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April 20, 2012

Mayor Adams and Portland City Council
Portland City Hall
1121 SW 4th Avenue
Portland, OR 97204

Subject: Land Use Review Extensions Project II

Dear Mayor Adams and City Commissioners:

On April 10, 2012, the Portland Planning and Sustainability Commission held a hearing and unanimously approved the Land Use Review Extensions Project II. Staff proposed three amendments to the Zoning Code, which are explained in the *Recommended Draft*.

The most time-sensitive of the amendments is the proposal to extend the expiration date of a limited set of land use reviews and land division preliminary plans by two years. A previous ordinance, adopted by City Council in 2009, extended the expiration dates to June 2012. Because of the continued struggling real estate market and limited lending, some applicants have been unable to proceed with their development plans. The proposed amendment, to further extend land use approvals for a limited period, is one tool the City can use to eliminate barriers to Portland's economic recovery.

The Planning and Sustainability Commission received testimony in support of the amendments and unanimously recommends that City Council:

- Adopt the ordinance;
- Adopt the report titled *Land Use Review Extensions Project II: Recommended Draft*; and
- Amend the Zoning Code as shown in the report.

We thank you for your consideration of our recommendation.

Sincerely,

Andre' Baugh
Chair



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