



RICAP 10

Regulatory Improvement Code Amendment
Package 10

Planning Commission Work Session
March 12, 2024

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THE BUREAU OF
**PLANNING &
SUSTAINABILITY**

Planning Commission | March 12, 2024

What is RICAP?

- **RICAP packages ease the regulatory burdens and make the code easier to understand and implement, while implementing the Comprehensive Plan.**
- **Ongoing program** to maintain the zoning code
- Amendments address a **variety of topics and geographies**, which are packaged together for efficiency
- Focus on **technical and minor policy changes** (medium and major policy requests are assigned to other projects)
- Work plan is based on items in an **online database** of amendment requests (currently has 450 items)
- Fair and transparent item **selection criteria**

RICAP 10

Project focus

- 83 Zoning Code amendments
- Amendments fall into groups:
 - Housing
 - Economic development
 - Regulatory reduction

RICAP 10

Minor policy changes and technical amendments

	Minor Policy Change	Technical Amendment
Housing Related		
Ground floor items	1	10
Design Overlay Zone	4	9
Historic Resources	2	5
Economic Development		
Central City	3	12
Home occupation	5	0
Temporary activities	4	1
Regulatory reduction		
State/local compliance	0	4
Land use review process	2	0
Miscellaneous regulatory clean-up	8	13
Total	29	54



Public Involvement

Proposed Draft and Planning Commission Phase

- Proposed Draft published January 31, 2024
- Notice sent to Legislative Mailing List
- Proposed Draft sent to Project Email List
- Presented to: Design Commission, Landmarks Commission, DRAC
- Seven pieces of written testimony submitted
- One oral testifier

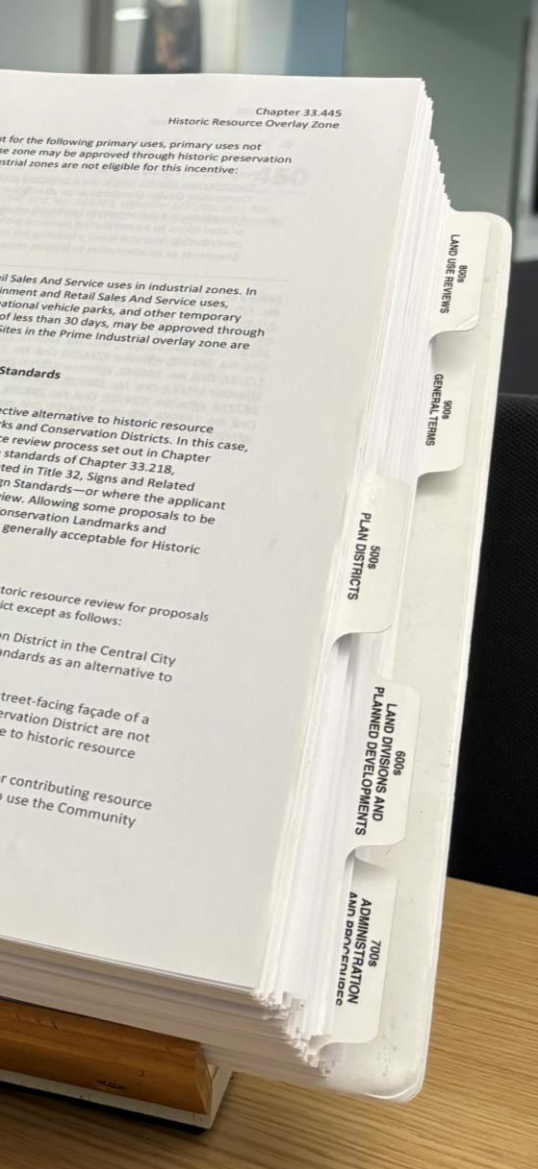
Discussion Draft Phase

- Discussion Draft published for public comment November 1, 2023
- Proposed Draft sent to Project Mailing List
- Presented to : NPNS, SEUL, SWCS
- Five written public comments submitted

Workplan Phase

- Visits to Development Review Advisory Committee (DRAC) and the DRAC Policy Subcommittee
- Workplan published July 2023





Proposed Amendment

- Amendment to clarify Item #82, "Conditional use review triggers with allowed uses."
- Clarifies that the phrase "requires a conditional use" refers to development that "requires a conditional use review."



Proposal

Staff proposes that the Planning Commission recommend to City Council to:

- **Adopt this report.**
- **Amend Title 33, Planning and Zoning per the Proposed Draft as amended.** The amendments include minor policy changes and technical clarifications to land use regulations.
- **Amend Policy 2.20 of the 2035 Comprehensive Plan.** Related to Items #80 and #83 to dissolve the Adjustment Committee.
- **Amend the Zoning Map to remove the Special Street Setbacks** along the six streets identified on the map included with Item #75.
- **Repeal six ordinances related to Special Street Setbacks** (Ordinances 148846, 152147, 95283 148449, 110507, and 151240). This action is related to Item #75.



RICAP 10 timeline

Fall/Winter 2022:

Project scoping

Spring 2023:

Project launch

Summer 2023:

Draft amendments

Fall 2023:

Discussion Draft and public outreach



Winter/Spring 2024:

Planning Commission hearing – 2/27/24

Planning Commission work session – 3/12/24

City Council hearing – May 2024

October 1, 2024:

Effective



More about RICAP 10

portland.gov/ricap10

Track the project, read the proposed code changes, sign up for email updates

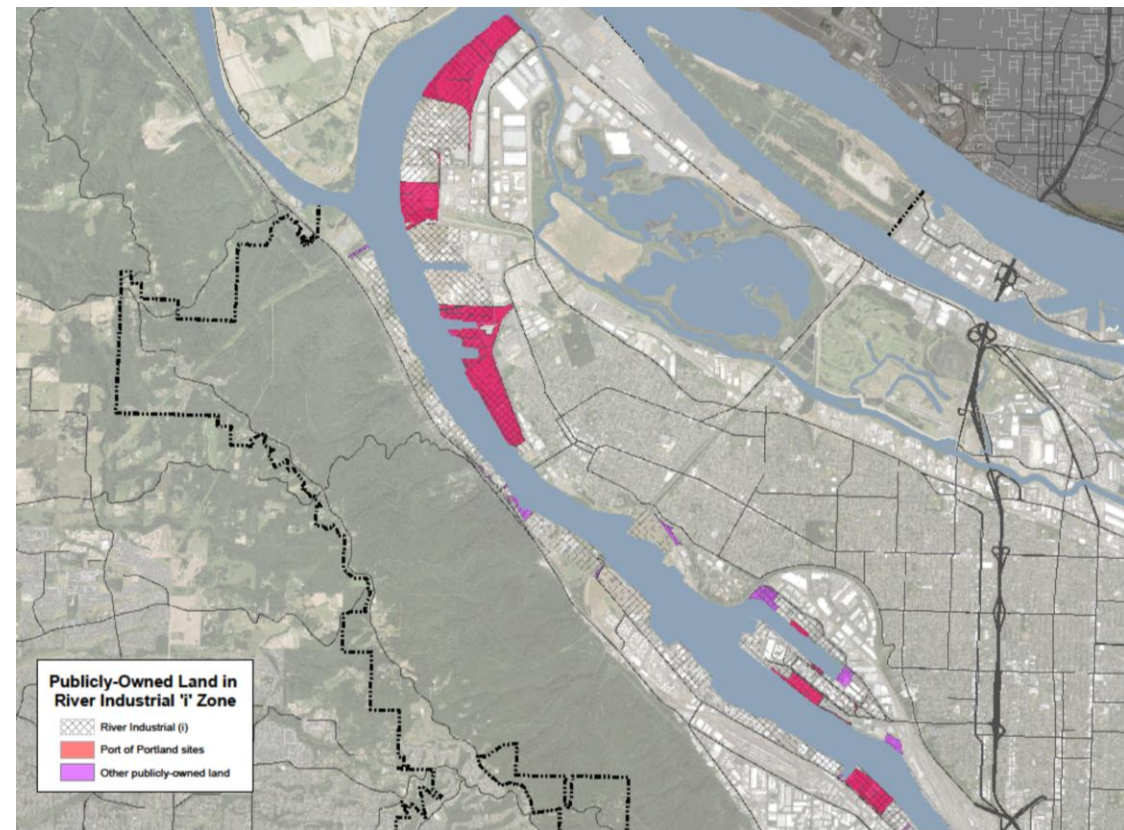
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Item #76 – River Industrial Uses

River Industrial Uses: Allow non-river dependent uses in the River Industrial zone on sites owned by a public agency and on lots within that site that do not have river frontage.



Project Mailing and Notice

- Notice of Proposed Draft was mailed to the Legislative Mailing List
 - Required to be sent to certain organizations and persons who have requested notice
- Proposed and Discussion Draft were emailed to the Project Email List
 - Email list comprised of 58 individuals and NGO's
 - Includes several environmental and land stewardship groups:
 - Audubon Society
 - Oregon Environmental Council
 - Oregon League of Conservation Voters
 - 1000 Friends of Oregon





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Contributing vs. Noncontributing Historic Resources

Contributing resource is a documented building or feature on a site that adds to the value of the historic resource and its significance.

Noncontributing resource is one within a district not identified as significant in the district documentation.

