



188259

Regulatory Improvement Code Amendment Package 8

RICAP 8

Portland City Council Hearing
February 15, 2017



Bureau of Planning and Sustainability
Innovation. Collaboration. Practical Solutions.



Portland City Code

17. Public Improvements

18. Noise Control

19. Harbors

20. Parks & Recreation

21. Water

22. Hearings Officer

23. Civil Rights

24. Building Regulations

25. Plumbing Regulations

26. Electrical Regulations

27. Heating & Ventilating Regulations

28. Floating Structures

29. Property Maintenance Regulations

30. Affordable Housing

31. Fire Regulations

32. Signs & Related Regulations

33. Planning & Zoning

Recommending Bodies

33. Zoning Code

Planning & Sustainability
Commission

11. Tree Code

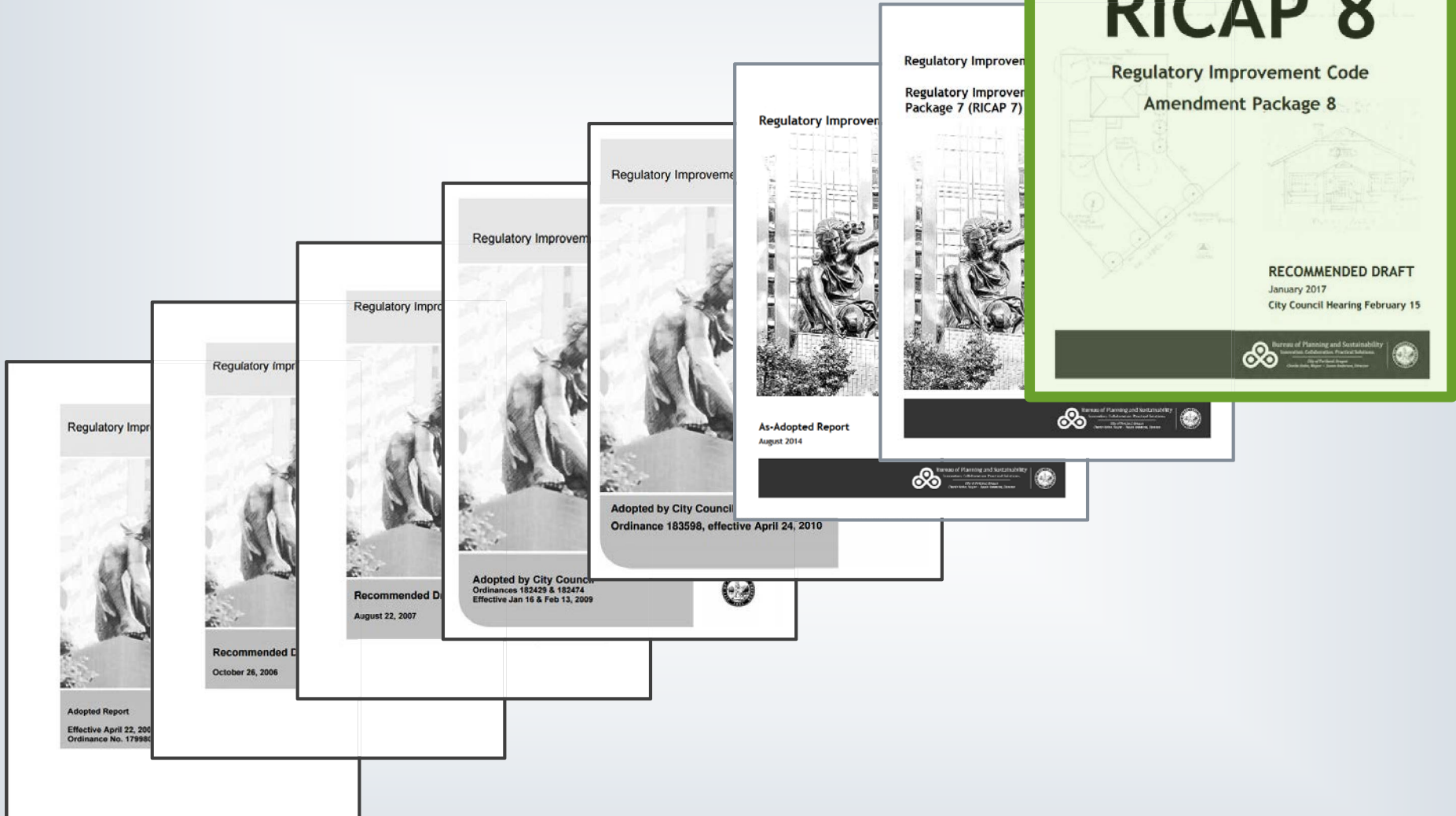
Urban Forestry Commission

Planning & Sustainability
Commission

17. Public Improvements Code

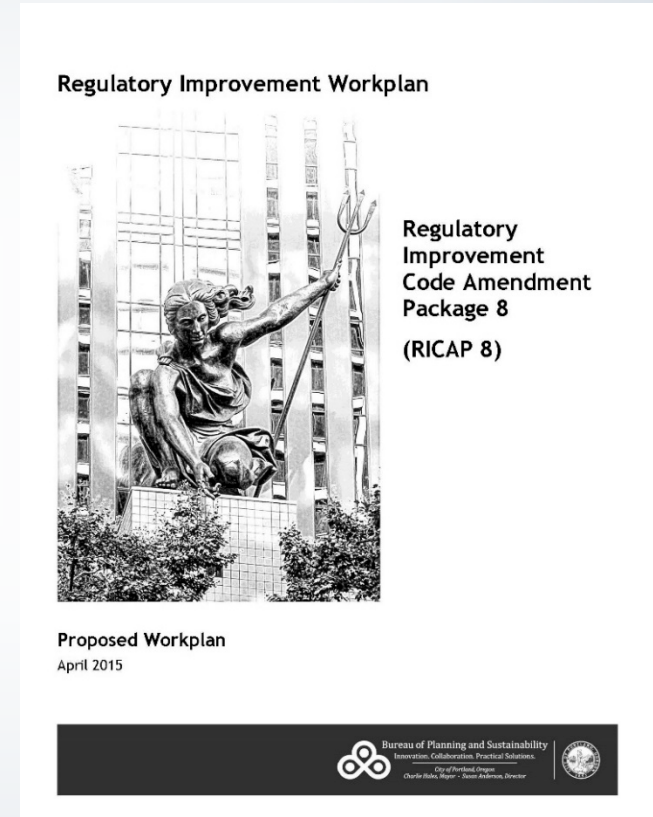
24. Building Regulations Code

What is RICAP?



RICAP Selection Criteria

1. Variety of stakeholders
2. Geographic applicability
3. Degree of impact
4. Regulatory Improvement



Amendment Categories

33. Zoning Code

Minor Policy Items (12)

Land Divisions/PLAs

Other

Technical & Clarification Items (15)

11. Tree Code

Minor Policy Items (8)

Technical & Clarification Items (9)

17. Public Improvements Code

24. Building Regulations Code

Public Involvement

Published *Public Discussion Draft* on August 29, 2016

7 week review and comment period:

- Met with coalitions, DRAC, Citywide Land Use Group
- Commission briefings

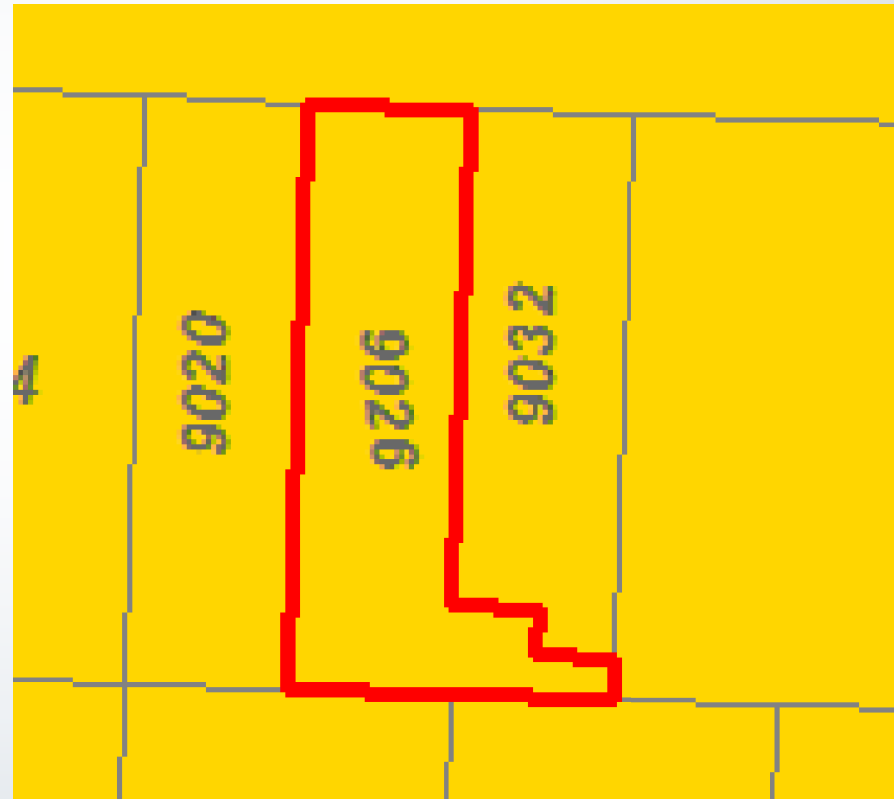
Published *Proposed Draft* on November 9, 2016

- Continued meetings with coalitions
- PSC and UFC hearings in December 2016

Published *Recommended Draft* on January 18, 2017

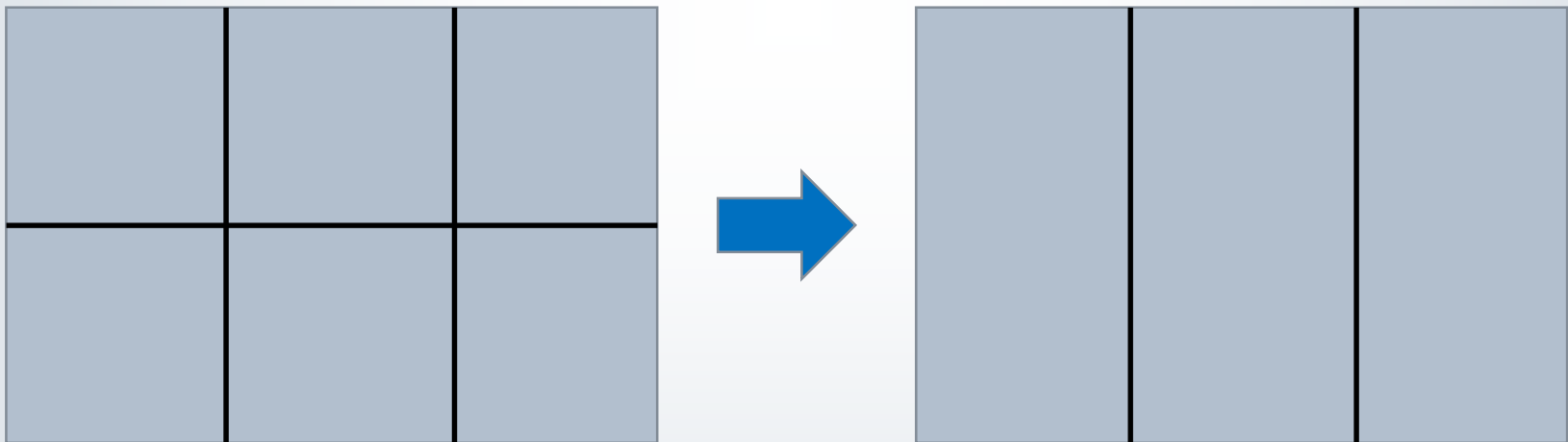
3. Property Line Adjustments - Regular Lot Lines

Introduce new standards
to encourage regularly
shaped lots



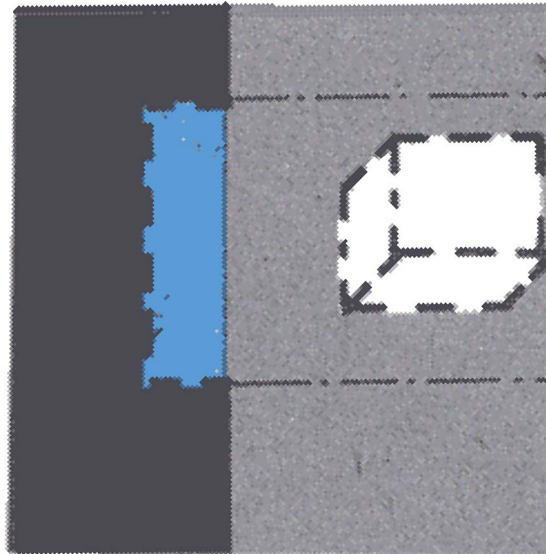
6-7. Lot/Plat Consolidations

- Allow the creation of up to 3 lots in one procedure
- Provides a process to remove conditions of approval that are no longer relevant



10. ROW dedications

Create a new measurement standard clarifying existing policy - that development standards apply to sites after ROW dedication



11. Loading Standards

Remove the forward ingress/egress requirement for loading spaces accessed from a local service street, outside of the Central City



14. 120-Day Delay Procedure

Require notice and a 120-day delay for the removal of ranked resources from the City's Historic Resource Inventory



Photo courtesy of Scott A. Tice

Title 11, Trees



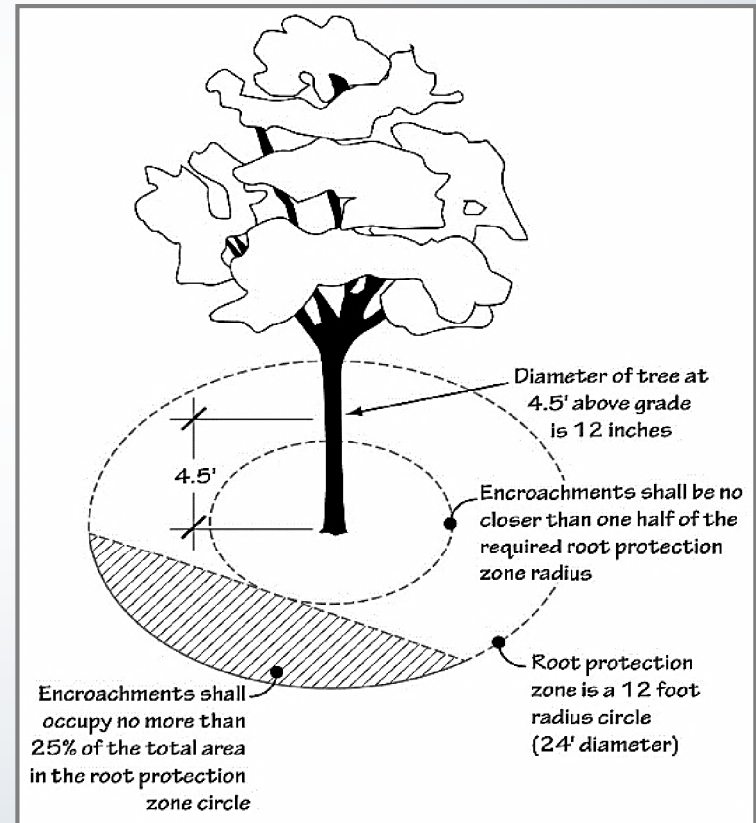
34. Heritage Trees - Damage & Removal

Modify fee structure to make penalties for damage on private property consistent with City & Street Trees



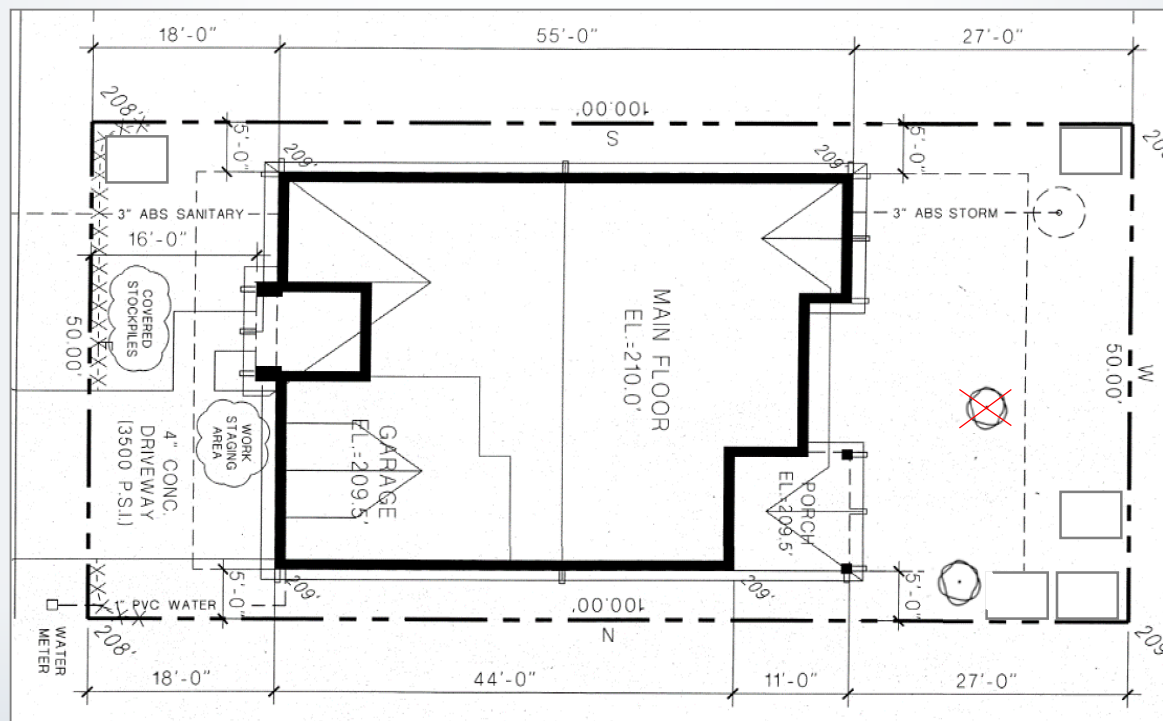
37. Ground Disturbance/ 38. Root Protection Zone Requirements

Modify trigger for tree protection requirements for construction activities with limited ground disturbance and adequate distance from existing trees



39. Tree Plan Requirements

Ensure dead, dying, or dangerous trees or nuisance species are not used to meet preservation requirements



Recommendation

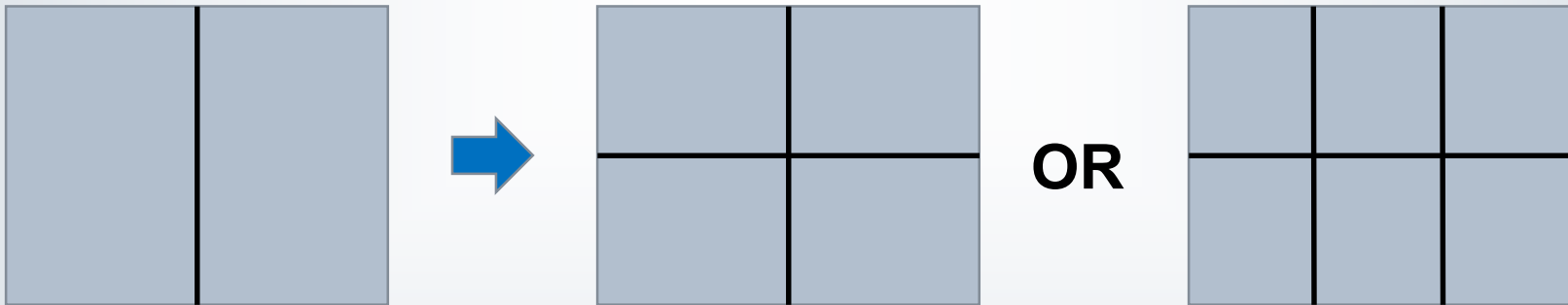
Approve the RICAP 8 Ordinances to:

- Amend Title 33 (Zoning Code), Title 17 (Public Improvements) and Title 24 (Building Regulations) as shown in the RICAP 8 Recommended Draft Report;
- Amend Title 11 (Trees) as shown in the RICAP 8 Recommended Draft Report;
- Authorize staff to amend commentary to reflect any amendments proposed as part of today's hearing; and
- Adopt the commentary as legislative intent.



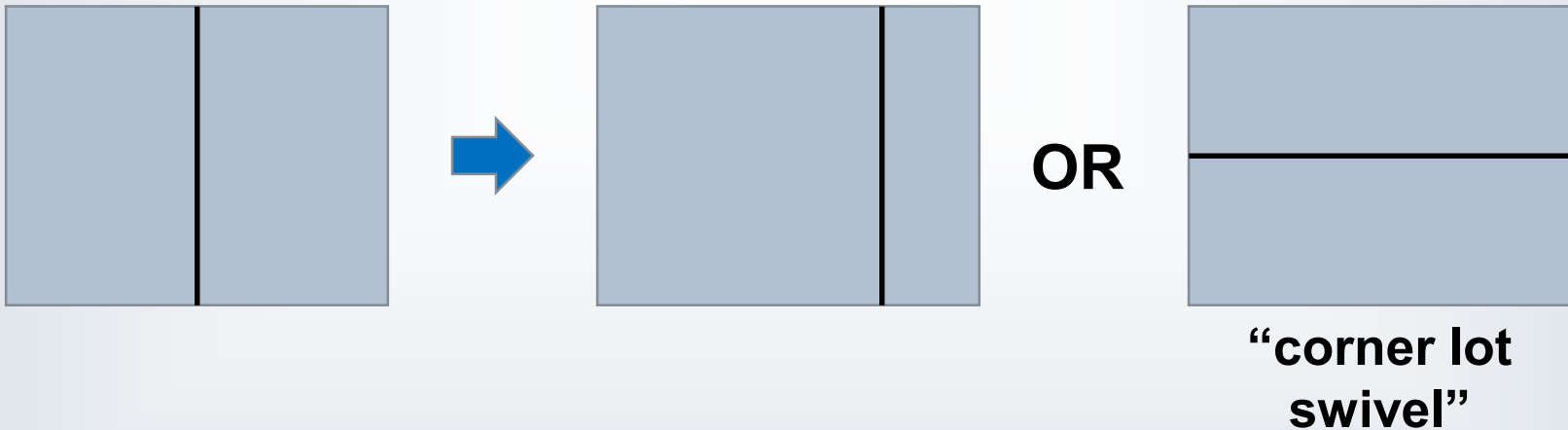
Bundle 1: Land Divisions, PLAs and Lot Consolidations

- A **Land Division** divides an existing property to create additional lots, parcels or tracts



Bundle 1: Land Divisions, PLAs and Lot Consolidations

- A **Property Line Adjustment** relocates a single existing common property line between two abutting lots

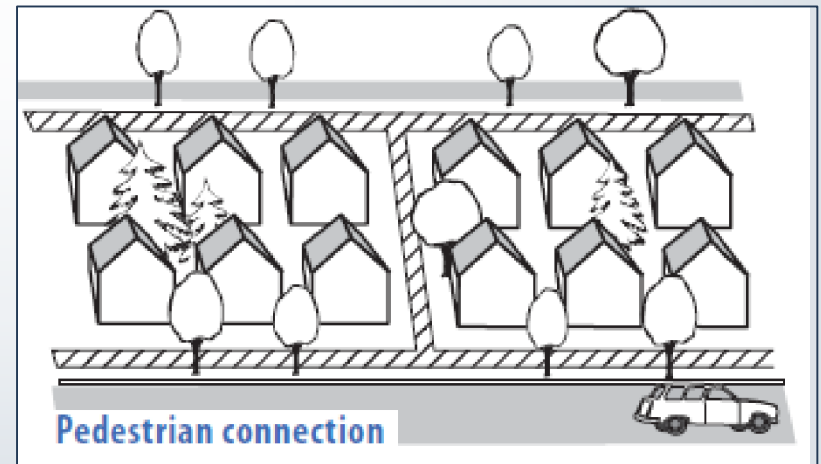
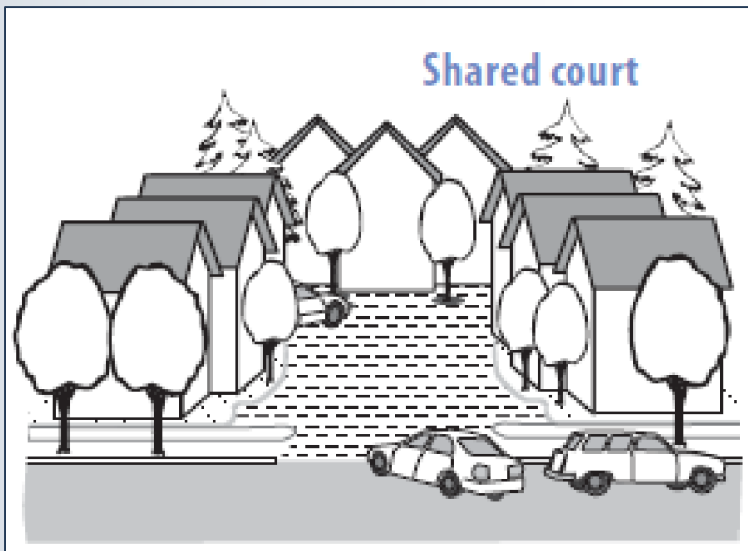
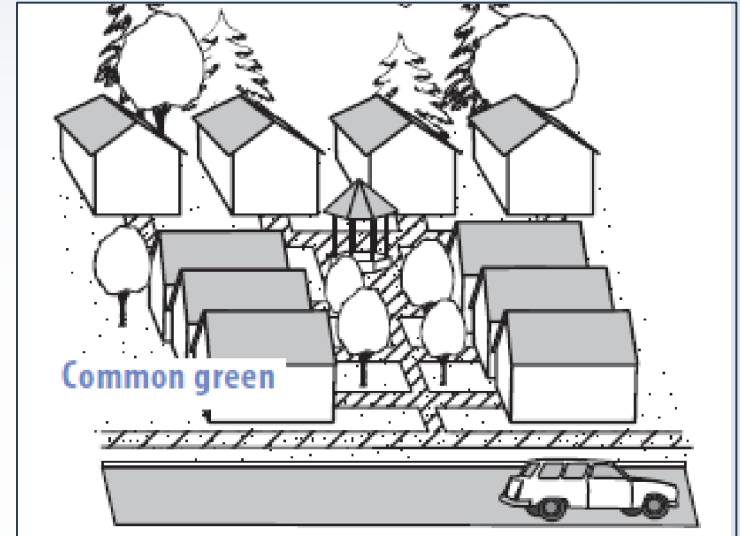
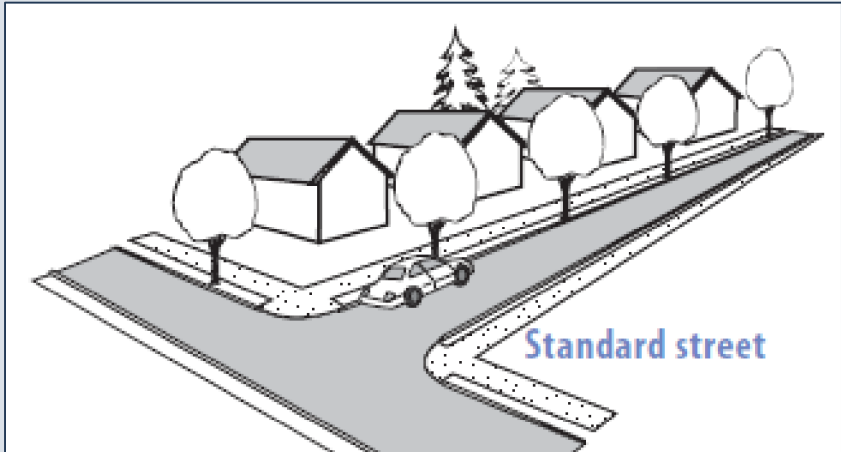


Bundle 1: Land Divisions, PLAs and Lot Consolidations

- A **Lot Consolidation** removes lot lines within a site. Results in a new plat of only one lot.



2A. Land Divisions/Pedestrian Connections

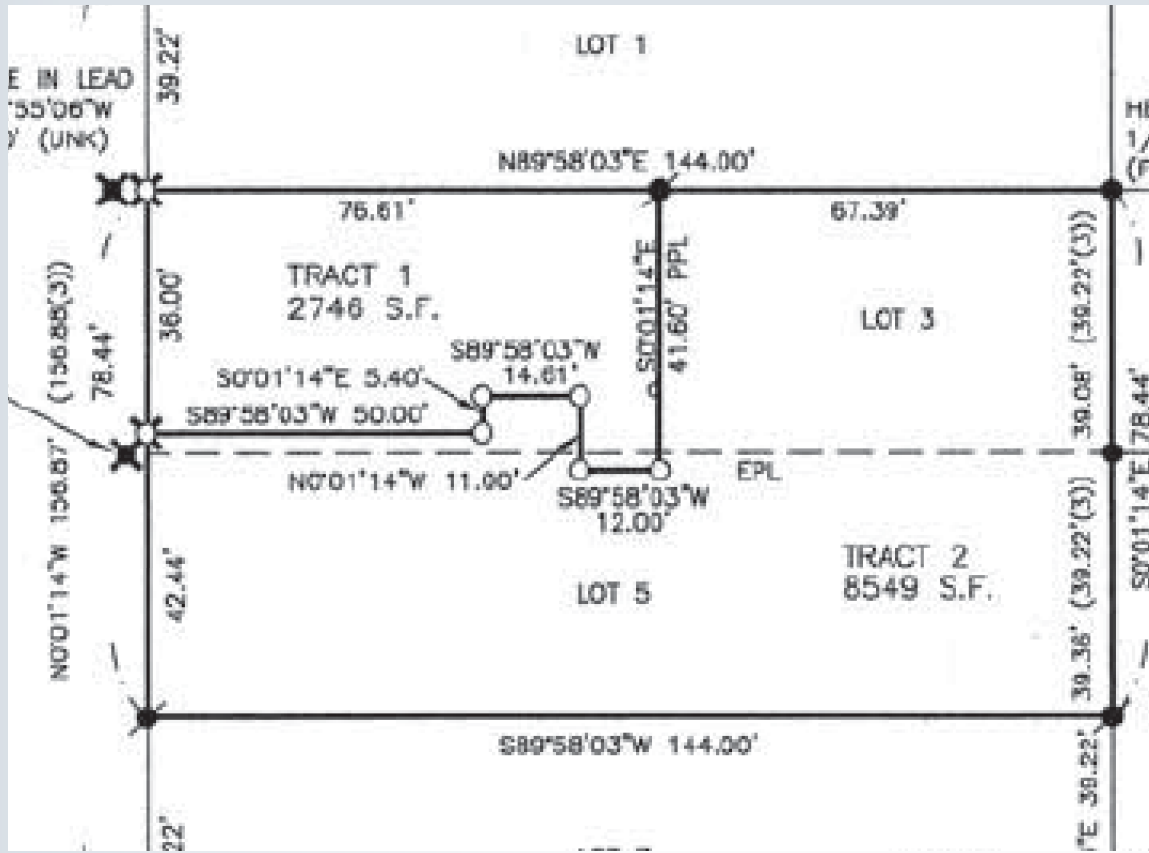


Item #3 - PLA Examples

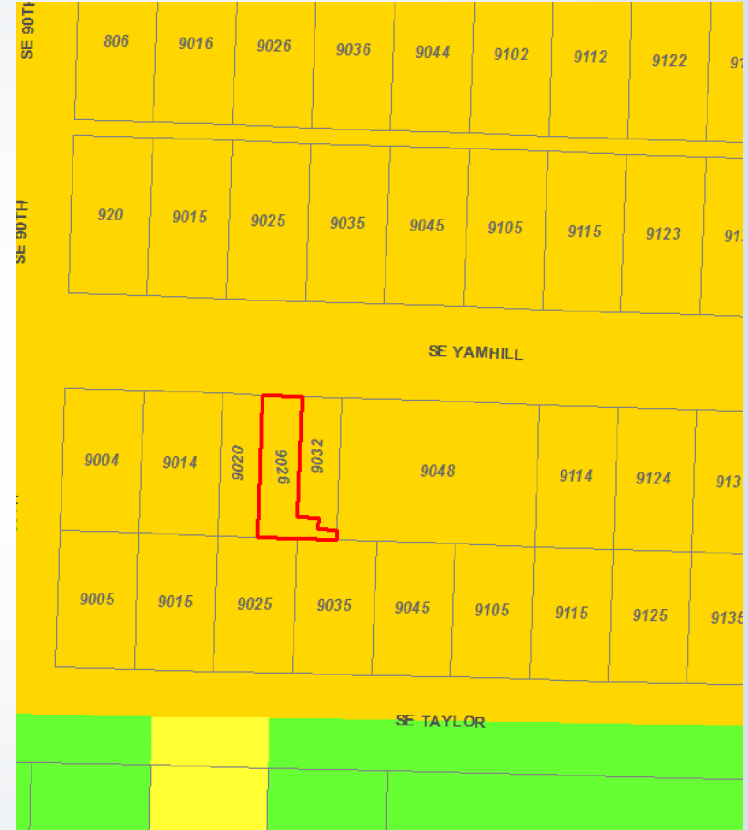
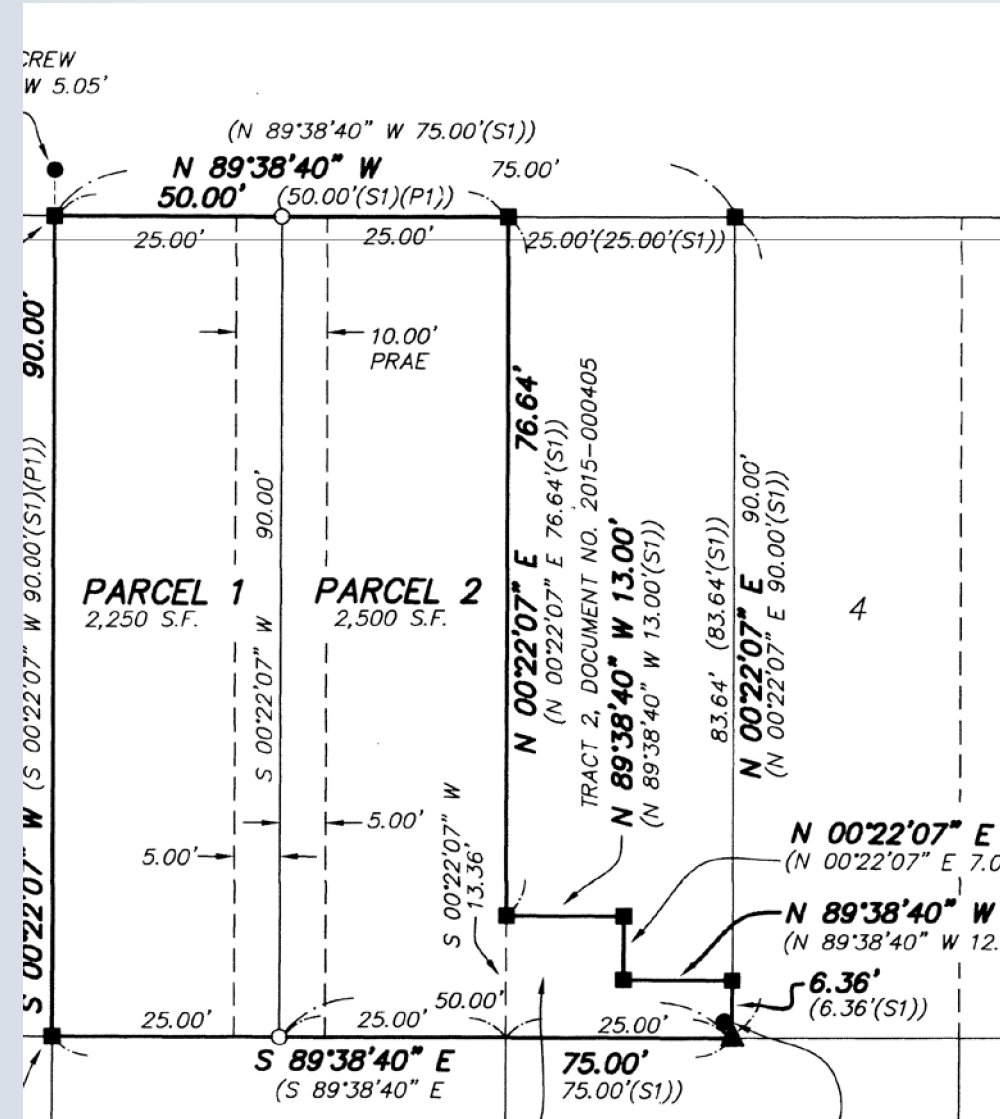
- NE 8th
- SE Tenino
- SE Yamhill



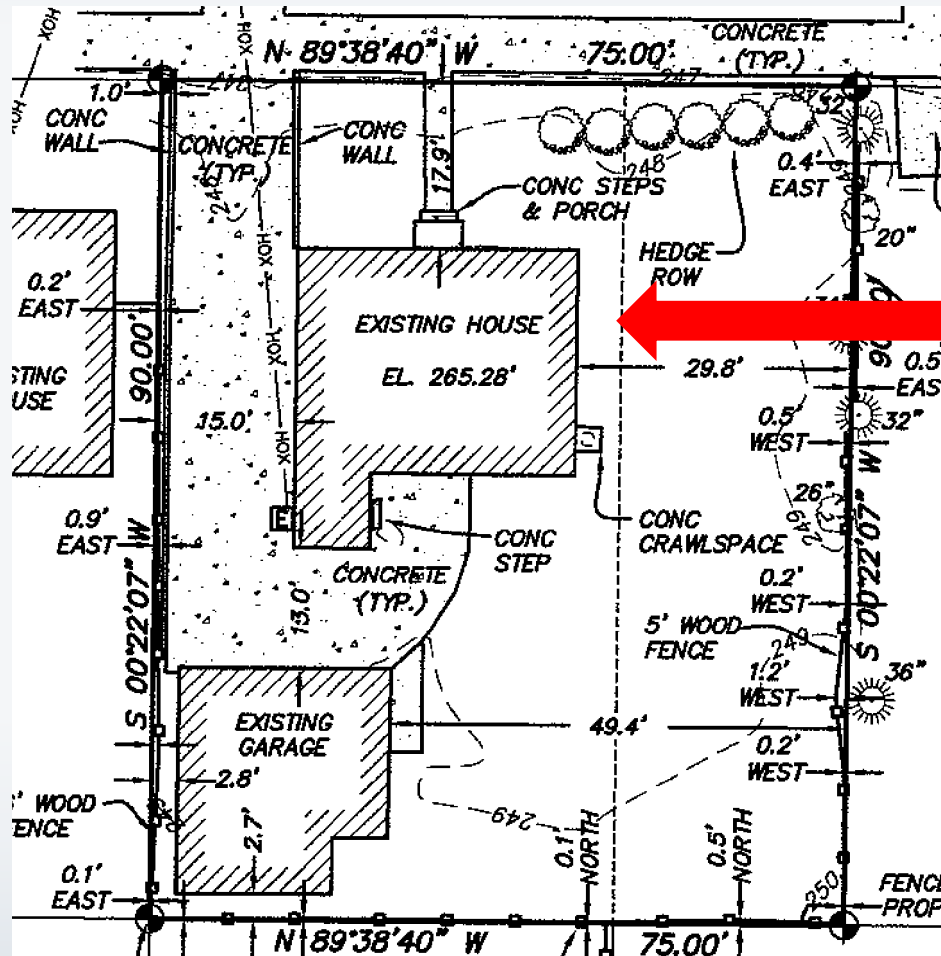
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NE 8th



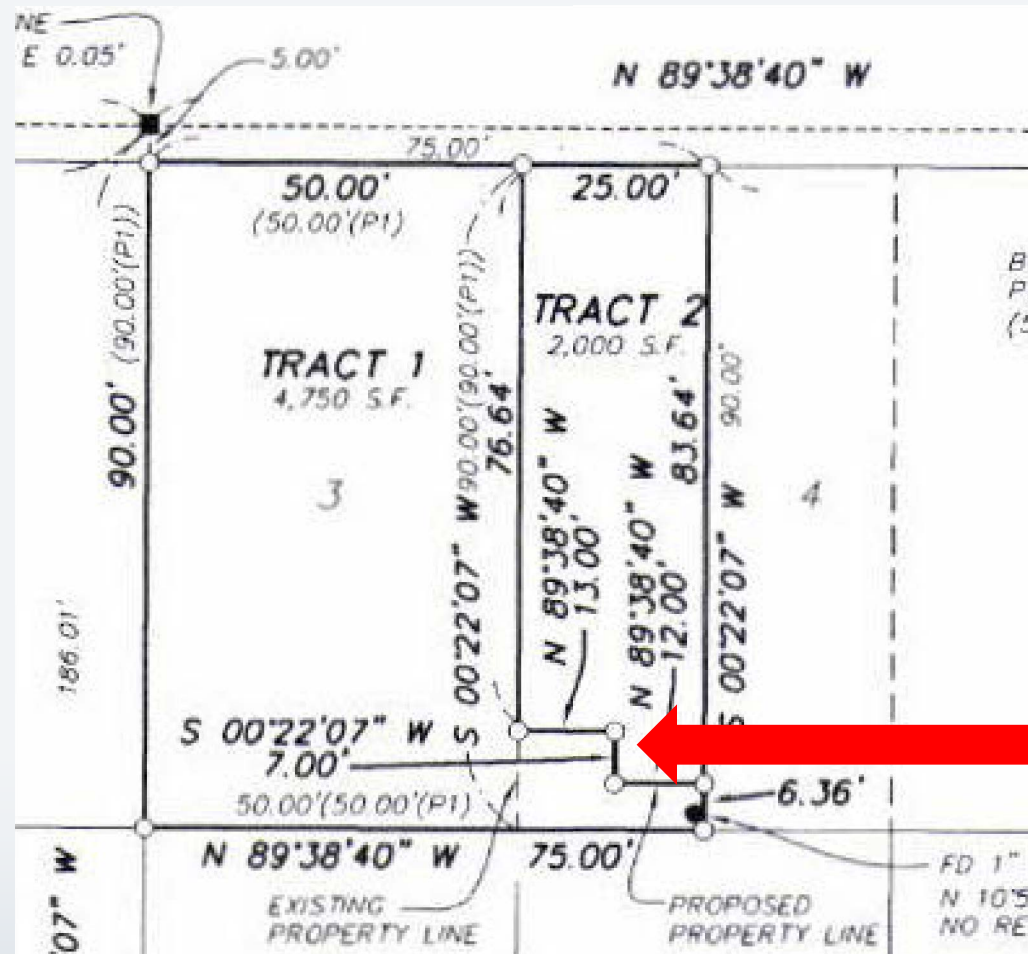
SE Yamhill



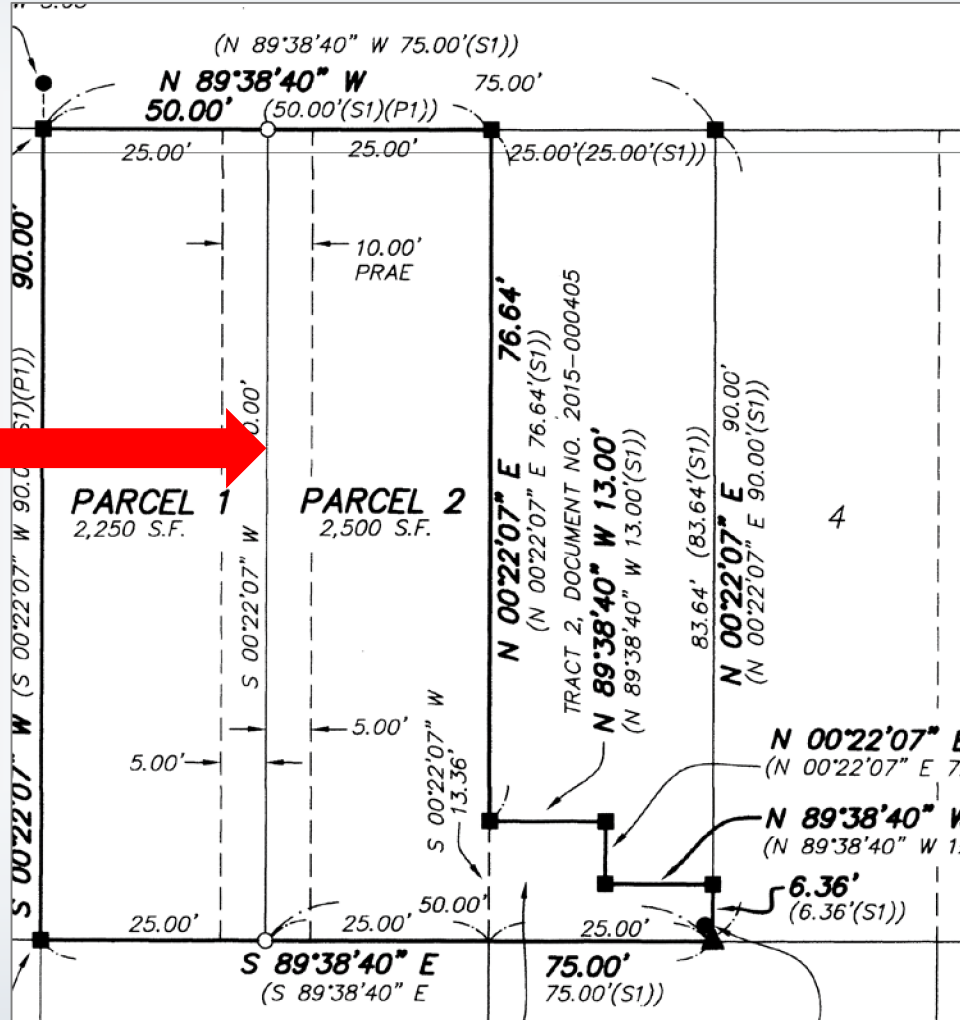
SE Yamhill - Lot Confirmation



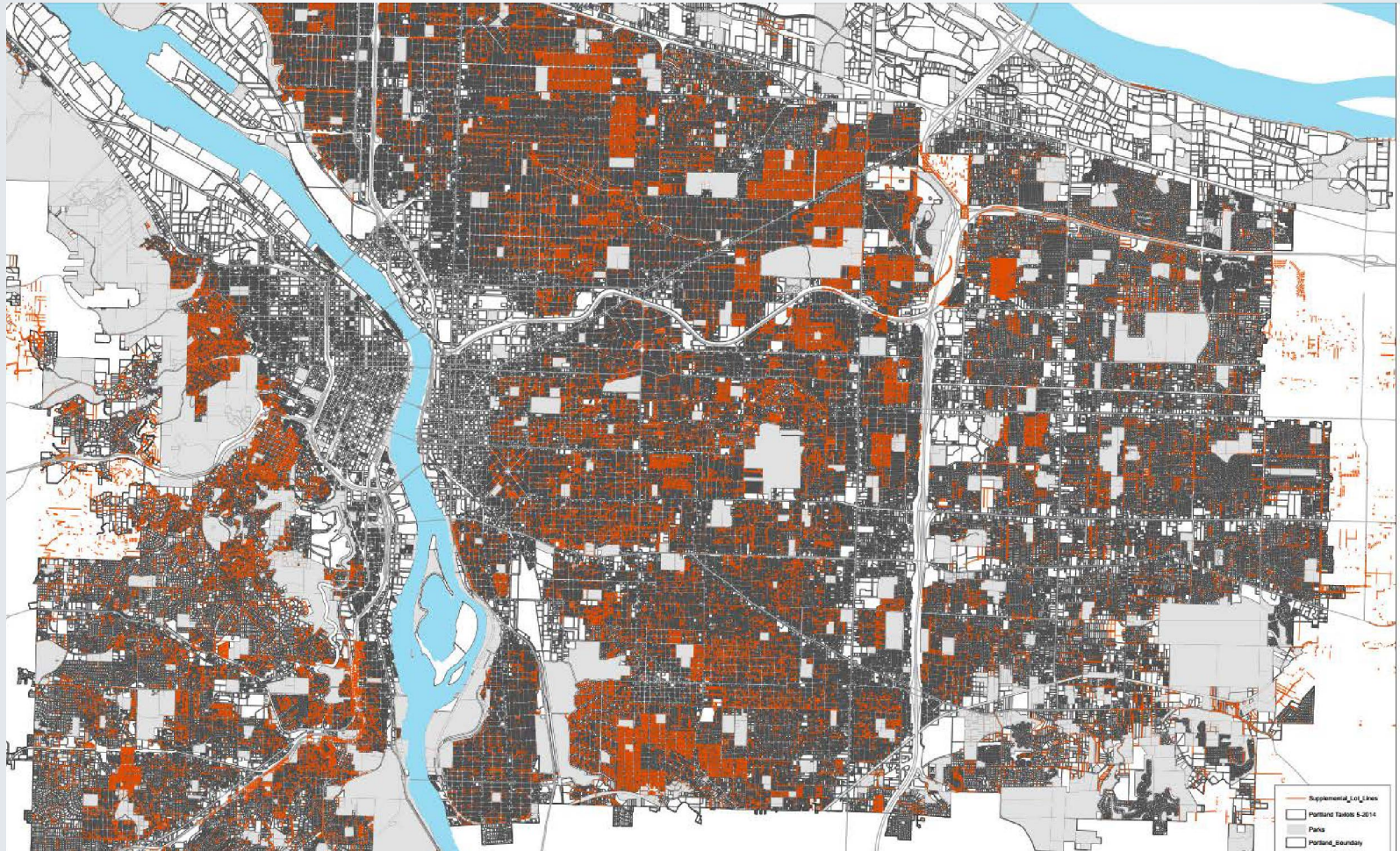
SE Yamhill - Property Line Adjustment



SE Yamhill - Land Division



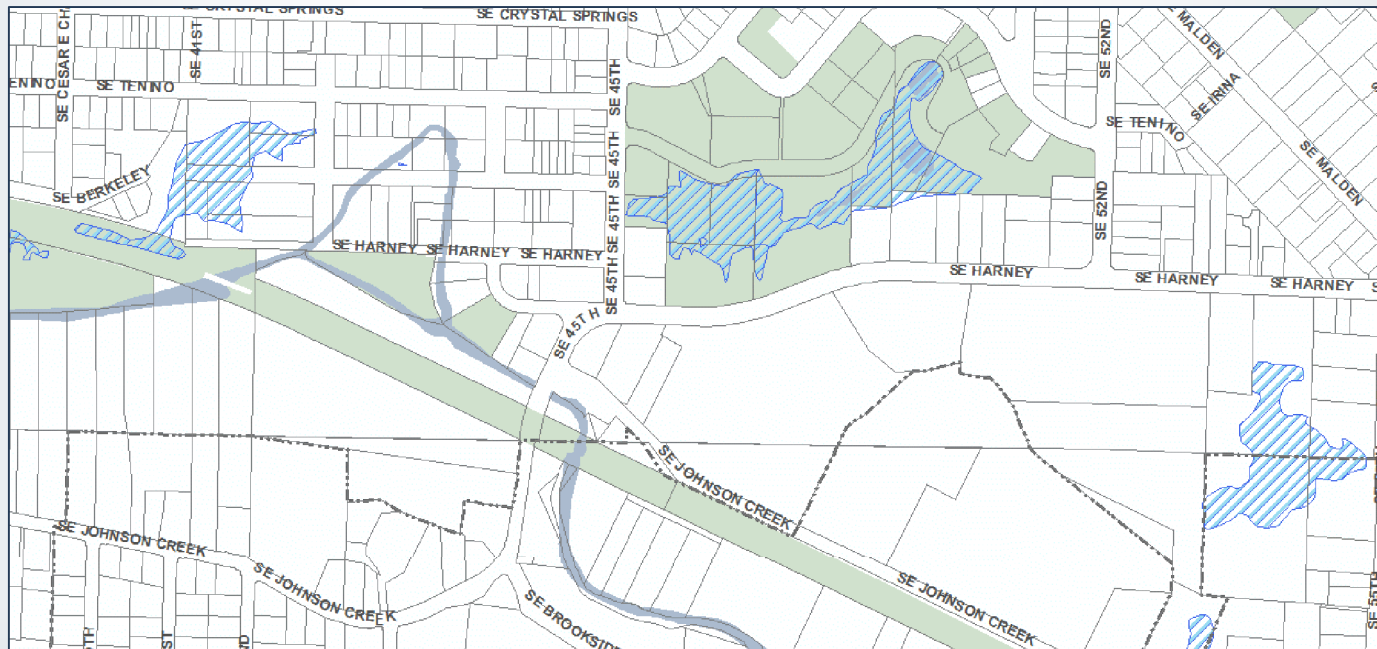
Portland Tax Lots and Supplemental Lot Lines, 2014



Minor policy items

4. Streams, Springs, Seeps & Wetlands

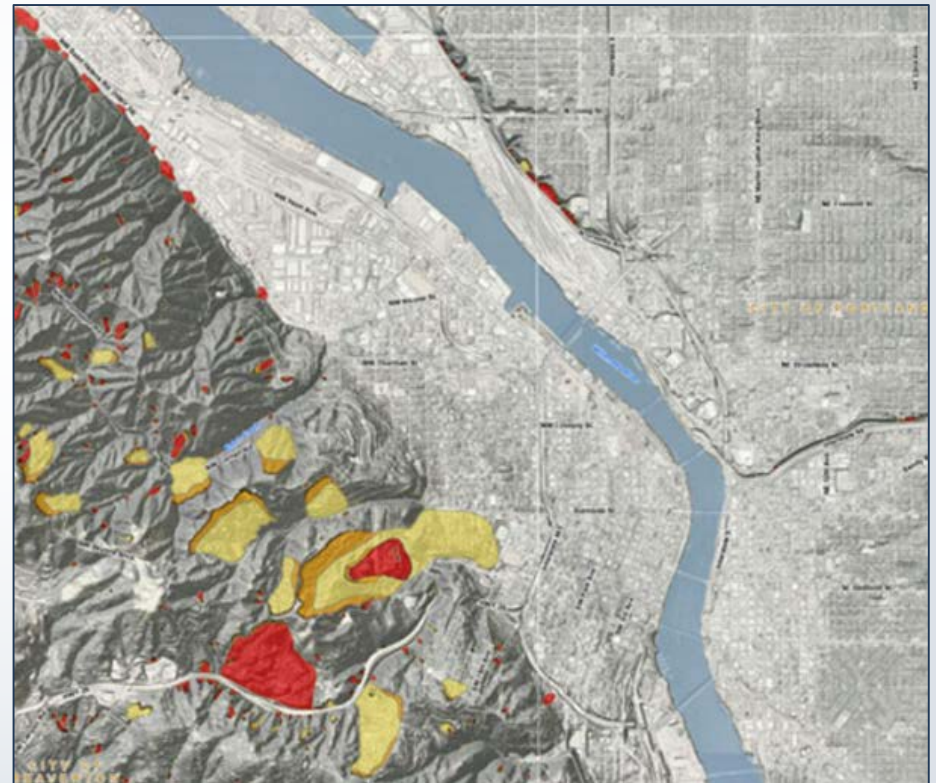
In land divisions, the amendments protect wetlands in a tract



Minor policy items

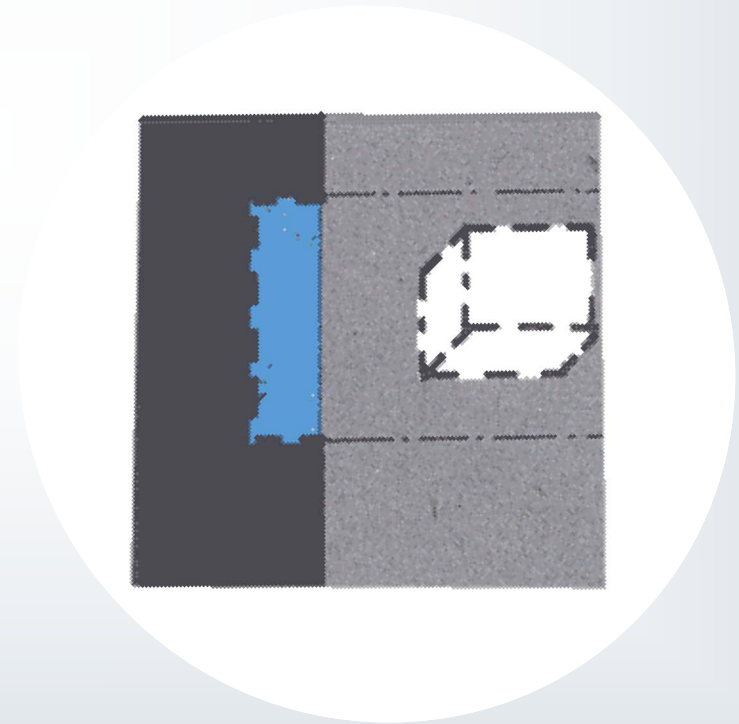
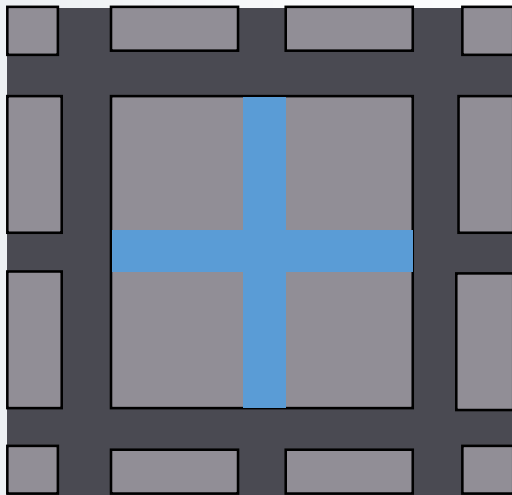
5A. Multi-Dwelling Zones Minimum Density Calculation

This amendment would allow the removal of landslide hazard area from the minimum density calculation in land divisions.

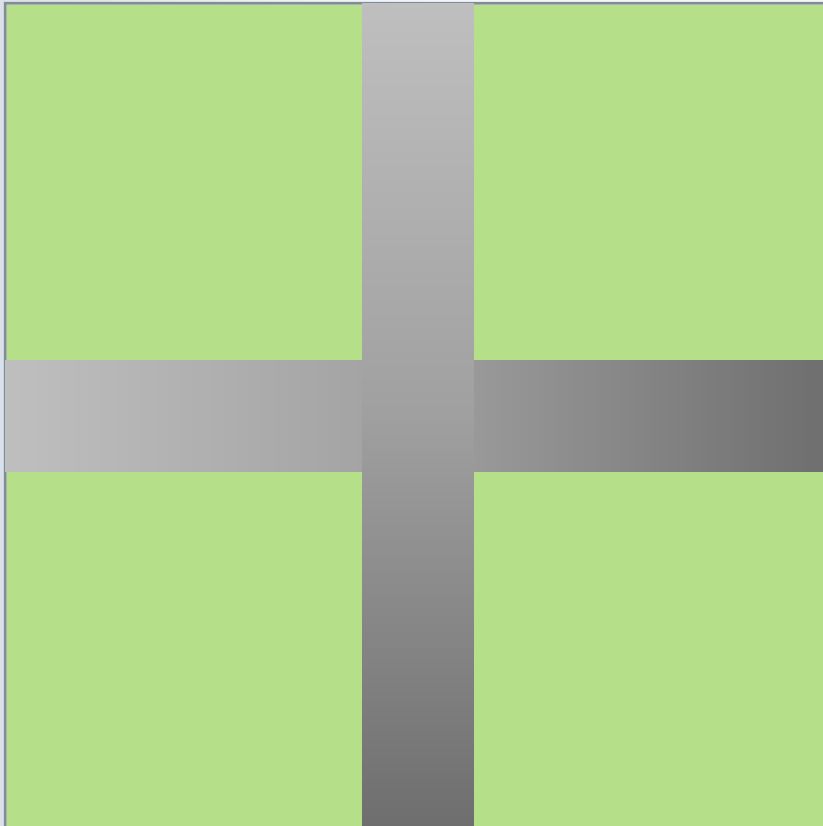


10. ROW dedications

Create a new measurement standard clarifying existing policy - that development standards apply to sites after ROW dedication



Item #10: ROW dedications



460' x 460' development site
1,269,600 sf of development potential

**Require two 60' ROW dedications
through site**

4 x 200' x 200' development site
960,000 sf of development potential

**In this example, when FAR is calculated
pre-dedication, the increase in FAR on
each site is 32 percent**

Technical & Clarification Items

17. Amenity Bonus

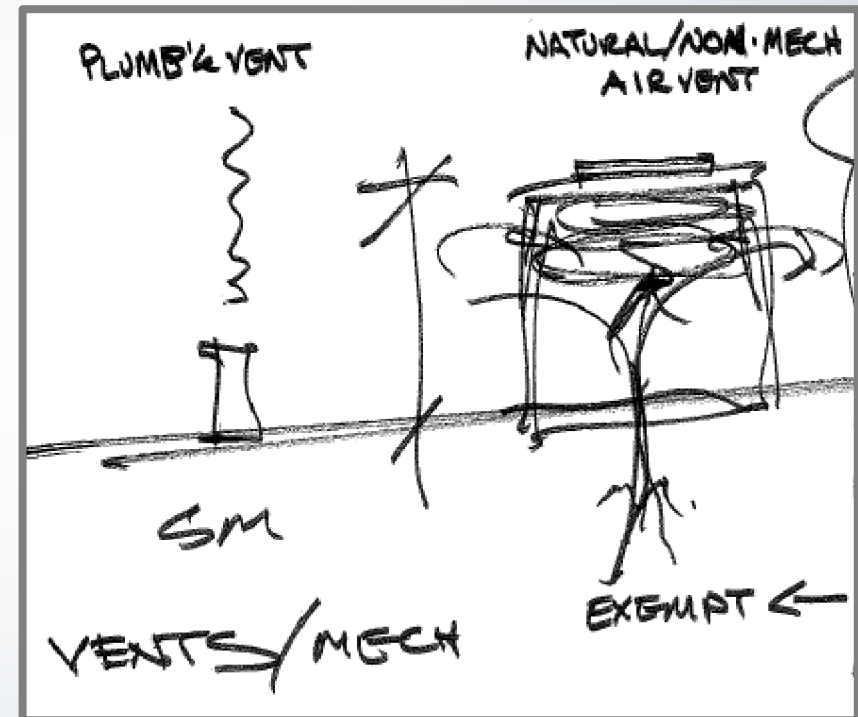
■ Outdoor recreation facilities	10%	} 50%
■ Children's play areas	5%	
■ Three bedroom units	5%	
■ Storage areas	5%	
■ Sound insulation	10%	
■ Crime prevention	10%	
■ Solar water heating	5%	
■ Larger required outdoor areas	5%	
■ Tree preservation	5%/tree	

Technical & Clarification Items

22. Rooftop ductwork

This amendment clarifies that ductwork is part of the mechanical equipment exemption from design and historic resource review.

It also adds an exemption for small vents that meet certain requirements.



EXTRA SLIDES - TREES



2. Timelines

Extend required timelines for appeal hearings and Programmatic Permit decisions

- Changes starting point of 45 day scheduling requirement from time of City Forester's decision to date of appeal filing
- Extends Programmatic Permit decision from 90 days to 120 days after application determined to be complete

Minor policy items

3. Minimum Pruning Threshold

Increase permit threshold for City and Street Tree pruning from 1/4" to 1/2" and above



Minor policy items

6. Tree Preservation & Root Protection Zone Fencing

Clarify RPZ requirements at property line and allow for use of existing fencing



Minor policy items

7. Enforcement

Add authority for Urban Forestry to levy liens and utilize other mechanisms for unpaid fees

