

# Land Use Training



SMILE

July 15, 2015

# Objectives

- Understand role of neighborhood associations in land use
- Become familiar with best practices with land use notices
- Discuss long-range planning & advocacy opportunities
- Inspire thought/discussion about SMILE's land use

# What is SMILE's Role in Land Use?

- Convener of neighbors
- Distributor of information
- Forum for development meetings
- Advocates
- Source of ideas
- “Recognized organization”



# How are you recognized?

- Land Use Review Process
  - Notices and decisions
  - Some fees waived
  - Comments may be afforded greater weight
- Neighborhood contact
  - Certain types of land divisions
  - Historic and design zones
- Resources
  - BPS District Liaison
  - SE Uplift staff



# Notification, you say?



# When are you not notified

- Most non-discretionary reviews
  - Building Permits
  - Zoning Permits
  - Mechanical permits
  - Lot confirmations & property line adjustments
- Development that is allowed “by right”



# When are you notified?





# Discretionary Reviews

- Adjustments
- Conditional Uses
- Design/Historic Review
- Environmental Review
- Land Divisions
- Zone Changes



City of Portland, Oregon  
Bureau of Development Services  
Land Use Services  
FROM CONCEPT TO CONSTRUCTION

Amanda Fritz, Commissioner  
Paul L. Scarlett, Director  
Phone: (503) 823-7300  
Fax: (503) 823-5630  
TTY: (503) 823-6868  
[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** June 24, 2015  
**To:** Interested Person  
**From:** Kathleen Stokes, Land Use Services  
503-823-7843 / [Kathleen.Stokes@portlandoregon.gov](mailto:Kathleen.Stokes@portlandoregon.gov)

## **NOTICE OF A TYPE II PROPOSAL IN YOUR NEIGHBORHOOD**

Development has been proposed in your neighborhood that requires a land use review. The proposal, review process, and information on how to respond to this notice are described below. Copies of the site plan, elevation drawings and zoning map are attached. I am the staff person handling the case. Please call me if you have questions regarding this proposal. Please contact the applicant if you have questions regarding any future development on the site.

Because we must publish our decision within 28 days, **we need to receive your written comments by 5 p.m. on July 15, 2015.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 15-160484 AD, in your letter. It also is helpful to address your letter to me, Kathleen Stokes. You can also e-mail your comments to me at my e-mail address identified above.

## **CASE FILE NUMBER: LU 15-160484 AD**

**Applicant:** Kym Nguyen, Concept Design & Associates  
PO Box 8464  
Portland, OR 97207-8464

**Representative:** Ante Skoro, Clear Water Homes LLC  
PO Box 2885  
Clackamas, OR 97015

**Owner:** Ivan Skoro TR & Karolina Skoro TR  
13030 SE Wiese RD  
Damascus, OR 97089-8346

**Site Address:** 8213 SE 9TH AVE

**Legal Description:** LOT 1, PARTITION PLAT 2002-126; LOT 2, PARTITION PLAT 2002-126  
**Tax Account No.:** R649825010, R649825020, R649825020, R649825020  
**State ID No.:** 1S1E23CC 06901, 1S1E23CC 06902, 1S1E23CC 06902, 1S1E23CC 06902

**Quarter Section:** 3831  
**Neighborhood:** Sellwood-Moreland, contact Ellen Burr at 503-754-3868.  
**Business District:** Sellwood-Westmoreland, contact Tom Brown at 503-381-6543.  
**District Coalition:** Southeast Uplift, contact Bob Kellett at 503-232-0010.  
**Zoning:** R2a,d (Residential 2,000, Low Density Multi-Dwelling with Alternative Design Density and Design Overlays)

**Case Type:** Adjustment Review  
**Procedure:** Type II, administrative decision with appeal to Adjustment Committee.



# How can SMILE respond?

- Distribute information
- Help concerned neighbors navigate the process
- Convene stakeholders for a discussion
- Take a position as a board
  - Written testimony
  - Testimony at hearings
  - Appeal



# Best practices

- Gather as much information as possible
- Invite all stakeholders before making a decision
- Follow open meeting laws
- Testimony
  - Speak to the approval criteria
  - Facts are stronger than feelings (except w/ politicians!)



# Demolition Notification

- 35-day delay on all single family demolitions in residential zones
- Possibility for further 60-day demolition delay
- Delay request must show:
  - Attempt to contact property owner
  - Significance of property to neighborhood
  - Plan to save the structure
  - A Pro-forma budget and evidence of funds/fundraising plan
- Hearings Officer rules on delay request



# Other notifications

- Major alterations and additions
- Short-term rentals
- Liquor licenses
- Other bureaus



# Meeting with developers

- Gather and distribute information ahead of time
- Provide questions to developer in advance
- Invite all impacted parties
- Establish guidelines and follow them
- Set a respectful tone
- Don't let a few voices dominate
- Designate a point person for follow up
- Be realistic with your expectations  
& requests



# Halftime





# Long-range Planning

- **The Bureau of Planning and Sustainability** oversees long-range planning in Portland. BPS writes the Portland Zoning Code.



- **The Bureau of Development Services** performs land use reviews and reviews building/development permits. BDS implements the Portland Zoning Code.



# Long-range planning

- **Long-Range Planning** involves developing policy and implementation tools (usually regulatory) to address community vision and changing conditions. Often referred to as the legislative process.
- **Land Use/Development Review** involves applying regulations and procedures to review building and land use proposals. Discretionary land use reviews follow a quasi-judicial process.



# Comprehensive Plan



# Comprehensive Plan

- 20-year growth plan for the city
- Policies and infrastructure system priorities
- Two map system
  - Designation map: What is envisioned for future
  - Zoning map: What can be built today
- Changes to underlying zoning
  - Mixed Use sites
  - Colleges/hospitals



PSC Draft Recommended Comp Plan

- Open Space
- Farm and Forest
- Single-Dwelling 20,000
- Single-Dwelling 10,000
- Single-Dwelling 7,000
- Single-Dwelling 5,000
- Single-Dwelling 2,500
- Multi-Dwelling 3,000
- Multi-Dwelling 2,000
- Multi-Dwelling 1,000
- High Density Multi-Dwelling
- Central Residential
- Institutional Campus
- Mixed Employment
- Industrial Sanctuary
- Central Employment
- Central Commercial
- Mixed Use – Urban Center
- Mixed Use – Civic Corridor
- Mixed Use – Neighborhood
- Mixed Use – Dispersed





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# Avenues for board participation

- Policies, goals, and designation map in front of City Council
  - Testimony: August -> Fall hearings
- Mixed Use Zoning
  - Released in August
  - PSC hearings in October/November
  - City Council hearings in late winter
- Zoning Map
  - Released in September
  - PSC hearings in late winter
  - City Council hearings in 2016



# Residential Infill Project

- Scale of houses
- Narrow houses/lots
- Alternative housing options



# Resources, Resources, Resources

- PortlandMaps.com
- Notices, Hearings, Decisions:  
<http://www.portlandoregon.gov/bds/36652>
- Zoning code hotline: (503) 823-PLAN (7526)
- Marty Stockton, BPS District Liaison:  
[marty.stockton@portlandoregon.gov](mailto:marty.stockton@portlandoregon.gov), (503) 823-2041
- Comprehensive Plan hotline: (503) 823-0195
- Resolutions Northwest
- ABCs of Land Use Training
- SE Uplift Land Use and Transportation Committee (3<sup>rd</sup> Monday of month 7-9pm at 3534 SE Main)

# Thank you



Bob Kellett

[bob@seuplift.org](mailto:bob@seuplift.org)

(503) 232-0010 ext. 314