



# PLANNING COMMISSION

Defining the “Advising” Role

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THE BUREAU OF  
**PLANNING &  
SUSTAINABILITY**

# Advising Role

## Purpose of this Discussion

- Define the “Advising” role
- Develop an approach



# Powers and Duties

## Powers and duties.

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 the City Council 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.



# Define the Role

- Topics that are not legislative – not changing policy or regulations
- Not considered a land use decision (don't require public notification/are not appealable)
- City Council action is a resolution and not an ordinance
- **The Planning Commission reviews projects to determine if they are consistent with the Comp Plan.**
- May involve other planning-related policies of citywide interest on a case-by-case basis



# A Suggested Approach

Original Protocol (March 2024)	Revised Protocol (May 2024)
Hear a briefing	Hear a briefing
*Create opportunity for public comment*	*Create opportunity for public comment*
Provide input – input doesn't have to represent consensus view; may vary among members	Provide input – input doesn't have to represent consensus view; may vary among members
No vote would be taken	No vote would be taken
Staff may make modifications based on Commissioner comments	Staff may make modifications based on Commissioner comments
Commissioner feedback is included in summary of public input	Commissioner feedback is included in summary of public input, <b>or the Commission may write letter to City Council. The focus of the letter is on whether the project is consistent with the Comp Plan.</b>
No letter is transmitted to City Council	



# Case Study



## City of Portland 2024 Housing Production Strategy

Proposed Strategies

Discussion Draft

February 2024



## Citywide Policy of Interest: Housing Production Strategy (HPS)

- State Statute expressly states the HPS is not a land use decision (no public notification required; not appealable)
- City Council will adopt by resolution
- Housing is of citywide interest
- Planning Commission has expressed interest



## Next Steps

- At the next retreat, discuss how this approach works for significant transportation projects
- Incorporate this approach into the Best Practices / Operating Procedures document



# From Vision to Enforcement

- Vision – Land Use
  - Policy (e.g. Comp Plan)
  - Implementation mechanisms (e.g. Zoning Code)
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- Land use reviews
- Building permit
- Inspections
- Enforcement/Code Compliance

- Vision – Transportation/Infrastructure
  - Policy (e.g. Major Project List)
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- 5 Year Capital Improvement Project (CIP) List
- Funding
- 30% / 60% / 90% drawings
- Inspections
- Ongoing maintenance



# Example of Summarized Input

## IBRP MODIFIED LOCALLY PREFERRED ALTERNATIVE

# What we heard

### Bicycle/Pedestrian Advisory Committee

- Bridge grade
- Improved walking/biking environment
- Highway noise
- Long-term maintenance

### Freight Committee

- Prioritize freight travel time and efficiency
- Access to Marine Drive interchange
- Congestion and truck circulation

### Planning & Sustainability Commission

- Wealth-creation for equity communities
- Consistent w/local, state, regional climate commitments

### Design Commission

- Urban Design Advisory Committee
- Add value to neighborhoods
- Excellent design for pedestrians

### Historic Landmarks Commission

- Need more information on impacts to historic and cultural resources
- Type 4 Demolition Permit and Council approval
- Design of infrastructure is important

### Equity Advisory Group

- Be accountable to Equity Framework
- Address unmet transit demand

### Community Advisory Group

- Freight movement
- Transit competitiveness
- Strong overall support for Modified LPA



# Example of Feedback Incorporated

Exhibit B: City of Portland Conditions of Approval for the IBRP Modified LPA

- Climate and Environment
- Equity
- Active Transportation
- Transit
- Local Street Connections
- Local Street Impacts
- Freight Movement
- Highway and Bridge Facility size, height, and footprint
- Process and Community Engagement
- Urban Design of Infrastructure and Landside Improvements
- Project Financing
- Equitably designed variable-priced tolling
- Design decision making process and tradeoffs

