



PLANNING COMMISSION CODE AMENDMENTS

City Council Hearing—January 18, 2023

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Chief Planner



THE BUREAU OF
**PLANNING &
SUSTAINABILITY**

Project Summary

The proposal will dissolve the Planning and Sustainability Commission and create the Planning Commission.

The new Planning Commission will focus on long-range land use planning, while continuing to advance the policies in Portland's Comprehensive Plan, including those related to sustainability.



Community Involvement

- Consultant interviews with key stakeholders and subsequent report – late 2021 through early 2022.
- Staff worked with a sub-group of PSC members to identify issues and draft the proposal.
- Public notices mailed — October 2022
- Community Involvement Committee — October 2022
- Public hearing at the PSC — November 8, 2022
- Public hearing at City Council—January 18, 2023



Commission Function



Proposed Amendments

Comprehensive Plan policies:

- 1.16 Planning and Sustainability Commission Review
- 2.8 Channels of Communication
- 2.20 Review Bodies

Zoning code chapter 33.710, Review Bodies



Key amendments

- Purpose of the Planning Commission
- Number of Planning Commissioners
- Powers and duties of the Commission



Purpose

A. Purpose. The Planning Commission makes recommendations to City Council on the City’s long-range goals, policies, and programs for land use and planning. In making, it considers the economic, environmental, and social well-being of the city in an integrated fashion. The Commission has specific responsibility for guiding, developing, maintaining and updating the City’s Comprehensive Plan and zoning code. The Commission deliberates using a climate and equity lens and is committed to effective public involvement and leadership in its work.



Powers and Duties

- D. Powers and duties.** The Planning Commission has all of the powers and duties that are now or may in the future be imposed upon City planning commissions by State law, by this Title, by the City Council, or by the City Charter. The Planning Commission's powers and duties include:
1. Holding hearings and making recommendations to City Council on proposals to adopt, amend and update: the Comprehensive Plan; the zoning code; significant transportation policies, projects, and issues; the portions of Title 11, Trees, identified in 11.10.040.C; urban renewal plans; street vacations; sign regulations; and renaming city streets;
 2. Advising on plans and policies regarding such issues as housing, transportation, urban design, equity, economic development, public buildings, environmental protection, resource conservation, and other policies of citywide interest;
 3. Providing a forum for community members to learn about principles, policies, and programs that promote sound land use planning practices.



Other amendments in the proposal

- Conflict of interest language
- Comments on quasi-judicial appeals
- Commission name change throughout the chapter



Summary

- Amend the Comprehensive Plan, as described in the Planning Commission Code Amendments Recommended Draft
- Amend Title 33 (Zoning Code), as described in the Planning Commission Code Amendments Recommended Draft



Planning Commission appointments

- City Council hearing February 22, 2023
- Appoint nine (9) Commissioners to the new Planning Commission
- Recruitment opened November 9 and closes January 17
- Appointments will be for 2-year terms and some for 4-year terms



Proposed Amendment -- Do not delete “the City Council”

D. Powers and duties.

2. Advising the City Council on plans and policies regarding such issues as ~~land use, zoning, housing, energy, transportation, urban renewal, urban design, equity, economic development, public buildings, climate change, sustainable development, environmental protection, resource conservation, and other policies of~~ city wide interest;





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33.710.040 ~~Planning and Sustainability~~ Commission

- A. Purpose.** The ~~Planning and Sustainability~~ Commission ~~advises~~ makes recommendations to City Council on the City's long-range goals, policies, and programs for land use, and planning, and sustainability. In making recommendations ~~and decisions~~, it considers the economic, environmental, and social well-being of the city in an integrated fashion. The Commission has specific responsibility for guiding, developing, maintaining and updating the stewardship, development and maintenance ~~of~~ the City's Comprehensive Plan, ~~Climate Action Plan~~, and zoning code. The Commission deliberates using a climate and equity lens and is committed to effective public involvement and leadership in its work ~~and in the decisions it considers.~~
- B. Membership.** The ~~Planning and Sustainability~~ Commission consists of nine ~~eleven~~ members, none of whom may hold public elective office. The members are appointed by the Mayor and confirmed by the City Council. The membership of the ~~Planning and Sustainability~~ Commission should include broad representation of Portland's community and reflect the dynamic nature of this changing city. No more than two members of the ~~Planning and Sustainability~~ Commission may be engaged in the same occupation, business, trade, or profession. No more than two members of the Commission may be individuals, or members of any partnership, or officers or employees of any corporation that engages principally in the buying, selling, leasing, or developing of real estate for profit.



D. Powers and duties. The Planning and Sustainability Commission has all of the powers and duties ~~which~~that are now or may in the future be imposed upon City planning commissions by State law, by this Title, by the City Council, or by the City Charter. The Planning Commission's powers and duties include:

1. Holding hearings and making recommendations to City Council on all policy matters related on proposals to adopt, amend and update: the Comprehensive Plan; the Climate Action Plan, the zoning code; significant transportation and sustainable development policies, projects, and issues; the portions of Title 11, Trees, identified in 11.10.040.C; urban renewal plans; street vacations; sign regulations; and renaming city streets.;
2. Advising ~~the City Council~~ on plans and policies regarding such issues as ~~land use, zoning, housing, energy,~~ transportation, ~~urban renewal,~~ urban design, equity, economic development, public buildings, ~~climate change, sustainable development,~~ environmental protection, resource conservation, and other policies of ~~Citywide~~ interest;
3. ~~Articulating and guiding the City's long-range goals, policies, and programs for developing and achieving sustainable communities; and~~
34. ~~Developing opportunities~~Providing a forum for community members to learn about principles, policies, and programs that promote sound land use planning practices~~sustainable practices and development.~~

