

Portland Planning and Sustainability Commission

Tuesday, June 10, 2014

12:30 p.m.

Meeting Minutes

Commissioners Present: Andre' Baugh, Mike Houck, Gary Oxman, Katherine Schultz, Howard Shapiro, Chris Smith

Commissioners Absent: Karen Gray, Don Hanson, Michelle Rudd

BPS Staff Present: Susan Anderson, Deborah Stein, Sallie Edmunds, Debbie Bischoff, Mindy Brooks, Julie Ocken

The new **PSC Youth Commissioner**, Maggie Tallmadge, was introduced before the meeting. Maggie is an active of a number of outreach groups and has worked with a huge variety of people really from around the world. She has participated as a member of the UN Major Group on Children and Youth and has been on the General Assembly floor, speaking to delegates and other major groups. Closer to home, she has worked with Verde and NAYA and has a great sense of Portland's needs in terms of groups and areas in the city that need a strong advocate.

Update about other **open PSC position:** Jackie and Susan met with two candidates last week and will meet with two more this week. Hopefully the Mayor will have a recommendation in the next week or two, and then we'll confirm both new PSC members in early July.

Chair Baugh called the meeting to order at 1:02 p.m. and gave an overview of the agenda.

Items of Interest from Commissioners

Commissioner Smith mentioned watching last week's RICAP 6 hearing the short-term rentals portion.

- *Chair Baugh* noted that Council heard much of what the PSC heard as well as concern about condos and apartments as well as vacation rentals. There were 2 amendments to the original ordinance. Council heard concerns about inspections and affordability of housing.

Chair Baugh attended an "immigrant tour" of East Portland last week with *Commissioner Gray*. Many immigrants who come start out in, for example, Hillsboro and Beaverton, and wait to get a house or apartment in Portland proper due to the lack of availability of affordable housing.

- *Commissioner Houck* noted that he was flying back from Seattle, and wound up on a much delayed flight with a family who was emigrating from Russia. There was such a community here of a couple hundred people greeting them in Portland.

Director's Report

Susan Anderson

- RICAP 6 update: As others have noted, the first hearing was at Council was last Wednesday. As the PSC did, Council split RICAP 6 into the short-term rental (STR) amendments and the group of all the other pieces. The "other" bit will have the second reading tomorrow. We now have a Council work session about the STR amendments scheduled for Tuesday, June 24 at 10 a.m., and the earliest the next Council meeting for that portion of RICAP 6 will be July 2 at 2 p.m.

Requiring inspections, number of bedrooms that can be rented, options for multifamily buildings and vacation rentals are issues that Council had questions about.

- 3 amendments were made that will further be discussed at the work session:
 - BDS inspection the first time, then self-inspections.

- Require carbon monoxide detectors.
- BPS and BDS to come back to Council in 2016 with an impacts report.
- BPS budget: for RICAP, BDS was directed to fund 2.5 positions to continue the program in FY14-15. The budget also moved \$500,000 to ongoing funding (instead of having to continually ask for one-time funding). This will support 3.5 district liaisons and 2 positions for on-going code work. For 2014-15 specifically, PDC will pay for 2 positions to work on code issues and implementation issues for the Central City. Much of this is thanks to the Mayor's priorities including healthy connected city work.

Consent Agenda

- Consideration of Minutes from 5/13/14 PSC Meeting
- [R/W #7452](#), proposed vacation of a portion of NE Vancouver Way south of NE Gertz Rd
- [R/W #7712](#), proposed vacation of a portion of E Burnside Street west of NE MLK Jr Blvd

Chair Baugh asked for any comments for the consent agenda.

Commissioner Shapiro moved to approve the Consent Agenda. *Commissioner Smith* seconded.

The Consent Agenda was approved with an aye vote.
(Y6 – Baugh, Houck, Oxman, Schultz, Shapiro, Smith)

Comprehensive Plan Update Schedule

Briefing: Deborah Stein

Documents:

- [Comp Plan at PSC Schedule](#)
- [Revised Schedule](#)

Deborah provided an overview of work around the Comprehensive Plan that will come to the PSC as noted in the [Revised Schedule](#). There will be 3 briefings before, and separate from, the hearings; the hearings will really be devoted to public comment, so the briefings will come before the meetings where the PSC hears public testimony. Briefings are divided into an overview and goals and policies; map; and Citywide Systems Plan (CSP) and Transportation Systems Plan (TSP). Our guess is that most testimony will be about the map (proposed changes) and project list.

We are scheduling 4 hearings on the Comp Plan update. The first and fourth will be in this building, and the second and third will be in the community. The community ones will likely be based where the most map change proposals are located. At any hearing, the public can testify about what they want, but we are giving a theme for each hearing.

Chair Baugh asked about the November 4 meeting starting at 4 p.m.

- This helps to span the work day and evening to accommodate different people's schedules. Staff can look at a different (evening) time for this meeting if that's preferable for PSC members.

The launch date for the Proposed Comp Plan is July 21. PSC members will receive a copy at their July 22 meeting.

Commissioner Smith is on the TSP Expert Group. He noted that the group has asked to expand the project list, especially because there are old projects that would be judged against new projects with the new filter being applied. Also, the TGM grant for the on-street parking work is being done in parallel time-wise, so there is a major piece that we won't be able to digest and fit into the list.

Staff has started to get the word out about the Comp Plan Update via the Curbsider, culturally-based newspapers and other local news and the [BPS website](#). We are doing our usual outreach to business and neighborhood associations.

Between now and July 21 we will publish a preview of the map app, which will be interactive: people can type in an address, and the map will show what may be changing on and/or near a property. The map app is being designed to be used on mobiles as well.

BPS will send out postcards to anyone whose property may be affected by the map changes. We are setting up a customer service structure to allow BPS to be ready for questions that we'll receive from the public about the map changes. There will be a phone bank, drop in "office hours" in different locations that we'll advertise, and trainings to help people feel informed and educated so they understand what may affect them in the proposed changes.

Commissioner Schultz noted that one of the comments about the original map app was that it would have been useful to have demographic information. Is that a component this time around?

- There is a way for people to provide testimony to the PSC through the map app. We want to capture demographic information, but that will be decoupled from their identifying information. We are still working on capturing the information for reference and to see who uses the app but keeping it separate.

I've been getting lots of questions and confusion about implementation. Will we have information about that part as well?

- The postcards will be differentiated e.g. for property owners who will be affected by the mixed use zoning project. We will also have some public involvement events to share work in progress, which will feature both the Comp Plan Update work and implementation project information regardless of where in the process each project is.

If there were a one-stop area on the website about each part/piece, that would be helpful.

- We are developing lots of FAQs and revamping parts of the website to help clarify all the components to the Comp Plan Update.

Staff will be meeting with various organizations that have memberships of people who may be affected to provide trainings for these groups so they can also help explain the projects to their groups.

Commissioner Shapiro asked about working with ONI.

- Yes. We will work with ONI and our Diversity and Civic Leadership partners to get the word out and to hear from them about best ways to get the word out.

Chair Baugh asked about getting bureau comments to the PSC within an appropriate time frame (e.g. not at the last hearing).

- Definitely. And we have had conversations with bureaus already on getting the Proposed Draft ready for publishing and review.

On trying to get Council and their staff engaged and informed about the Comp Plan early, how can we get them up to speed sooner than later?

- We will work to help give the same coaching and information for constituents.

Willamette River Goal 15 Inventories

Briefing: Debbie Bischoff, Mindy Brooks

Documents:

- [Staff Memo](#)
- [Proposed Goal 15 Inventories Report](#)

Debbie introduced the team working on this project, including Mindy Brooks, Sallie Edmunds and herself.

The Willamette River Inventory was last completed in 1986 as part of 1987 Willamette Greenway Plan. It responds directly to statewide planning Goal 15.

This Goal 15 inventory, along with other information, will be used to inform updates of City's plans along the Willamette River. The first use of this inventory will be to inform development of the River Plan/Central Reach, which is part of the Central City Plan, currently underway and expected to be adopted in 2016. Updates to the Willamette Greenway Plan for the rest of the river will follow.

The reason we are preparing this inventory is that during the appeal process for the River Plan/ North Reach, LUBA ruled that they could not determine if the information in the legislative record satisfied the Goal 15 requirement. So, going forward we want to have a Goal 15 inventory that is labeled as such and that contains the information that is specifically set forth in Goal 15 to address this concern.

Staff has been letting people know of the process through the River Plan enews, BPS website and through over 5000 notices sent to property owners in the inventory area and others. Two public open houses were held. Staff have talked with about 30 people at the open houses plus phone calls, all from "inquisitive people;" there hasn't been any concerns raised, just questions so far. Staff has also notified interested agencies and have met with DLCD staff who will provide testimony to the PSC.

The maps in this inventory feature geographic representations of regulatory, land use, ownership, environmental, recreation, historic and cultural information. The inventory provides map information for the area along the river that we consider through the overlay zone boundary. The data sources are primarily from BPS' GIS team and County sources.

The Willamette River Greenway is about 17 linear miles. Within its boundary is about 6730 acres. Each reach has different characteristics: the North is heavy with industrial employment; Central has more mixed-use and urban development; and the South has comparatively more open space and natural area.

Overall, 62 percent of the greenway zoning is in industrial and 20 percent is open space.

Debbie walked through a number of items and highlights in the report. For example:

Page 7 highlights private and public property ownership by reach area. *Commissioner Houck* noted there may be some errors, so staff will revisit this list and will provide amendments to it at the June 24 PSC hearing.

In terms of natural resources (page 8), it is of course mostly the Willamette River. But the South Reach has other significant natural features too (e.g. Oaks Bottom Refuge).

Recreational needs (page 10) are required to be addressed, and a summary is noted on page 11. Staff used the Parks Vision 2020 Plan as the base for this inventory, along with individual park and natural resource master plans.

The PSC public hearing to recommend the inventory as updated supported information to the Willamette River Greenway Plan.

This work is purely an existing conditions report and does not change policies and regulations.

Actions and any policy changes will come through specific river plans like the Central Reach as part of the Central City 2035 Plan.

Commissioner Houck noted he sent questions and observations to staff. How this inventory could be used to relate to other policies in the future. Did you do comparisons from the original plan to now?

- This is mostly GIS work-based, unlike when *Commissioner Houck* worked on the first inventory and walked the greenway. When we update the more detailed inventory, like we did for the North Reach, we bring in relevant information from past work and other plans. There is lots of background information to use as a great starting point.

Chair Baugh asked about the recommendation. Is this part of the Comp Plan?

- This replaces the 1987 original inventory for the Willamette Greenway as supporting information, which ultimately is part of the Comp Plan. It will also answer the LUBA question about the inventory that arose during the River Plan / North Reach work.

Commissioner Houck is impressed with the work by staff. He has been involved in natural resource work for 40 years now. BPS, BES and Parks have really enhanced their ability to do this work. What about the low-medium-high rankings?

- These rankings are an output of the Natural Resources Inventory (NRI). The High-med-low ranking is based on that methodology. When we do the planning work we'll look to prioritize restoration, etc.

There has been lots of work done that looked at whole river in terms of potential restoration (the Bank Design Notebook). This will also be used as a resource, especially as we update the Central City Plan.

Susan thanked staff on this work. All components, including technical aspects, writing and layout have all been done in-house.

Commissioner Schultz asked about boundary lines jogging mid-river.

- These are based on the City boundary, Urban Services Boundary and where we have planning authority.

Ownership map: do the colors mean anything?

- Used just to define properties, not color-specific.

Historic and cultural resources: how are these determined?

- State worked with the City to inventory resources within the city. This hasn't officially been updated in about 25 years. A property owner can request to be taken off the list or added to it, but that's the only updating that's gone on.

Commissioner Houck asked about Goal 15 being applied on the Willamette, but not Goal 5. I think Goal 5 provides a more robust opportunity to protect resources.

- We have to comply with Goal 15, and have the option of whether or not to follow the Goal 5 process within the Willamette Greenway Boundary.. The intent behind Goal 15 and Goal 5 is different and we will discuss the application of those goals during the planning process.

Adjourn

Chair Baugh adjourned the meeting 2:08 p.m.