

THE PLANS Examiner

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City of Portland Office of Planning and Development Review

January 2002

Holiday Closures

OPDR and the Development Services Center will be closed on the following dates:

- Monday, January 21
Martin Luther King Jr.'s Birthday
- Monday, February 18
President's Day

The Office of Planning and Development Review works with the community and other bureaus to preserve and shape safe, vital and well planned urban environments.



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Finding your way through DSC Resources

Are you looking for the original plans of your house or building? Maybe you'd like to see all the permits that have been issued on your property? Or you're trying to find out where the water line and other city utilities are buried in the street? The Development Services Center has the answers to these and thousands of other questions on properties in the city of Portland.

Start your quest at the Resource/Records desk on the first floor of the 1900 Building. You'll find historical information and much more. The helpful staff will answer your questions and direct you to the specific type of information you want.

On some properties, there are building and plumbing permits dating back to 1905. House plans are archived on microfiche cards, and quarter-section maps show sewer, water and other street details as well as topographical detail and zoning. You can also go back as far as 1907 for a look at the Building Codes.

Help yourself to the available maps in the Self-Help area. For clarification on planning and zoning information, speak to a planner in one of the customer booths. They can help you determine base zones, overlays and Plan Districts. Planners will also help you navigate the Zoning Code and advise you of applicable Land Review Histories, including the process, decision and conditions for approval.

To chart your permit's progress through the approval process, you can log on to TRACS from one of OPDR's public access computers on the first and second floors. Computers are available from 7:30 - 3:00 p.m., Monday through Friday, and 5:00 - 7:30 p.m., Thursday.

TRACS is the city's permit tracking system. All the steps in the process, from application through final inspection, can be viewed. Historical information on permits begins with those issued in 1993. TRACS will also show you taxes and assessments and plan review progress. You can even print a copy of your permit. To gain access to the information, you must have **one** of the following:

- Permit number
- IVR number
- Property address or R number

If you need current information, you may be able to get it online, right from your office. The newly designed OPDR Web site contains frequently updated development and project information, organized by customer type to meet your needs. Here is a sample of what you'll find at **www.opdr.ci.portland.or.us**:

- Search by topic of interest
- Single-family and commercial customer project information
- Downloadable forms and publications, Code and Program Guides
- Online customer survey
- Links to city and other useful sites, including —
 - Lunch and Learn library, under "What's New?"
 - Planning and Zoning Code, design standards and more, under "Links to other agencies."
 - CGIS maps online, showing building footprints, aerial photos and tax and zoning maps, under "GIS Maps."

There's a wealth of information waiting, and we can help you find it. Visit Resources and Records in the Development Services Center or our Web site to get started.

Wildfires prompt roofing changes

Where forested parks and undeveloped land meet the built environment, the transition is often sudden. In some parts of the city, it's difficult to tell where the park ends and private property begins. Portland's Fire Bureau is focusing on these areas, called Wildfire Hazard Zones, with the goal of limiting damage to structures and wildlands and protecting people from fires similar to the one that scorched the bluff in North Portland earlier this year.

The first step is a proposed change in regulations for roofing materials in areas designated as Wildfire Hazard Zones. The Fire Bureau will present an ordinance to the City Council in the next few weeks, which will limit roofing material choices for one and two-family dwellings and all other structures inside designated Wildfire Hazard Zones. If the ordinance is approved, it will apply to new construction, roof replacements of more than 50 percent and new additions.

With increased emphasis on maintaining city parks and green spaces in their natural state, areas of the city share the wildfire danger with the rural parts of Oregon. For this reason, the Oregon legislature approved a bill sponsored by the Oregon Department of Forestry, designating areas that meet certain conditions as "Wildfire Hazard Zones." More fire retardant roofing material can be required in these zones, without violating existing CC&Rs (Covenants, Conditions and Restrictions) on the property.

Jim Crawford, Portland Fire Marshal, has already begun meeting with other city bureaus to craft additional regulations, which will help ensure that people and property are protected, while still working within the stormwater, erosion control and environmental requirements already in place.

The next Lunch and Learn session on February 8 will explain the Fire Bureau's proposed ordinance and offer a vision of future recommendations for appropriate vegetation, vents and siding, deck construction, trimming plants and trees and more. Representatives from the Fire Bureau will explain how the zones were identified and where to locate them in the City's mapping resources.

If you have questions about Wildfire Hazard Zones prior to the Lunch and Learn session, call Ted Cassinelli, Fire Bureau senior inspector, **503-823-3930**.

LUNCH & LEARN

Topic: Wildfire Hazard Zones
Date: February 8, 2002
Time: Noon to 1:30 p.m.
Location: 1900 SW 4th Ave., 2nd floor
 Free and open to everyone.

What to do when the land slides

Reporting a landslide and getting a response is much easier than it used to be. The Office of Planning and Development Review, the Bureaus of Maintenance and Transportation and 911 Emergency Services have teamed up to make sure that landslide hazards are investigated quickly.

If a landslide occurs on your property or development site, there are some specific things you should do.

If you believe the landslide is a hazard to life or property, immediately call 911 with the specific location of the slide. If there is no address, be prepared to give directions.

If the landslide does not appear to be a hazard to life or property, call the City's Bureau of Maintenance, **503-823-1700**, 24-hours a day.

Emergency personnel will respond to all 911 calls and notify the correct city bureau, depending on the type and location of the slide. Slides on private property are referred to OPDR for inspection; slides in the public right-of-way are referred to the Portland Department of Transportation. Non-emergency slide calls will be handled by the appropriate bureau in a timely manner.

In any case, property owners, whether public or private, must remedy the portion of the slide on their property. Typically, remediation involves hiring a registered geotechnical engineer who visits the site, evaluates the slide and writes a report with recommendations for temporary and long-term solutions for stabilizing the slide area.

Before the engineer drafts the remediation plans and non-emergency stabilization measures are installed, it's important to determine if the affected property is in an Environmental Zone (E-Zone). An Environmental Land Use Review may be required which could affect the type of remediation that is recommended.

Permits are required, and OPDR will work with property owners to help expedite the process to ensure repairs are made quickly.

If you have questions about the City's landslide investigation and remediation requirements, contact Doug Morgan, **503-823-5824**, or e-mail, morgand@ci.portland.or.us.

OPDR to hold Land Division Code trainings for professionals and public

With the rewrite of the Land Division Code complete and its implementation to begin on March 26, 2002, the Office of Planning and Development Review (OPDR) will introduce the new code to applicants and other interested persons in free trainings and pre-application conferences.

Two training sessions will be conducted for developers, consultants and other potential land division applicants:

- 12:30 - 2:00 p.m., Thursday, January 24, 2002
- 7:30 - 9:00 a.m., Wednesday, January 30, 2002

The third training session will be geared toward neighborhood associations and other interested parties:

- 6:30 - 8:00 p.m., Thursday, February 7, 2002.

All trainings will be held at 1900 SW 4th, Room 4A, Portland.

Beginning February 26, all pre-application conferences will include both existing and new Land Division regulations. Scheduling will still be done through the Development Services Center. The major change is the Type II land use review has been replaced by the Type IIx review, which requires a pre-application conference.

To reserve your space in one of the free training sessions or for more information on the new Title 33 or trainings, call Nicole Breedlove, **503-823-7065**, or e-mail, breedloven@ci.portland.or.us.

To ensure that we have enough printed materials on hand, please register at least three days in advance of the training you select.

Private street design manual soon ready for public review

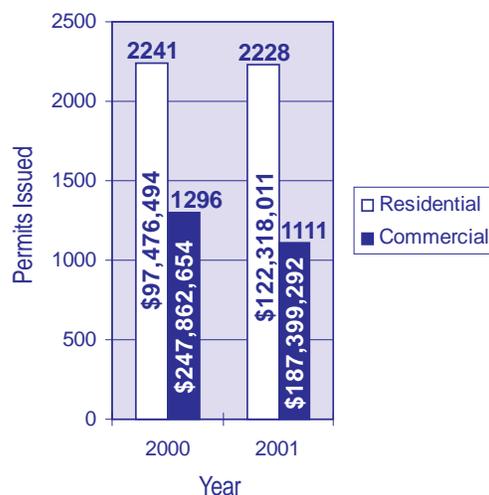
The Office of Planning and Development Review (OPDR) is putting the finishing touches on a design manual that will be useful to developers. The new manual will address the necessary elements of private rights-of-way allowed under the rewritten Title 33, which goes into effect on March 26, 2002. Private rights-of-way include private streets, pedestrian connections, common greens and alleys.

The goal of the manual is to combine all the information in one place, making it easier to access and use. Until this project, design elements for private rights-of-way were not well documented. As the code, now contained in Title 33, was rewritten, the manual was developed to clearly identify the elements of a private right-of-way that must be approved by OPDR.

Before the manual is finalized, it will go through a period of public review and comment. During this time, OPDR will host at least one open house to explain the manual and receive feedback. Please visit our Web site for the dates of public hearings and to find out when drafts of the manual will be available for review.

If you would like more information about the manual or the opportunities to review and comment on it, call John Deer, **503-823-5333**.

**Number of Building Permits Issued
(with Valuations in Dollars)
July 1 to December 1 (5 months)**



Stormwater Manual on the Web

The final comment period has begun for the Stormwater Management Manual. Comments will be accepted until July 1, 2002. The goal is to implement the manual on September 1, 2002.

In the meantime, there will be numerous opportunities to see the manual, learn how the interactive CD and the Web site work and ask questions. Open houses begin in January.

To see the manual now, visit the Web site, www.cleanrivers-pdx.org. It is written in non-technical language, and electronic versions contain easy-to-use links that speed your search for topics.

To schedule a presentation for your group or association or request the manual on interactive CD or in printed form, call Steve Fancher, **503-823-7126**, or email, stevfef@bes.ci.portland.or.us.

**The Plans Examiner is a bi-monthly publication of the City of Portland
Office of Planning and Development Review
Commissioner Charlie Hales, 503-823-4682**

How To Reach Us

All Area Code 503
Monday through Friday
8:00 a.m. – 5:00 p.m.
(e) = Electronic Messaging System
Please leave detailed information.
Your call will be returned.

While browsing the internet,
visit our home pages —
www.opdr.ci.portland.or.us and
www.planning.ci.portland.or.us/

OPDR — Administration	503-823-7308	TRANSPORTATION	
Building Code Questions	503-823-7310 (e)(4)	Development Requirements and/or Right-of-Way Policy	
Fire Code Questions	503-823-7366	Glen Pierce	503-823-7079
Blueprint 2000	503-823-7822	Minor Partitions—Cherrie Eudaly	503-823-7081
24-hour Inspection Request Recording	503-823-7000 (e)	Local Improvement Districts	
Inspection Section — 1 & 2 Family Dwellings	503-823-7388	Andrew Aebi	503-823-5648
Commercial {	Plumbing	503-823-7302	Street Permit Engineering
	Building & Mechanical	503-823-7303	Jerry Markesino
	Electrical	503-823-7304	503-823-7057
Development Services Center	503-823-7310	Transportation Plan Review	
Development Services Center FAX	503-823-3018	Richard Eisenhauer	503-823-7080
Trade Permits	503-823-7363	Systems Development Charge	
Newsletter Contact — Ann Kohler	503-823-7886	Richard Eisenhauer	503-823-7080
Permit Status via FAX	503-823-7000 (4)		
Permit Status via Voice Mail	503-823-7357		
Permit Records		TREES — Urban Forestry (7:00 a.m. - 3:30 p.m.)	
Document Control/Current Applications	503-823-7357 (e)	Pruning/Planning/Removal Permits	
Inspection Records/Finalled Permits	503-823-7660	N / NE — Luke Miller	503-823-4511
Building Record Center FAX	503-823-7765	NW / SW — Charley Davis	503-823-4523
Septic Tanks/Cesspools	503-823-7247	Southeast — Ned Sodja	503-823-4440
Planning & Zoning – Information	503-823-7526	Tree Cutting Ordinance	
		Frank Krawczyk	503-823-4011
		Transportation Improvements	
		Joe Hintz	503-823-4025
		Commercial Planning and Development	
		Frank Krawczyk	503-823-4011
		Residential Development and Improvement	
		Myles Black	503-823-4018
ENVIRONMENTAL SERVICES		WATER	
Development Engineering	503-823-7761	Water Service Information	503-823-7368
Construction & Demolition Recycling Info	503-823-7107	Hydrant Permits	503-823-7368
Industrial Source Control	503-823-7585	Plan Review — Commercial — Tony Re	503-823-7400
		Residential — Todd Aschoff/Mary B Moore	503-823-7368
FIRE BUREAU		Subdivision Planning — Tony Re	503-823-7400
Development Standards, Sprinklers, Alarms		Backflow Valve Installation Requirements	
Rich Butcher	503-823-3802	Dave Barrigan	503-823-7479
Flammable Liquids, Tanks, Hazardous Processes			
Doug Friant	503-823-3935		

Development Services Center

1900 SW 4th Ave.

Hours
7:30 a.m. — 3:00 p.m.

The Center is also open
Thursday from
5:00 p.m. — 7:30 p.m.
for Residential Permit Night.



Printed on recycled paper.

If you have comments about the Plans Examiner newsletter or have suggestions for stories you'd like to see covered in the future, please call Ann Kohler, 503-823-7886.

We want to hear from you!

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