THE PLANS Examiner

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Design standards get emphasis in proposed Land Division Code update

With the build out of the city, large flat parcels of developable land have all but disappeared. Infill, smaller lots, steep slopes and environmentally sensitive sites are becoming the norm for new construction. To make the Land Division Code more compatible with land yet to be developed, the City has been rewriting the code. After more than five years of drafts, meetings and public hearings, the amended Land Division Code is moving toward final approval and implementation. Last month, the City Council reviewed the new proposed land division standards.

Title 34 would be incorporated in Title 33, the Zoning Code. The new standards would allow greater flexibility for complying with lot size and dimensions, while putting more emphasis on the protection of environmental resources on the site. In addition, proposals for narrow residential lots would need to show that the development on the site could meet design standards. Since most new construction is happening in existing neighborhoods and commercial areas, it has become more important that new structures are compatible with their surroundings

If more flexibility is needed in laying out lots on the site or if lots don't meet the dimensional standards in the code, a "Planned Development" would be required. Though similar to the old "Planned Unit Development," its approval criteria will deal almost exclusively with the design of the development and its compatibility with the surrounding area. In a Planned Development, the design of the houses will be locked in at the

preliminary land division stage. In order to make changes in the style, elevation, scale or other design elements, another Land Use Review would be required. The trade off is in the flexibility to build on a smaller lot than required by the Zoning Code.

Throughout the Land Division Code update, the priority has been to clarify existing requirements, making interpretations less subjective. The recommended report, including all code changes being considered, is available for review. A companion report summarizing the possible amendments to the recommendation will be published July 16, and the City Council will hold a hearing on the amendments on August 15. If approved, new code language will go into effect February 2002.

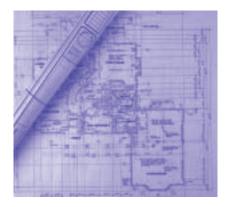
Copies of either the recommended report or the amendments report can be obtained at 1900 SW 4th Ave., 4th floor reception desk. Or call Stevie Greathouse, Land Division Code Rewrite Project manager, 503-823-7969, to request a copy or with specific questions about the Land Division Code update.





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INS DSC

Lunch and Learn series — informal and informative

At the Office of Planning and Development Review's next Lunch and Learn session, you'll learn everything you've ever wanted to know about Residential Inspections. The session is set for noon to 1:30 p.m., Friday, August 10, in Room 2500A, 1900 SW 4th Ave., Portland.

The session will cover how to call for and order inspections; what the inspector will and won't do during an inspection; and a step-by-step explanation of the orange inspection card. Jeff Eldredge, Residential Combination Inspections supervisor, will lead the presentation team and answer your questions.

Bring your lunch and your residential inspection questions.

Future Lunch & Learn Sessions

The Lunch and Learn series is always held the second Friday, every other month, from noon to 1:30 p.m. in the 1900 Building. Mark your calendars for the next session, October 12 — "Erosion Control."

Many DSC customers switching to electronic payment of fees

Since the Development Services Center added VISA, MasterCard and debit cards to its approved payment methods, customers have started choosing plastic over paper. Some customers already have gotten new credit cards specifically for charges in the Development Services Center.

In April, the dollar volume for electronic transactions hit \$220,000; in May, it climbed to \$340,000. During the first seven days of June, the amount was about \$11,000 per day.

Thus far, 80 contractors have signed up for electronic payment on faxback service; we expect this number to increase as trust accounts are emptied and closed.

Thanks for your patience and cooperation as we adapt to the new system of payment.

Sign code enforcement to begin

The city has begun enforcing its amended sign code, which went into effect March 1. Temporary and Permanent Banners had until May 1 to be registered, permitted as permanent signs or removed. Permanent portable signs or "A-Boards" must be registered and placed properly by September 1 or be removed.

In addition, property owners who have abandoned sign structures on their property will be notified by mail to make structures conform to the current ordinance or remove them. In the case of abandoned, older sign structures, bringing them into conformance may actually be too expensive. Owners will have six months from the date of notification in which to make a structure conform or remove it.

Whether signs advertise your business or an event, there are a few things to remember about their size and placement:

- Up to three small banners (up to 32 sq. ft. each), one per exterior wall or structure, are exempt from registration and permitting;
- For more than three banners, more than one per wall or any banner larger than 32 sq. ft., you'll need to register them as temporary banners or get permanent sign permits, depending on the size, number and the amount of time they will remain in place;
- Temporary banners will be inspected at random and warnings are being issued;
- Permanent portable signs on private property may be up 12 sq. ft., while those in the public right-of-way may be no larger than 8 sq. ft.;
- Only one portable sign is allowed per building entrance;
- Portable signs in the street right-of-way must be within 6 inches of the curb and leave a 6 ft. pedestrian path on the sidewalk;
- Regardless of size or type, portable signs are prohibited on the sidewalk at street corners, in transit stops, on curb ramps, and in or adjacent to disabled parking spaces, building exits or fire escapes;
- Warning citations will be sent to permanent portable sign owners who haven't registered their signs by September 1 or have signs that are oversized or improperly placed.

When citations are issued, fines range from \$25 to \$250, depending on the type of sign, the reason for the citation and the number of times a sign has been cited.

Fact sheets are available with complete details on portable signs, banners and real estate signs. If you have specific questions about signs and sign registration, call 503-823-7363. A complete copy of the sign code is available for free on the Office of Planning and Development Review Web site, www.opdr.ci.portland.or.us or for purchase in the Development Services Center.

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Get instant assistance from OPDR's new, customer-friendly Web site

If you have a computer, access to the Internet and are in a hurry, the Office of Planning and Development Review has something really great to help you. We unveiled our new Web site last month, after nearly a year of planning and finetuning. A team, composed of individuals from the various divisions in the bureau and led by Jackie Phillips, assistant to the Director and bureau Web Master, created the concept for the site. It's based on the types of customers served by OPDR and the information they generally want and need.

When you log on to the Web site at www.opdr.ci.portland.or.us, you'll see a list of five "portals":

- ☐ Homeowners/Builders/Landowners
- □ Neighbors
- □ Commercial/Multi-family Builders/Owners
- ☐ Facilities Program Customers
- ☐ Zoning and Land Development Customers

By clicking on one of these, you are automatically sent to that area of interest, where you'll see links to specific information. For example, if you're planning a new commercial building and want a general idea of what to expect during the Plan Review stage of your project, click on "Commercial / Multi-Family Builders & Owners." In this section, click on "New Construction," then look down the list to "Plan Review Process." Click once more to see the steps in Plan Review and an explanation of each one, along with contact information to get answers to specific questions.

The site has a clean look — no flashing bars or weird graphics to annoy you. And people from outside the bureau who have tested the site say it's very intuitive. You'll find things where you expect to find them.

Other features on the site include:

- •At least 30 forms, with more to come this month;
- A full application packet for New Single-Family Residential construction;
- Brochures, newsletters and fact sheets;
- •Code and Program Guides;
- Copies of specific building codes;
- •An easy link to the GIS mapping system;
- •Links to other bureau sites and publications;
- Late breaking news and events;
- Fee schedules;
- •Lots more.

The site's search engine isn't quite ready yet, but is expected to be running later this month. You'll be able to search for forms, publications and items of interest simply by entering keywords. And if you come into the Development Services Center, you can access the site and information in TRACs from one of the computers in the Customer Service area.

We welcome your comments on the site. Click on "Contact Us" on the bar at the top of the Home Page to send an e-mail message.

Some SDCs, fees increase July 1

Three city bureaus increased their Systems Development Charges (SDCs) effective July 1. SDCs are based on development's impact on transportation, sewer, stormwater and other systems related to the city's infrastructure. Most increases ranged from about 4 percent to 8.5 percent.

The Bureau of Environmental Services (BES) increased its Sanitary SDC per equivalent dwelling unit by about 8.5 percent, from \$1,972 to \$2,139. The On-site Stormwater SDC for one-and two-family

residential increased about the same percentage from \$416 to \$453. Tri-plex and Four-plex SDCs increased to \$524 and \$718, respectively. Commercial SDCs also increased slightly.

BES residential and



commercial plan review fees
went up a bit and a new fee for BES Land Use
Reviews was added. If you have questions about
BES' SDC and fee increases, contact Development
Assistance, 503-823-7761.

Portland Parks and Recreation increased all of its SDC fees to adjust for an inflation factor of 2.4 percent. For one-and two-family residential, fees went from \$1,479 to \$1,563; multi-family went to \$1,007 per dwelling unit; and the SDC on manufactured homes increased to \$1,062. These fees are used to provide new parks in areas that are experiencing residential growth. With questions about Parks SDCs, contact Mary Anne Cassin, 503-823-5229.

The Parks Bureau has also increased its street tree review fees for residential construction, improvements and land divisions. For remodeling greater than \$25,000, the review fee is \$47.93; for new construction under \$100,000, the fee is \$90.53; and for new construction equal to or greater than \$100,000, the fee is \$115.02.

The Office of Transportation increased its residential SDC from \$1,433 to \$1,491 per dwelling unit. For more information on Transportation fee increases, contact Richard Eisenhauer, 503-823-7080.

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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

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	Glenn Pierce	503-823-7079
Blueprint 2000	503-823-7822	Minor Partitions-Cherrie Eudaly	503-823-708
24-hour Inspection Request Recording Inspection Section — 1 & 2 Family Dwellings Plumbing Commercial Building & Mechanical	503-823-7000 (e) 503-823-7388 503-823-7302 503-823-7303	Local Improvement Districts Matt Brown Street Permit Engineering Jerry Markesino Transportation Plan Review	503-823-702
Lectrical Development Services Center Development Services Center FAX	503-823-7304 503-823-7310 503-823-3018	Richard Eisenhauer Systems Development Charge	503-823-7080
Trade Permits	503-823-7363	Richard Eisenhauer	503-823-708
Newsletter Contact — Ann Kohler Permit Status via FAX	503-823-7886 503-823-7000 (4)	NW / SW — Charley Davis Southeast — Ned Sodja Tree Cutting Ordinance Frank Krawczyk Transportation Improvements	. ,
Permit Status via Voice Mail Permit Records	503-823-7357 (e) 503-823-7660 503-823-7765 503-823-7247		503-823-451 503-823-452
Document Control/Current Applications Inspection Records/Finalled Permits Building Record Center FAX Septic Tanks/Cesspools			503-823-444 503-823-401
Planning & Zoning – Information	503-823-7526		503-823-402
ENVIRONMENTAL SERVICES	503-823-7761	Frank Krawczyk Residential Development and Improvement	503-823-401
Development Engineering Construction & Demolition Recycling Info Industrial Source Control	503-823-7107 503-823-7585	Myles Black WATER	503-823-401
		Water Service Information Hydrant Permits	503-823-736 503-823-736
FIRE BUREAU Development Standards, Sprinklers, Alarms Rich Butcher	503-823-3802	Plan Review — Commercial — Tony Re Residential — Todd Aschoff/Corbett White	503-823-740 503-823-060
Flammable Liquids, Tanks, Hazardous Processes Doug Friant	503-823-3935	Subdivision Planning — Tony Re Backflow Valve Installation Requirements Dave Barrigan	503-823-740 503-823-747

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/

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.



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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City of Portland
Office of Planning and Development Review
PO Box 8120
Portland OR 97207-8120

