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Planning and Sustainability
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Proposed Amendments to the Zoning Code Extension of Land Use Approvals

Portland City Council Hearing
Wednesday, May 6, 2009, at 10:00 a.m.
Council Chambers, City Hall
1221 SW Fourth Avenue
Portland, Oregon

Proposed Amendments to the Zoning Code

Extension of Land Use Approvals

<http://www.portlandonline.com/planning/index.cfm?c=45459&a=235141>

On May 6, 2009, the City Council will hold a public hearing to receive and consider testimony on a recommendation from the Portland Planning Commission for amendments to the Zoning Code. The proposed amendments would extend for a limited period the expiration date for land use approvals and related land use actions.

Background

The Portland Zoning Code contains regulations that specify when land use approvals and related actions expire. Because of the condition of the economy, many who have received land use approvals or other land use actions find it difficult to proceed within the timelines set out in the Zoning Code.

Proposed Code Amendments

The proposed amendments respond to the current economic situation by extending for a limited period the timelines set out in the Zoning Code. The timelines that would be extended by the proposed amendments include:

- ❑ **Land Use Approvals:** Currently, an approved land use review expires if a building permit is not issued within three years of the final decision (33.730.130.B.1 and B.4).
- ❑ **Preliminary Plans:** Under current code, approved preliminary plans for land divisions expire if a final plat application has not been submitted within three years of the decision on the preliminary plan (33.730.130.B.6).
- ❑ **Pre-application Conferences:** Pre-application conferences currently are valid for one year (33.730.050.G).
- ❑ **Final Plat Applications:** If the City has asked the applicant for additional information, the applicant must submit some or all of the information within 180 days of the request, or the application is voided (33.663.110).

How can I review this document?

You may pick up a copy of the Planning Commission's recommendation, and the proposed code amendments, at the Bureau of Planning and Sustainability office (1900 SW Fourth Avenue, 7th Floor). If you call the Bureau receptionist at 503-823-7700, a copy will be mailed to you. The document will also be available on the Bureau of Planning and Sustainability website at:

How can I comment on this proposal?

Testify at the City Council hearing. The hearing, scheduled for May 6 at 10:00 am, will be held in Council Chambers (1221 SW Fourth Avenue). Metered and pay parking is available in the vicinity. City Hall is served by many transit lines. Call Tri-Met at 503-238-7433 or go to their web site at <http://www.trimet.org> for routes and times.

Write to the City Council. Send written testimony to the Council Clerk at 1221 SW Fourth Avenue, Room 140, Portland, OR 97204, or fax comments to 503-823-4571.

Written testimony must be received by the time of the hearing and must include your name and address.

For more information, contact Douglas Hardy at 503-823-7816, or dhardy@ci.portland.or.us, or visit the Bureau of Planning and Sustainability Regulatory Improvement website:

<http://www.portlandonline.com/planning/index.cfm?c=30390>