



**Bureau of Planning and Sustainability**  
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## Portland Planning and Sustainability Commission

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January 4, 2017

Mayor Ted Wheeler and Members of Portland City Council  
Portland City Hall  
1221 SW Fourth Avenue  
Portland, OR 97204

### **Subject: Regulatory Improvement Code Amendment Package 8 (RICAP 8)**

Dear Mayor Wheeler and City Commissioners:

On December 13, 2016, the Planning and Sustainability Commission (PSC) held a public hearing on the Regulatory Improvement Code Amendment Package 8 (RICAP 8). This package addresses a variety of minor policy and technical amendments to Portland's Zoning and Tree Codes. Subjects addressed include refinements to land division approval criteria and property line adjustment standards; a 120-day delay procedure for the removal of ranked resources from the City Historic Resource Inventory; clarification on how tree protection requirements apply in certain situations; and an increase in the allowable fine for unlawful damage or removal of a Heritage Tree on private property.

At the hearing, we heard positive testimony from several stakeholders related to the Tree Code proposals, including representatives from Portland's Urban Forestry Commission. The PSC voted 8-1 to recommend approval of the full package of proposed Code amendments. In general, the PSC expressed strong support for the regulations, with some minor changes to clarify language and further increase flexibility to the Property Line Adjustment standard requiring straight lot lines. The dissenting vote was over equity concerns for east Portland on the lot line adjustment item 33.667.300.B Regular Lot Lines increasing from 10% to 20%.

### **Recommendations**

The Portland Planning and Sustainability Commission recommends that City Council take the following actions:

1. Adopt the *RICAP 8: Recommended Draft*, dated January 2017; and
2. Amend the Zoning Code (Title 33) and Tree Code (Title 11) as shown in *RICAP 8: Recommended Draft*.

Thank you for the opportunity to participate in the review of this project and for considering our recommendations.

Sincerely,

Chris Smith  
Vice Chair



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