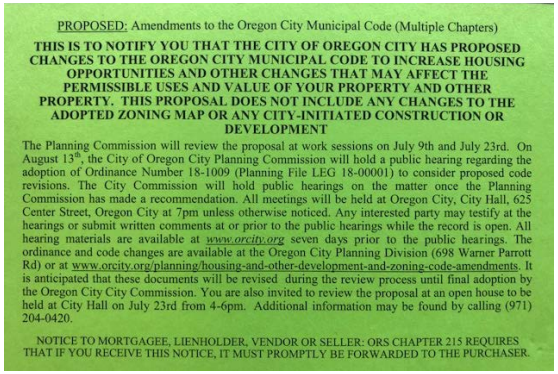


PROPOSED: Amendments to the Oregon City Municipal Code (Multiple Chapters)

THIS IS TO NOTIFY YOU THAT THE CITY OF OREGON CITY HAS PROPOSED CHANGES TO THE OREGON CITY MUNICIPAL CODE TO INCREASE HOUSING OPPORTUNITIES AND OTHER CHANGES THAT MAY AFFECT THE PERMISSIBLE USES AND VALUE OF YOUR PROPERTY AND OTHER PROPERTY. THIS PROPOSAL DOES NOT INCLUDE ANY CHANGES TO THE ADOPTED ZONING MAP OR ANY CITY-INITIATED CONSTRUCTION OR DEVELOPMENT

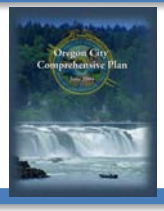
The Planning Commission will review the proposal at work sessions on July 9th and July 23rd. On August 13th, the City of Oregon City Planning Commission will hold a public hearing regarding the adoption of Ordinance Number 18-1009 (Planning File LEG 18-00001) to consider proposed code revisions. The City Commission will hold public hearings on the matter once the Planning Commission has made a recommendation. All meetings will be held at Oregon City, City Hall, 625 Center Street, Oregon City at 7pm unless otherwise noticed. Any interested party may testify at the hearings or submit written comments at or prior to the public hearings while the record is open. All hearing materials are available at www.orcity.org seven days prior to the public hearings. The ordinance and code changes are available at the Oregon City Planning Division (698 Warner Parrott Rd) or at www.orcity.org/planning/housing-and-other-development-and-zoning-code-amendments. It is anticipated that these documents will be revised during the review process until final adoption by the Oregon City City Commission. You are also invited to review the proposal at an open house to be held at City Hall on July 23rd from 4-6pm. Additional information may be found by calling (971) 204-0420.

NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER: ORS CHAPTER 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE, IT MUST PROMPTLY BE FORWARDED TO THE PURCHASER.

Proposed Housing and Other Development and Zoning Code Amendments

Draft Major Amendments as of November 26, 2018

Why are we Proposing Amendments?



Comprehensive Plan Goals and Policies
The community worked together to establish priorities and guidelines for growth.

Concerns about Housing Choices and Affordability and Difficult/Unclear Development Criteria

2017 - 2019
GOALS AND
PRIORITIES

City Commission
OREGON CITY

2017 – 2019 City Commission Goals and Priorities

<u>GOAL 3: Enhance the Livability of the Community</u>

- Review local regulations and processes to remove barriers and provide incentives to additional housing opportunities.
- Identify partnerships/programs and funding to address houseless community members.

<u>GOAL 1: Cultivate an Environment for Successful Economic Development</u>

- Complete site-readiness efforts, which can be accomplished through either physical site improvements or process and permitting refinement.

Equitable Housing
We have worked together again as a community to determine the housing options available to property owners and provide clear and reasonable design criteria for all types of development.

What is the Goal?

Work together as a community to provide greater housing options for all residents and property owners and provide clear and reasonable design criteria for all types of development.

The project does *not* include:

- An audit of every standard in the Oregon City Municipal Code
- Considerations not related to the Municipal Code (SDC's, fees)
- Changes to the zoning map
- Construction of any project

What Amendments are Proposed?

Equitable Housing

A majority of the recommended changes are from our equitable housing project which identified opportunities to support and incentivize diverse, quality, physically accessible, affordable housing choices with access to opportunities, services and amenities as well as the removal of barriers.

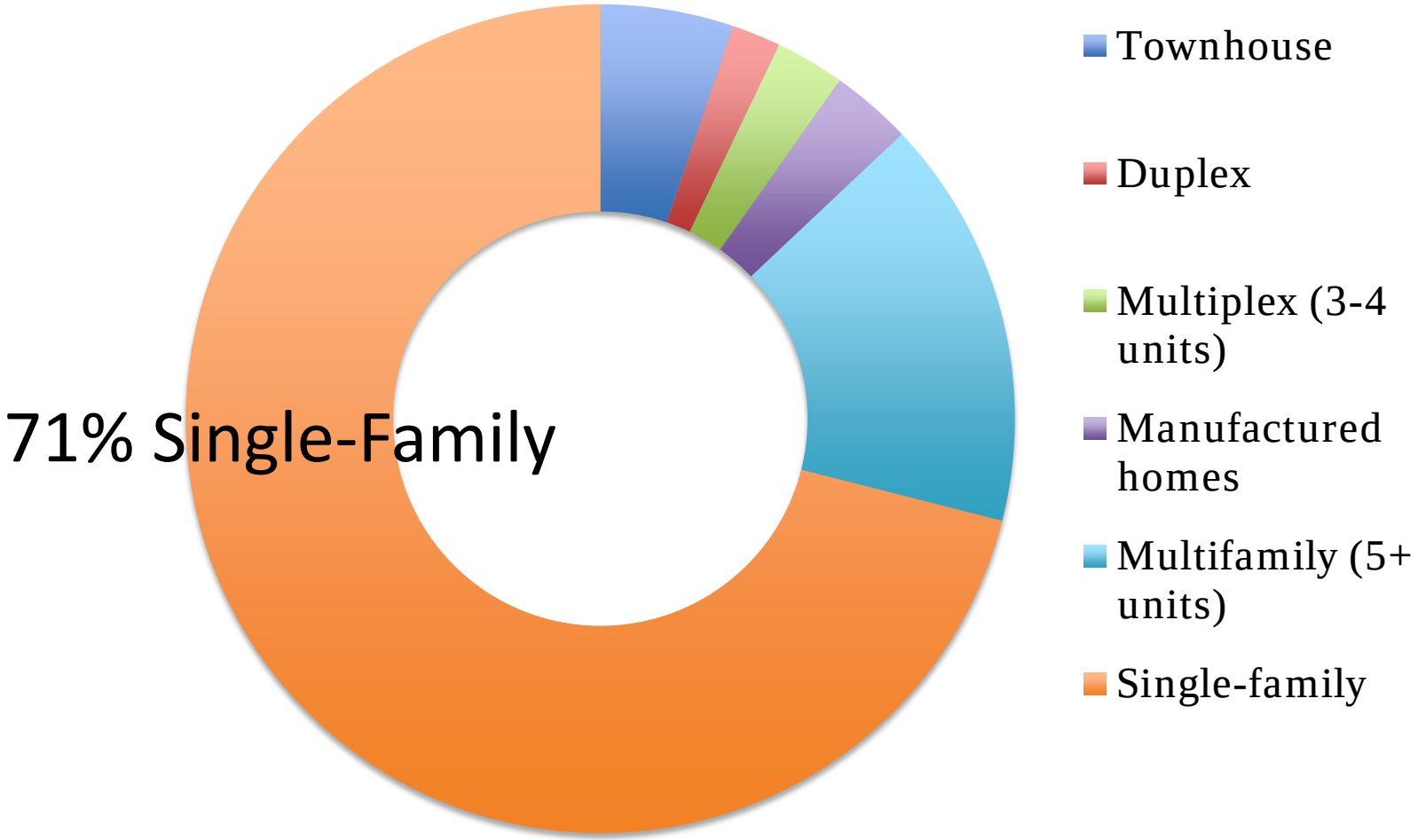
Equitable Housing includes choices for homes:

- To buy or rent
- Accessible to all ages, abilities and incomes
- Convenient to meet everyday needs, such as transit, schools, childcare, food and parks

Other Changes

Amendments identified by staff, the public, or Planning Commission including general clarification, reformatting, and amendments to address concerns identified over the years.

Limited Housing Choices



Housing Prices Unaffordable

Households Paying More than 35% of Income to Housing	
Homeowners (w/mortgage)	23.9%, 1,629 households
Homeowners (w/out mortgage)	10%, 171 households
Renters	40.1%, 1,633 households
Combined city-wide	27%, 3,433 households

Meetings / Opportunities for Input

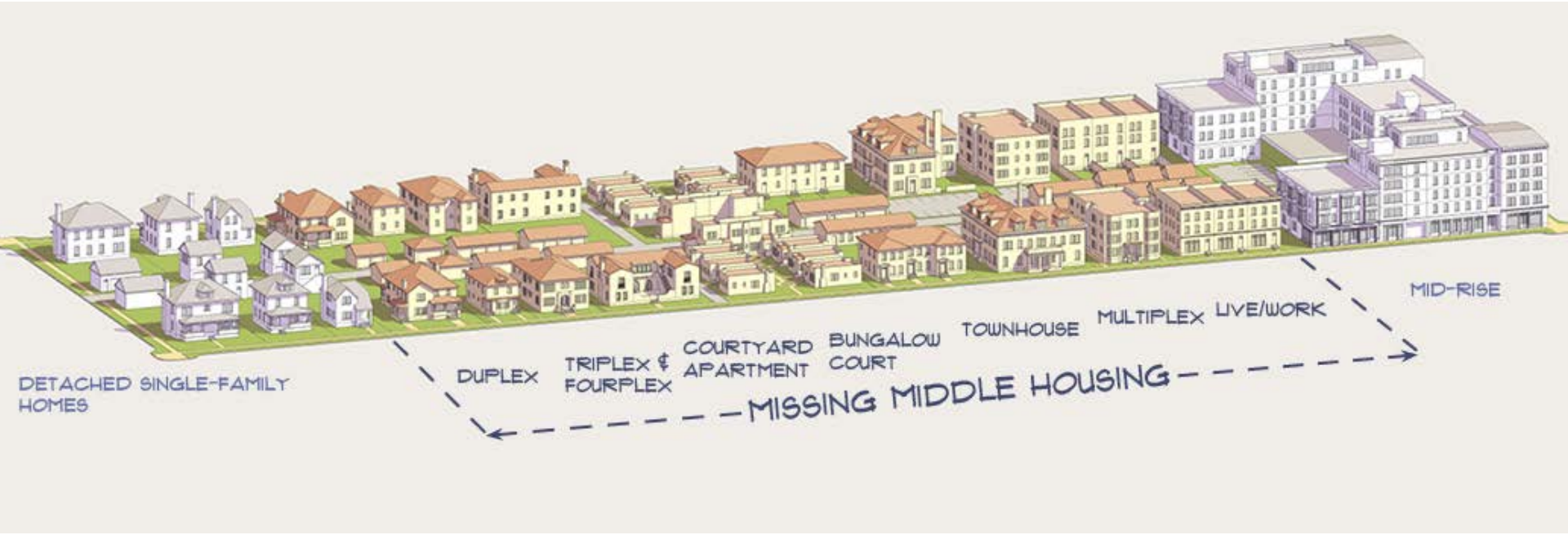
Equitable Housing Project:

- Project Advisory Team Application Process – August 2017
- Stakeholder Interviews: Fall 2017
- Citizen Involvement Committee: October 2, 2017
- Development Stakeholder Group: October 5, 2017
- Developer On-Line Survey, October 2017
- Technical Advisory Team Meeting: October 24, 2017
- Project Advisory Team Meeting: October 24, 2017
- Technical Advisory Team Meeting: January 9, 2018
- Project Advisory Team Meeting: January 9, 2018
- Technical Advisory Team Meeting: March 6, 2018
- Project Advisory Team Meeting: March 6, 2018
- Citizen Involvement Committee: April 2, 2018
- Online Survey #1: Mid-April, 2018
- Planning Commission (PC) Work Session: April 23, 2018
- Technical Advisory Team Meeting: May 1, 2018
- Project Advisory Team Meeting: May 1, 2018
- Online Survey #2: Early May, 2018
- Public Workshop: May 15, 2018
- City Commission (CC) Work Session: May 16, 2018
- Transportation Advisory Committee: June 19, 2018
- Technical Advisory Team Meeting: June 21, 2018
- Project Advisory Team Meeting: June 21, 2018

Equitable Housing + Other Amendments:

- Citizen Involvement Committee: July 2, 2018
- Planning Commission (PC) Work Session #1: July 9, 2018
- McLoughlin Neighborhood Association Meeting: July 11, 2018
- Natural Resources Committee: July 11, 2018
- Development Stakeholders Meeting: July 12, 2018
- Open House: July 23, 2018
- PC Work Session #2: July 23, 2018
- Historic Review Board: July 24, 2018
- Open House #2: August 13, 2018
- Natural Resources Committee: August 8, 2018
- Development Stakeholders Meeting: August 9, 2018
- PC Hearing #1: August 13, 2018
- PC Work Session #3: August 13, 2018
- Open House #3: August 20, 2018
- PC Work Session #4: August 20, 2018
- PC Work Session #5: August 27, 2018
- PC Hearing #2: August 27, 2018
- City Commission (CC) Work Session #2: September 5, 2018
- PC Hearing #3: September 10, 2018
- Natural Resources Committee: September 12, 2018
- PC Hearing #4: September 24, 2018
- PC Hearing #5: October 8, 2018
- CC Work Session #3: October 9, 2018
- PC Hearing #6: October 22, 2018 (Final PC Recommendation)
- CC Hearing #1: November 7, 2018
- CC Hearing #2: November 21, 2018
- CC Hearing #3: December 5, 2018
- Tentative CC Hearing #4: December 19, 2018
- Tentative CC Hearing #5: January 8, 2019
- Tentative CC Hearing #6: January 16, 2019

Opportunities to Expand Housing Options: Missing Middle



	Residential Zones *Comprehensive Plan Designation*						**Commercial, Mixed Use & Industrial Zones** *Comprehensive Plan Designation*								
Type of Residential Use	**R-10** *Low Density*	**R-8** *Low Density*	**R-6** *Low Density*	**R-5** *Medium Density*	**R-3.5** *Medium Density*	**R-2** *High Density*	**MUC** *MUC*	**MUD** *MUD*	**NC** *MUC*	**HC** *MUC*	**WFD** *MUD*	**C** *C*	**MUE** *MUE*	**CI** *I*	**GI** *I*
Single-Family Detached	Y	Y	Y	Y	Y				Y	Y					
ADU	Y	Y	Y	Y	Y	Y			Y	Y					
Cluster Housing	Y	Y	Y	Y	Y	Y			Y						
Internal Conversion	Y	Y	Y	Y	Y	Y				Y					
Corner Duplex	Y	Y	Y	Y	Y	Y				Y					
Duplex					Y	Y				Y					
Single-Family Attached (Townhouses)	Y **	Y**	Y**	Y	Y	Y									
Live/work units					C	C	Y	Y	Y	Y	Y				
3-4 plex				Y	Y	Y	Y	Y	Y		Y	Y			
Multifamily (5+ Units)				Y **	Y **	Y	Y	Y	Y	Y	Y	Y			
Manufactured Home Park					Y										
Shelter up to 10 Beds	C	C	C	C	C	C	C	C							
Shelter > 10 Beds							C	C*							

Y = Permitted Use, C = Conditional Use, Blank Cell = Not permitted, Y ** = with Master Plan/PUD, * = (Except Downtown Design District)

Black Font = Existing Code Orange Font = Proposed New Use

Excerpts of Proposed Amendments

Please refer to the latest amendments for all changes. Note the amendments are likely to change throughout the review process to respond to the public as well as the Planning and City Commissions.

= Reviewed by Equitable Housing Project Advisory Committee
Please see recommendations from the PAT on the project website.

Low Density Residential

- Consolidated low density zones into a single-chapter
- Allow single-family attached in a Master Plan
- Permitted Use:
  - Allow internal conversions and corner duplexes
- Conditional Use:
  - Allow shelters up to 10 beds
- Remove maximum stories for height and rely on height as measured in feet
- Increase lot coverage from 40 % to 45% with ADU
- Reduce larger side yard setback to match smaller side
- Converted existing standards into dwelling units per net developable acre
- Exemptions to clarify that ADUs and internal conversions do not count towards density calculations, corner duplexes count as a single unit, and cluster housing is subject to different density standards

Medium Density Residential

- Consolidated medium density zones into a single chapter

Permitted:

  - Added internal conversions, corner duplexes, 3-4 plexes, & manufactured home parks
  - Allow multi-family through a Master Plan / PUD process
  - Allow duplexes in R-5

Conditional:

  - Allow shelters up to 10 beds

Remove maximum stories for height and rely on height as measured in feet

- Increase lot coverage for ADU, single-family attached, and 3-4 plex

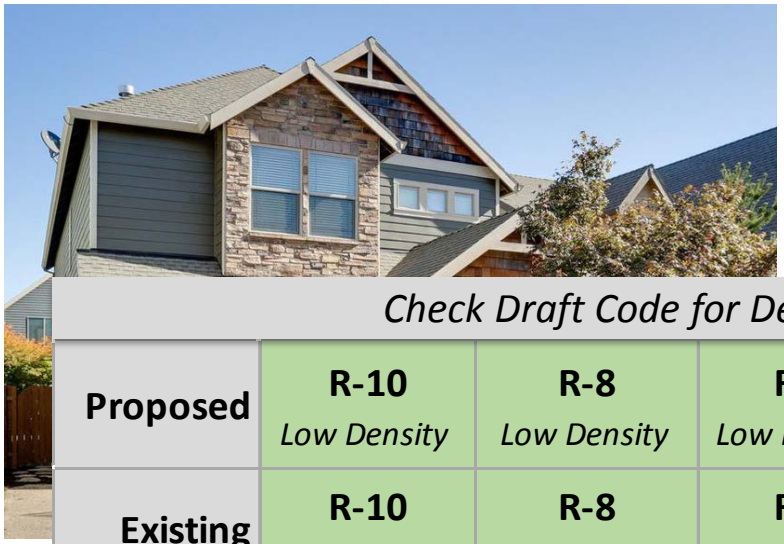
Reduce larger side yard setback to match smaller side

- Converted existing standards into dwelling units per net developable acre
- Exemptions to clarify that ADUs and internal conversions do not count towards density calculations, corner duplexes count as a single unit, and cluster housing is subject to different density standards

R-2 High Density Residential

- Permitted: Allow ADUs, duplexes, cluster housing, internal conversions, SFR attached, and 3-4 plexes
- Conditional:
  - Allow shelters up to 10 beds
  - Live/work units
- Remove maximum stories for height and rely on height as measured in feet
- Added 80% lot coverage
- Remove max stories and rely on max feet
- Clarify density standards based on existing regulations in other chapters.
- Offer up to a 20% density bonus for affordable units at 80% AMI for a minimum term of 30 years. Developer may add 2 market rate dwellings for each affordable unit provided.

Single-Family Detached Homes



Check Draft Code for Density and Design Requirements

Proposed	**R-10** *Low Density*	**R-8** *Low Density*	**R-6** *Low Density*	**R-5** *Medium Density*	**R-3.5** *Medium Density*	**R-2** *High Density*
Existing	**R-10** *Low Density*	**R-8** *Low Density*	**R-6** *Low Density*	**R-5** *Medium Density*	**R-3.5** *Medium Density*	**R-2** *High Density*

Proposed Changes: Single-Family Detached Homes

- *Consult draft code for all changes*
- Removed front yard landscaping requirements
- Retained tree planting requirements
- Simplified house design requirements

Single-Family and Duplex Design Standards

- Created new chapter with consolidated standards
- Removes the ability of the community development director to approve an alternative design
- Duplexes required to comply with single-family homes design standards
- Additional design standards for corner duplexes including requirement that the units are located in the same building, have a maximum of one entrance per street side
- Allow residential tree plantings to occur anywhere on the site and clarify that the tree requirements are limited to the time of development
- Removes landscaping and shrub requirements
- Allow dwelling units on flag lots to either face front lot line or side lot line adjoining flag pole.

Townhouses (Single-Family Attached)

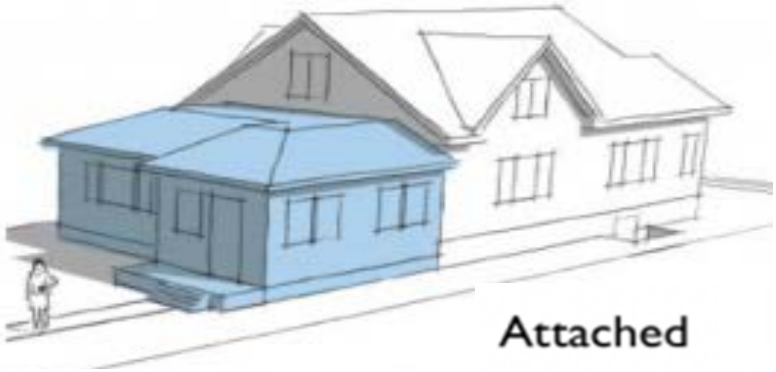
Check Draft Code for Density and Design Requirements

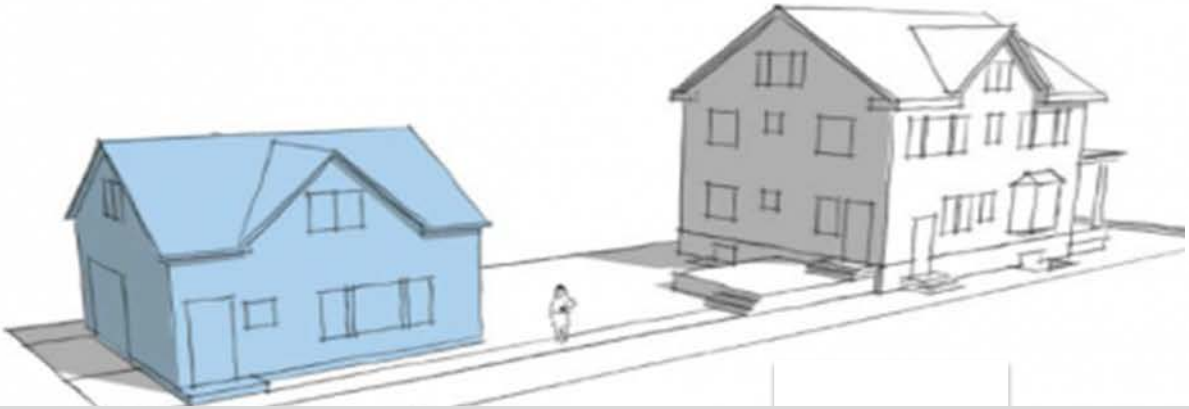
Proposed	**R-10** *Low Density*	**R-8** *Low Density*	**R-6** *Low Density*	**R-5** *Medium Density*	**R-3.5** *Medium Density*	**R-2** *High Density*
Existing	**R-10** *Low Density*	**R-8** *Low Density*	**R-6** *Low Density*	**R-5** *Medium Density*	**R-3.5** *Medium Density*	**R-2** *High Density*

Proposed Changes: Townhouses (Single-Family Attached)

- New housing option:
  - R-5: 3,500 sq. ft. min. lot size
  - R-2: 2,000 sq. ft. min. lot size
- Density change in R-3.5: 2,500 sq. ft. min. lot size
- Require shared driveways with limited width onsite
- Adds Purpose, Design Standards, Driveway Access and Parking, and Outdoor space and tree requirements for Townhomes.
- Clear guidance on access and driveway standards which require shared driveways to retain on-street parking, and limit onsite driveway width.
- Apply same # of design elements as narrow single family homes but prohibit garages from extending past front living space for townhouses

Accessory Dwelling Unit (ADU)





Check Draft Code for Density and Design Requirements

Proposed	**R-10** *Low Density*	**R-8** *Low Density*	**R-6** *Low Density*	**R-5** *Medium Density*	**R-3.5** *Medium Density*	**R-2** *High Density*
Existing	**R-10** *Low Density*	**R-8** *Low Density*	**R-6** *Low Density*	**R-5** *Medium Density*	**R-3.5** *Medium Density*	**R-2** *High Density*

Proposed Changes: Accessory Dwelling Units (ADUs)

- New housing option: R-2: 2,000 sq. ft. min. lot size count towards min density but not max
- Increase height to 20’ maximum height (unless home taller)
- Increase allowable size from 40% to 60% of the gross floor area of the primary or 800 sf.
- Requirement of compatibility of exterior building materials with primary dwelling unit changed from identical to similar
- Increase lot coverage 5-10% per zone if ADU
- Retain owner-occupancy requirement
- Retain one ADU per single-family dwelling
- Retain off-street parking requirements for ADUs
- Simplify dimensional standards and design standards
- Exempt ADUs from density standards
- Requirement for CC&Rs to not prohibit ADUs
- Allow ADUs 40’ from ROW if they can’t be located behind the main dwelling unit.

Manufactured Home Parks

Check Draft Code for Density and Design Requirements						
Proposed	**R-10** *Low Density*	**R-8** *Low Density*	**R-6** *Low Density*	**R-5** *Medium Density*	**R-3.5** *Medium Density*	**R-2** *High Density*
Existing	**R-10** *Low Density*	**R-8** *Low Density*	**R-6** *Low Density*	**R-5** *Medium Density*	**R-3.5** *Medium Density*	**R-2** *High Density*

Proposed Changes: Manufactured Home Parks

- New housing option:
  - R-3.5: 3,500 sq. ft. min. lot size
- Allow new manufactured home parks and existing manufactured home parks to be maintained and expanded
- Process
  - Type II review for new parks and Type II for modifications to existing parks
  - Type I review for placement of a new unit in an existing space
- Minimum size 2 acres
- 15’ setbacks around outer park boundary
- 10-foot setbacks from private streets, min. 15’ separation between adjacent units / structures.
- Internal private street width 24’ min. pavement, w/ sidewalk 4’ wide on one side.
- Parking on one side OK if 30’ pavement width.
- On-site parking space 1 per unit.
- Increase common open space requirement to 200 sq ft per unit

Corner Duplex

Check Draft Code for Density and Design Requirements						
Proposed	**R-10** *Low Density*	**R-8** *Low Density*	**R-6** *Low Density*	**R-5** *Medium Density*	**R-3.5** *Medium Density*	**R-2** *High Density*
Existing	**R-10** *Low Density*	**R-8** *Low Density*	**R-6** *Low Density*	**R-5** *Medium Density*	**R-3.5** *Medium Density*	**R-2** *High Density*

Proposed Changes: Corner Duplex

- *Consult draft code for all changes*

New housing option:

- R-10: 10,000 sq. ft. min. lot size
- R-8: 8,000 sq. ft. min. lot size
- R-6: 6,000 sq. ft. min. lot size

Design requirements match those of detached single-family homes with a few extra requirements

Not more than 1 door on the front of the building

Duplexes

Check Draft Code for Density and Design Requirements						
Proposed	**R-10** *Low Density*	**R-8** *Low Density*	**R-6** *Low Density*	**R-5** *Medium Density*	**R-3.5** *Medium Density*	**R-2** *High Density*
Existing	**R-10** *Low Density*	**R-8** *Low Density*	**R-6** *Low Density*	**R-5** *Medium Density*	**R-3.5** *Medium Density*	**R-2** *High Density*

Proposed Changes: Duplex

- *Consult draft code for all changes*

- *Design requirements similar to Single Family Detached*

- New housing option:
  - R-5: 5,000 sq. ft. min. lot size
  - R-3.5: 7,000 sq. ft (3,500 sq ft. per unit) min. lot size
  - R-2: 4,000 sq. ft min. lot size

Internal Conversion

Check Draft Code for Density and Design Requirements						
Proposed	**R-10** *Low Density*	**R-8** *Low Density*	**R-6** *Low Density*	**R-5** *Medium Density*	**R-3.5** *Medium Density*	**R-2** *High Density*
Existing	**R-10** *Low Density*	**R-8** *Low Density*	**R-6** *Low Density*	**R-5** *Medium Density*	**R-3.5** *Medium Density*	**R-2** *High Density*

Proposed Changes: Internal Conversion

- Existing homes at least 20 years old may be converted into multiple units to encourage the preservation of existing homes.
  - 1 dwelling for every 2,500 sq. ft. lot size (max of 4 units including ADU).
  - More than 2 units = triggers commercial building codes.
- Design Requirements and additions limited 2 years before and after conversions.
- Only 1 exterior entrance allowed facing street
- Require a Type I Site Plan and Design Review, building permit review, and historic review if applicable.
- Total expansion to existing house of 500 sq. ft.
- Off-Street Parking: 1 space / 2 units; 2 spaces / 3-4 units
- Requirement for CC&Rs to explicitly allow internal conversions

3-4 Plexes

Check Draft Code for Density and Design Requirements

Proposed	**R-10** *Low Density*	**R-8** *Low Density*	**R-6** *Low Density*	**R-5** *Medium Density*	**R-3.5** *Medium Density*	**R-2** *High Density*
Existing	**R-10** *Low Density*	**R-8** *Low Density*	**R-6** *Low Density*	**R-5** *Medium Density*	**R-3.5** *Medium Density*	**R-2** *High Density*

Proposed Changes: 3-4 Plex

- Broken out from multi-family, allowed as a separate use reviewed over the counter (Type I)
- Design standards similar to townhouse and multi-family depending on configuration
- Requires private outdoor space and street trees
- Off-street parking for 3-4 plex = a minimum of 2

Cluster Housing

Check Draft Code for Density and Design Requirements

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Existing	**R-10** *Low Density*	**R-8** *Low Density*	**R-6** *Low Density*	**R-5** *Medium Density*	**R-3.5** *Medium Density*	**R-2** *High Density*

Proposed Changes: Cluster Housing

- Renamed “cottage housing” to “cluster housing”
- New housing option:
  - R-2: 2,000 sq. ft. min. lot size
- Remove min gross area and increase max from 1,200 to 1,500 sq ft
- Maximum average unit size to 1,000 sq ft
- Allow a wider variety of residential units depending on zone density.
- Retain density bonuses up to 2x
- Greater flexibility for open space reduced to 400 sf / dwelling
- Add approved material options
- Off-street Parking: min. 1 space / unit, max. 2.5 spaces / unit
- Remove requirement for pitched roof for detached parking structures
- Clarify fencing standards

Live/Work

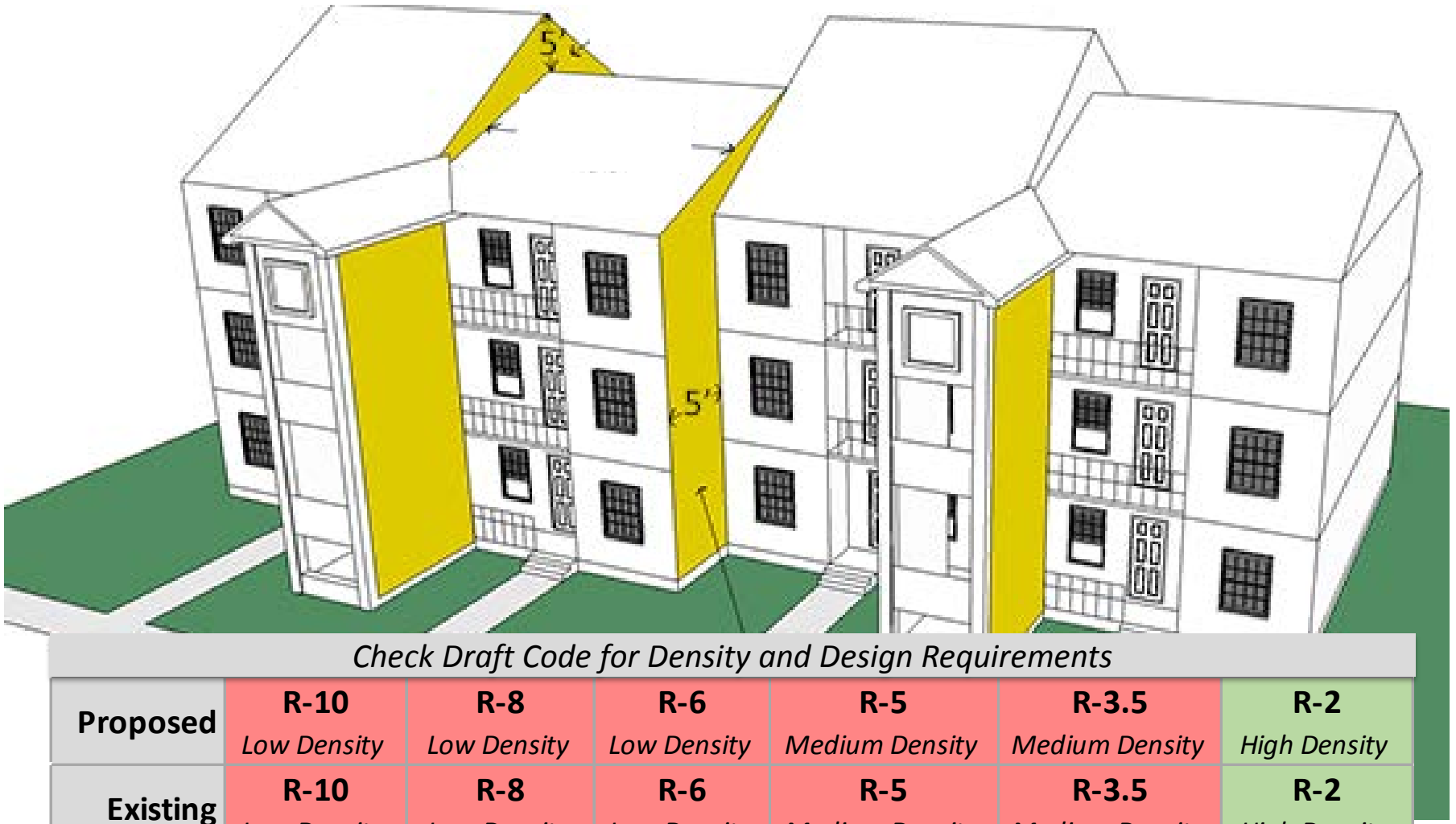
Check Draft Code for Density and Design Requirements

Proposed	**R-10** *Low Density*	**R-8** *Low Density*	**R-6** *Low Density*	**R-5** *Medium Density*	**R-3.5** *Medium Density*	**R-2** *High Density*
Existing	**R-10** *Low Density*	**R-8** *Low Density*	**R-6** *Low Density*	**R-5** *Medium Density*	**R-3.5** *Medium Density*	**R-2** *High Density*

Proposed Changes: Live/Work Units

- Minimal changes to existing standards in OCMC 17.20.040
- Proposed to allow in R-5, R-3.5
- Changed from a permitted use to conditional in the high density residential zone
- Remove deed restrictions

Multi-Family



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Proposed Changes: Multi-Family

- Up to 20% Density Bonus in R-2 Multi-Family Dwelling District for 100% Affordable Projects
- Multi-family definition changed from 3+ units to 5 units and 3-4 plex added.
- Add clarity and increased flexibility for the open space requirements
- Parking minimums changed from 1-1.75 per unit depending on number of bedrooms to 1 per unit (max = 2.5)
- Remove a requirement for a diversity of unit types in larger developments
- Incorporate Density Standards into the Zoning District and add minimum of 17.4 units per net acre in mixed use and commercial areas

Proposed Changes: Multi-Family and Commercial

- Design standards for multi-family primarily combined with commercial buildings.

Amend roofline standards

Remove requirement for tall ceilings on the ground floor in mixed use districts

- Apply parking lot landscaping requirements to parking lots with more than 5 stalls except for perimeter parking lot landscaping
- Add transparency requirements apply to all floors
- Removed prohibition against awnings longer than storefront
- Modify transparency, entryway design options, and modulation

Proposed Changes: Multi-Family and Commercial

- Clarify landscaping minimum percentage
- Remove standards for upper level parking garage design
- Clarify mechanical equipment screening standards
- Temporary structures less than 1,000 sq ft are exempt from OCMC 17.62.055
- Remove exemption for truck stops/convenience stores/eating & drinking establishments/overnight accommodations from special development along transit streets
- More specific modifications to development standards

Proposed Changes: Multi-Family and Commercial

- Add Type I Site Plan and Design Review Options for:
  - Type I Master Plan Amendment
  - 3-4 Plex Residential
- Clarify Application Submittal Requirements and require one full-size hard copy of all architectural and site plans
- Consolidate Cross References
- Replace requirement for complementary design with clear and objective standards.
- Clarify that temporary structures are exempt from OCMC 16.12.
- Simplify / Streamline Lighting Standards
- Simplify / Streamline Landscaping Standards

Master Plan/ Planned Unit Development (PUD)

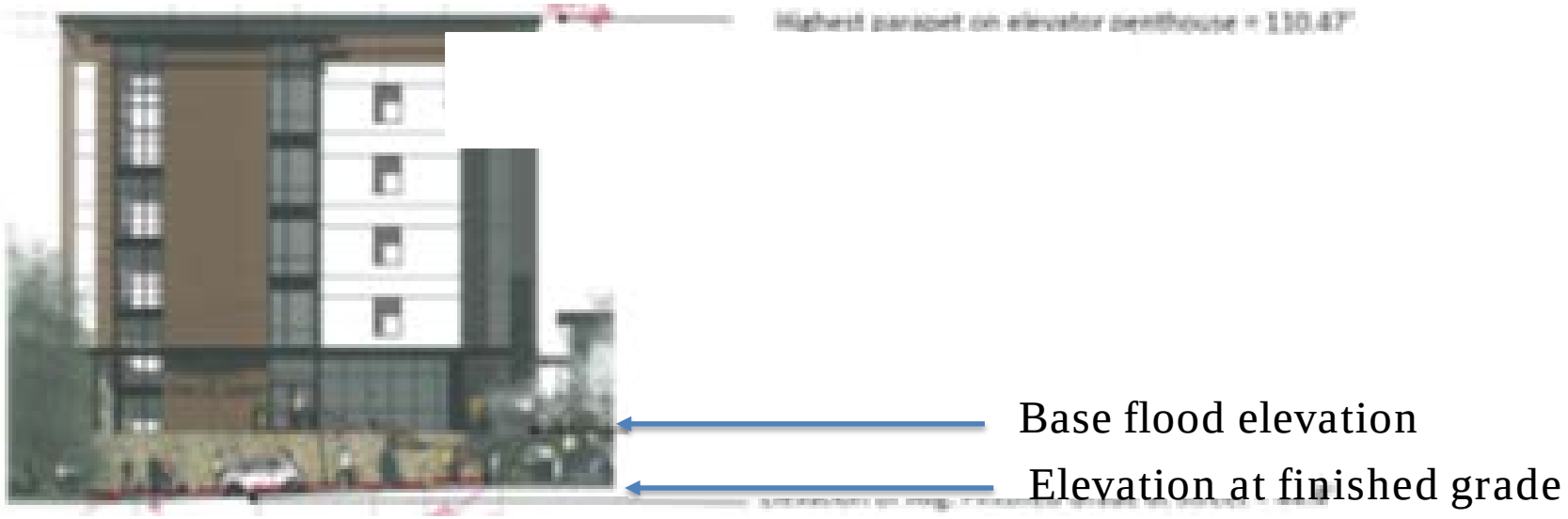
- More creative subdivision / residential options
- Variety of residential uses
- Flexibility in zoning in return for
- Improved design and amenities
- Discretionary (Type III) review process

Master Plan/ Planned Unit Development (PUD)

- Added exception for modifications to site eligible for Minor Site & Design Review.
- Remove requirement for master plan within concept plan areas
- Remove 5 year minimum duration
- Add clarity about review process and other applicable code sections
- Expand Requirements for Voluntary Master Plan (2+ acres)
- Strengthen Residential Standards
  - Submittal requirements
  - Open Space
  - Mix of Housing Types

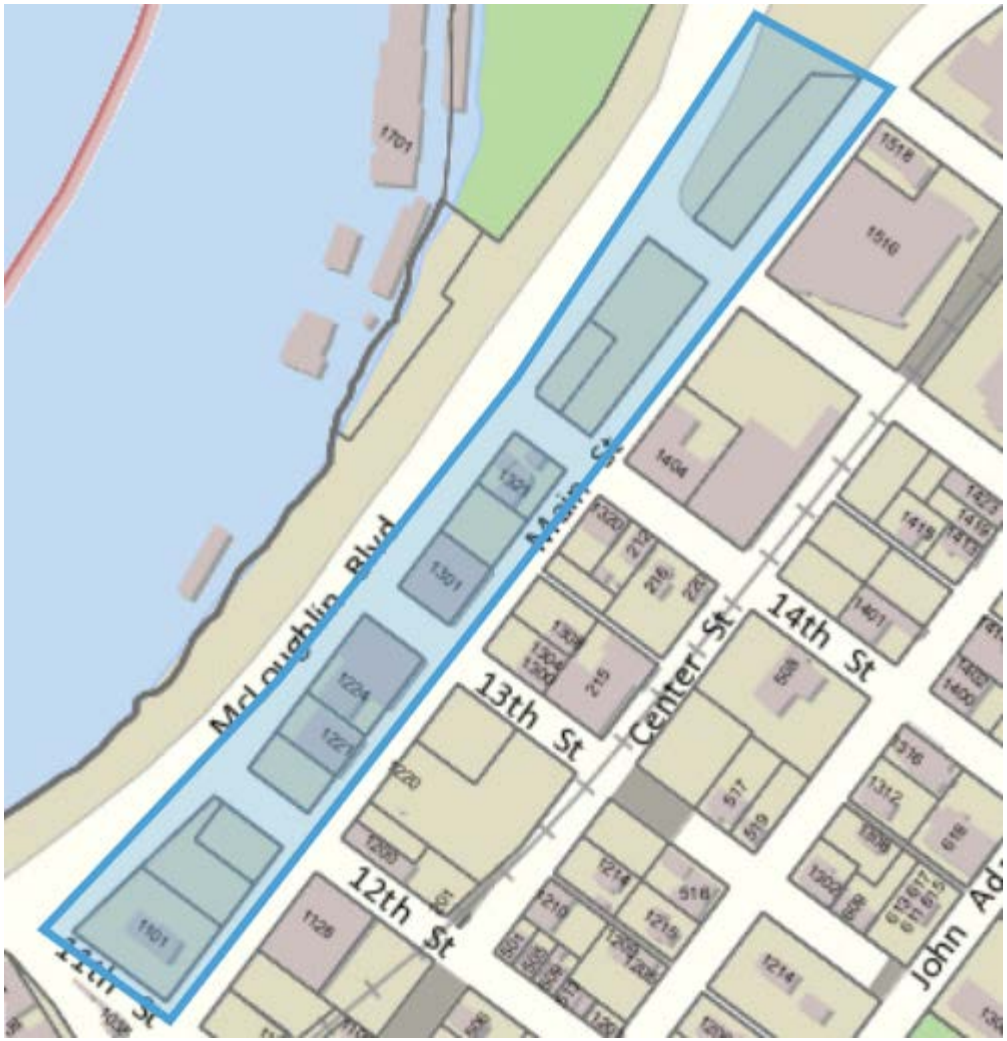
Height Measurement

- Residential Zones: Remove max. stories and rely on height as measured in feet
- Change height to be measured from the floodplain in flood areas



Increased Height - Downtown

- Increase Maximum Height from 45’ to 75’ in MUD when not adjacent to a residential use

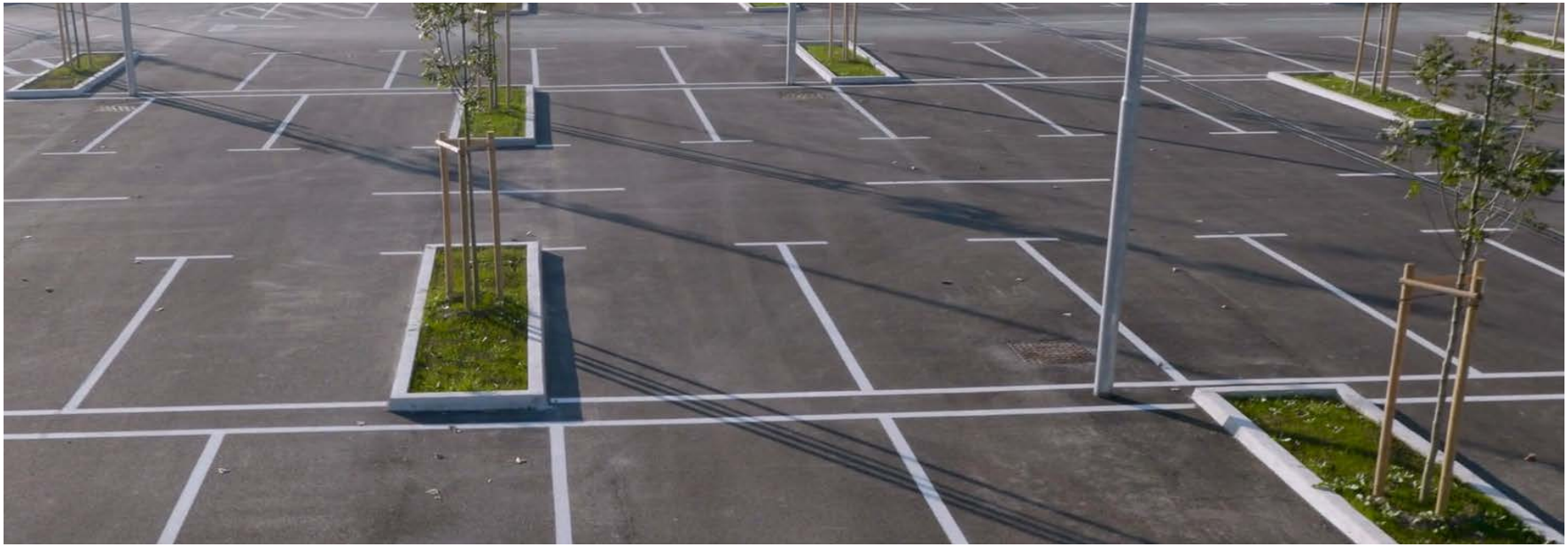


Mobile Food Carts

- Add Standards for Mobile Food Carts on Private Property.
- Permanent carts allowed in Willamette Falls Downtown Design District
- Temporary carts allowed for up to 5 Hours within a 24-hour period in the following job related zoning designations: MUE, CI, and GI

After Hours Parking Lots

Allow parking lots for businesses, retail, restaurant, apartments, etc. to be used for general parking when not needed by use in MUC, WFDD, and MUD zones.



Shelters

- Conditional Use in:
  - Residential zones for ≤10 beds
  - MUC Mixed Use Corridor
  - MUD Mixed Use Downtown (Except within the Downtown Design District, where it is prohibited)
- Prohibited in other zoning designations

Historic Review Board

- Remove appeal code language cross-reference the appeal process in 17.50
- Remove fee from development code, put in fee schedule instead

Public and Street Trees

- Clarify when chapter applies
- Add 5’ spacing for street tree from utilities
- Codify additional street tree species selection options (including species approved by other jurisdiction in metro area)
- Clarify when to use street tree replacement standards vs development tree removal standards
- Allow tree replacement in front yard if insufficient planter strip width
- Clarify what fee-in-lieu is used for

Tree Protection

- Renamed Chapter 17.41 "*Tree Protection, Preservation, Removal and Replanting Standards*"
- Renamed section headers for consistency
- Clarify trees species permitted in public stormwater facilities and in pedestrian and bicycle accessways
- Clarify that compliance is required from land use application submittal to when the development is final.
- Clarify requirements for preserved trees
- Requires that Oregon White Oaks be replaced with the same species
- Combine sections on mitigation options for clarity.

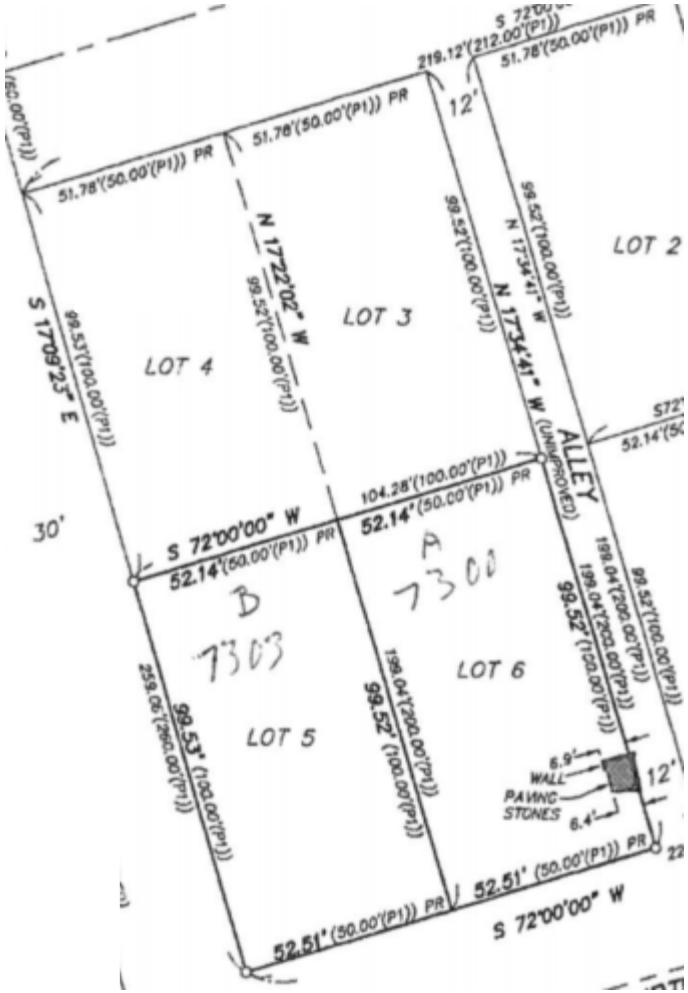
Land Divisions

- Combine Minor Partition and Subdivision into a single chapter
- Require preliminary plat be drawn by a surveyor
- Specify tracts as exempt from certain design requirements
- Various clarifications (e.g. flag lot section, calculating construction costs)
- Add criteria associated with submittal requirements such as property owner signature
- Allow flexibility in the platting process for ≤ 2 lots in a subdivision

Street Design

- Separated development standards from maintenance standards
- Removed maximum block length in GI, CI, MUE, and WFDD
- Allow some properties fronting a major street two driveways
- Relocated construction standards out of code
- Alleys limited to medium, high, and mixed use concept plan areas
- Amend pathway width and landscaping width
- Clarify performance guarantees and warrantee process
- Remove redundant standards for block design
- Clarify connection to Transportation System Plan
- Add violation and penalty standards

Property Line Adjustment and Abandonment

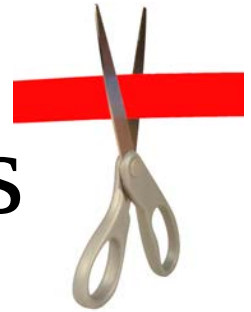


- Clarify submittal requirements
- Clarify relevant approval criteria such as frontage, subdivision density, etc.

Definitions

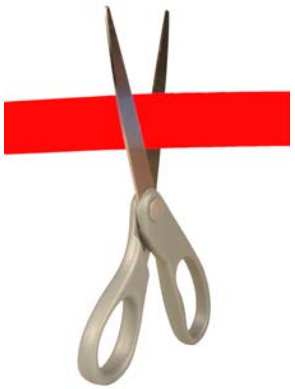
- Add definitions for all new housing types, footprint
- Removed definitions which are not utilized in the code
- Amend height, manufactured home, net developable area, multi-family residential, story, “net density” terminology
- *See Chapter 17.04 revisions for a complete list*

Administration and Procedures



- Clarified Pre-Application Conference Requirements
- Added Manufactured Home Park Review to Permit Approval Process Table
- Post Notices on City Website rather than in Newspaper for a Type III, IV and Legislative applications
- Allow Neighborhood Association / CIC Meeting Requests via Email Rather than Certified Mail. Remove Requirement to Submit Sign-In Sheet
- Amend Application Requirements including Allow a Trio in Place of a Title Report, Submittal of a Receipt for Taxes, a Statement indicating if a Lien Exists on the Property in favor of the City.

Administration and Procedures



- Clarify when Land Divisions Expire
- Remove 1 year waiting period for similar applications
- Require Payment of liens in Favor of the City Prior to Issuance of a Permit or Recording Land Divisions
- Remove Reconsideration of a Final Decision
- Incorporate New Standards for Processing an Affordable Housing Project as Required by Law

Natural Resource Overlay District

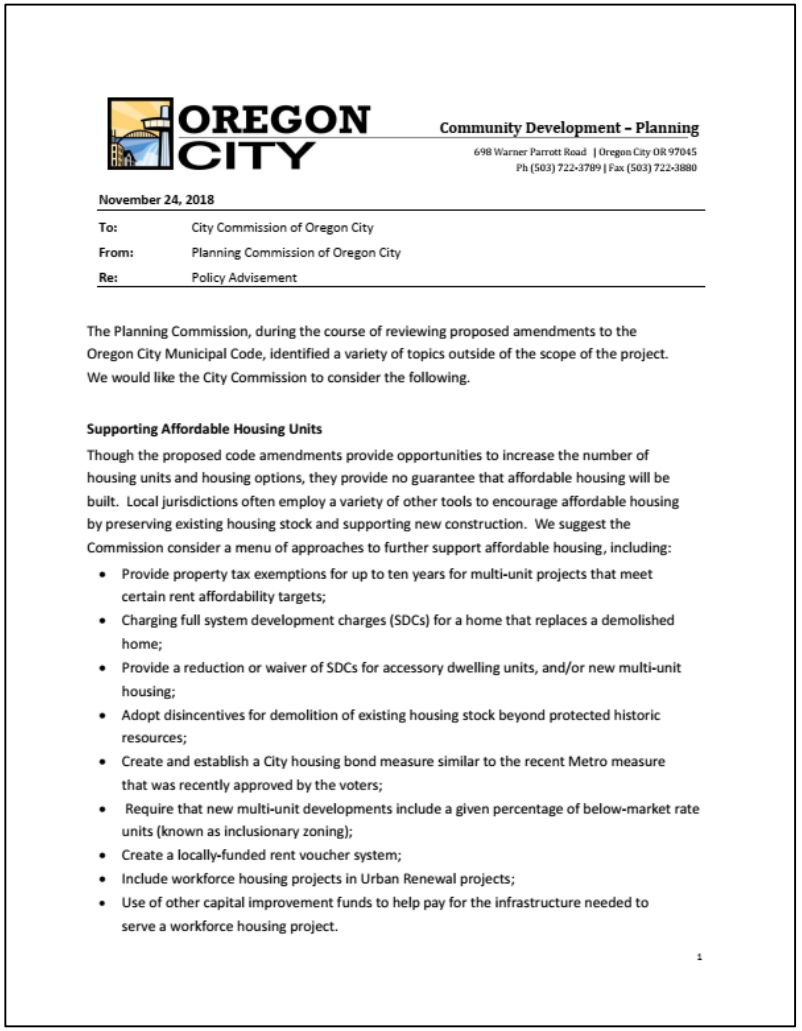
- Added South End Concept Plan to list of identifying documents
- Applicants are encouraged to contact the Natural Resources Committee
- Added reference to Oregon City plant lists or locally adopted lists
- Treat additions to existing structures the same as new structures
- Remove option for NROD tract to be owned by the owner of another lot in the subdivision (HOA or public ownership still permitted)
- Added new standards for fences
- Clarified hazardous and dead tree removal requirements

Other Changes

- Added police stations a conditional use in the Institutional District
- Allow hotels/motels as permitted in the Mixed Use Corridor District
- MUD: Min 5% landscaping in design district
- In General Industrial zone, removed requirement that permitted uses have to be enclosed within a building
- In Campus Industrial zone, removed setback exemption for multiple building developments and removed restriction for only one ground mounted sign.
- Added Minor Variance option to design and/or architectural standards for SFRs, duplexes, townhouses, internal conversions, ADUs and 3-4 plexes.
- Title of 17.68 changed to Zoning Changes and Comprehensive Plan Amendments and clarified language of OCMC 17.68

Planning Commission

- Recommended approval of the code amendments on October 22, 2018
- Recommends additional topics to follow up on:
  - Supporting Affordable Housing Units through Additional Incentives
  - Updating the Oregon City Comprehensive Plan
  - Move Forward with Rezoning of Existing Manufactured Home Parks
  - Update the Urban Growth Management Agreement with Clackamas County
  - Address Short Term and Vacation Rental Use
  - Increase Fees for Tree Mitigation
  - Draft Regulations to Prohibit Significant Tree Removal Prior to Annexation
  - *See Draft Policy Advisement Letter for Details*



OREGON CITY

Community Development – Planning

698 Warner Parrott Road | Oregon City OR 97045
Ph (503) 722-3789 | Fax (503) 722-3880

November 24, 2018

To: City Commission of Oregon City
From: Planning Commission of Oregon City
Re: Policy Advisement

The Planning Commission, during the course of reviewing proposed amendments to the Oregon City Municipal Code, identified a variety of topics outside of the scope of the project. We would like the City Commission to consider the following.

Supporting Affordable Housing Units

Though the proposed code amendments provide opportunities to increase the number of housing units and housing options, they provide no guarantee that affordable housing will be built. Local jurisdictions often employ a variety of other tools to encourage affordable housing by preserving existing housing stock and supporting new construction. We suggest the Commission consider a menu of approaches to further support affordable housing, including:

- Provide property tax exemptions for up to ten years for multi-unit projects that meet certain rent affordability targets;
- Charging full system development charges (SDCs) for a home that replaces a demolished home;
- Provide a reduction or waiver of SDCs for accessory dwelling units, and/or new multi-unit housing;
- Adopt disincentives for demolition of existing housing stock beyond protected historic resources;
- Create and establish a City housing bond measure similar to the recent Metro measure that was recently approved by the voters;
- Require that new multi-unit developments include a given percentage of below-market rate units (known as inclusionary zoning);
- Create a locally-funded rent voucher system;
- Include workforce housing projects in Urban Renewal projects;
- Use of other capital improvement funds to help pay for the infrastructure needed to serve a workforce housing project.

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Meetings / Opportunities for Input

Equitable Housing Project:

- Project Advisory Team Application Process – August 2017
- Stakeholder Interviews: Fall 2017
- Citizen Involvement Committee: October 2, 2017
- Development Stakeholder Group: October 5, 2017
- Developer On-Line Survey, October 2017
- Technical Advisory Team Meeting: October 24, 2017
- Project Advisory Team Meeting: October 24, 2017
- Technical Advisory Team Meeting: January 9, 2018
- Project Advisory Team Meeting: January 9, 2018
- Technical Advisory Team Meeting: March 6, 2018
- Project Advisory Team Meeting: March 6, 2018
- Citizen Involvement Committee: April 2, 2018
- Online Survey #1: Mid-April, 2018
- Planning Commission (PC) Work Session: April 23, 2018
- Technical Advisory Team Meeting: May 1, 2018
- Project Advisory Team Meeting: May 1, 2018
- Online Survey #2: Early May, 2018
- Public Workshop: May 15, 2018
- City Commission (CC) Work Session: May 16, 2018
- Transportation Advisory Committee: June 19, 2018
- Technical Advisory Team Meeting: June 21, 2018
- Project Advisory Team Meeting: June 21, 2018

Equitable Housing + Other Amendments:

- Citizen Involvement Committee: July 2, 2018
- Planning Commission (PC) Work Session #1: July 9, 2018
- McLoughlin Neighborhood Association Meeting: July 11, 2018
- Natural Resources Committee: July 11, 2018
- Development Stakeholders Meeting: July 12, 2018
- Open House: July 23, 2018
- PC Work Session #2: July 23, 2018
- Historic Review Board: July 24, 2018
- Open House #2: August 13, 2018
- Natural Resources Committee: August 8, 2018
- Development Stakeholders Meeting: August 9, 2018
- PC Hearing #1: August 13, 2018
- PC Work Session #3: August 13, 2018
- Open House #3: August 20, 2018
- PC Work Session #4: August 20, 2018
- PC Work Session #5: August 27, 2018
- PC Hearing #2: August 27, 2018
- City Commission (CC) Work Session #2: September 5, 2018
- PC Hearing #3: September 10, 2018
- Natural Resources Committee: September 12, 2018
- PC Hearing #4: September 24, 2018
- PC Hearing #5: October 8, 2018
- CC Work Session #3: October 9, 2018
- PC Hearing #6: October 22, 2018 (Final PC Recommendation)
- CC Hearing #1: November 7, 2018
- CC Hearing #2: November 21, 2018
- CC Hearing #3: December 5, 2018
- Tentative CC Hearing #4: December 19, 2018
- Tentative CC Hearing #5: January 8, 2019
- Tentative CC Hearing #6: January 16, 2019