacant lot has no historic preservation concern, MU designation will ensure appropriate transition to adjacent R2 neighborhood.
D-3	RH to R2	437 NE Monroe	Retain RH designation on property.	Property owner	Retain RH designation as requested	Consistent with existing boundary between RH and R2.
D-4	R2 to R2.5	52 NE Fremont St and Ivy St E of Williams	Retain R2 designation on properties.	Property owner	Remove 7 properties E of Williams from proposal. 4 on north block face (Fremont St), 3 on south block face Ivy St).	Lots are in direct proximity to new Mixed Use development at this emerging Neighborhood Center. This will provide a transition from the taller multistory development already approved on adjacent properties.
D-5	None	Fargo to Morris, E of Williams	Change to MU	Eliot NA	Apply MU as requested for two properties at north end of block	Rectify nonconforming situation on two residential properties in commercial use.
D-6	R2 to R2.5	Monroe to Morris, between Williams and Vancouver	Change to MU	Eliot NA	Apply MU as requested for two properties on east side of block	Rectify nonconforming commercial situations.

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D-7	R2 to R2.5	66 NE San Rafael and 69 NE Hancock	Apply R2.5 designation to R2 property.	Eliot NA	Apply R2.5 designation as requested	Current building is consistent with historic nature of adjacent Conservation District
D-8	R2 to R2.5	109 NE San Rafael	Retain R2 designation on property.	Property owner	Retain R2 designation as requested.	Consistent with existing development.
D-9	R2 to R2.5	301-307 NE Monroe	Retain R2 designation on property.	Property owner	Retain current proposal of R2.5.	Preserve structures in Conservation District.
<b>E. Proposed down-designations to reduce potential for additional residences fronting on a truck route.</b>						
E-1	R2 and R1 to R5	Lombard	Opposed to proposal because of loss of development potential	Several property owners	Revise proposal to R2.5	Consistent with existing development.
<b>F. Proposed down-designations to adjust allowable density because anticipated light rail transit station likely won't be built within the next 20 years</b>						
F-1	RH to R2.5	Westmoreland	Opposed to proposal because of loss of development potential	Property owner	Retain proposal	Original proposal criteria
F-2	RH to R1	Westmoreland	Supports proposal, requests further down-designation	Property owner	Retain proposal	Adjust allowable density because anticipated light rail station likely won't be built within next 20 years.

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<b>G. Miscellaneous</b>						
G-1	None	109-153 SE 127th	Change designation to R2 for 5 contiguous R1 lots.	Property owner	Apply R2 designation to block face on W side of 127th except apartment building at N end.	Match R2 designation across the street.
G-2	None	4606 SW Corbett	Apply MU-CC designation to R2 property to match adjacent commercial area.	Property owner	Add to adjacent MU proposal as requested	Property is only residential property in row of commercial; there are no adjacent residential properties.
G-3	None	8506-8522 N Edison	Apply EX designation to three R1 properties.	Individual	Retain proposal.	Adjacent commercial south should be enough to accommodate growth
G-4	None	3rd and Hancock lot R102303	Apply EX designation to R2 property.	Property owner	Retain proposal.	Currently in SFH development process.
G-5	Multiple proposals on city perimeter, assigning designations to non-City properties within the USB	Multiple	Variety of testimony, some requesting different zoning or stating that City should not apply zoning to non-City property.	Multiple property owners	Retain current proposal	Designations were assigned based on existing county zoning, to provide guidance as to the most appropriate city zoning classification at such time as the property is annexed to the city



