



## Portland Planning and Sustainability Commission

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June 22, 2020

Mayor Ted Wheeler and Members of Portland City Council  
Portland City Hall  
1221 SW Fourth Avenue  
Portland, OR 97204

Dear Mayor Wheeler and City Commissioners,

The Planning and Sustainability Commission (PSC) is pleased to forward our recommendation for the Expiration Date Extension Project. The proposal is intended to provide relief to development review applicants impacted by the economic and social disruption caused by the COVID-19 pandemic. It amends the Zoning Code to extend the expiration date of some land use reviews, maintain inclusionary housing rates that are set to increase, and allow for virtual neighborhood contact meetings.

On May 26, 2020, the PSC held a hearing on the staff proposal and heard positive testimony on the proposals from stakeholders along with some suggestions for changes and amendments. The PSC voted unanimously, 8-0, to recommend the staff proposal with noted amendments. Our amendments to the original proposal that are included in the Recommended Draft include:

- Permanently extend pre-application conference approvals from one year to two years.
- Extend the compliance period for sites subject to non-conforming upgrade covenants.
- Extend the expiration of already approved NW Master Plans until January 1, 2024.

### Recommendation

The PSC recommends that the City Council take the following actions:

1. Adopt the *Expiration Date Extension Project – Recommended Draft*.
2. Amend the Zoning Code (Title 33) as shown in the Recommended Draft.

Thank you for the opportunity to participate in the review of this project and for considering our recommendations.

Sincerely,

Eli Spevak  
Chair



City of Portland, Oregon | Bureau of Planning and Sustainability | [www.portlandoregon.gov/bps](http://www.portlandoregon.gov/bps)  
1900 SW 4th Avenue, Suite 7100, Portland, OR 97201 | phone: 503-823-7700 | fax: 503-823-7800 | tty: 503-823-6868

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