

**Concordia Neighborhood Association  
Land Use & Transportation Committee (LUTC) Meeting**

March 21, 2018, 7 to 9pm  
McMenamins Kennedy School, Community Room

**Minutes**

**Members Present:** Tyler Bullen, Vice Chair (CNA Board); Steve Elder (CNA Board); Jay Fesler; Ali Novak (CNA Board); Garlynn Woodsong, Chair (CNA Board)

**Also Present:** Susan Millhauser, Contract Recording Secretary; Beth Salloway, Neighbor

**Welcome & Introductions, Quorum Check, Member Attendance Check, Agenda Review**

Garlynn welcomed everyone, opened the meeting, established the quorum, and reviewed the agenda. He shared that Ben Earle, LUTC member and Secretary, had formally resigned. There are currently four vacant seats on the LUTC; the Secretary position doesn't necessarily need to be filled.

**Public Comments**

Beth Salloway introduced herself and shared concerns about development of the narrow lot next to her house. It's a 2,500 sq. ft. lot and she talked with the developer who plans to build a 2,300 sq. ft. house with an ADU (accessory dwelling unit). The house with the half-lot recently sold and the vacant sideyard was separated into a developable lot. She noted her house also has a half-lot without any structures on it and it acts like a buffer. She hoped to possibly purchase the lot next door to put the two lots together, preserve some of the space, and build a smaller home on it. LUTC members shared their understanding of the zoning code, which allows lots this size to be developed. They agreed the proposed development seemed oversized, but explained the overall square footage could fit if three-stories, and that it seems to meet the lot coverage standard. Discussion followed about reaching out proactively and positively and options for reducing the impact, such as the adjacent neighbor requesting the developer build a fence.

**LUTC Operations**

*Minutes* – The draft November minutes were sent out via email prior to the meeting.

***MOTION*** (Garlynn/Steve) – *To approve the November 15, 2017 minutes as amended. **APPROVED** (5 in favor, 0 opposed, 0 abstain)*

**Demolitions, Developments, & Land Use Notices**

*Land Use Notices and Issues* – The committee discussed two land use notices received from the City:

- 4250 NE Portland Highway – land use application for a cottage housing development. The Cully NA is supportive and the developer is thought to be responsible.
- NE Alberta and NE 21<sup>st</sup> Ave. – construction is in progress and will be a four-story, mixed use building on a former vacant lot that previously housed a car repair garage.

**Land Use Oversight and Policies**

*Concordia Neighborhood Design Initiative (CNDI)* – Jay gave an overview of this project to develop voluntary design guidelines that will be shared with developers. He's been on hold and hopes to pick it back up in August.

*Residential Infill Project (RIP)* – Garlynn gave an update:

- CNA sent a letter to the City in December, during the public comment period. Staff has since reviewed the comments and posted them online.
- Staff will be bringing a proposal to the Planning and Sustainability Commission (PSC) soon, May 2018. At this point there isn't an updated draft for people to respond to. The PSC has been getting briefings on the project's background.

*Better Housing By Design (BHBD)* – Garlynn gave an update:

- The public comment period closed March 19.
- BHBD is intended to fix issues with the zoning code related to multifamily development.
- There will be a public comment period on the next draft for the PSC hearings, likely June 2018. CNA should comment on this draft.

## **Transportation**

*City Parking Study Pilot Program* – Garlynn gave an update:

- The Board approved CNA submitting an application for the parking pilot program at their last meeting.
  - The Board got that other neighborhoods might be more deserving but thought it was worth applying for in case no one else did, and was game to participate in the process.
- Several problem areas to take a look at were discussed: 30<sup>th</sup> and Killingsworth (Fox Chase area), near Concordia University, and parts of the neighborhood near Alberta Street.
  - The first step would be to measure and then evaluate alternatives, such as two-hour parking limits, etc.
- Garlynn drafted a letter and circulated to the Board. He'll finalize for Chris' signature and submit by the deadline.

*Update on 2017 Issues & 2018 Developments*

- There's interest in getting back to work on a policy draft on diverters and greenways as a matter of urban form. For example, where the 30's greenway/bikeway crosses Prescott, Alberta, and Killingsworth, a diverter would create safer streets by reducing cut-through traffic.
  - Tyler agreed to take a look at the draft policy and see what it might take to finish it up and submit to the City.

## **LUTC Operations**

*CNews Land Use Articles – Review and Update Article Schedule*

<b>Issue</b>	<b>Author</b>	<b>Due</b>	<b>Topic</b>
May	Steve	4/10	Portland Clean Energy Fund initiative
June	Tyler	5/10	Traffic diverters (tentative)

Potential future topics: Tiny Homes/Campers on Private Property, Broadmoor Golf Course Rezone.

*LUTC Vacancies* – There are four vacancies on the committee (currently five sitting members). Beth may be interested!

*Safety and Livability Team* – At the last Board meeting it was decided to make this an ad-hoc committee, which could be convened as needed rather than have a standing meeting date. They were having trouble getting people to attend, though there's strong interest in the topic as seen at the general meeting on natural disaster preparation and the formation of a neighborhood watch near the Kennedy School

**Adjourn** – The meeting adjourned at 8:45pm.