



City of

## PORTLAND, OREGON

Development Review Advisory Committee

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### DRAC DEMOLITION SUBCOMMITTEE – POST ORDINANCE IMPLEMENTATION

#### AGENDA

June 16, 2017

2:30 – 4:00 p.m., Room 4A

Time	Topic	Action
1. 2:30 – 2:35	Introductions	Informational
2. 2:35 – 2:40	Review of Last Meeting (2/8/17)	Informational
3. 2:40 – 2:55	Discuss Expired Residential Demolition Permits on PortlandMaps & Major Alterations/Additions Reports	Discussion
4. 2:55 – 3:00	Update on SB 871 – Asbestos & Lead-Based Paint Bill	Informational
5. 3:00 – 3:55	Discuss Code Changes for Demolition Ordinance	Input and Recommendations
6. 3:55 – 4:00	Next Follow-Up Meeting	Informational

- I. **INTRODUCTIONS** [Informational]
- II. **REVIEW DISCUSSION AT LAST MEETING (2/8/17)** [Informational]
  - Summarize topics discussed and decisions made
- III. **DISCUSS EXPIRED RESIDENTIAL DEMOLITION PERMITS ON PORTLANDMAPS AND MAJOR ALTERATIONS/ADDITIONS REPORTS** [Discussion]
- IV. **UPDATE ON SB 871 – ASBESTOS AND LEAD-BASED PAINT BILL** [Informational]
- V. **DISCUSS CODE CHANGES FOR DEMOLITION ORDINANCE** [Input and Recommendations]
  - Consider a requirement that the property owner meet with the appellant
  - Clarify language regarding when a plan to save the structure needs to be consummated and what needs to occur within 95-day delay period
  - Should door hangers be posted on more properties and during narrower time for demolitions (to make it easier for neighbors to know within 1-2 days when the demolition will occur)?
  - What to do when neighbors claim they didn't receive notice via door hangers (proof via photos?)
  - Discuss drafting administrative rules that incorporate information in guides for demolitions and MRAA's and that clarify the budget and plan requirements, what constitutes "significance to the neighborhood," and how to document funds on hand and other issues
  - Certification Regarding Asbestos and Lead-Based Paint
- VI. **NEXT FOLLOW-UP MEETING** [Informational]
  - Any items not completed from 6/16/17 meeting
  - Review draft clarifying language for "significance to the neighborhood" requirement for appeals
  - Should property owners be required to attend appeal?
  - MRAA trigger "if 50% or more of an exterior wall is increased or replaced"; recommendation to remove this trigger and replace with 500 square-foot addition



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**AGENDA**

**June 19, 2017**

**2:30 – 4:00 p.m., Room 4A**

<b>Time</b>	<b>Topic</b>	<b>Action</b>
1. 2:30 – 2:35	Introductions	Informational
2. 2:35 – 2:50	Review of Any Open Items from Last Meeting (6/16/17)	Input and Recommendations
3. 2:50 – 3:10	Review draft clarifying language for “significance to the neighborhood”	Input and Recommendations
4. 3:10 – 3:25	Discuss property owner requirement to attend appeals	Input and Recommendations
5. 3:25 – 3:55	Discuss MRAA Exterior Wall Requirement	Input and Recommendations
6. 3:55 – 4:00	Next Follow-Up Meeting	Informational

- I. **INTRODUCTIONS** [Informational]
- II. **REVIEW ANY OPEN ITEMS FROM LAST MEETING (6/16/17)** [Input and Recommendations]
- III. **REVIEW DRAFT CLARIFYING LANGUAGE FOR “SIGNIFICANCE TO THE NEIGHBORHOOD”** [Input and Recommendations]
- IV. **DISCUSS PROPERTY OWNER REQUIREMENT TO ATTEND APPEALS** [Input and Recommendations]
- V. **DISCUSS MRAA EXTERIOR WALL REQUIREMENT** [Input and Recommendations]
  - MRAA trigger “if 50% or more of an exterior wall is increased or replaced”; recommendation to remove this trigger and replace with 500 square-foot addition
- VI. **NEXT FOLLOW-UP MEETING** [Informational]
  - Any items not completed from 6/19/17 meeting

**DRAC DEMOLITION SUBCOMMITTEE – POST ORDINANCE IMPLEMENTATION**

**AGENDA**

**June 20, 2017**

**3:00 – 4:30 p.m., Room 4A**

<b>Time</b>	<b>Topic</b>	<b>Action</b>
1. 3:00 – 3:05	Introductions	Informational
2. 3:05 – 4:00	Discuss Issues Raised in Maryhelen Kincaid’s “Thoughts on Demolition Delay Ordinance	Input and Recommendations
3. 4:00 – 4:25	Review Any Open Items from 6/19/17 Meeting	Input and Recommendations
6. 4:25 – 4:30	Next Follow-Up Meeting	Informational

- I. **INTRODUCTIONS** [Informational]
- II. **DISCUSS ISSUES RAISED IN MARYHELEN KINCAID’S “THOUGHTS ON DEMOLITION DELAY ORDINANCE”** [Input and Recommendations]
  - Goals of Demolition Delay Ordinance
    1. Develop a process for those who are interested in and able to save a house from demolition to get into discussions with property owner
    2. Provide notice to neighbors of upcoming demolitions (eliminate “shock”; ability to close window, cover plants, etc.)
    3. Save specific houses with historic or other definable significance (more than nostalgic or general character of neighborhood)
    4. Create new permit type for MRAA’s to provide notice to neighbors of pending large remodel projects
  - Appeal Process: should it be kept
  - Possibility of mediation as an alternative to appeals
  - Possibility of “demolition Panel” to help oversee/guide terms, timelines and completion of plans to save structure
  - Funding for purchases
- III. **REVIEW ANY OPEN ITEMS FROM 6/19/17 MEETING** [Input and Recommendations]
- IV. **NEXT FOLLOW-UP MEETING** [Informational]
  - TBD