

Residential Infill Project – Stakeholder Advisory Committee (SAC)

Meeting #4a Summary Minutes **APPROVED BY SAC**

Date: Tuesday, November 17, 2015

Time: 6:00 p.m. to 8:30 p.m.

Location: 1900 SW 4th Avenue, Portland, 7th Floor – Room 7A

SAC Members in Attendance: Sarah Cantine, Jim Gorter, John Hasenberg, Marshall Johnson, Emily Kemper, Douglas MacLeod, Mary Kyle McCurdy, Maggie McGann, Rick Michaelson, Mike Mitchoff, Michael Molinaro, Brandon Spencer-Hartle, Eli Spevak, Barbara Strunk, David Sweet, Garlynn Woodson, Tatiana Xenelis-Mendoza

SAC Members NOT in Attendance: Linda Bauer, Alan DeLaTorre, Rod Merrick, Danell Norby, Douglas Reed, Vic Remmers, Teresa St. Martin, Eric Thompson, Young Sun Song

NOTE: This meeting was optional, SAC attendance was not required.

Staff/Consultants in Attendance: Sandra Wood (BPS), Morgan Tracy (BPS), Julia Gisler (BPS), Todd Borkowitz (BPS), Pei Wang (BPS), Kristin Cooper (BDS)

Others in Attendance: Joel Raften, Robert Lennox, Kurt Nordback, Joe Taylor, Terry Griffiths, Steve Russell, Joey McNamera, Robin Harman, Brian Symes, Allan Owens

Meeting Objectives:

- Learn about the City's land division process and lot confirmations in preparation for the December 1, 2015 SAC meeting to discuss narrow lot development
- Provide adequate time for the SAC to ask questions and hear answers about these two processes
- NOTE: As this was an optional informational meeting for the SAC members, potential solutions and/or pros and cons of alternatives were not discussed.

Abbreviations: Q = Question; C = Comment; R = Response (staff)

Post-Meeting Clarifications



WELCOME AND MEETING INTRODUCTION

Project Manager Morgan Tracy (BPS) thanked SAC members for their attendance, identified the meeting objectives (see above), highlighted the presentation format (a “nuts and bolts” description of narrow and skinny lots) and communicated basic meeting logistics. He also reminded the SAC to look for an upcoming email containing a Doodle poll for the January 2016 charrette and to email him (morgan.tracy@portlandoregon.gov) with completed worksheets for alternative housing options.

LAND DIVISION OVERVIEW

Planning Manager Sandra Wood (BPS) gave a presentation on land divisions. She reminded SAC members that the meeting’s objectives came out of the SAC discussion on the project parameters. Sandra’s presentation focused on new partitions; Morgan’s focuses on existing platting.

Link to Sandra Wood’s and Morgan Tracy’s land divisions/lot confirmations presentation:
<https://www.portlandoregon.gov/bps/article/554303>

Key Points

- The process is for developers, although property owners are also developers.
- It includes two stages: preliminary platting and final platting.
- Standards and criteria apply for all land divisions are approved on the developer meeting conditions; the developer must describe how criteria are met. Standards are measurable (i.e. a 5-foot setback); criteria are discretionary (per state law, a planner cannot make any discretionary decision without an opportunity for public input).
- The higher the review level (the higher the case type number, Type I, Type II etc.), the more involved of a process is required.
- The R5 zone was discussed in detail as it includes most of the city’s land and is where the majority of development occurs.
- In 2002, ‘rounding rules’ to determine maximum density was tweaked, replacing discretionary rounding up at .5 (through an adjustment) to more certain standards that better related to the size of the land division site.
- Planned development (PD) processes involve a City planner visit to the site, opportunities for neighbors to provide feedback and a City planner decision that also identifies the appeal process for proposed PDs.

Land Division Data: 2010-2013 Lot Totals (meeting handout)

Zone	Standard	Flag Lot	Narrow Lot	Corner Att	Total
RF	11	0	0	0	11
R20	5	0	0	0	5
R10	42	2	0	0	44
R7	18	13	0	4	35
R5	91	17	13	28	149
R2.5	48	4	74	16	142
Multi	222	0	0	0	222
Total	437	36	87	48	608

Q: Would turning big infill sites into townhouses utilize this process?

R: Yes.

Post-Meeting Clarification: In multi-dwelling zones, projects can also use a condo process instead of dividing the site into lots through a land division process.

Q: What does the state or Oregon require?

R: The state defines 'lot' and requires the two-step process for land divisions.

Q: Do discretionary land division decisions require a site visit be performed by a City planner?

R: A site visit is not required as it is not codified in City code. Still, this practice is generally performed by City planners to inform their discretionary land division decisions.

Q: Were there planned developments under the old land division code?

R: Before 2002, planned developments were generally referred to as "cluster" subdivisions.

Q: If a proposed land division is on a corner and a transition site, can the site receive both Alternative Development additional lot allowances.

R: This has never happened.

Q: Can homes be on lots that are 90 percent of 5,000 sq. ft. density?

R: They can, assuming that they meet the applicable development standards (minimum setbacks, outdoor space, etc...), lot standards (minimum size, width and depth) and density (one dwelling unit per X amount of sq. ft.) requirements.

Q: Could the particular shape of a large lot (i.e. a long and narrow lot) impact the ability for it to be divided into two lots even though there is enough total sq. ft. to do so?

R: Yes.

Q: How were certain particular overlays (which can restrict the area that can be developed) determined?

R: It depends on the particular overlay, for example environmental overlays were established in the 1990's by the City of Portland to protect areas of significant habitat, terrain, and water bodies.

Q: How do some new homes (such as one near NE 35th/Prescott) get away without building a garage?

R: While uncertain of this particular development, dwelling units within 500 feet of frequent bus service (or 1,500 feet from MAX stations) are not required to provide on-site parking.

Post-Meeting Clarification: Per 33.266.110.D: "within 1,500 feet of a transit station or less than 500 feet from a transit street with 20-minute peak service" are not required for sites with 30 or less dwelling units.

Post-Meeting Clarification: NE Prescott at 35th is considered a transit corridor.

Q: When was narrow lot criteria created?

R: With the land division code rewrite in 2002.

Q: Are narrow lots different from skinny lots?

R: Yes, this will be explained later in the meeting.

Q: How many narrow lots are being created in Portland?

R: Please see the meeting handout 'Land Division Data: 2010-2013 Lot Totals'.

Post-Meeting Clarification: The applicable table from the handout is posted earlier in these minutes.

C: Please confirm that narrow lots do not allow for an increase in density.

R: Confirmed.

Post-Meeting Clarification: Narrow lots per se do not allow for an increase in density, but may allow it – like any other residential lot – if meeting other standards such as being a corner lot or transitional site.

Q: Could cottage clusters be developed on flag lots?

R: Yes, we will discuss in more detail later in the meeting.

C: How many total land divisions were created between 2010 and 2013?

R: Per the 'Land Division Data: 2010-2013 Lot Totals', there were 608 lots were created from land division processes.

Q: Is this trend increasing?

R: Land divisions have been increasing as the economy continues to improve.

C: It's not clear to developers why minimum lot width standards exist if that's not always the case.

R: Lot widths in R2.5 and R5 are 36 feet minimum, but can be reduced if additional criteria are met – to ensure compatibility with lot patterns in the area and adequately accommodate a house.

C: Planned developments are very subjective.

R: Correct, that's why they go through a more rigorous process.

Q: Exactly who at the City of Portland makes these decisions?

R: When an applicant submits a planned development proposal, the case is assigned a planner with the Bureau of Development Services who addresses the criteria.

Q: How many planned developments are created in Portland annually?

R: Most planned development applications are to build street-facing garages for new developments on narrow lots.

Post-Meeting Clarification: Planned developments are the only way to receive approval of attached garages on these lots.

Post-Meeting Clarification: Per City of Portland permit records, there were nine planned developments approved between 2010 and 2013 (two in 2010, one in 2011, three in 2012 and three in 2013).

C: There is a perception that the planned development process is broken; there is too much hassle and cost involved.

R: There is definitely more discretion in this process

C: There is a concern that planned development does not have criteria to meet neighborhood character.

Q: How are different applications reviewed?

R: The case type number relates to the level of scrutiny. A Type III review is more complex, has more neighbors notified and is decided upon by the Hearings Officer. A Type I review is less complex, requires less neighbor notification and does not go in front of the Hearings Officer.

Post-Meeting Clarification: A more detailed summary of the case review types can be found here: <http://www.portlandoregon.gov/bds/article/71804>

Q: Must planned developments meet a zone's density requirements?

R: Yes.

Q: Must a corner lot being divided through alternative development allowances be an existing corner?

R: No. It could also be done on newly platted developments.

Q: Did Cully Grove go through a planned development process?

C: One would never go through a subdivision process for something like this. Developments like this are "changing the rules of the game" and typically done through a public process.

Post-Meeting Clarification: Per <http://cullygrove.org/faq/>, "This 80,000 square foot site is zoned R5, allowing one house per 5,000sf of site area. Instead of dividing the property into multiple lots through a subdivision process, we did a Planned Development, which provides more flexibility in the site layout. This allowed us to site homes and parking on the periphery and locate indoor and outdoor common spaces towards the center of the property."

Q: Could an intersection that includes an alley count as corner in order to attain the alternative development density allowance?

R: No.

Q: How long does a planned development process take?

C: On their own, six to eight months; faster than a subdivision process.

R: There is a general assumption that developers may be wary of the uncertainty caused by discretionary decision making.

C: This is not an irrational concern.

Q: Would you please clarify the differences between a lot partition and subdivision?

R: A partition is a division of a unit of land into two or three lots; a subdivision is for divisions resulting in four or more lots (defined by the State of Oregon).

Q: Where are clusters discussed in Portland's zoning code?

R: They're not. Cluster subdivisions were part of the old land division rules (pre-2002) planned developments (PDs) are the equivalent in the current zoning code.

Post-Meeting Clarification: Chapter 33.638 – Planned Developments:
<http://www.portlandonline.com/auditor/index.cfm?c=28197&a=53444>

Q: Is Cully Grove a "cottage cluster"?

C: It is cottage cluster developed as a planned development.

Q: Could it have been a townhouse cluster?

C: Yes.

LOT CONFIRMATION OVERVIEW

Project Manager Morgan Tracy (BPS) gave a presentation to highlight lot confirmations – a process that separates ownership of previously platted lots or lots of record that were combined under one tax account (tax lot). Historically, the City of Portland has recognized and allowed lawfully created lots to be developed. In 1985, the State of Oregon added the following language in ORS 92.017, recognizing the status of legal lots:

“A lot or parcel lawfully created shall remain a discrete lot or parcel, unless the lot or parcel lines are vacated or the lot or parcel is further divided, as provided by law.”

Link to Sandra Wood’s and Morgan Tracy’s land divisions/lot confirmations presentation (also indicated in the land divisions overview): <https://www.portlandoregon.gov/bps/article/554303>

Key Points

- A lot is a legally defined piece of land other than a tract that is the result of a land division.
- There are several terms used to describe the configuration or orientation of lots (i.e. through, corner, flag, etc...); these have no bearing on lot confirmations.
- An *adjusted lot* is a lot that was altered through a property line adjustment prior to July 26, 1979. A *lot remnant* is a portion of a lot with 50 percent or less of the original lot area; a remnant still references its original lot it was once part of.
- A *tax lot* does not necessarily equate to a *buildable* lot.

Q: Is defining a tax lot a county-regulated process?

R: Yes.

- A *lot of record* is not a lot, but a plot of land created through a deed or other instrument dividing the land, recorded before July 26, 1979 - the date when the City instituted a required land division process.

Q: Is a lot of record still buildable?

R: If it meets other standards, than yes.

- A *new narrow* lot is a lot that was created by a land division submitted after June 30, 2002 and does not meet the minimum lot width standards.
- A *skinny* lot is not a true zoning term, but referred to as such to distinguish from new narrow lots in land divisions; it results from a lot confirmation, and is also less than the minimum lot size/width and is not a new narrow lot.
- The lot confirmation process requires no public notice, is typically shorter and has no additional standards or criteria. Minor additional fees are added if a property line adjustment is also requested.
- The City of Portland maintains zoning authority to determine when primary structures may be built on a confirmed lot.

Q: Is it correct to say that the City must allow confirmations but do not necessarily need to approve all proposed developments on a confirmed lot?

R: Yes.

- Not all lot confirmations result in substandard lots.
- Substandard lots are not a new issue in Portland’s zoning code.
- In 2002, size requirements were made and to address concerns about development in the R5 and R2.5 zones. In 2003, City Council established a minimum lot size for pre-platted lots consistent with its land division standards. **Allowing a house on a smaller vacant lot (5-years) was a compromise reached at that time (see table below).**
- At the time, the City believed that developers would never wait five years to build homes on skinny lots (less than 3,000 sq. ft. and/or less than 36 feet wide); however, this was not always the case. Data shows that there were 7 such lots between 2009-2013

Current Portland Code (meeting slide)

Current Code	RF	R20	R10	R7	R5	R2.5
Size	52,000	12,000	6,000	4,200		1,600
Width	36	36	36	36		-
Depth	-	-	-	-		-

R5 Zone		Min. Size / Min. Width
Lots, including adjusted lots	Not vacant or in e-zone	3,000 s.f. / 36 ft. wide
	Vacant and not in e-zone	2,400 s.f. / 25 ft. wide
	Corner lot PLA	1,600 s.f. / 36 ft. wide
Lot Remnants		3,000 s.f. / 36 ft. wide
Lots of Record		3,000 s.f. / 36 ft. wide

- Before 2010, two resulting lots created through a lot confirmation on a corner lot had to remain the same size, which led to erratic lot boundaries. A 2010 code change helped create more logical property boundaries, allowing more flexibility in retaining existing houses.
- The 2010 code changes also required additional development standards for skinny lots, and an allowance for zero additional required parking. Modifications to these requirements are only allowed through design review.
- There is a great opportunity for the project to improve consistency for new narrow lots (land divisions) and skinny lots (lot confirmations) in the Portland zoning code.

Lot Confirmation Data: 2009-2013 (meeting handout)

Zone	Lot Conf.	Conf. w/PLA	Total	Conforming	Below min	5-yr no build	Corner PLA
R5	425	343	768	531	222	7	8
R2.5	110	89	199	117	33	0	49
Other	177	138	315	291	4	0	20
Total	712	570	1282	939	259	7	77

Zone	Historic Platted Lot Dimensions			
	25x100	40x100	50x100	other
R5	109	52	102	162
R2.5	10	24	15	61
Other	22	6	22	127

Q: Are there minimum standards for construction on lots of record versus for homes on lots?

R: The same standards apply for both situations.

Q: For how long must a lot be vacant for before it can be built on?

R: Five years – also referred to as the ‘five year moratorium’.

C: The ‘five year moratorium’ was in response to so many houses being demolished.

Q: Will you please explain the term ‘moratorium’?

R: This is not language used in the Portland code, but rather a term commonly used in the building community. The ‘vacant lot provision’ is also not in Portland’s code but is similarly used in industry circles. The code states “the lot has not had a dwelling unit on it in the last 5 years”.

Q: What does ‘historic’ refer to in the lot confirmation data?

R: Pre-1979.

Q: Where in Portland’s code is this indicated?

R: 33.110.213 - Additional Development Standards for Lots and Lots of Record Created Before July 26, 1979.

Post-Meeting Clarification: 33.110.213 - Additional Development Standards for Lots and Lots of Record Created Before July 26, 1979:

<http://www.portlandonline.com/auditor/index.cfm?c=28197&a=53295>

R: Currently, there are two times as many lot confirmations than land divisions. In pre-recession times, the number of each was about equal.

Q: Why were there no automobile requirements for lot confirmations? Why do standards differ for new narrow lots (land divisions)?

R: They were created at different times.

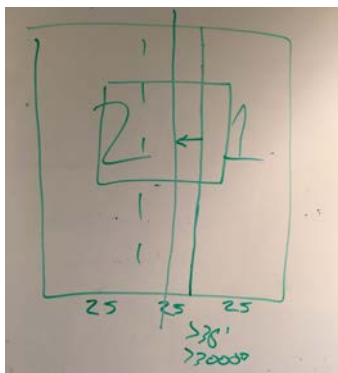
C: Light blue lines on Portlandmaps.com show historic lot lines; they are publicly available online.

Post-Meeting Clarification: Link: <http://portlandmaps.com>

Q: Why we are seeing demolitions, if the 'vacant lot' situation only applied to seven lot confirmation cases?

R: There is another scenario (involving a property line adjustment) where multiple lots can be confirmed, and the lines adjusted so that the resulting lots are 36' wide and larger than 3,000 square feet, and the 5 year vacancy provision does not apply

BPS Staff Illustration (from meeting and related to presentation)



PUBLIC COMMENTS

Robin Harman: Robin, a South Burlingame resident, thanked BPS staff for their detailed presentation. South Burlingame is largely affected by land divisions. As much of the presentation was looking at lots from above, there was little discussion about building heights. South Burlingame residents are experiencing big changes when lots are divided. As we're all

humans, we need to live in a human-scaled world – which includes building new houses that promote livability and sustainability.

C: The SAC is looking at pattern areas and how future development may be influenced to build differently in different areas of the city.

C: Another opportunity is to work with what is next to existing development to allow for taller and denser residential development on lots that are adjacent to commercial areas.

Builders are taking huge advantage of neighborhoods like South Burlingame. Their developments are not sustainable and not affordable.

Q: Do you see a neighborhood’s proximity to the downtown core as determining how lot confirmation allowances are determined?

R: There is more need for restrictions to scale.

INTRODUCTION

SUSTAINABILITY ✧

Good design can help ensure that meeting the needs of the current generation does not compromise the ability of future generations to meet their needs. This is the “sustainability” concept. It is important that neighborhoods change in a way that promotes the long-term economic, environmental and social sustainability of the City. Homes help contribute to sustainability when they are at a size that is compatible with the surrounding neighborhood. Smaller, well-designed homes are often more sustainable because they tend to:

- require fewer natural resources in construction ✧
- consume less electricity and natural gas ✧
- require less grading ✧
- provide more affordable housing opportunities ✧

For more information, see the City’s Sustainable Santa Barbara Builder’s Packet, available at 630 Garden Street.

DESIGN REVIEW

The City Charter gives direction to consider “...the preservation and protection as nearly as practicable of the natural charm and beauty of the area in which the City is located and the historical style, qualities and characteristics of the buildings, structures and architectural features associated with and established by its long, illustrious and distinguished past.” The Single Family Design Board (SFDB) Guidelines ensure high design standards are maintained in development and construction.

Within the landmark districts, design review is handled primarily by the Historic Landmarks Commission (HLC),


which reviews designs for consistency with the architectural styles allowed within the districts. See the Lower Riviera Special Design District or El Pueblo Viejo District Design Guidelines for more information.

City Staff reviews designs for adherence to the City’s Municipal Code and relevant guidelines. Staff forwards designs to the SFDB or HLC for further review if required by the Municipal Code.

PURPOSE

The Guidelines are primarily a guide for the homeowner, architect, designer, developer and builder who are designing new single family homes or changing existing houses. These Guidelines are intended to help design homes that are compatible with the surrounding neighborhood, preserve visual resources and promote sustainability. The Guidelines help homeowners design projects that are compatible in both size and design. While Floor to Lot Area Ratio (FAR) regulations inform homeowners of the maximum allowed home size, homes designed smaller than the maximum FAR can still be incompatible, depending on design. Therefore, design is just as important as size.

These Guidelines also provide a framework for the design review process and a foundation for public, City staff, SFDB, HLC, Planning Commission and City Council project evaluation. Whenever SFDB is referenced, the information generally applies to other hearing body reviews. These Guidelines are not meant to discourage unique and inventive design solutions. Rather, these guidelines serve as a tool to help decision makers determine if appropriate findings and approvals can be made for projects.



INTRODUCTION

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According to the City of Santa Barbara General Plan, “Santa Barbara has, as its primary... [goal], the provision of a particularly desirable living environment.” Single family homes have long contributed to the character of many neighborhoods in the City. Home designs which achieve the following contribute to a desirable living environment:

- * compatible with the surrounding neighborhood
- preserve the City’s visual resources
- * promote long-term sustainability

NEIGHBORHOOD COMPATIBILITY

In recent decades, changes in the various neighborhoods throughout the City have raised quality-of-life concerns. Homes are built or remodeled in order to suit the changing needs and lifestyles of new and existing residents. As a result, neighborhood character gradually changes over time. When a change is made in an established neighborhood, it is essential to properly balance that change with a respect for the design features and characteristics of surrounding properties. Homes are more likely to be compatible when their volume and bulk are at an appropriate scale with their neighbors. This is the concept of neighborhood compatibility. New and remodeled houses can maintain a desirable living environment when they:

- have an appropriate volume, bulk, massing and scale

- have a size that is not significantly larger than the immediate neighborhood
- use materials and designs that are compatible with their surroundings
- * are sited such that they do not block light and views for other existing homes
- * minimize privacy impacts to surrounding properties

HILLSIDE NEIGHBORHOODS

The City’s hillsides are a unique resource and pose additional design considerations. The General Plan Conservation Element states:

“Hillside developments provide vistas for residents who inhabit those structures. Yet, residential developments render hillsides less natural as topography and vegetation are modified.”

Appropriately designed residential development in hillside areas can avoid threats to visual resources recognized by the Conservation Element, including:

- excessive grading
- views blocked by new structures or overly tall planted trees and hedges
- ridgeline development
- the loss of important trees

Applicants for hillside development projects need to follow the Compatibility, Two-Story Design Guidelines (if applicable) and Good Neighbor Guidelines, as well as the Hillside Design Guidelines.



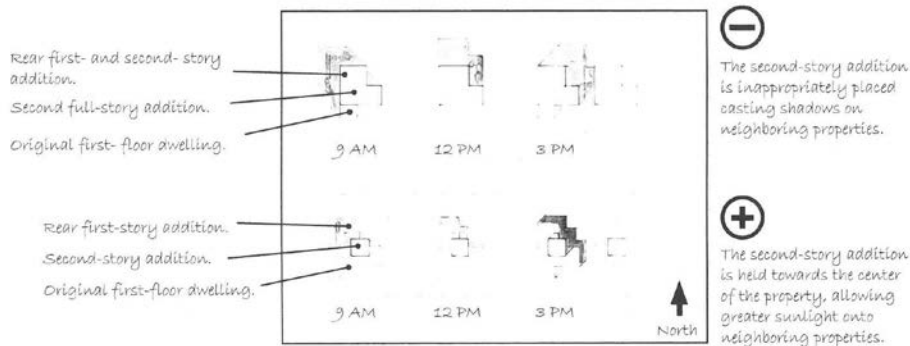
SITE PLANNING AND STRUCTURE PLACEMENT

3. SOLAR DESIGN

Design to maximize options for passive and active solar heating and cooling.

Solar access refers to the potential to receive adequate sunlight in order for certain areas of the property to enjoy the benefit of sunlight. Access to sunlight is important for energy efficiency and landscaping, as well as for homes that use solar energy for space heating and cooling, water heating, electricity, and/or day lighting.

Generally, solar access can be compromised by structures or vegetation that cast excessive shadows for an extensive period. Solar access is protected in Santa Barbara by a Solar Ordinance (see details in Supplemental section). Where possible, orient building volumes and second stories away from the north, west, and east property lines when feasible to allow for the solar access of neighboring properties.



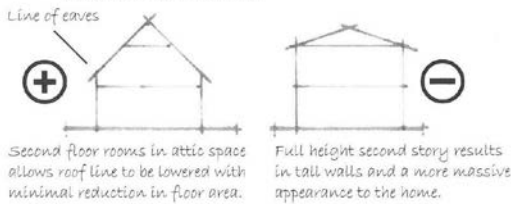
*note: Shadow Height is not to scale.



9. HEIGHT

Design structure heights to be compatible with the neighborhood.

- 9.1 Building height should be in proportion to the style and size of the house and the lot area.
- 9.2 Avoid excessive building height. Although the Municipal Code allows up to 30' in height in single family residential zones, the total "building box" allowed by the Ordinance should not be used to ensure compatible home designs. Homes taller than 25' tall are usually incompatible in most single family neighborhoods.
- 9.3 Avoid tall plate heights (over ten feet) that unnecessarily add to the volume of a structure. Eight foot plate heights, the most common for single family homes, are encouraged. This concept is especially important for projects where basement stories are proposed.
- 9.4 Where appropriate to the architectural style, consider architectural features that indicate where a first story ends and a second story begins when the structure is viewed from the street. Examples of appropriate floor delineations for some architectural styles include banding or rooflines.



- 9.5 The height of a basement or cellar above grade is important in determining if all or part of the floor area of the basement or cellar will be counted towards floor area in relationship to maximum required square footage. The net floor area calculation for a basement or cellar is reduced by 50% if the vertical distance from grade to ceiling is four feet (4') or less for at least one-half of the circumference of the exterior walls of the basement or cellar. If the vertical distance from grade to the ceiling is four feet (4') or less for the entire circumference of the exterior walls of a basement or cellar, the area of the basement or cellar is excluded from the net floor area calculation. Note that basement square footage is still subject to other inclusive Zoning calculations even if excluded for maximum square footage calculations.

One way to make a two-story home more compatible with its single-story neighbors is to lower the eave line of the second-story roof. Lowering the eave line (i.e. bringing some portions of the roof down to the gutter or eave line of the first-story roof) also ties the two stories of a house together. Setting second stories back into the area of roof lines is often a solution to avoid impacting sunlight access, and it generally will lower the apparent height of the home. Lowering the eave line of the second-story roof can also reduce the apparent building volume, which may result in the scale of the building being more compatible with its neighborhood.

- 9.6 Where appropriate, bring some portions of the roof down to the gutter or eave line of the first-story roof to reduce the apparent volume of the building.

Rob Lennox: Rob is the Land Use Chair of the South Burlingame Neighborhood Association. He wishes that BPS would more regularly update its online maps and illustrate more problematic situations where poor development impacts existing residential areas.

SAC QUESTIONS AND COMMENTS

C: Please provide to the SAC the 'cheat sheet' information used by BPS staff during the neighborhood walks. Also, BPS should provide a map showing the location of transit corridors.

R: BPS staff will send out the requested 'cheat sheet' information to SAC members. The transit corridors map is generally at SAC meetings, but BPS staff did not have it available at the 11/17/15 SAC meeting.

SAC ANNOUNCEMENTS

C: There is an opportunity for the SAC to weigh in on accessory dwelling units (ADUs).

C: Commissioner Fritz proposed an amendment to exclude all ADUs from new code flexibility to allow accessory structures within setbacks; the proposed legislation allows ADUs under 15 feet tall within the setback.

R: Clarification: This legislation applies only to new structures and would not apply to existing garages.

Post-Meeting Clarification: Link to story: <http://bikeportland.org/2015/11/20/168735-168735>

Post-Meeting Clarification: Status: A motion to amend 33.110.250 C. 2.b to add “and accessory dwelling units” was moved by Commissioner Fritz and seconded by Commissioner Fish. A City Council vote on amendments will be taken December 2, 2015 at Portland City Hall.

C: Portland Timbers playoff tickets wanted!!!

Post-Meeting Clarification: The Timbers beat Dallas 3-1.

END OF SUMMARY MINUTES