

Portland Planning Commission
Summary Minutes
November 24, 2009
12:30 – 3:00 pm

Commissioners Present: Andre' Baugh, Don Hanson, Lai-Lani Ovalles, Howard Shapiro, Chris Smith

Commissioners Absent: Michelle Rudd, Jill Sherman, Irma Valdez; one vacancy

Staff Present: Susan Anderson, Joe Zehnder, Brian Campbell, Sallie Edmunds, Shannon Buono, Diane Hale, Joan Hamilton (Recorder); Ann Beier, Office of Healthy Rivers

Others Present: Greg Theisen, Port of Portland

Don Hanson convened the meeting.

River Plan North Reach

Action: Update / Discussion

Documents Distributed:

- The River Plan North Reach: Recommended Draft, November 2009, Volume 1A: Policies, Objectives and Recommendations
- Draft letter of support from Planning Commission to City Council, Nov. 24, 2009
- Letter from Planning Commission to City Council, July 27, 2009
- Willamette River Early Project Review Pilot, Draft Nov. 10, 2009
- Revised Vegetation Enhancement Standard, Nov. 24, 2009
- Mitigation and Vegetation Enhancement Standard amendments, Calculating The Mitigation and Vegetation In-Lieu Fees, Nov. 24, 2009
- The River Plan North Reach Newsletter, Nov. 2009
- River Plan / North Reach – How Different Stakeholders Benefit, Nov. 24, 2009

Sallie Edmunds reported on progress made since the Planning Commission's vote to forward the Plan to City Council on June 23, 2009. She announced the date of the City Council hearing on December 16, 2009, at 6:30 pm [rescheduled to Feb. 17, 2010]. She reported that Mayor Adams has convened a series of stakeholder meetings to refine elements of proposals, and those meetings have produced a series of amendments. She described contents of the Plan available in the room for review:

Volume 1A, Policies, Objectives and Recommendations

Volume 1B, Code Amendments and Zoning Maps

Volume 2, Economic Prosperity Background Information

Volume 3A, Natural Resources Inventory: Riparian Corridors and Wildlife Habitat

Volume 3B, Natural Resources Inventory: Riparian Corridors and Wildlife Habitat,

Appendices

Volume 3C, Economic, Social, Environmental and Energy Analysis and recommendations for Riparian Corridors and Wildlife Habitat

Volume 4, Access Background Information

Volume 5, Ordinance and Resolution

Sallie Edmunds, Brian Campbell and Shannon Buono reviewed the Planning Commission's updated letter to City Council regarding 1) Mitigation Banks, 2) Calculating Mitigation and Vegetation In-Lieu Fees, 3) Revised Vegetation Standard, 4)

City, state, federal coordination, 5) Prioritizing and funding investments; 6) Resolving environmental/industrial land use conflicts on Harbor ReDi sites, 7) administrative rules.

Sallie Edmunds explained that the City's most important role will be certification once mitigation banks are established. Don Hanson stressed that the City should uphold benchmarks for quality, but administrative structures should be flexible and performance-based.

Brian Campbell described scenarios for paying in-lieu fees, some of which he said presented worst-case financial scenarios that would be unlikely if proposed processes are followed. He noted that the City has applied studies and methodologies representing over 20 years of research and experience.

Susan Anderson explained that the River Plan North Reach provides an overall picture of how mitigation and in-lieu fee options will function, but Bureau of Environmental Services will work out administrative details.

Commissioners asked questions about the amount of funding needed to accomplish the City's goals for restoration and preservation and whether all stakeholders now accept the City's proposals. Audience member Greg Theisen, Port of Portland, shook his head no. Brian Campbell confirmed that any funds collected would always represent a small portion of the funding necessary to preserve and restore pearls in the chain of identified natural resources that are the focus of the plan.

Ann Beier, Office of Healthy Working Rivers, stressed the importance of the City's continued regulation below the Ordinary High Water Mark. She proposed a coordinated process working with State and Federal Agencies and her office's commitment to working with private developers to streamline the process.

Sallie Edmunds expressed appreciation for the commitment of the Office of Healthy Working Rivers to pursue a coordinated process and noted that Mayor Adams has asked for regular monitoring and evaluation of a 2-year pilot program.

Diane Hale referred to Action Items in Appendix A of the Recommended Draft.

Susan Anderson and Planning Commissioners noted the interconnectedness of various plans with the River Plan North Reach, including the Bicycle Master Plan [*nka* Bicycle Plan for 2030], the Climate Action Plan, and the Portland Plan. Brian Campbell and Sallie Edmunds noted that the River Plan North Reach proposes increased rail capacity and subsequent reduction of gas emissions.

Don Hanson stressed that this plan is an important first step, but implementation will test proposals. Andre Baugh requested an update on how things turn out at a later meeting.

Director's Report

Susan Anderson reported on two Portland Plan workshops, with five more scheduled, and plans for additional meetings in January to complete Round 1 of workshops. She described the Round 2 series of workshops that will lay out goals for the plan and Round 3 workshops that will provide planning scenarios for such things as 20-minute neighborhoods.

Commissioner Chris Smith reported that the format of workshops has been successful, prompting good conversations among participants. Commissioner Howard Shapiro commented on the tremendous turnout, good organization, and helpful leadership by the Mayor.

Susan Anderson reported on the upcoming budget process, noting that more cuts will be necessary. She said the bureau continues to depend on one-time funding when ongoing funds are necessary to sustain programs.

The meeting adjourned at 1:45 pm.