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May 27, 2015

Mayor Charles Hales and Members of Portland City Council
Portland City Hall
1221 SW Fourth Ave
Portland, OR 97204

Subject: Regulatory Improvement Code Amendment Package 7 (RICAP 7)

Dear Mayor Hales and City Commissioners:

On April 28, 2015, the Planning and Sustainability Commission (PSC) held a public hearing on the Regulatory Improvement Code Amendment Package 7 (RICAP 7). This package addresses a variety of minor policy and technical amendments to Portland's Zoning Code. The subjects addressed include refinements to design review processes, neighborhood contact requirements, shed roof height measurement, and clarifying floor area use limitations.

We heard testimony concerning the proposed new exemption from design review for solar energy systems placed on flat roofs (amendment item #30). Those who testified supported the exemption, but desired smaller setbacks for solar installations on the roof. However, the Commission felt that the proposed setback and screening standards were necessary to limit potential adverse visual impact within the City's design districts. The Commission acknowledged the importance of sustainable energy efforts, but agreed that these goals must be balanced with the city's goals for design integrity. Ultimately, we concluded that since discretionary design review could be requested for this additional flexibility, staff's proposal struck the right degree of flexibility and restraint.

The Commission voted 9-0 to recommend approval of the full package of proposed Zoning Code amendments.

Recommendations

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

1. Adopt the *RICAP 7: Recommended Draft*, dated June 2015; and
2. Amend the Zoning Code (Title 33) and Tree Code (Title 11) as shown in *RICAP 7: Recommended Draft*.



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

Sincerely,



Andre' Baugh
Chair, Portland Planning and Sustainability Commission



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