



Meeting: Land Use & Transportation Committee
Date: December 18, 2023 - MONDAY
Time: 7 p.m. to 9 p.m.
Place: 3534 SE Main St., Portland, OR 97214, In-Person
Zoom meeting (Webinar ID: 946 5803 9953)
<https://us06web.zoom.us/j/94658039953>

Land Use & Transportation Committee

Meeting Agenda

7:00 p.m. Meeting Start

Ground Rules. Welcome, introductions, and updates.

7:15 p.m. [Portland Bureau of Transportation Budget](#) and [Fixing Our Streets Tax Renewal](#)

Lead: Sara Wright, Intergovernmental Policy and Resources Analyst and Mark Lear, Resource Manager, Portland Bureau of Transportation

Background: The Portland Bureau of Transportation (PBOT) manages a substantial portion of Portland's infrastructure with a budget of approximately \$509 million, which is crucial for maintaining the city's streets, bridges, and other transportation assets. A significant 75% of PBOT's funding is sourced from restricted means like federal grants and specific tax revenues, while only 2% comes from the city's General Fund. Recent years have seen a decline in General Transportation Revenues (GTR) due to shifts towards more fuel-efficient vehicles and changes in transportation habits further exacerbated by the pandemic. Consequently, PBOT has already faced substantial budget cuts, impacting its ability to sustain and enhance transportation services in Portland.

Purpose: This discussion aims to raise awareness about the significant financial challenges facing PBOT, particularly with the looming \$32 million in service and staff reductions for the FY 2024-25 budget. The potential non-renewal of the Fixing Our Streets gas tax and the Heavy Use Vehicle Tax in May 2024 poses an additional threat, potentially adding another \$20 million in annual service reductions. These budget constraints threaten the bureau's ability to maintain and ensure safety across Portland's transportation network. It is important to highlight the urgent need for city leaders and the public to understand these challenges and consider solutions to prevent dramatic reductions in transportation services.

Status: PBOT is at a critical juncture, with significant service and staff reductions anticipated by July 1, 2024, unless tax renewals and new funding sources are secured. Budget development for fiscal year 2024-2025 is underway. The failure of city leaders to address these financial challenges will result in

visible cutbacks in transportation services, further exacerbating Portland's transportation maintenance backlog.

7:45 p.m. [Land Division Code Update](#)

Lead: Morgan Tracey, Project Manager and Nate Kline, City Planner, Planning & Sustainability

Background: The City Council of Portland has directed city bureaus to accelerate housing production and the Bureau of Planning & Sustainability is utilizing zoning code tools to divide larger residential properties into smaller lots, increasing the number of developable residential lots. The design of land divisions is closely regulated to ensure environmental protection, engineering standards, and access to utilities and services. Land division regulations encompass real estate record consistency, consumer protection for public improvements and services, public infrastructure requirements, and comprehensive planning for development density. This initiative focuses on maximizing housing potential in single-dwelling zones, particularly with smaller, less complex infill sites for streamlined land division processes. The project involves updating the Potential Landslide Hazard Area Map, which is crucial for identifying areas at risk of landslides and requiring studies for property divisions on these sites.

Purpose: Land divisions in lower density zones increase opportunities for new housing in areas that are zoned for houses, duplexes, triplexes and fourplexes. As part of the City of Portland's effort to increase the production of new housing, the Land Division Code Update Project will streamline the process of applying for a residential land division.

Status: The Discussion Draft is available for review. Send comments now through December 31, 2023 via the Map App. Contact the project team at LandDivisionCodeUpdate@portlandoregon.gov. The committee is encouraged to provide formal recommendations and feedback prior to closure of the comment period.

8:15 p.m. [Regulatory Improvement Code Amendment Package 10 \(RICAP 10\)](#)

Lead: JP McNeil, City Planner II, Planning and Sustainability

Background: Portland's zoning code, implemented in 1990, has been periodically updated to adapt to changing requirements, legal developments, and technological innovations. The Regulatory Improvement Program, initiated in 2002, includes the Regulatory Improvement Code Amendment Packages (RICAP) for ongoing technical and minor policy updates. The program experienced suspensions due to budget limitations, notably from 2010-13 and 2016-22, but **saw** the adoption of eight amendment packages from 2003 to 2010 and the introduction of RICAP 6 to 8 in 2014. Recently reinstated in the 2022-23 fiscal year, RICAP 10 focuses on addressing zoning issues related to affordable housing, as directed by the City Council.

Purpose: Land The Regulatory Improvement Code Amendment Packages (RICAP) are an ongoing series of updates and improvements to Portland's land use regulations. RICAP focuses on technical adjustments, clarifications, and minor refinements, avoiding major policy changes, which are handled

through separate legislative processes. RICAP 10 considers 80 items for regulatory improvement, organized around three main themes: **housing production, economic development, and regulatory reduction**. These themes encompass a variety of areas such as ground floor designs, Design Overlay Zone Amendments (DOZA) cleanup, Historic Resource Code Project cleanup, economic development, Central City, home occupations, temporary activities, land use review process and compliance with state/local laws.

Status: The Discussion Draft is available for review. Send comments now through December 31, 2023 via the Map App. The committee is encouraged to provide formal recommendations and feedback prior to closure of the comment period.

8:45 p.m. Committee Discussion

9:00 p.m. Meeting Adjourn

Materials:

- [Fixing Our Streets \(portland.gov\)](https://portland.gov)
- [Land Use Division Code Update \(portland.gov\)](https://portland.gov)
- [Housing Regulatory Relief Project \(portland.gov\)](https://portland.gov)
- [PBOT Budget \(portland.gov\)](https://portland.gov)
- [Regulatory Improvement Code Amendment Package 10 \(portland.gov\)](https://portland.gov)
- [SE Uplift Land Use & Transportation Committee Charter \(seuplift.org\)](https://seuplift.org)
- [SE Uplift Land Use & Transportation Committee Rules of Conduct \(seuplift.org\)](https://seuplift.org)