

## Portland Planning Commission

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April 23, 2024

Mayor Wheeler and City Commissioners  
City Hall  
1220 SW 4th Ave  
Portland, OR 97205

Dear Mayor and City Commissioners,

The Planning Commission is pleased to offer its support for the Regulatory Improvement Code Amendment Package 10 (RICAP 10) project. On February 27, 2024, the Planning Commission held a hearing on the staff proposal, and on March 26, 2024, the Commission voted unanimously to recommend the project.

RICAP 10 is a zoning code maintenance project intended to make it easier to understand and implement Portland's zoning code. This is the tenth such project to occur since 2002. RICAPs address simpler technical matters, clarifications, and refinements to the existing zoning code. Issues that require major policy changes are not addressed through RICAP; rather, they are evaluated through separate legislative projects.

The items included in this package originate from the Regulatory Improvement Database, which aggregates suggestions from both city staff and the public. Due to a temporary pause in the RICAP program, there exists a backlog of items awaiting attention. Thus, RICAP 10 contains the most amendments (minor policy changes and technical amendments) – a total of 83 – of any RICAP project.



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While forwarding this recommendation, the Planning Commission's deliberations highlighted the need to address larger issues in future projects:

1. **River Industrial Overlay Zone Lands:** We encourage staff to engage the public as they continue exploring regulations surrounding the river-dependent and river-related uses through the implementation of the upcoming Economic Opportunities Analysis (EOA).
2. **Childcare Facilities:** We encourage staff to conduct an examination of zoning regulations affecting childcare facilities. This is needed to ensure Portland can meet unmet needs for affordable childcare access.
3. **Home-Based Business Rules:** RICAP 10 provides more flexibility for home-based businesses. We encourage staff to explore how to provide even more flexibility.

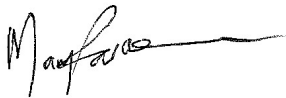
### **Recommendation**

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

1. Adopt the RICAP 10 Recommended Draft.
2. Amend the Zoning Code (Title 33) as shown in the Recommended Draft.
3. Amend Policy 2.20 of the 2035 Comprehensive Plan.
4. Amend the Zoning Map to remove the Special Street Setbacks and repeal six ordinances related to Special Street Setbacks

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

Respectfully submitted,



Mary-Rain O'Meara  
Chair

