

Portland, Oregon  
**FINANCIAL IMPACT and PUBLIC INVOLVEMENT STATEMENT**  
**For Council Action Items**

(Deliver original to Financial Planning Division. Retain copy.)

1. Name of Initiator Jessica Richman		2. Telephone No. 503-823-7847	3. Bureau/Office/Dept. Planning and Sustainability
4a. To be filed (date):  August 31, 2011	4b. Calendar (Check One)  Regular <input checked="" type="checkbox"/> Consent <input type="checkbox"/> 4/5ths <input type="checkbox"/>		5. Date Submitted to Commissioner's office and FPD Budget Analyst: August 19, 2011
6a. Financial Impact Section: <input checked="" type="checkbox"/> Financial impact section completed		6b. Public Involvement Section: <input checked="" type="checkbox"/> Public involvement section completed	

**1) Legislation Title:**

\*Amend Title 33, Planning and Zoning to bring solar energy system regulations into conformance with State law, and to allow some rooftop mechanical equipment with a land use review.

**2) Purpose of the Proposed Legislation:**

To bring the City into compliance with State law, to increase the ability of some homeowners to install solar energy systems, and to eliminate unnecessary land use reviews for rooftop mechanical equipment.

**3) Which area(s) of the city are affected by this Council item? (Check all that apply—areas are based on formal neighborhood coalition boundaries)?**

- |  |                                    |                                    |                                |
|--|------------------------------------|------------------------------------|--------------------------------|
| <input checked="" type="checkbox"/> City-wide/Regional     | <input type="checkbox"/> Northeast | <input type="checkbox"/> Northwest | <input type="checkbox"/> North |
| <input type="checkbox"/> Central Northeast                 | <input type="checkbox"/> Southeast | <input type="checkbox"/> Southwest | <input type="checkbox"/> East  |
| <input type="checkbox"/> Central City                      |                                    |                                    |                                |
| <input type="checkbox"/> Internal City Government Services |                                    |                                    |                                |

**FINANCIAL IMPACT**

**4) Revenue:** Will this legislation generate or reduce current or future revenue coming to the City? If so, by how much? If so, please identify the source.

Implementation of these changes will be incorporated into day-to-day activities of the Bureau of Development Services. The amendments propose to exempt some rooftop mechanical equipment from design review and historic design review, which will result in fewer design reviews—and fewer design review fees—for those projects. In general, this project is anticipated to result in no significant change in revenue or expense.

**5) Expense: What are the costs to the City related to this legislation? What is the source of funding for the expense?**

Any costs related to drafting Code language, public involvement and legislative process have been appropriated in the FY 11-12 budget for Planning and Sustainability, Planning & Urban Design, Cost Center PNCP000001. Subsequent costs for implementation are in the budget for Development Services.

**6) Staffing Requirements:**

- Will any positions be created, eliminated or re-classified in the current year as a result of this legislation? No.
- Will positions be created or eliminated in *future years* as a result of this legislation? No.

*(Complete the following section only if an amendment to the budget is proposed.)*

**7) Change in Appropriations** *(If the accompanying ordinance amends the budget please reflect the dollar amount to be appropriated by this legislation. Include the appropriate cost elements that are to be loaded by accounting. Indicate "new" in Fund Center column if new center needs to be created. Use additional space if needed.)*

None

Fund	Fund Center	Commitment Item	Functional Area	Funded Program	Grant	Sponsored Program	Amount

**[Proceed to Public Involvement Section — REQUIRED as of July 1, 2011]**

## PUBLIC INVOLVEMENT

**8) Was public involvement included in the development of this Council item (e.g. ordinance, resolution, or report)? Please check the appropriate box below:**

☒ **YES:** Please proceed to Question #9.

☐ **NO:** Please, explain why below; and proceed to Question #10.

**9) If "YES," please answer the following questions:**

**a) What impacts are anticipated in the community from this proposed Council item?**

Some property owners in Design Overlay Zones and Conservation Districts will be able to install solar energy systems without going through Design Review or Historic Design Review, which may make it more feasible for them to install such systems. In Design Overlay Zones and Historic and Conservation Districts, building owners will have options to add rooftop mechanical equipment without going through Design Review or Historic Design Review. This will save the owners time and money, and will allow tenants to occupy space more quickly.

**b) Which community and business groups, under-represented groups, organizations, external government entities, and other interested parties were involved in this effort, and when and how were they involved?**

The Bureau of Planning and Sustainability (BPS) notified all neighborhood and business associations of these proposals, as well as all those who have requested notice of legislative projects. Notice was mailed to more than 560 addresses approximately one month before the Planning and Sustainability Commission hearing. Information was posted on the BPS website. BPS staff met with the Historic Resources Committee of the Portland Chapter of the American Institute of Architects, and, at public meetings, briefed the Design Commission and Historic Landmarks Commission. Staff responded to calls and emails.

**c) How did public involvement shape the outcome of this Council item?**

There was minimal public comment, and it was supportive of the amendments proposed by BPS staff.

**d) Who designed and implemented the public involvement related to this Council item?**

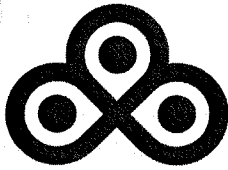
Bureau project manager Jessica Richman designed and implemented the public involvement for this item, in accordance with the requirements of the Zoning Code.

**Jessica Richman, Senior Planner; 503-823-7847;  
Jessica.Richman@PortlandOregon.gov.**

No. Once Council acts on this ordinance, the project is complete.

Susan Anderson

*Version effective July 1, 2011*



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Innovation. Collaboration. Practical Solutions.

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## MEMO

DATE: August 19, 2011  
TO: Mayor Sam Adams  
FROM: Susan Anderson, Director

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1. **Ordinance Title:** \*Amend Title 33, Planning and Zoning to bring solar energy system regulations into conformance with State law, and to allow some rooftop mechanical equipment with a land use review.

2. **Contact Name:** Jessica Richman, Bureau of Planning and Sustainability, 823-7847

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3. **Requested Council Date:** August 31, 2011

4. ☐ Consent Agenda Item ☒ Regular Agenda Item

☒ Emergency Item (explain below)

☒ Non-Emergency Item

This emergency Ordinance will allow some homeowners to participate in certain tax incentive programs available for solar energy systems before the deadline for those incentives expires.

5. **Purpose of Agenda Item:** To bring the City into compliance with State law, to increase the ability of some homeowners to install solar energy systems, and to eliminate unnecessary land use reviews for rooftop mechanical equipment.

6. **History of Agenda Item/Background:** This project recommends amendments to the Zoning Code in two areas: rooftop solar energy systems and rooftop mechanical equipment. The changes to the solar regulations are to comply with recent state legislation; the changes to the mechanical equipment regulations will eliminate some design/historic reviews where standards can adequately address the visual impacts of the equipment.

7. **Legal Issues:** None.



City of Portland, Oregon | Bureau of Planning and Sustainability | [www.portlandonline.com/bps](http://www.portlandonline.com/bps)  
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8. **What individuals or groups are or would be supportive or opposed to this action?**  
Some owners of properties in Conservation Districts lobbied in Salem for the state legislation that this project implements; many will now be able to install solar energy systems without a land use review.
9. **How does this relate to current City policies?** As detailed in the findings in the ordinance, these changes are supportive of the Portland Comprehensive Plan

