



Bureau of Planning and Sustainability
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MEMO

DATE: March 27, 2014
TO: Planning and Sustainability Commissioners
FROM: Morgan Tracy, City Planner
CC: Susan Anderson, Paul Scarlett
SUBJECT: Regulatory Improvement Code Amendment Package 6 (RICAP 6)

Attached please find the *Proposed Draft of Regulatory Improvement Code Amendment Package 6 (RICAP 6)*. This project proposes amendments to the Zoning Code to clarify ambiguous language, correct inconsistent regulations, respond to recent case law or legislation, and make minor changes to existing code policy to improve the city's regulations and foster innovation. In addition to the proposed code and explanatory commentary, the proposal also documents the process, and a summary of community involvement to date.

The RICAP 6 workplan consists of 45 items, including minor policy changes, clarification items, and a set of items that did not result in proposed amendments to the code. The following items address issues that resulted in minor changes to existing policy:

- Items 12-14 Short-Term Rental / Bed and Breakfast (B&B) Bundle
- Item 18 Radio Frequency (RF) Transmission Facilities
- Items 20-24 Temporary Uses Bundle
- Item 25 Environmental zone development standards for MCDD projects
- Items 35-36 Transferability of Revocable Permits
- Item 43 Public Art for Ground Floor Windows
- Item 44 Application of Zoning Code in right-of-way (for historic resources)

On April 8, 2014, staff will provide a briefing to the Planning and Sustainability Commission (PSC) on Items 12-14, accessory short-term rentals. There will be no public testimony at this meeting, but Commissioners will have an opportunity to learn more about staff's proposal and hear some of the issues that have been raised to date.

On April 22, 2014 at an evening PSC public hearing, the public will be able to offer testimony on the entire RICAP 6 proposal. Staff will present a short overview, and leave the bulk of the hearing for testimony, follow up questions, Commission deliberation and decision.

If you have any questions, please contact me at (503) 823-6879 or morgan.tracy@portlandoregon.gov.



City of Portland, Oregon | Bureau of Planning and Sustainability | www.portlandoregon.gov/bps
1900 SW 4th Avenue, Suite 7100, Portland, OR 97201 | phone: 503-823-7700 | fax: 503-823-7800 | tty: 503-823-6868

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