



COMMUNITY ADVISORY COMMITTEE- Summary Minutes

Zoom Webinar

December 15, 2020, 6:00 PM

CAC Members Present: Cameron Ewing, Louisa de Heer, Ann Vaughn, Kate Perle, Mary Leontovich, Jon Belcher, Rick Duncan, Hans Wittig, Louie Vidmar

Community Members Present: Carleen Reilly, Harry Sanger, Sue Wolling

Staff Present: Terri Harding, Chelsea Hartman, Elena Domingo, Alissa Hansen

Agenda Items

1. Standing Items

- Introductions and Kudos/Gratitude – everyone shared what we're proud and/or grateful for.
- Public Comments
 - Carleen Reilly – River Road resident, looking forward to continued neighborhood planning.
 - Harry Sanger – River Road resident, moved into a new house this year.
 - Susan Wolling – wanted an update on the process.

2. Discuss Land Use Priorities and Staff Recommendations for Phasing of Code Actions

- Chelsea shared the goal of getting support for code 1 priority actions so that we can move forward, work on developing the code concepts, bring those concepts to Planning Commissions, City Council and Board of Commissioners to get direction, and start vetting with the community.
- Chelsea discussed the phasing of the land use code amendments, how they related to the priorities, and shared the hard line issues previously discussed with Jon, Kate, and Cameron.
- Talked about how a number of the phase 2 code actions are related to HB 2001 and will either be accomplished as part of the HB 2001 middle housing code changes or may be prevented by the state's minimum standards. Staff and consultants working on HB 2001 implementation will take a look at the Neighborhood Plan actions and compare them to the state's minimum standards to evaluate if and how we can still move those actions forward. Jon and Cameron will also review these actions.
- Discussed what makes some actions appropriate for a city-wide process vs. a code amendment for a special area zone. Talked about Neighborhood Applicant meeting process in action 11.1.1 and how staff believe this would be a citywide code amendment fix and therefore would need to be initiated by Council and prioritized to receive needed funding and staff resources to implement.

- Talked about how River Road and Santa Clara have many unique characteristics in the area that the community would like to see addressed, parking standards and private roads for example. Also shared how River Road and Santa Clara are under tremendous pressure to be developed and neighborhood input is needed about development.
 - Staff shared that increasing off-street parking requirements would be inconsistent with many of our City policies as well as potential upcoming state rulemaking for Climate Friendly and Equitable Communities, which specifically will address limiting off-street parking requirements. Could explore other possible solutions to consider in Corridor Study code and/or non-code solutions to address parking concerns.
- Talked about how Phase 3 from the neighborhood perspective seems like “someday, maybe never” and shared concerns that after Neighborhood Plan adoption, CAC and the community won’t have an influence on actions and priorities and therefore feel like they need to see what the commitment is from the City on each action item as part of the plan.
- Talked about wanting the neighborhood actions to be used to influence and augment other City plans, programs, or processes to help move those forward and having staff in other departments know about and reference neighborhood plan actions to show support for their related projects.
- Regrouped and talked about moving forward by having CAC agree on the phase 1 code amendments that staff know we have the resources to move forward on, knowing that there will be other actions that need to be discussed in more detail.
- Terri and Alissa talked about the Planning Division’s work plan and how staff want to support the Action Plan as much as possible, but there is a limit to the staffing and resources that are available.
- Expressed wanting to see the City department, current City contact, current consideration (if any), relevant long-range work plan document, potential steps to implement, timing to initiate, and commitment to implement (if any) for each action item before agreeing to the plan.
- Staff noted the need to include feasibility and policy considerations on that list. Staff will be able to add more details mentioned for some actions, but there will be many that staff won’t have this information for.
- Many expressed a desire to make some forward progress at this meeting and wanted to look at the Phase 1 code actions to see if there was agreement that this would be a good place to start and give staff direction to start working on. Chelsea walked through the Phase 1 code actions.
- Asked about the difference between 14.3.1 and 14.3.2 and whether they were contradictory because one references lot-specific plan designations and the other talks about maintaining existing plan designations.
 - The intent behind 14.3.2 was meant to limit upzoning of R-1 in the Willamette Greenway Area, the action would benefit from being rewritten to better capture this intent. Staff will work on best way to word action to get at the intent.
- Shared concerns about current commercial zones being rezoned for mixed-use as part of the corridor code and the possibility that they’d be taken over by residential development and result in the loss of precious commercial land. Staff noted that current C-2 zoning allows

residential development. Talked about addressing this concern as part of the code development with horizontal mixed-use or limiting a percentage of residential development.

- Cameron and Jon talked about reviewing the HB 2001 related actions together because some no longer make sense or can maybe be re-written. Staff will share notes after HB 2001 related actions are reviewed by staff and consultants working on HB 2001 implementation.
- CAC members were comfortable moving Phase 1 code actions forward so long as it didn't take other actions off the table, want to take a deeper look at A (high) rated priorities that were not incorporated as part of Phase 1.
- Kate, seconded by Cameron, moved to approve the current set of Phase 1 code priorities as a beginning to seek input and direction from City and County decision-makers to begin working on as part of the neighborhood plan adoption package. All present members (Kate, Jon, Cameron, Louisa, Hans, Ann, Mary) gave a thumbs up/approved the motion.

3. Outreach Update

- Community Actions - Elena and Louisa talked about how to develop leaders for community actions that can help move these actions forward and be involved in ongoing implementation, how RRCO and SCCO might take on some of these actions, about wanting to use virtual platforms to our advantage to engage, and about creating space for people to highlight the things they're contributing to their neighborhood and inspire and build each other up.
- Staff will meet with Julie early in the new year to get her outreach ideas and thoughts.
- Planning's Intern, Leah, is interested in working on a project to help build momentum and community advocacy around the Community actions.

4. Discuss Changes to other Topic Area Priority Actions

- Staff did not receive any updated priority comments from CAC since the November meeting.
- CAC would like to extend the opportunity to provide feedback about the priorities and would like the list of goalkeepers to know who to send comments to. Deadline to submit changes or comments to priority action items due January 12th (a week before our next meeting).

5. Coordination with City/County Projects

6. Safe Routes to School Grant

- Elena gave an update that the Oregon Transportation Commission approved Oregon Safe Routes to School Infrastructure Grants across the state, including Howard Elementary School. The project constructs a separated pedestrian space, a bike lane, a sidewalk, and wayfinding for students.

7. Wrap Up/Next Steps

- Elena will send out an email with minutes and follow-up assignments for CAC.

Follow-Ups

- Staff will begin work on drafting concepts for the current set of Phase 1 code priorities in preparation to bring those concepts to Planning Commissions, City Council and Board of Commissioners to get input and direction.
- Staff will begin adding more details where possible in the Action Plan.
- Jon and Cameron to identify other A (high) priority code actions not include in Phase 1 for CAC and staff discussion.
- Staff and consultants working on HB 2001 implementation will take a look at the Neighborhood Plan actions and compare them to the state's minimum standards to evaluate if and how we can still move those actions forward.
 - Jon and Cameron will also review HB 2001 related actions.
- Rewrite 14.3.2, the intent was meant to limit upzoning of R-1 in the Willamette Greenway Area, needs to be rewritten to better capture this intent. Staff will work on best way to word action to get at the intent.
- Staff will meet with Julie early in the new year to get her outreach ideas and thoughts, specifically around the Community actions.
- Planning's Intern, Leah, is interested in working on a project to help build momentum and community advocacy around the Community actions.
- CAC would like to extend the opportunity to provide feedback about the priorities and would like the list of goalkeepers to know who to send comments to. Deadline to submit changes or comments to priority action items due **January 12th** (a week before our next meeting).