

A G E N D A

COMMITTEE III

LAND USE, RECREATIONAL AND CULTURAL ACTIVITIES

Tuesday, June 22, 1976

Noon

1. Call to order
2. Land Use - Implementation (Zoning, Subdivision Control, Building and Housing Codes)
 - A. Robert Baldwin - Land Development Manager, Multnomah County
 - B. Jim Griffith, Director, Bureau of Buildings, City of Portland
 1. Al Clarc - Administrative Manager, Bureau of Buildings, City of Portland
 2. Dave Beckman - Inspections Manager, Bureau of Buildings, City of Portland
3. Other business
4. Adjournment

KM:els

Ceri Hith
Baldern -

187,000 bldgs in Pland

Staff 89

enforce UBC

54% nonpermit related or enforcement

most effective as local jurisdiction

Baldern - not one level

Should have planning, legal matters - state
imp to have balance between all + mandated policies

nam: agric. zoning for counties

could have minor actions administrative /
neighborhood approval - no hearings

Coordinative act. between agencies should
be done at regional level.

req.

Shopping areas on city fringes

could have regional arrangement for state vs on
plumbing, electrical, fire, etc.

JOB SITE / SEVERAL PERMITS.
broken down into plumbing, electrical, etc

could penalize the minor construction
with extensive forms (PGE as patio cons)

MINUTES OF THE LAND USE, RECREATIONAL & CULTURAL ACTIVITIES COMMITTEE MEETING

Held: June 22, 1976

MEMBERS PRESENT: Gisvold, Chairperson; Herrell, Vice-Chairperson; Blunt, Bullier, Jaeger, Kirkpatrick, Lang, Sprecher, Stevenson

STAFF: Martin, Garbutt

GUEST SPEAKERS: Robert Baldwin, Land Development Mgr. - Multnomah County

Jim Griffith, Director - Bureau of Buildings
City of Portland

Al Clarc, Admin. Mgr. - Bureau of Buildings
City of Portland

Dave Beckman, Inspections Mgr. - Bureau of
Buildings - City of Portland

The chairperson opened the meeting by explaining to the guests that the charge of this committee is to examine services being provided in the Tri-County area and determine if additional services are needed and what level of government should provide them.

Gisvold announced to the committee members that the revised charts on libraries and parks will be completed next week and sent to the committee and the resource persons.

Griffith

The Bureau of Buildings is primarily the policing department involving anything to do with, on, or around your house. Legal responsibilities include enforcing state codes - electrical, plumbing and building - and enforcing the zoning laws. Our inspection staff, which includes expert engineers, has the authority to require a builder to tear out something which we have not approved if we have reason to believe it was not done correctly. The code stipulates a certain sequence in construction. In addition to issuing permits we answer a variety of complaints from homeowners. Only 45% of our effort involves building permit enforcement.

We work closely with the Portland Development Commission in trying to upgrade the livability of our city. We also have a long standing working agreement with DEQ - we notify them if anything in our area exceeds their restrictions.

I feel our functions would be best handled by a city or local agency using state established codes. In the past the state codes have not been clearly defined, but this is now being improved. An effort is being made to make the nomenclature uniform for all codes. Our department is looking at a onestop concept for permits using one standard form which would contain all the necessary information. There is a great deal of merit in this idea and it deserves considerable work. It would also be a big help in making the

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Griffith - continued

the final building inspection - finding all the various complete forms is not always easy.

We have started to work with the local architects, through the AIA, to coordinate our standards. It is essential that they be made aware of our concerns and goals for this area.

Baldwin

The three sections of the department are: Planning, Land Development and Engineering Services. Our jurisdiction is the unincorporated area of the county. Each city and county has its own zoning ordinance for which the state sets general standards. Part of the standards are in the LCDC goals and guidelines.

One of our functions is the drafting of ordinances. There is no uniformity in the zoning nomenclature used by jurisdictions in the area. All building permits are issued by our section after the designs have been reviewed. There is a good deal of coordination with other agencies in the state and federal government, and the permits we issue must comply with their regulations. We will not issue a permit which has not been signed by DEQ.

Hearings Council - Like most jurisdictions we notify other areas of jurisdiction of zone changes which effect them and for which we are responsible for holding hearings. Two of the hearings council members are also on the planning commission, and three of the hearings council members make up the adjustments board. The hearings council makes the decisions and these are final unless the matter is appealed to the county commission. The planning commission is responsible for the comprehensive plan and its implementation.

Some of our functions could be effectively carried out by the highest level of government, others could be handled on a local level. The state law effecting the zoning of agricultural land is an example of a situation where the local areas do not have enough control. When assigning functions there should be a balance between the level which has the ability to carry them out and the level close enough to the people to give them the opportunity to oppose decisions if they wish. There are some issues which are of state-wide concern which could be administered by a local body. One area of responsibility which should be considered at the regional level is re-zoning which affects a large area - these plans should be reviewed by a broader agency.

MEETING ADJOURNED

KM:rr