



CITY OF PORTLAND

URBAN FORESTRY COMMISSION

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AMANDA FRITZ, COMMISSIONER

MIKE ABBATÉ, DIRECTOR

February 19, 2018

Mayor Ted Wheeler and Members of Portland City Council
Portland City Hall
1221 SW Fourth Ave
Portland, OR 97204

Dear Mayor and Commissioners:

The Portland Urban Forestry Commission (UFC) is pleased to forward our recommendations on the 2035 Comprehensive Plan Code Reconciliation Project for your consideration.

This project is a follow-up to the recently-adopted 2035 Comprehensive Plan, and includes UFC recommendations on amendments to Title 11, Trees. The amendments to Title 11 reconcile the existing code with new Title 33 zoning designations adopted with the 2035 Comprehensive Plan.

As part of the Code Reconciliation Project, Bureau of Planning and Sustainability (BPS) staff proposed to remove the references to the CS and CM zones in Title 11 and not replace them. The CS and CM were among a list of zones listed in Title 11 that were exempt from Tree Preservation Standards and Tree Density Standards in development situations. The CS and CM zones are being removed from the adopted array of zones in Title 33, but there are not direct replacement zones. Many of the parcels that had CS or CM zoning have been rezoned to the new CM2 designation.

On November 8, 2017, the UFC held a public hearing on the proposed amendments to Title 11. The UFC considered whether exemptions for certain new Commercial/Mixed Use zones should be included in Title 11 to replace the CS and CM zone exemptions. The UFC concluded that replacing the CS and CM zone exemptions does not generally support tree preservation, urban forestry or climate action goals, and voted to support the staff proposal to remove the CS and CM zone references and not replace the exemption. It is our understanding that the Planning and Sustainability Commission also considered this issue and is also recommending removal of the CS and CM zone references. This means that all Commercial/Mixed-Use zones, except CX which remains in the zoning code and is applied in the Central City and Gateway, would now be subject to Title 11.

Recommendations

The Portland Urban Forestry Commission recommends that City Council adopt the amendments to Title 11 in *Code Reconciliation Project - Recommended Draft*, dated February 2018.

Thank you for the opportunity to participate in the review of this project and for considering our recommendations.

Sincerely,

Vivek Shandas
Chair