

Portland Planning Commission

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September 24, 2024

Mayor Wheeler and City Commissioners

City Hall

1221 SW 4th Ave

Portland, OR 97204

Dear Mayor and City Commissioners,

The Planning Commission is pleased to offer its support for the Odor Code Update Project. On August 27, 2024, the Planning Commission held a hearing on the staff proposal and on September 10, 2024 we voted unanimously to recommend the staff proposal.

The Odor Code Update Project amends Portland's off-site odor regulations and proposes more workable and equitable rules. The amendments will ease the regulations for neighborhood businesses recognizing that, while odor standards are inherently subjective and challenging to enforce, they are still necessary for other uses that have the potential to produce noxious odors.

The City's current odor regulations are unmeasurable, and therefore introduce significant discretion when being enforced. These updates will exempt retail sales and services uses, which include businesses like restaurants or coffee shops, from the odor rules and will also change the parameters for how the rules are implemented for uses to which they will still apply.

While the regulations are being moved from Title 33 to Title 29, we are enthusiastic about removing regulations from the Zoning Code.



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Recommendation

The Planning Commission recommends that the City Council take the following actions:

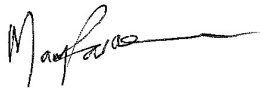
1. Adopt the Parking Odor Code Update Project – Recommended Draft.
2. Amend Title 33, Planning and Zoning, as shown in the Recommended Draft.

In addition, we also support the changes to Title 29 that staff is recommending directly to City Council and are outside our purview:

3. Amend Title 29, Property Maintenance, as shown in the Recommended Draft.

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

Respectfully submitted,



Mary-Rain O'Meara, Chair

