

# Public Input & Planning

## The Basics

### 1. Why do I get Land Use notices in the mail?

In 1973, the State of Oregon created a land use and planning program that protects a variety of resources. State planning goals require land use and planning implemented at the local level to incorporate public input into the process. The City of Portland formalized the budding neighborhood system in the 1970's to comply with this citizen involvement requirement.

### 2. Why is land use and planning important?

Current land use zones and overlays describe how individuals are allowed to develop property. Overtime, the physical attributes of your community can change. As a recognized neighborhood association, it is your responsibility to guide the change in your neighborhood so it fits your community values—comment on new plans and when exceptions to the rules are requested.

### 3. Can we work with the developers?

Before an application is filed, the neighborhood association has the opportunity to share concerns with a developer. A pre-application notice will be sent to the neighborhood land use chair. This is usually a good time to comment on safety, traffic, environmental, or other concerns because the developer may still have the flexibility to change the proposal to address the neighborhood's concerns.

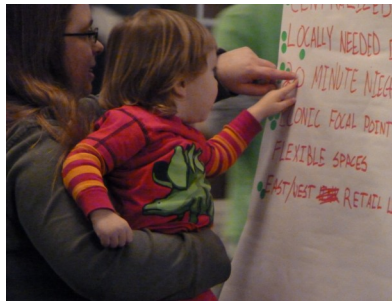
### 4. What happens to our Neighborhood's input?

With comments submitted in the pre-application stage, it's up to the developer if your comments are considered. With a variance, or exception, the city considers the comments that address specific criteria when determining whether or not to grant the variance. Neighborhoods can file appeals to the Portland City Council at no charge based on comments submitted.

## Spotlight: NWDA Slabtown Workshops & Planning

The Slabtown Committee was created by the NWDA Board of Directors in June 2009. The Committee led a public, community-driven urban planning and place-making process to develop a broadly supported vision and master plan for the "Slabtown" portion of the Northwest District.

On Wednesday, January 6, 2010 approximately 100 people shared their ideas, desires, and priorities for development of the Slabtown area. Using this input, combined with the results of the Slabtown online survey, University of Oregon student



designers began preliminary work on master plan concepts. Other workshops followed to refine the master plan.

The Slabtown project continues NWDA's active role in planning their neighborhood. Their Planning Committee normally meets weekly to address the large amount of development in the neighborhood. They've built their committee's expertise and relationships with local developers who incorporate their comments into pending projects. To find out more, visit [www.northwestdistrictassociation.org](http://www.northwestdistrictassociation.org).

