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December 15, 2014

Portland Planning and Sustainability Commission,
1900 S.W. 4th Avenue,
Portland, Oregon 97201-5380

Commissioners:

Re: Campus Institutional Zoning
Nov. 2015 Proposed Draft

We commend the Bureau of Planning and Sustainability for an excellent proposal and urge its approval subject to the following comments.

We have been Land Use Chairs for the Collins View Neighborhood Association for many years and served on the Advisory Committee to develop the Campus Institutional Zoning update. The Neighborhood Association has not voted on these comments so they should not be considered its official position.

1. "Retail Sales and Services in the Campus Institutional zones (33.150.100 B. 1.) on the border of a campus, especially across the street from a residential neighborhood could be extremely disruptive. It is possible to imagine a 24 hour convenience store with constant activity, traffic, and parking in the neighborhood.

If it is allowed it should be a conditional use as currently proposed for the CI 1 zone. This gives the surrounding residents the opportunity to be heard and allows an impartial hearings officer to determine if the use is compatible under the circumstances.

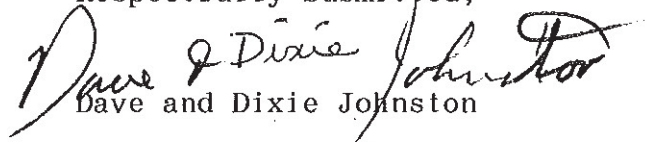
For the long term benefit of the city, colleges and schools should be focused on education and medical centers on health care and not on creating employment as such or providing commercial services to the surrounding areas. Such commercial uses and other services would compete unfairly with local businesses.

2. Small scale energy production from "biological materials" with up to "10 tons per week of biological material or byproducts from other sites" seems a new provision. (33.150.100 B.3.b.) It is not clear what this envisions.

In this connection, we note that an Article in The Oregonian on November 22, page A14 stated that the Energy Department was unable to "slash incentives for feedstocks...namely, cow manure" for biomass energy production due to efforts of "dairy industry lobbyists...and the heavy subsidies continue".

A composting operation with attendant odors and truck traffic, using biomass from off of the campus, would be inappropriate for a residential neighborhood. If permitted, it should be a conditional use to allow an impartial hearings officer to ensure that the activity does not negatively impact the livability of the surrounding area and to give residents the opportunity for input.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Dave & Dixie Johnston". The signature is written in dark ink and is positioned above the printed name.

Dave and Dixie Johnston