

Amendments to Recommended Draft: Changes to Outdoor Shelters

- A. Prohibit outdoor shelters in greenway and river setbacks
- B. Continue to apply the Johnson Creek Basin Plan District – South Subdistrict standards to outdoor shelters
- C. Continue to apply standards for archeological resources in the Columbia South Shore and PDX International Airport Plan Districts and the River Overlay Zone
- D. Replace documents (see next slide)

Part D – Replace documents attached to the ordinance to reflect Parts A-C:

- Replace Exhibit A – Findings, dated January 19, 2023 with the As-Amended Findings, dated February 6, 2023
- Replace Exhibit B – Shelter to Housing Continuum – Part 2 - Recommended Draft dated January 19, 2023 with the Shelter to Housing Continuum -Part 2 -As-Amended Draft, dated February 2023.
- Amend finding 22 and 23 and directives a, b, and c to refer to the As-Amended Draft dated February 2023



Shelter ▶ to Housing Continuum

Technical
Amendments
Package



THE BUREAU OF
**PLANNING &
SUSTAINABILITY**

City Council
Hearing
Feb 8, 2023

Sandra Wood
JP McNeil



Shelters are allowed:

- Long-Term / Permanent
- Temporarily during a designated emergency (for the duration of the emergency)
- Temporarily without a designated emergency (up to 180 days)

Community Involvement

- Housing Continuum Workgroup discussion
- District coalitions and neighborhood groups meetings - September/October 2022
- Safe Rest Village and Joint Office of Homeless Services - ongoing
- Public notices mailed —September 2022
- Public hearing at the PSC — October 11, 2022
- Public hearing at City Council— February 8, 2023

Recommended Zoning Changes

Key change:

- Outdoor shelter standards*

Additional changes:

- Outdoor shelters siting rules
- Sites with conditional uses
- Temporary activities rules





Outdoor Shelter Standards

- Blanket exemption to base zone, overlay zone and plan district standards
- Create outdoor shelter standards for:
 - Height – 20 feet
 - Setbacks – 5 feet from all adjacent properties
 - Screening – Modify screening standards to allow a partially sight-obscuring 6-foot fence

Figure 248-1
F1 – Partially Sight-Obscuring

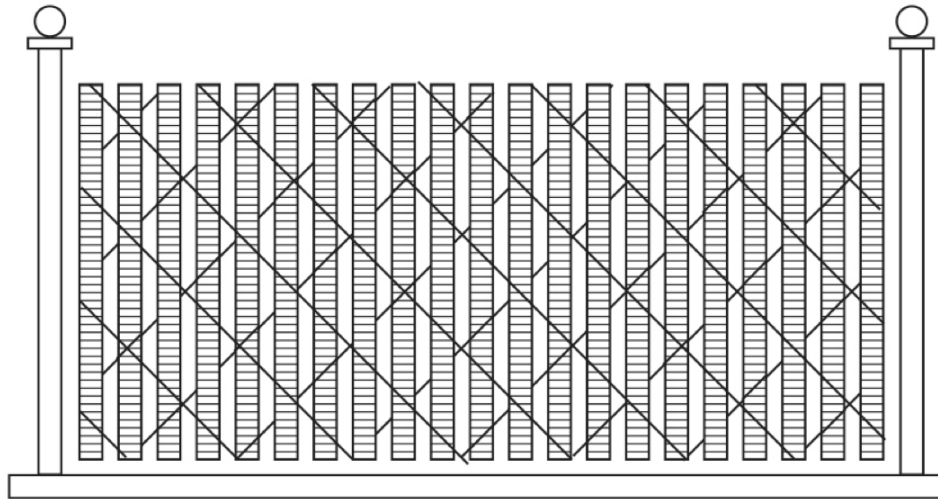
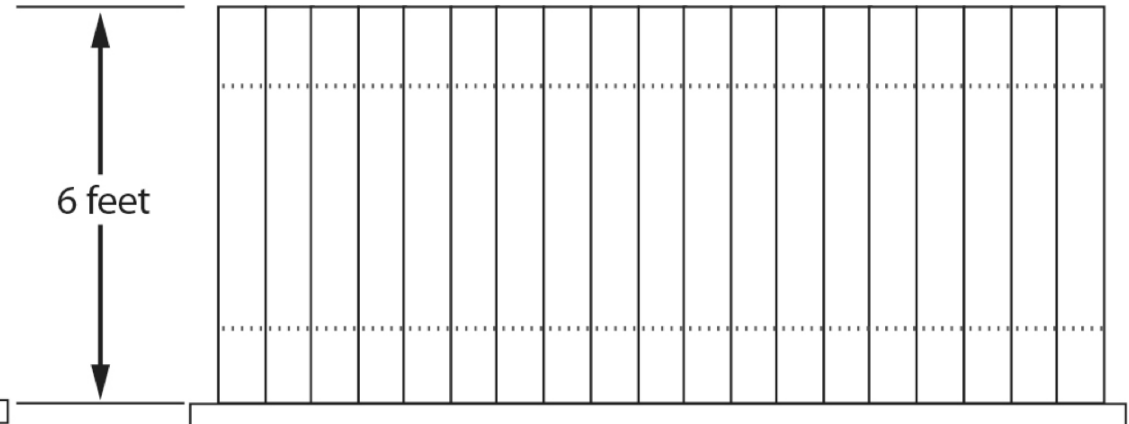


Figure 248-2
F2 – Totally Sight-Obscuring



Outdoor Shelter Sites



- Clarifies that outdoor shelters can be located on sites larger than 2 acres in Industrial Zones

Conditional Use Sites



- Exempt outdoor shelters on sites with a CU in some cases:
 - Adding floor area
 - Adding exterior activity area
 - Removing up to 50% of parking

Temporary Activities Rules



- Clarifying the rules for shelters operated as temporary activities on parking areas
- Clarifies that temporary structures can be added to a site for shelters operating under the Temporary Activities chapter

Amendment to Recommended Draft:

Exceptions to Outdoor Shelter Standards



Part A: Greenway and River Setbacks

Prohibit outdoor shelters in greenway and river setbacks

Amend 33.285.050.C.1

C. Outdoor shelters. Outdoor shelters are exempt from development standards in base zones, overlay zones, and plan districts. Outdoor shelters are subject to the following standards:

1. An outdoor shelter is prohibited in the following:
 - a. Environmental overlay zones;
 - b. Pleasant Valley Natural Resource overlay zone;
 - c. River Natural overlay zones;
 - d. River Environmental overlay zones;
 - e. Scenic overlay zone; **and**
 - f. Within and riverward of the greenway setback;
 - g. Within and riverward of the river setback; and
 - fh. The special flood hazard area.

Part B: Johnson Creek South

Continue to apply the Johnson Creek Basin Plan District – South Subdistrict standards to outdoor shelters

Proposed amendment:
Add 33.285.050.C.9

9. An outdoor shelter located in the South Subdistrict of the Johnson Creek Basin plan district is subject to the development standards in section 33.537.140.

Part C: Archeological Resources

Continue to apply standards for archeological resources in the Columbia South Shore and Portland International Airport Plan Districts and the River Overlay Zone

Proposed amendment:

Add 33.285.050.C.10

10. An outdoor shelter located in a River overlay zone, the Columbia South Shore plan district, or the Portland International Airport plan district is subject to the respective archeological resource protection standards of the overlay zones or plan districts.

Part D: Replace Documents

- Replace Exhibit A – Findings, dated January 19, 2023 with the As-Amended Findings, dated February 6, 2023
- Replace Exhibit B – Shelter to Housing Continuum – Part 2 - Recommended Draft dated January 19, 2023 with the Shelter to Housing Continuum -Part 2 -As-Amended Draft, dated February 2023.
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The Record of Evidence



There is 1 piece of written testimony in the Map App:

portlandmaps.com/bps/mapapp/proposals/#/shelter-to-housing

Additional evidence supporting this ordinance can be found on the Auditor's Office website:

efiles.portlandoregon.gov/record/15371642

City Council Action



Recommend that City Council:

- Vote on the amendment;
- Adopt the Shelter to Housing – Part 2: Technical Amendments-As Amended Draft; and
- Amend the Zoning Code as shown in the Shelter to Housing – Part 2: Technical Amendments-As Amended Draft.