



Carrie A. Richter

Owner - Portland

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Carrie Richter represents business, community, and government entities in land use planning and municipal law. She has successfully argued cases before the Land Use Board of Appeals (LUBA), the Oregon Supreme Court, the Oregon Court of Appeals and the New Mexico Supreme Court. Ms. Richter acts as deputy city attorney for Oregon City, advising the city in many contentious planning issues.

With an M.S. in Historic Preservation, she has a passion for historic preservation and planning principles that complement her skills in representing her clients. Ms. Richter serves on a number of local and national organizations and has a zeal for serving her clients and community.

When she's not helping her clients, arguing in front of Oregon's Land Use Board of Appeals, or donating her time to local causes including affordable housing, she is speaking or writing on Oregon's unique land use laws and planning for tomorrow's development initiatives. She contributes to a monthly column in the *Daily Journal of Commerce - Oregon* and frequently lectures on Oregon's land use procedures and substance across the country.

Services

- ▶ Land Use
- ▶ Condemnation and Eminent Domain
- ▶ Municipal Law
- ▶ Real Estate
- ▶ Environmental Law
- ▶ Natural Resources

Education

- ▶ Lewis & Clark Law School, J.D., 2000
 - ▶ Environmental Law Certificate
- ▶ University of Utah, M.S., Historic Preservation, 1997
- ▶ Lewis & Clark College, B.A., History, 1992

Admissions

- ▶ Oregon, 2000
- ▶ Washington, 2006

Professional Recognition

- ▶ Named by peers as one of Oregon's "Rising Stars" in *Oregon Super Lawyers* magazine, 2009-2010
- ▶ Recipient, *The Northwest Examiner* Glen Downs Justice for All Award for representing the Northwest District Association seeking revisions of ordinances that included multistory parking structures in the heart of a historic district, 2005

Languages

- ▶ Italian

Professional Activities

- ▶ LEED Certified, 2010
- ▶ Adjunct Professor, Land Use Law, Lewis & Clark Law School and the Portland State University Center for Urban Studies, 2009-present
- ▶ Member, American Planning Association Amicus Committee, 2009-present
- ▶ Secretary-Treasurer, American Planning Association, Planning and Law Chapter, 2008-2009; Member, 2005-present
- ▶ Commissioner, City of Portland Landmarks Commission, 2006-present; Vice-Chair, 2008-present
- ▶ Member, Oregon State Bar CLE Committee, Real Estate and Land Use sections, 2000-present

Events

- ▶ Real Estate for Planners: What Planners Should Know About Real Estate Issues , Garvey Schubert Barer, Portland, OR, February 8, 2012
- ▶ "Land Use Planning for Job Development," Digging Deeper into Real Estate and Land Use CLE, Oregon Bar's Real Estate and Land Use Section, Portland, OR, November 16, 2011
- ▶ It Ain't Easy Being Green: Standards and Strategies for Responding to Climate Change, Garvey Schubert Barer, Portland, OR, November 9, 2011
- ▶ FAQs About EOAs: Economic Opportunity Analysis – Industrial Lands, Garvey Schubert Barer, Portland, OR, August 10, 2011
- ▶ Introducing the Euclid Society: Managing the Clock – Making Decisions Within Statutory Timelines, Garvey Schubert Barer, Portland, OR, April 27, 2011
- ▶ "Land Use Case Law Update," Government Law Section, Oregon State Bar, Portland, OR, October 22, 2010
- ▶ "Land Use Case Law Update," 2010 Annual Meeting, Real Estate and Land Use Section, Oregon State Bar, Glenden Beach, OR, August 13, 2010

- ▶ "Land Use Case Law Update," Oregon City Attorneys Association, Portland, OR, April 30, 2010
- ▶ "Planning Law of the Past Year," 2010 National Planning Conference, American Planning Association, New Orleans, LA, April 11, 2010
- ▶ "Current Issues in Historic Preservation," Planning Commission, Oregon Chapter of the American Planning Association, Podcast, March 24, 2010
- ▶ "Issues in Historic Preservation," The American Society for Environmental History (ASEH) Portland Conference 2010, Portland, OR, March 12, 2010
- ▶ Legal Issues for Planners, Oregon Chapter of the American Planning Association, Portland Building Auditorium, Portland, OR, December 11, 2009
- ▶ "Land Use Case and Legislative Review," Oregon Chapter of the American Planning Association, Medford, OR, October 30, 2009
- ▶ "Regulations and Procedures," Historic Preservation Training for Planners, Oregon State University, Corvallis, OR, June 20, 2007
- ▶ "Legal Issues Update," Oregon Chapter of the American Planning Association, Southern Oregon Spring Training for Planners, Jackson County Community Justice Conference Room, Medford, OR, May 18, 2007

Publications

- ▶ "City Takes Shellacking From State Tribunal," *The Daily Journal of Commerce*, February 11, 2011
- ▶ "Misleading Publicity Hurts Planning," *The Daily Journal of Commerce*, October 14, 2010
- ▶ "5 Potential Problems With Portland's Urban Growth Boundary Expansion," *Daily Journal of Commerce*, September 8, 2010.
- ▶ "RLUIPA Issues Continue to Pop Up, 10 Years Later," *The Daily Journal of Commerce*, June 10, 2010
- ▶ "Impact of Measure 49 Still Hazy," *Daily Journal of Commerce - Oregon*, December 9, 2009.
- ▶ "Group is Content to Accept Climate Change," *Daily Journal of Commerce - Oregon*, November 11, 2009.
- ▶ "Once More Unto the Breach, Dear Friends," *Daily Journal of Commerce - Oregon*, October 7, 2009.
- ▶ "Beach Dispute Heads for Highest Court," *Daily Journal of Commerce - Oregon*, September 9, 2009.
- ▶ "Getting to the Blight of the Matter," *Daily Journal of Commerce - Oregon*, August 12, 2009.
- ▶ "Darkness Over the Land: Measure 37 and the Oregon Planning Program, Planning Lawyer's View of Measure 37," *Journal of Environmental Law and Litigation*, Spring 2006.
- ▶ "Out of the Chaos: Towards a National System of Land Use Procedures," *34 Urban Lawyer* 449, 2002.
- ▶ "Out of the Chaos: Towards a National System of Land-Use Procedures," *34 Urban Lawyer* 449, 2002.