

Portland Planning and Sustainability Commission

Tuesday, June 24, 2014

6:00 p.m.

Meeting Minutes

Commissioners Present: Karen Gray, Don Hanson, Mike Houck, Gary Oxman, Michelle Rudd, Katherine Schultz, Howard Shapiro, Chris Smith

Commissioners Absent: Andre' Baugh

BPS Staff Present: Joe Zehnder, Sallie Edmunds, Debbie Bischoff, Mindy Brooks, Julie Ocken

Vice Chair Schultz called the meeting to order at 6:00 p.m. and gave an overview of the agenda.

Items of Interest from Commissioners

Commissioner Smith attended the Council work session this morning on short-term rentals. They had a good discussion based on the staff issue sheet. Things that are likely to get amended included: inspections and need for an initial inspection, then a self-certification process; defining what "primary resident" means; and if multi-family buildings should be included. I spoke to the last point and wanted to be sure Council heard the PSC's concerns about housing affordability.

- *Commissioner Houck* thanked *Commissioner Smith* for attending the work session earlier today, especially in light of Chair Baugh's concerns regarding potential impacts on housing stocks. He suggested that PSC members might want to follow up with meetings with the Mayor and commissioners.

Commissioner Gray noted she attended the June 6 PDC "immigrant tour" with *Chair Baugh*. It was designed to introduce people to East Portland and show off and embrace the idea around immigrant and refugees that are adding to the city's economic development.

Commissioner Hanson continues to serve on the CC2035 Plan SE Quad Plan Advisory Committee. There was an energetic design workshops earlier this month that produced lots of good input.

Commissioner Shapiro noted the Comp Plan is the "big thing" coming forward to the Commission. Can we get a graphic of where we start, where we're going, how we're doing?

- Yes, staff can produce that to share with PSC members.

Director's Report

Joe Zehnder

- The Mayor has made his selection for the other open position on the PSC who is Teresa St Martin, a realtor with environmental interests. We are looking to confirm both Teresa and Maggie at Council on July 16.
- In addition to what *Commissioner Smith* mentioned about the work session this morning, Council also approved adding a requirement for carbon monoxide detectors. Also, they decided that the operator doesn't have to be the primary resident. Vacation rentals were confirmed as a separate issue that needs further/other attention. With the primary residence requirement, it takes the heat off residential requirements.
- We have confirmed a quorum for all the remaining PSC meetings this calendar year. We won't have a PSC meeting on July 8. Your next meeting is July 22, which will be two briefings, one on the Climate Change Preparation Strategy and your first about the Comp Plan Update (policy overview).

Consent Agenda

- Consideration of Minutes from 6/10/14 PSC Meeting
- R/W #7720, proposed street vacation of a portion of an unnamed street north of N Schmeer Road
- R/W #7261, proposed street vacation of a portion of N Ramsey Boulevard west of N Lombard Street

Vice Chair Schultz asked for any comments for the consent agenda.

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

The Consent Agenda was approved.

(Y8 – Gray, Hanson, Houck, Oxman, Rudd, Schultz, Shapiro, Smith)

Willamette River Greenway

Hearing: Debbie Bischoff, Mindy Brooks, Sallie Edmunds

Documents:

- [Staff memo](#)

Debbie introduced Sallie and Mindy and acknowledged the BPS graphics and GIS staff in producing the document.

The project is an update of the Willamette Greenway inventory from 1986, which set boundaries and regulations for the Willamette Greenway. Today is an update to that information.

This project is not part of periodic review. The inventory is based on the information in Statewide Planning Goal 15 and is mostly maps with some summaries and descriptions. It doesn't change policies or regulations or boundaries. This inventory and other data is informing the River Plan Central Reach as part of CC2035 Plan.

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;" those folks didn't voice concerns, they just asked questions. Staff has also notified interested agencies and have met with DLCD staff who have provided testimony to the PSC. DLCD staff is here today if the Commission has questions.

The maps in this inventory feature geographic representations of zoning, 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.

This is a current snapshot of existing conditions.

Testimony we've received has been helpful to show us what data and text needs to be corrected/clarified.

- American Waterway (Portland Spirit): We will clarify for this property that the general land uses are river-dependent and industrial. We will correct the map to show the existing Willamette Greenway Trail alignment which extends from Caruthers St down 4th Avenue to the Springwater Corridor.
- Working Waterfront Coalition asked for a more robust inventory of lands committed to industrial uses. Staff noted that this comment is about Goal 9, which is being addressed in the Comp Plan update. The inventory in front of the commission today is narrowly focused on the Goal 15 components.
- Port of Portland asked that the document emphasize the importance of the harbor, industry, shipping and maritime influence. Staff noted again that the information presented is based only on Goal 15 components, and the other components related to Goal 9 are part of the Comp Plan update. There is some discrepancy noted in acreages in the tables. This is because some totals are based on the land only, and some include the river as well.
- Schnitzer: Staff received testimony regarding technical mapping issues late in the day and will review comments and will discuss with Schnitzer.
- Staff also noted they need to revisit property ownership sections.

Commissioner Smith commented on public/private dock question in the American Waterway letter.

- We will take that off; it is a private dock.

Testimony

Written Testimony

- American Waterways / Portland Spirit
- Port of Portland
- DLCD
- Working Waterfront Coalition (WWC)
- Schnitzer Steel

Vice Chair Schultz closed testimony

Discussion

Commissioner Houck noted that about 30 years ago he and planning staff did the first Willamette Greenway inventory. He pointed out that staff has done an excellent job and was quite proud of the quality of their work. Today's update is critically important to go forward with planning. There are outstanding concerns that will be dealt with, but we now have a good inventory to start.

Commissioner Hanson asked that staff make the refinements and corrections as have been suggested. What's the time frame to taking the project to Council?

- We are hoping to go to Council in August, depending on their schedule.

Commissioner Gray asked about the WWC letter that says "it's critically important, both legally and practically, that a more robust inventory of lands committed to industrial use be prepared by the City as part of this periodic review task."

- This inventory is not part of periodic review; it is updating the current Comp Plan. Goal 9 is part of periodic review and we are doing a more robust inventory of industrial lands. The Economic Opportunities Analysis (EOA) is part of the Comp Plan update.
- Today is solely about the Goal 15 inventory, which we completed conservatively based on state requirements. It is narrow in that regard. Any planning and land use decisions take into consideration all the information and data we have, not just the Goal 15 inventory.
- Goal 15 requires that we document land committed to industrial uses. In consultation with DLCD, we interpret that to mean land zoned for industrial uses.

We did have a conversation with the City Attorney today, and she did not have concerns about this letter.

Commissioner Rudd: Is the staff's position that the term committed as used in Goal 15 does not have the same meaning as the term committed as used in the context of Goal 9?

- Yes. Goal 9 encourages you to think about the productivity of the land, not just the zoning.

Vice Chair Schultz: When does the Goal 9 evaluation work begin?

- This is within the EOA and the Buildable Lands Inventory that you had hearings about as background to the Comp Plan Update. The EOA coming back as part of the Comp Plan Update with extensive amendments, including an approach to West Hayden Island.

Recommendation

Commissioner Hanson moved

- that the Portland City Council adopt the Willamette River Greenway Inventory as a supporting document to the River Plan, an update of the Willamette Greenway Plan.
- and
- to direct staff to continue to refine the inventory as part of producing a PSC Recommended Draft of the Willamette River Greenway Inventory that will be forwarded to the Portland City Council for a final hearing.

Commissioner Houck seconded and the vote passed.

(Y8 – Gray, Hanson, Houck, Oxman, Rudd, Schultz, Shapiro, Smith)

Adjourn

Vice Chair Schultz adjourned the meeting 6:32 p.m.