



# OREGON CITY



Equitable Housing Project

PUBLIC OPEN HOUSE - AUGUST 20, 2018  
Oregon City City Hall, 625 Center Street, - 5:00 - 6:15 pm.

SIGN-IN SHEET

NAME	EMAIL	PHONE
Jim Beal	jamesbeal@msn.com	503 348 7997
Dave & Kelly Green	rdgreenechicago@yahoo.com	563-760-6642
Ryan Hanks	ryanhanks@gmail.com	503 382-7372

PLEASE SIGN IN - THANK YOU!

# Welcome

We're glad you're here and we want your feedback.

*Please:*

- Review the posters / ask questions!
- Use the sticky dots to indicate your preferences
  - (Please use only 1 dot per issue)
- Green Dot = Support ●
- Red Dot = Don't Support ●
- Give us any written comments on the feedback form or email Pete Walter at [pwalter@orcitey.org](mailto:pwalter@orcitey.org)
- Take a copy of the summary home with you.

*Thank you!*

# 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.

Broad definition of 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 including general clarification, reformatting, and amendments to address concerns identified over the years.

*unless there (all) are incentives, we will get the same stuff that is being built now.*

*Need a housing needs analysis now, not later.*

# Corner Duplex

Keep lot size same for corner duplex requirements



Proposed	R-10 <i>Low Density</i>	R-8 <i>Low Density</i>	R-6 <i>Low Density</i>	R-5 <i>Medium Density</i>	R-3.5 <i>Medium Density</i>	R-2 <i>High Density</i>
Existing	R-10 <i>Low Density</i>	R-8 <i>Low Density</i>	R-6 <i>Low Density</i>	R-5 <i>Medium Density</i>	R-3.5 <i>Medium Density</i>	R-2 <i>High Density</i>

Red = not permitted

# Townhouse (Single-Family Attached)



R-10 <i>Low Density</i>	R-8 <i>Low Density</i>	R-6 <i>Low Density</i>	R-5 <i>Medium Density</i>	R-3.5 <i>Medium Density</i>	R-2 <i>High Density</i>
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# Manufactured Home Parks



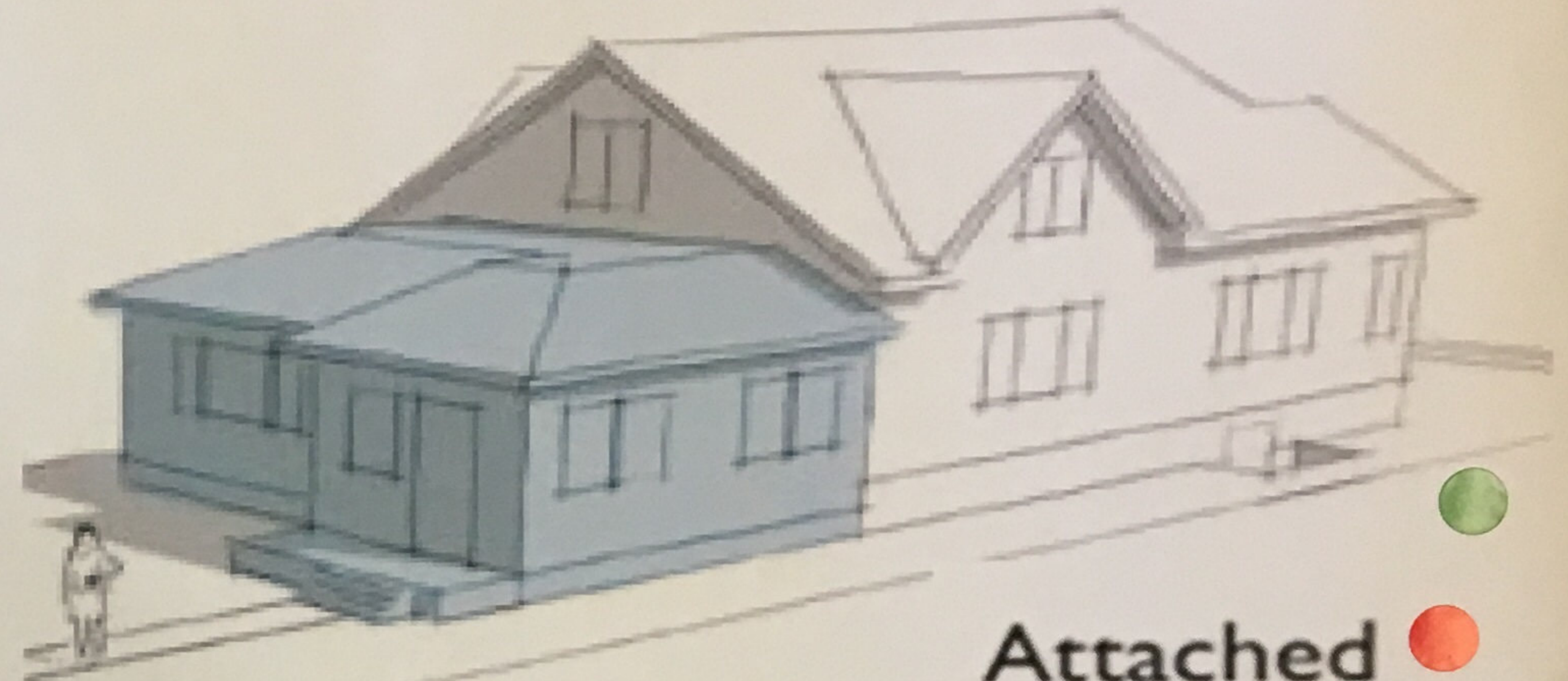
Proposed	R-10 <i>Low Density</i>	R-8 <i>Low Density</i>	R-6 <i>Low Density</i>	R-5 ● <i>Medium Density</i>	R-3.5 ● <i>Medium Density</i>	R-2 ● <i>High Density</i>
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Red =  
not  
permitted





# Accessory Dwelling Unit (ADU)



Attached






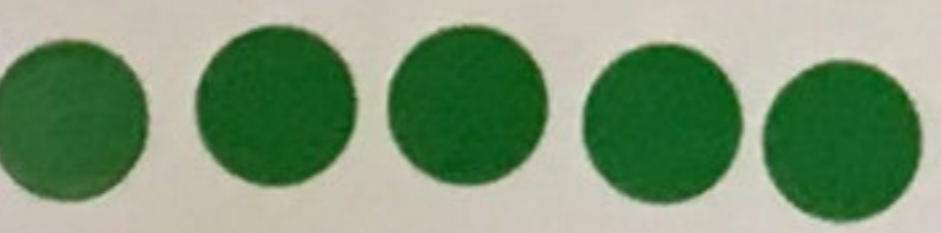


Detached

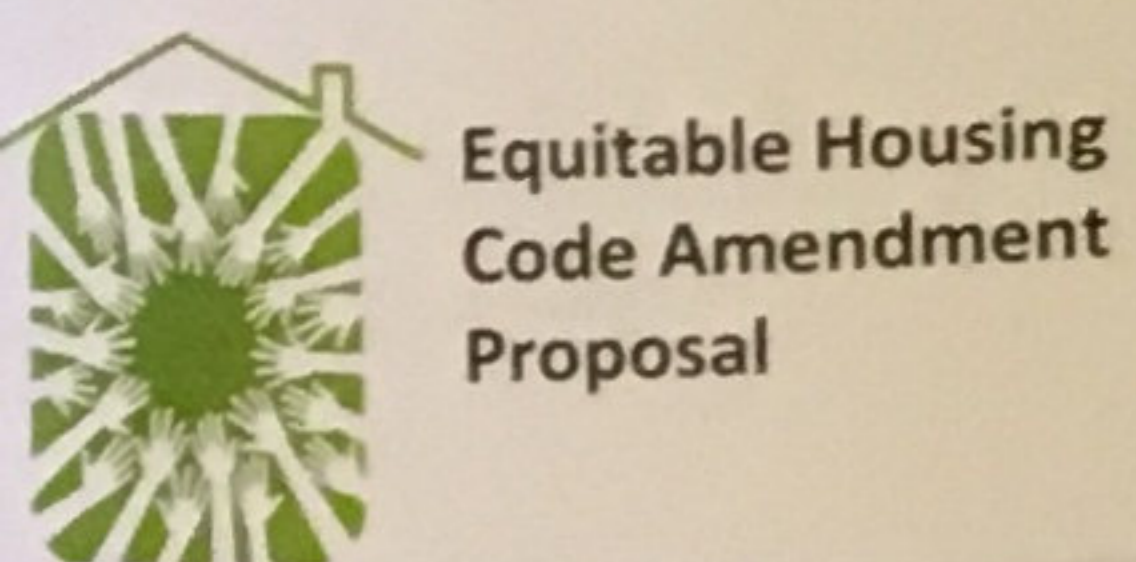
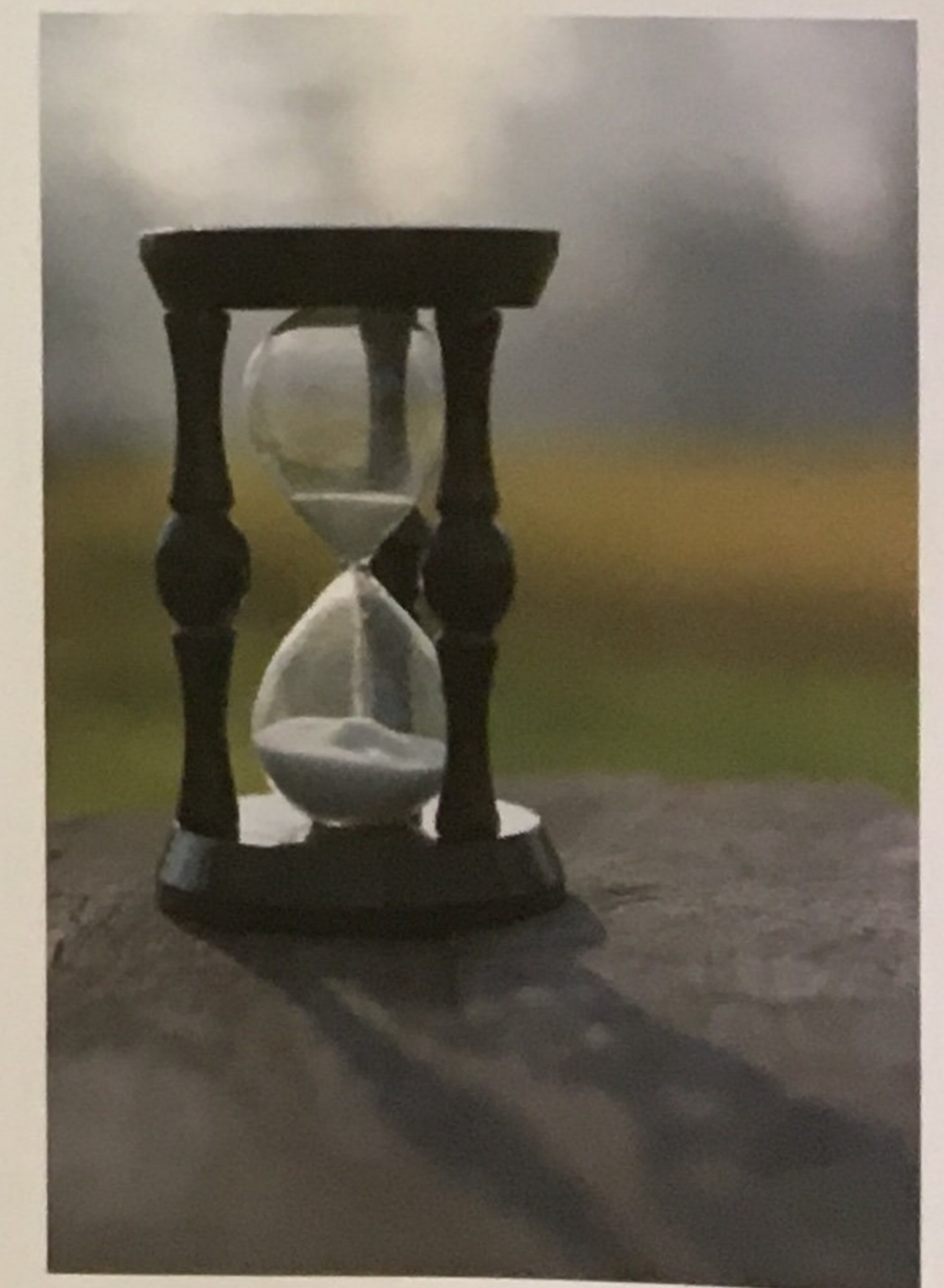
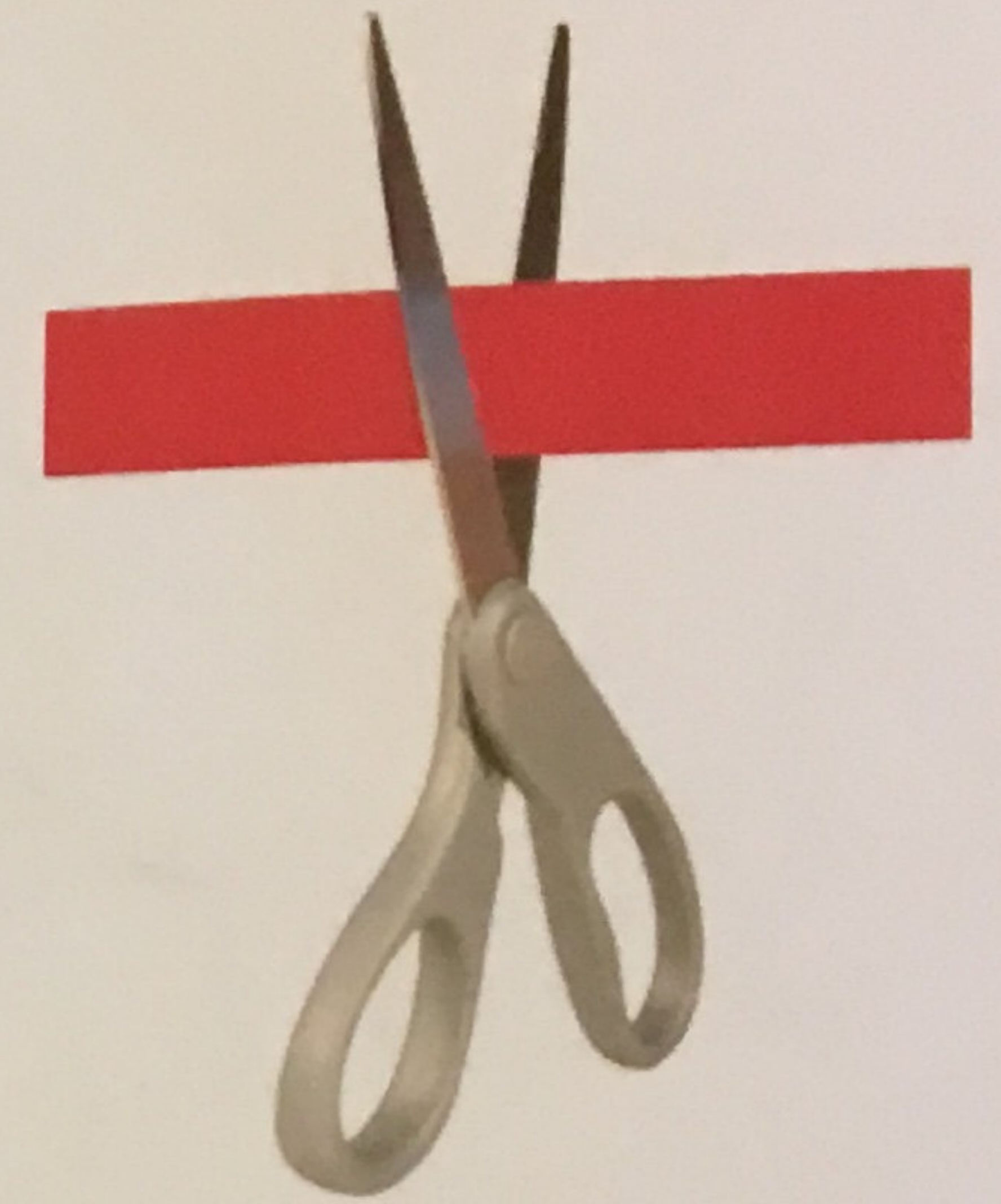
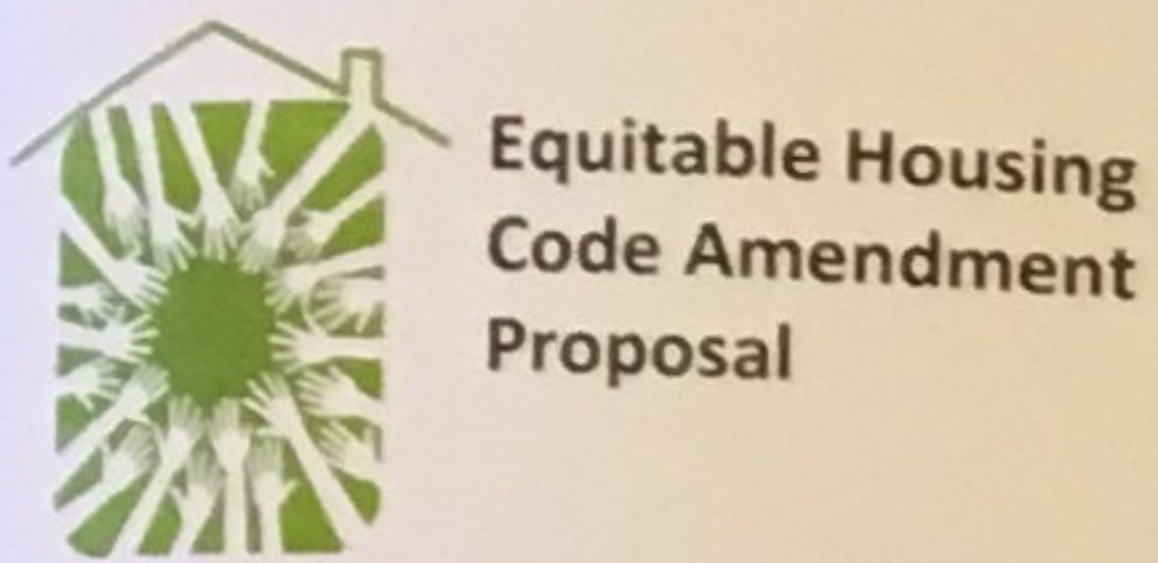
Allow CARPORT ADU  
WITH CONDITIONAL USE  
PERMIT. EG ZBR 1,000 SF.

Proposed	R-10 <i>Low Density</i>	R-8 <i>Low Density</i>	R-6 <i>Low Density</i>	R-5 <i>Medium Density</i>	R-3.5 <i>Medium Density</i>	R-2 <i>High Density</i>
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# Simplified Procedures

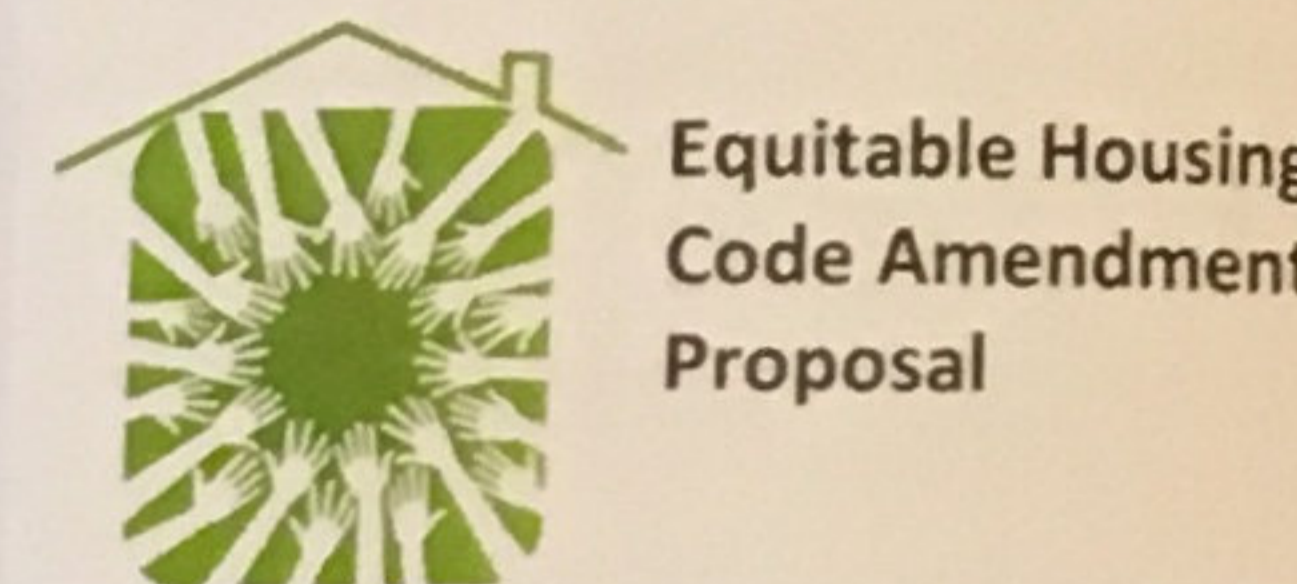
- Expand Type I Site Plan and Design Review   
“Over-the-Counter”
- Public Hearing Notices on City website rather than Newspaper 
- Applicants may contact Citizen Involvement Committee & Neighborhood Associations via email rather than certified mail 
- Expedited process for review of Affordable housing projects 
- Remove 1 year waiting period for similar applications 
- Remove staff reconsideration of a final decision 





# Other Recommendations

Remove live/work units as a permitted use in R-2  
(conserve for multi-family development) ●●●



Require 5% landscaping in Mixed Use Downtown  
zone ●●

Clarify fence/hedge/wall height limits ●●●●●●●●  
*Safety first*

New standards for mobile food carts in Willamette  
Falls Downtown District ●●●●●●●●

Alleys required for Concept Plan Areas only

Updated submittal requirements (e.g. electronic). ●

# Affordable Housing Density Bonus

- unless setback



POSSIBLE UNDER CURRENT ZONING

POSSIBLE UNDER AHBP



Concern that this will further segregate affordable projects from

Up to 20% bonus in R-2 Multi-Family Dwelling District for units that are publicly subsidized and meet qualifying household income criteria.

*developments* This could further segregate low income housing. Should encourage a mix.

# 3-4 Plexes



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



Red =  
not  
permitted



# Cluster Housing



Proposed	R-10 ● <i>Low Density</i>	R-8 ● <i>Low Density</i>	R-6 ● <i>Low Density</i>	R-5 ● <i>Medium Density</i>	R-3.5 ● <i>Medium Density</i>	R-2 <i>High Density</i>
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Red = not permitted

# Internal Conversion



Equitable Housing  
Code Amendment  
Proposal



Proposed	R-10 <i>Low Density</i>	R-8 <i>Low Density</i>	R-6 <i>Low Density</i>	R-5 <i>Medium Density</i>	R-3.5 <i>Medium Density</i>	R-2 <i>High Density</i>
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Red=not permitted

why not in R-2?



# Single-Family Detached Homes



Proposed	R-10 <i>Low Density</i>	R-8 <i>Low Density</i>	R-6 <i>Low Density</i>	R-5 <i>Medium Density</i>	R-3.5 <i>Medium Density</i>	R-2 <i>High Density</i>
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Red = not permitted



# Duplexes



Proposed	R-10 <i>Low Density</i>	R-8 <i>Low Density</i>	R-6 <i>Low Density</i>	R-5 <i>Medium Density</i>	R-3.5 <i>Medium Density</i>	R-2 <i>High Density</i>
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Red  
= not  
permitted

Not  
this  
design  
yet





# Zoning Designation

## Comprehensive Plan Designation

Use	R-10 <i>Low Density</i>	R-8 <i>Low Density</i>	R-6 <i>Low Density</i>	R-5 <i>Medium Density</i>	R-3.5 <i>Medium Density</i>	R-2 <i>High Density</i>
Single-Family Detached	Y	Y	Y	Y	Y	
ADU	Y	Y	Y	Y	Y	Y
Cluster Housing	Y	Y	Y	Y	Y	Y
Internal Conversion	Y	Y	Y	Y	Y	Y
Corner Duplex	Y	Y	Y			
Duplex				Y	Y	Y
Single-Family Attached (Townhouses)				Y	Y	Y
Live/work units					Conditional	
3-4 plex				Y	Y	Y
Multifamily (5+ Units)						Y
Manufactured Home Park					Y	

max. density?

Y = Permitted

Y = Proposed Permitted (Currently Prohibited)



# Master Plan

PUD

- Offers a process for flexibility in zoning in exchange for better design
- Strengthens residential and open space standards
- Removes requirement for institutional development over 10 acres
- Expands requirements for voluntary master plan
- Changes amendment procedures

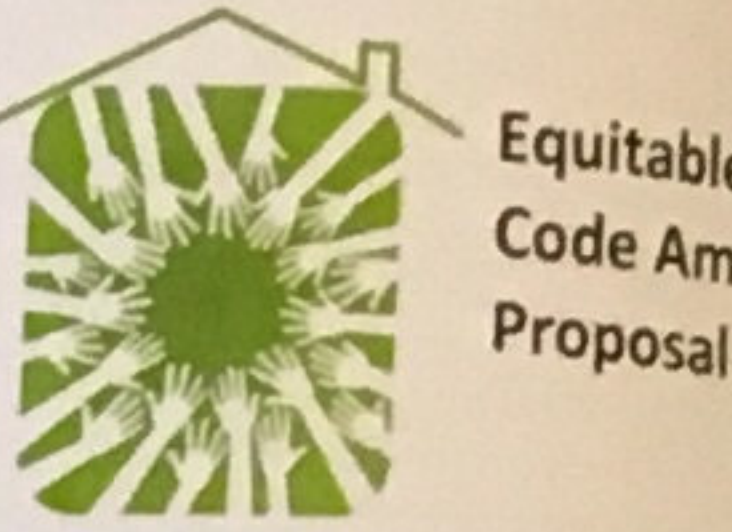




# Opportunities to Expand Housing Options: Missing Middle



# Subdivision Lot Size Reductions

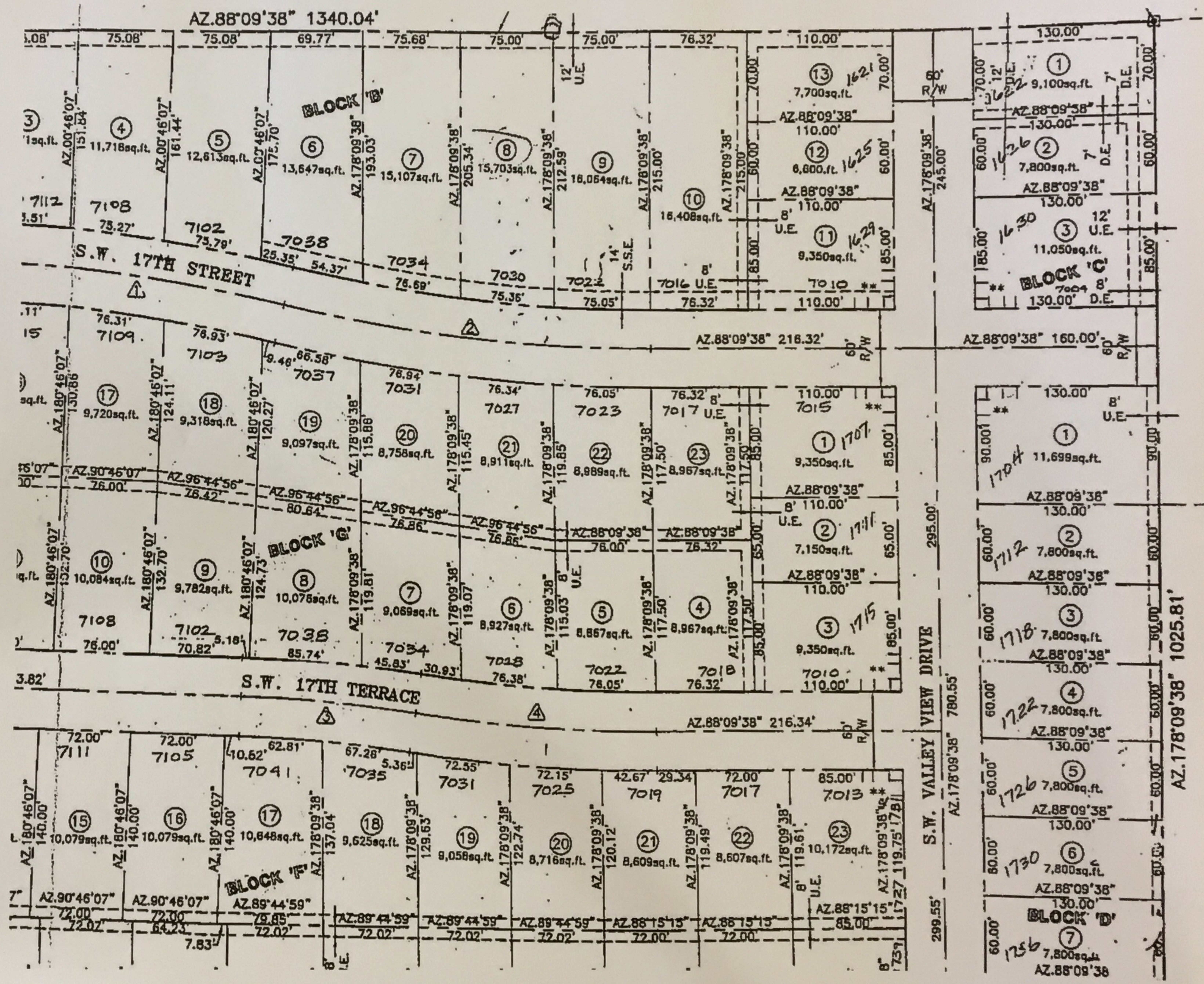


- Yes, with a 25% cap on the # of undersized lots allowed
- Only if land is dedicated to city as park / open-space

When subdividing land in Oregon City, the code permits 20% reduction of some lots provided that the lots overall meet the minimum lot size.

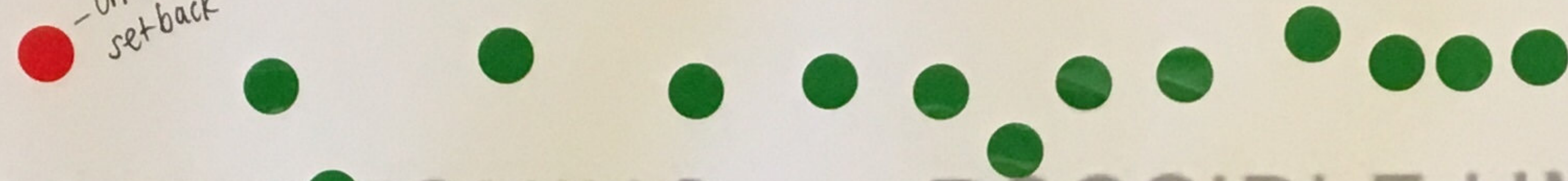
The code changes proposed limit lot averaging to single-family detached homes.

- As per PC recommendations
- Should be a restriction on the % of undersized lots



# Affordable Housing Density Bonus

- unless setback



POSSIBLE UNDER CURRENT ZONING

POSSIBLE UNDER AHBP



Concern that this will further segregate affordable projects from

Up to 20% bonus in R-2 Multi-Family Dwelling District for units that are publicly subsidized and meet qualifying household income criteria.

*developments* This could further segregate low income housing. Should encourage a mix.



# Bed & Breakfast / Accommodations <30 Days

There needs to  
be community input

- Currently a Conditional Use in all residential zones
- No changes proposed to this process.
- Conditional Uses require Planning Commission approval.

permits needed

<b>Proposed</b>	<b>R-10</b> <i>Low Density</i>	<b>R-8</b> <i>Low Density</i>	<b>R-6</b> <i>Low Density</i>	<b>R-5</b> <i>Medium Density</i>	<b>R-3.5</b> <i>Medium Density</i>	<b>R-2</b> <i>High Density</i>
<b>Existing</b>	<b>R-10</b> <i>Low Density</i>	<b>R-8</b> <i>Low Density</i>	<b>R-6</b> <i>Low Density</i>	<b>R-5</b> <i>Medium Density</i>	<b>R-3.5</b> <i>Medium Density</i>	<b>R-2</b> <i>High Density</i>



# Why are we Proposing Amendments?



2017 - 2019  
GOALS AND  
PRIORITIES

City Commission

OREGON CITY



## GOAL 3: Enhance the Livability of the Community

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. ●●●●●●●●●●

## GOAL 1: Cultivate an Environment for Successful Economic Development ●●●●●●●●

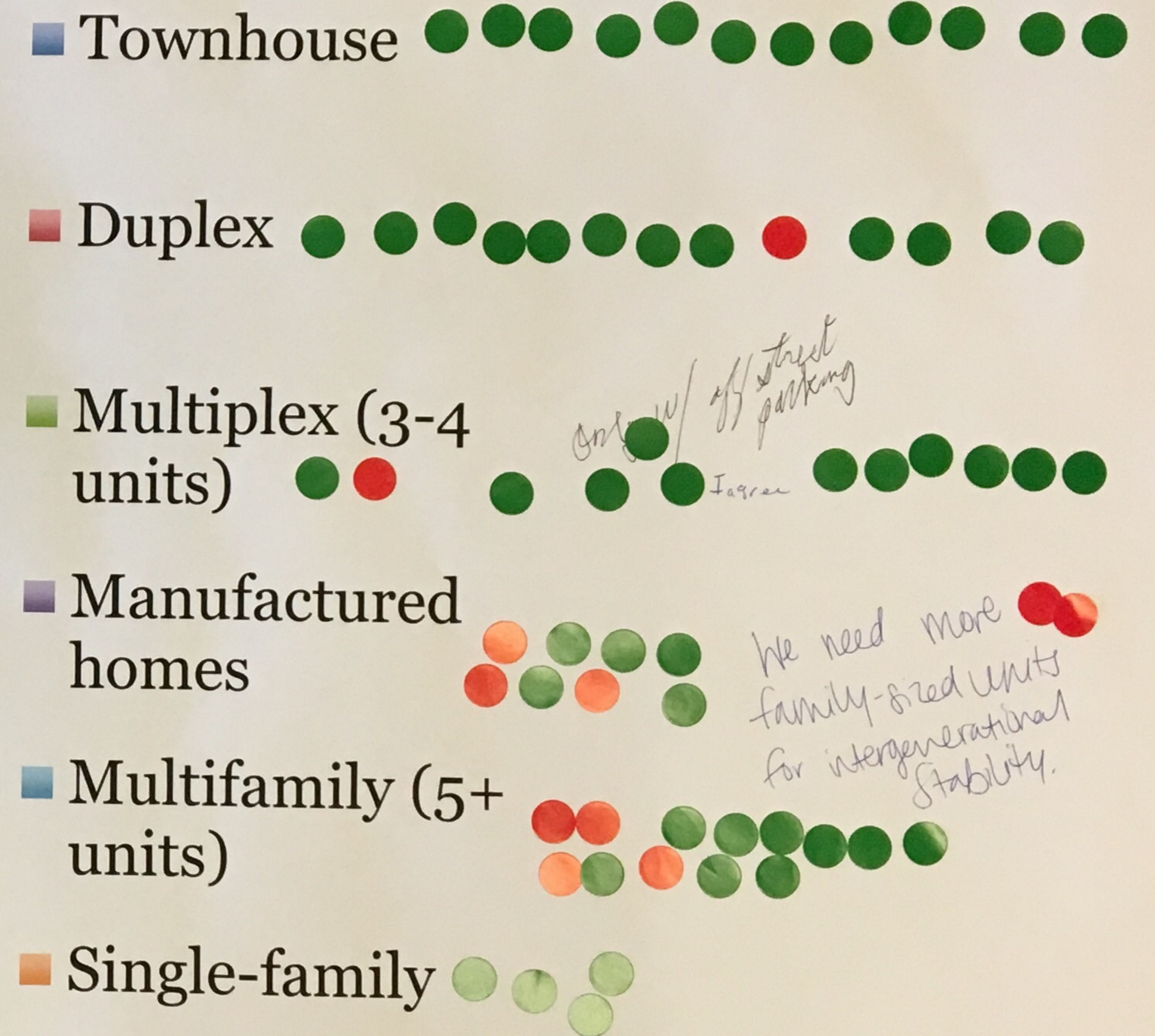
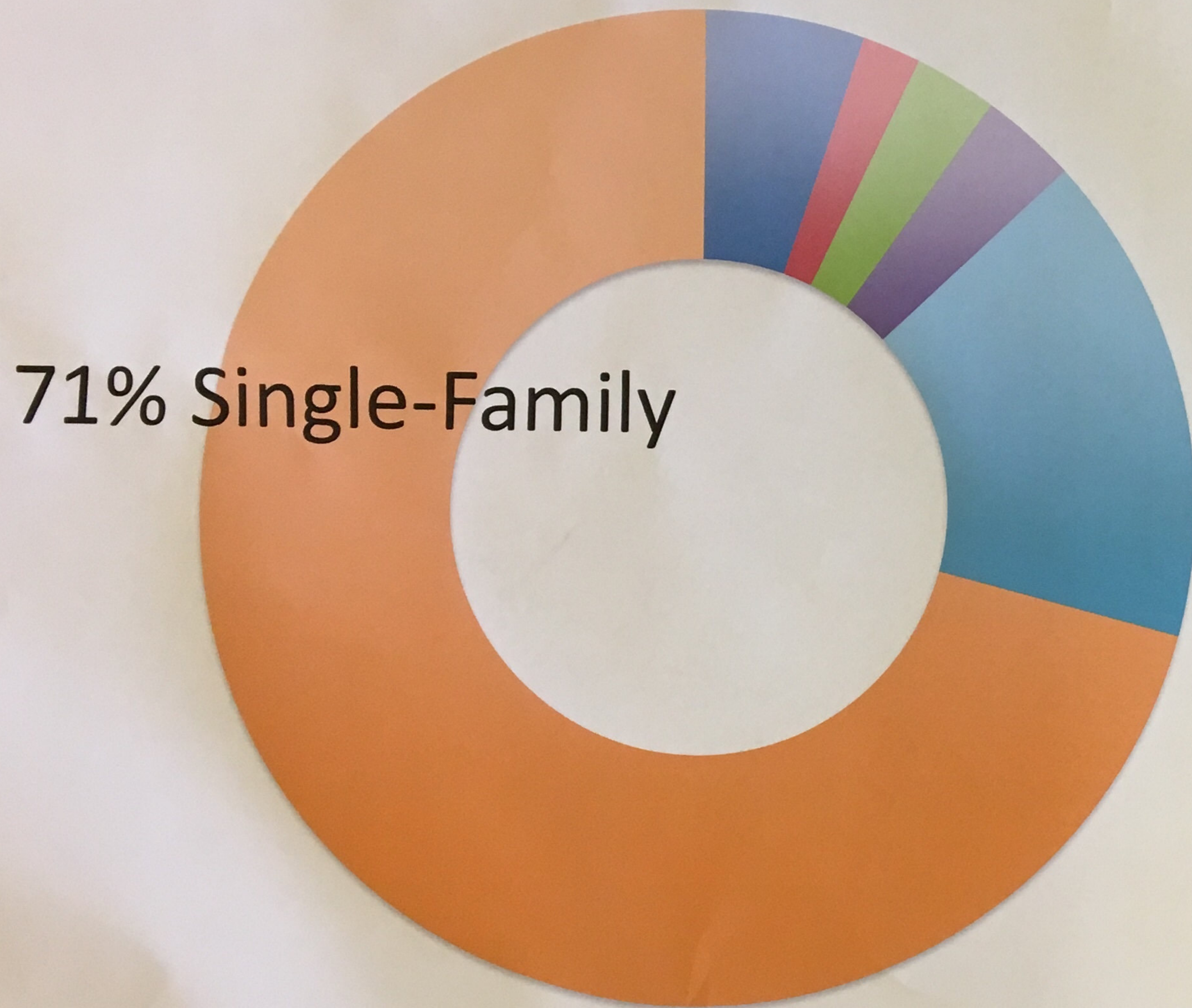
Complete site-readiness efforts, which can be accomplished through either physical site improvements or process and permitting refinement.

# EXISTING

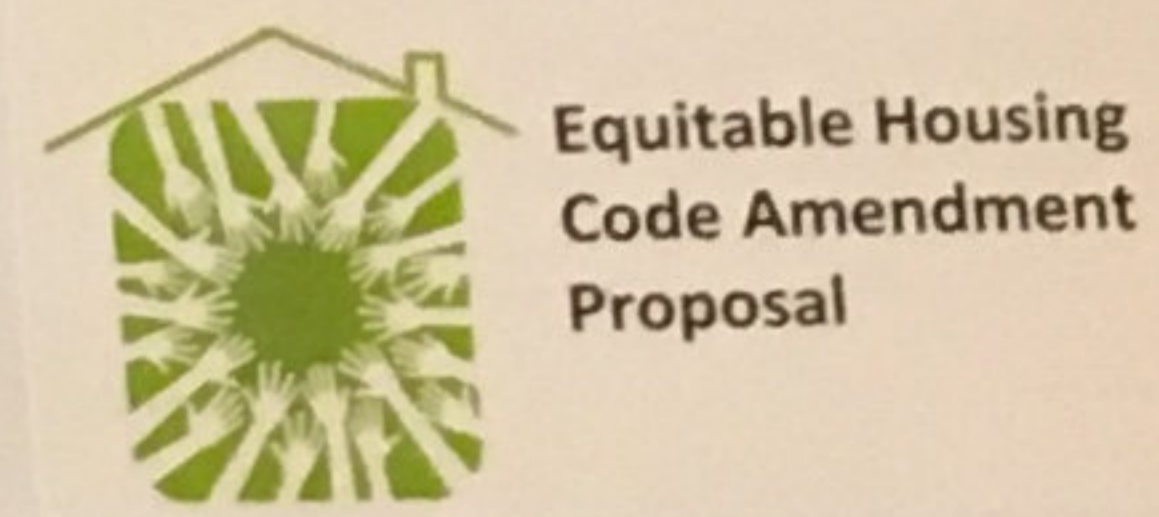
## Limited Housing Choices



Equitable Housing  
Code Amendment  
Proposal



# Multi-Family/Commercial Design Standards



Include off-street parking needed

- Combine multi-family and commercial design standards, due to similarities, to reduce redundancy in the code.
- Require minimum residential density in mixed-use and commercial zones (17.4 units per acre) *ONLY MAKES SENSE FOR MOSTLY RES PROJECTS, NOT FOR MOSTLY COMMERCIAL WITH A FEW RES. UNITS*
- Amend landscaping standards to a) exempt small parking lots and b) change the method of calculation for interior parking lot landscaping plants (to be based on the number of parking stalls instead of square footage).
- Amend lighting standards to increase flexibility but maintains current limitations.



# Equitable Housing Goal

“ Diverse, quality, physically accessible, affordable housing choices with access to opportunities, services and amenities. ”

Broad definition 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 ● ● ● ● ●

*+ add language around barriers to inclusion*

*Need a housing needs analysis now - not later*

*Unless there are incentives (\$\$) we will get the same stuff that is being built now*



# Proposed Housing and Other Development and Zoning Code Amendments

*Draft Major Amendments as of August 13, 2018*

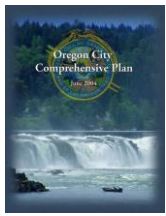
**PROPOSED:** Amendments to the Oregon City Municipal Code (Multiple Chapters)

**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 13<sup>th</sup>, 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](http://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](http://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.**

*Presentation may contain errors or omissions. Please see code amendments for all changes.*



# Implementing the Comprehensive Plan: The Guide for City

## Excerpt Goals and Policies

**Goal 2.1 Efficient Use of Land:** Ensure that property planned for residential, commercial, office, and industrial uses is used efficiently and that land is developed following principles of sustainable development.

**Policy 2.1.1:** Create incentives for new development to use land more efficiently...

**Goal 2.4 Neighborhood Livability:** Provide a sense of place and identity for residents and visitors by protecting and maintaining neighborhoods as the basic unit of community life ...

**Policy 2.5.3:** Review design standards ... to ensure compatibility with existing neighborhoods.

**Policy 2.6.5:** Ensure that land-use patterns create opportunities for citizens to live closer to their workplace.

**Policy 9.2.3:** Simplify, streamline, and continuously improve the permitting and development review process.



# Implementing the Comprehensive Plan: The Guide for City

## Excerpt Goals and Policies

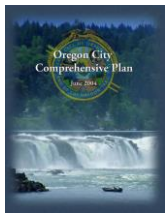
**Goal 10.1 Diverse Housing Opportunities:** Provide for the planning, development and preservation of a variety of housing types and lot sizes.

**Policy 10.1.3:** Designate residential land for a balanced variety of densities and types of housing...

**Policy 10.1.4:** Aim to reduce the isolation of income groups within communities by encouraging diversity in housing types within neighborhoods consistent with the Clackamas County Consolidated Plan, while ensuring that needed affordable housing is provided.

**Policy 10.1.5:** Allow Accessory Dwelling Units under specified conditions in single-family residential designations with the purpose of adding affordable units to the housing inventory and providing flexibility for homeowners to supplement income and obtain companionship and security.

**Policy 10.1.7:** Use a combination of incentives and development standards to promote and encourage well-designed single-family subdivisions and multi-family developments that result in neighborhood livability and stability.



# Implementing the Comprehensive Plan: The Guide for City

## Excerpt Goals and Policies

**Goal 10.2 Supply of Affordable Housing:** Provide and maintain an adequate supply of affordable housing.

**Policy 10.2.1:** Retain affordable housing potential by evaluating and restricting the loss of land reserved or committed to residential use...

**Policy 10.2.2:** Allow increases in residential density (density bonuses) for housing development that would be affordable to Oregon City residents earning less than 50 percent of the median income for Oregon City.

**Policy 10.2.3:** Support the provision of Metro's Title 7 Voluntary Affordable Housing Production Goals.

**Policy 10.2.4:** Provide incentives that encourage the location of affordable housing developments near public transportation routes.

**Policy 11.1.6:** Enhance efficient use of existing public facilities and services by encouraging development at maximum levels permitted in the Comprehensive Plan, implementing minimum residential densities, and adopting an Accessory Dwelling Unit Ordinance to infill vacant land.

# 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

### GOAL 3: Enhance the Livability of the Community

- 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.

### GOAL 1: Cultivate an Environment for Successful Economic Development

- 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
- Policy considerations not related to the Municipal Code (SDC's, fees, etc.)
- 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.

Broad definition of Equitable Housing includes choices for homes:

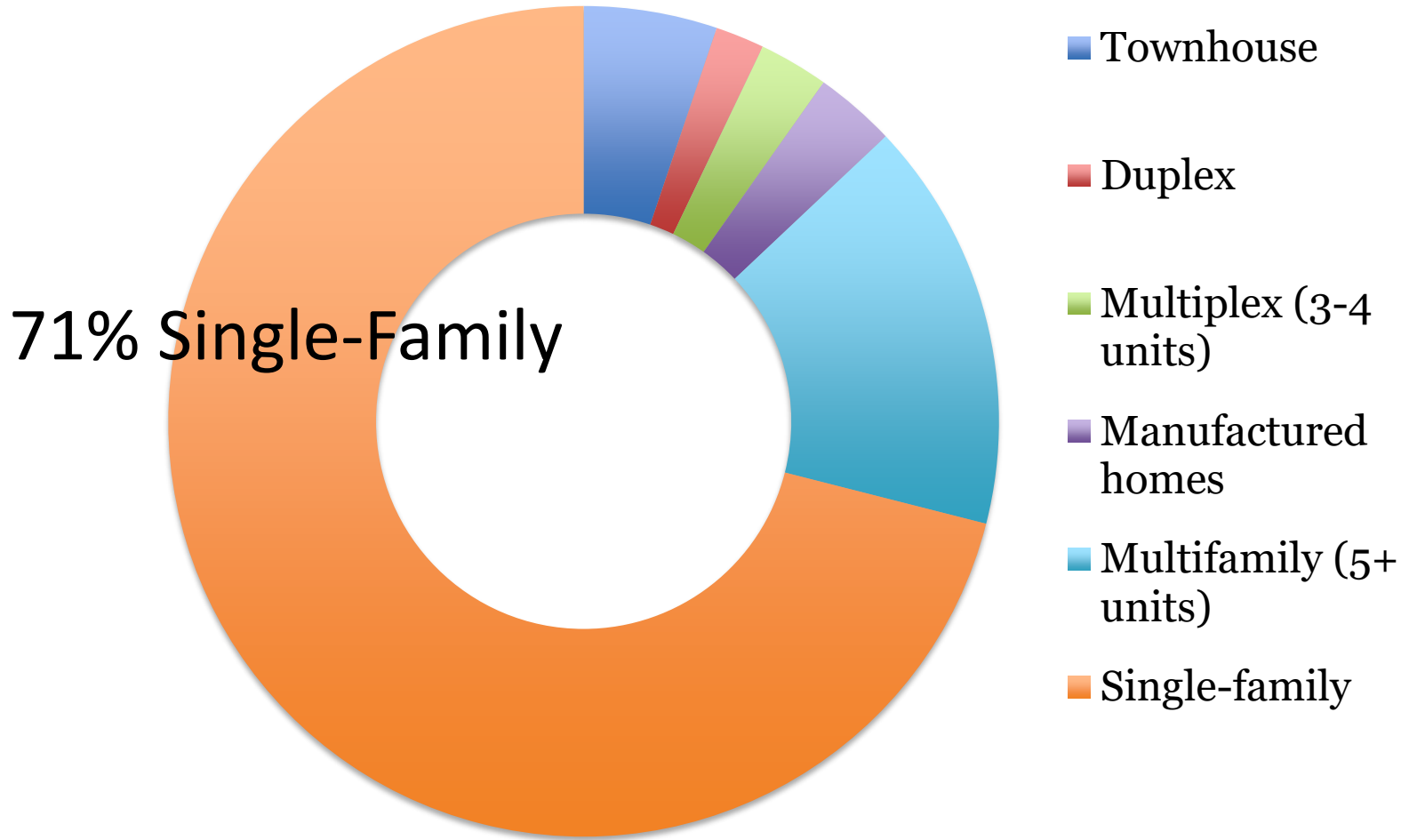
- To buy or rent
- Accessible to all ages, abilities and incomes
- Convenient to meet everyday needs, such as transit, schools, childcare, food and parks

## Other Changes

Amendments identified by staff 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

This proposal does not include any changes to the adopted zoning map or any city-initiated construction or development.

# How Did We Get Here, and Where Are We Going?

## Equitable Housing:

- Project Advisory Team Application Process – August 2017
- Stakeholder Interviews: Fall 2017
- Citizen Involvement Committee: October 2, 2017
- Development Stakeholder Group: October 5, 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 9th, 2018
- McLoughlin Neighborhood Association Meeting: July 11th, 2018
- Natural Resources Committee: July 11th, 2018
- Development Stakeholders Meeting: July 12, 2018
- Open House: July 23rd, 4-6pm
- PC Work Session #2: July 23rd, 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, 7pm, City Hall
- PC Work Session #3: August 13, 7:10pm, City Hall
- Open House #3: August 20, 5-6:45 pm, City Hall
- PC Work Session #4: August 20, 7pm, City Hall
- **PC Work Session #5: August 27, 5:30pm, City Hall**
- **PC Hearing #2: August 27, 7pm, City Hall**
- **City Commission (CC) Work Session #2: September 5, City Hall**
- **Tentative PC Hearing #3: September 10, 7pm, City Hall**
- **Tentative PC #4 (if needed): September 24, 7pm, City Hall**
- **Tentative CC Hearing #1: October 3rd, 7pm, City Hall**
- **Tentative CC Hearing #2: October 17th, 7pm, City Hall**
- **Tentative CC Hearing #3: November 7th, 7pm, City Hall**

# Opportunities to Expand Housing Options: Missing Middle



# Zoning Designation

## Comprehensive Plan Designation

Use	R-10	R-8	R-6	R-5	R-3.5	R-2
	<i>Low Density</i>	<i>Low Density</i>	<i>Low Density</i>	<i>Medium Density</i>	<i>Medium Density</i>	<i>High Density</i>
Single-Family Detached	Y	Y	Y	Y	Y	
ADU	Y	Y	Y	Y	Y	Y
Cluster Housing	Y	Y	Y	Y	Y	Y
Internal Conversion	Y	Y	Y	Y	Y	Y
Corner Duplex	Y	Y	Y			
Duplex				Y	Y	Y
Single-Family Attached (Townhouses)				Y	Y	Y
Live/work units					Conditional	
3-4 plex				Y	Y	Y
Multifamily (5+ Units)						Y
Manufactured Home Park					Y	

Y = Permitted

Y = Proposed Permitted (Currently Prohibited)

# 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:

- Added internal conversions and corner duplexes



Conditional:

- Added transitional shelters up to 10 beds



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

- Increase lot coverage 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

Code Packet  
Page 147

- Consolidated medium density zones into a single chapter

Permitted:

- Added internal conversions, corner duplexes, 3-4 plexes, & manufactured home parks, duplexes
- Allow multi-family in Master Plan

- Conditional:

- Added transitional 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

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: Added ADUs, duplexes, cluster housing, internal conversions, SFR attached, and 3-4 plexes

- Conditional:
  - Added transitional shelters up to 10 beds

Code Packet  
Page 147



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*

<b>Proposed</b>	<b>R-10</b> <i>Low Density</i>	<b>R-8</b> <i>Low Density</i>	<b>R-6</b> <i>Low Density</i>	<b>R-5</b> <i>Medium Density</i>	<b>R-3.5</b> <i>Medium Density</i>	<b>R-2</b> <i>High Density</i>
<b>Existing</b>	<b>R-10</b> <i>Low Density</i>	<b>R-8</b> <i>Low Density</i>	<b>R-6</b> <i>Low Density</i>	<b>R-5</b> <i>Medium Density</i>	<b>R-3.5</b> <i>Medium Density</i>	<b>R-2</b> <i>High Density</i>







# Proposed Changes: Single-Family Detached Homes

- Consult draft code for all changes
- Modifications to design requirements

 No changes to zones which allow detached homes

 Reduce the larger of the two side property setbacks to match the smaller

# 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 a 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.

# Townhouses (Single-Family Attached)



Code Packet  
Page 141, 147,  
161

*Check Draft Code for Density and Design Requirements*


<b>Proposed</b>	<b>R-10</b> <i>Low Density</i>	<b>R-8</b> <i>Low Density</i>	<b>R-6</b> <i>Low Density</i>	<b>R-5</b> <i>Medium Density</i>	<b>R-3.5</b> <i>Medium Density</i>	<b>R-2</b> <i>High Density</i>
<b>Existing</b>	<b>R-10</b> <i>Low Density</i>	<b>R-8</b> <i>Low Density</i>	<b>R-6</b> <i>Low Density</i>	<b>R-5</b> <i>Medium Density</i>	<b>R-3.5</b> <i>Medium Density</i>	<b>R-2</b> <i>High Density</i>

# Proposed Changes: Townhouses



## 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.

Code Packet  
Page 141, 147,  
161

# Accessory Dwelling Unit (ADU)



Code Packet  
Page 165

Check Draft Code for Density and Design Requirements

<b>Proposed</b>	<b>R-10</b> <i>Low Density</i>	<b>R-8</b> <i>Low Density</i>	<b>R-6</b> <i>Low Density</i>	<b>R-5</b> <i>Medium Density</i>	<b>R-3.5</b> <i>Medium Density</i>	<b>R-2</b> <i>High Density</i>
<b>Existing</b>	<b>R-10</b> <i>Low Density</i>	<b>R-8</b> <i>Low Density</i>	<b>R-6</b> <i>Low Density</i>	<b>R-5</b> <i>Medium Density</i>	<b>R-3.5</b> <i>Medium Density</i>	<b>R-2</b> <i>High Density</i>



# Proposed Changes: 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.



Compatibility of exterior building materials with primary home



Increase lot coverage 5-10% per zone



Remove owner-occupancy restriction



Retain: one ADU per single-family dwelling



Eliminate off-street parking requirements for ADUs



Simplify dimensional standards and design standards



Exempt ADUs from density standards

# Manufactured Home Parks



Code Packet  
Page 141, 174

*Check Draft Code for Density and Design Requirements*

<b>Proposed</b>	<b>R-10</b> <i>Low Density</i>	<b>R-8</b> <i>Low Density</i>	<b>R-6</b> <i>Low Density</i>	<b>R-5</b> <i>Medium Density</i>	<b>R-3.5</b> <i>Medium Density</i>	<b>R-2</b> <i>High Density</i>
<b>Existing</b>	<b>R-10</b> <i>Low Density</i>	<b>R-8</b> <i>Low Density</i>	<b>R-6</b> <i>Low Density</i>	<b>R-5</b> <i>Medium Density</i>	<b>R-3.5</b> <i>Medium Density</i>	<b>R-2</b> <i>High Density</i>

# 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 grown over time

- Process
  - Type III review for new parks.
  - Type II for modifications to existing parks.
- 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.

# Corner Duplex



Code Packet  
Page 136, 155

*Check Draft Code for Density and Design Requirements*

<b>Proposed</b>	<b>R-10</b> <i>Low Density</i>	<b>R-8</b> <i>Low Density</i>	<b>R-6</b> <i>Low Density</i>	<b>R-5</b> <i>Medium Density</i>	<b>R-3.5</b> <i>Medium Density</i>	<b>R-2</b> <i>High Density</i>
<b>Existing</b>	<b>R-10</b> <i>Low Density</i>	<b>R-8</b> <i>Low Density</i>	<b>R-6</b> <i>Low Density</i>	<b>R-5</b> <i>Medium Density</i>	<b>R-3.5</b> <i>Medium Density</i>	<b>R-2</b> <i>High Density</i>

# 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



Code Packet  
Page 141, 152

*Check Draft Code for Density and Design Requirements*

<b>Proposed</b>	<b>R-10</b> <i>Low Density</i>	<b>R-8</b> <i>Low Density</i>	<b>R-6</b> <i>Low Density</i>	<b>R-5</b> <i>Medium Density</i>	<b>R-3.5</b> <i>Medium Density</i>	<b>R-2</b> <i>High Density</i>
<b>Existing</b>	<b>R-10</b> <i>Low Density</i>	<b>R-8</b> <i>Low Density</i>	<b>R-6</b> <i>Low Density</i>	<b>R-5</b> <i>Medium Density</i>	<b>R-3.5</b> <i>Medium Density</i>	<b>R-2</b> <i>High Density</i>

# Proposed Changes: Duplex

- Consult draft code for all changes

 Check draft code for design requirements

 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




Code Packet  
 Page **172, 90,**  
**136, 138, 141,**  
**144, 147, 165**

*Check Draft Code for Density and Design Requirements*


<b>Proposed</b>	<b>R-10</b> <i>Low Density</i>	<b>R-8</b> <i>Low Density</i>	<b>R-6</b> <i>Low Density</i>	<b>R-5</b> <i>Medium Density</i>	<b>R-3.5</b> <i>Medium Density</i>	<b>R-2</b> <i>High Density</i>
<b>Existing</b>	<b>R-10</b> <i>Low Density</i>	<b>R-8</b> <i>Low Density</i>	<b>R-6</b> <i>Low Density</i>	<b>R-5</b> <i>Medium Density</i>	<b>R-3.5</b> <i>Medium Density</i>	<b>R-2</b> <i>High Density</i>



# 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 require compliance with commercial building codes.

 Design Requirements and additions limited 2 years before and after conversions.

 Only 1 exterior entrance allowed facing street

 Require a building permit review, and historic review if applicable.

 Expansion limitations.

 Similar to ADUs, no additional off-street parking requirements

# 3-4 Plexes



*Check Draft Code for Density and Design Requirements*

<b>Proposed</b>	<b>R-10</b> <i>Low Density</i>	<b>R-8</b> <i>Low Density</i>	<b>R-6</b> <i>Low Density</i>	<b>R-5</b> <i>Medium Density</i>	<b>R-3.5</b> <i>Medium Density</i>	<b>R-2</b> <i>High Density</i>
<b>Existing</b>	<b>R-10</b> <i>Low Density</i>	<b>R-8</b> <i>Low Density</i>	<b>R-6</b> <i>Low Density</i>	<b>R-5</b> <i>Medium Density</i>	<b>R-3.5</b> <i>Medium Density</i>	<b>R-2</b> <i>High Density</i>

# 3-4 Plex

- Reviewed over the counter
- Horizontal configuration complies with townhome design standards
- Vertical configuration complies with multi-family design standards
- Parking: min = 1 per unit max = 2.5
- Bike parking = same as multi-family

# Cluster Housing



*Check Draft Code for Density and Design Requirements*


<b>Proposed</b>	<b>R-10</b> <i>Low Density</i>	<b>R-8</b> <i>Low Density</i>	<b>R-6</b> <i>Low Density</i>	<b>R-5</b> <i>Medium Density</i>	<b>R-3.5</b> <i>Medium Density</i>	<b>R-2</b> <i>High Density</i>
<b>Existing</b>	<b>R-10</b> <i>Low Density</i>	<b>R-8</b> <i>Low Density</i>	<b>R-6</b> <i>Low Density</i>	<b>R-5</b> <i>Medium Density</i>	<b>R-3.5</b> <i>Medium Density</i>	<b>R-2</b> <i>High Density</i>


# 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 maximum from 1,200 to 1,500 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

# Live/Work





Code  
Packet  
Pages 142,  
148, 173,  
299



*Check Draft Code for Density and Design Requirements*

<b>Proposed</b>	<b>R-10</b> <i>Low Density</i>	<b>R-8</b> <i>Low Density</i>	<b>R-6</b> <i>Low Density</i>	<b>R-5</b> <i>Medium Density</i>	<b>R-3.5</b> <i>Medium Density</i>	<b>R-2</b> <i>High Density</i>
<b>Existing</b>	<b>R-10</b> <i>Low Density</i>	<b>R-8</b> <i>Low Density</i>	<b>R-6</b> <i>Low Density</i>	<b>R-5</b> <i>Medium Density</i>	<b>R-3.5</b> <i>Medium Density</i>	<b>R-2</b> <i>High Density</i>

# 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

Code Packet Pages  
142, 148, 173, 299

# Multi-Family

Code  
Packet  
Pages 148-  
149



*Check Draft Code for Density and Design Requirements*

<b>Proposed</b>	<b>R-10</b> <i>Low Density</i>	<b>R-8</b> <i>Low Density</i>	<b>R-6</b> <i>Low Density</i>	<b>R-5</b> <i>Medium Density</i>	<b>R-3.5</b> <i>Medium Density</i>	<b>R-2</b> <i>High Density</i>
<b>Existing</b>	<b>R-10</b> <i>Low Density</i>	<b>R-8</b> <i>Low Density</i>	<b>R-6</b> <i>Low Density</i>	<b>R-5</b> <i>Medium Density</i>	<b>R-3.5</b> <i>Medium Density</i>	<b>R-2</b> <i>High Density</i>

Up to 20% Density Bonus in R-2 Multi-Family Dwelling District for 100% Affordable Projects







# Site Plan & Design Review



Amend, clarify and remove select standards.


# Proposed Changes: Multi-Family and Commercial

- Combine commercial and multi-family standards
-  Remove a requirement for a diversity of unit types in larger developments
-  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
-  Remove requirements for carpool/vanpool if more than 75% projects residential

# Proposed Changes: Multi-Family and Commercial

- Add Type I Site Plan and Design Review Options for:
  - Type I Master Plan Amendment
  - Housing types with less than 5 units
  - Temporary mobile food carts
  - Conditional and nonconforming uses with no increase in sq. ft.
- Remove landscaping reduction for pervious surfaces outside of the parking lot
- Clarify and Simplify Application Submittal Requirements
- Consolidate Cross References
- Clarify pedestrian walkways should not cross drive aisles

# Proposed Changes: Multi-Family and Commercial

- Remove requirement for continued maintenance
-  Remove requirements to comply with Building Code and ADA
- Standard for continued compliance with other agencies simplified.
- Preferred building materials removed
- Added criteria for owner signature, payment of taxes, and no outstanding liens.
- Remove Unclear Requirements such as Complementary Design and Replace with Clear Standards
- Limit the modifications to development standards
- Exempt structures  $\leq 1,000$  sq. ft. when other structures onsite from extra design requirements

# Proposed Changes: Multi-Family and Commercial

- Clarify transparency. Add transparency on all floors.



Simplify roofline standards to require no more than 75' continuous roofline facing street.



Remove requirement for tall ceilings on the ground floor

- Remove requirement that multiple buildings look similar
- Combine and clarify design elements required
- Clarify building orientation
- Simplify entranceway standards
- Wall articulation standards revised based on multi-family requirements.
  - Every 120', a 30' wide projection/recess required 10' in depth
  - Building details and 2' wide recess/projection required 1' in depth

# Parking Lot Landscaping

- Exempt parking lots 5 stalls and smaller
- Remove unclear standards
- Allow arborists to approve tree species
- Amend interior standards to require 1 tree for every 4 stalls (reduced from 6), and require 1.5 shrubs per parking stall (rather than every 4 feet). Remove requirements for pedestrian accessways to have trees.
- Add criteria for alternative landscaping plan to match modification criteria.



# Lighting

- Simplify standards to remove specific lighting levels in certain locations onsite and rather identify where lighting should be provided.
- Maximum lighting levels on other properties maintained.
- Standards for shielding lighting, light pole maximum heights, protecting upward lights, etc maintained.

# Transitional Shelter



## Currently not identified in code:

- Conditional Use in residential zones for  $\leq 10$  beds
- Permitted in MUC-1, MUC-2, and MUD
- Prohibited in other zoning designations
- Parking and bike parking same as group homes

Code Packet  
Pages 71, 89,  
99, 120, 137,  
142, 148, 182,  
242, 248



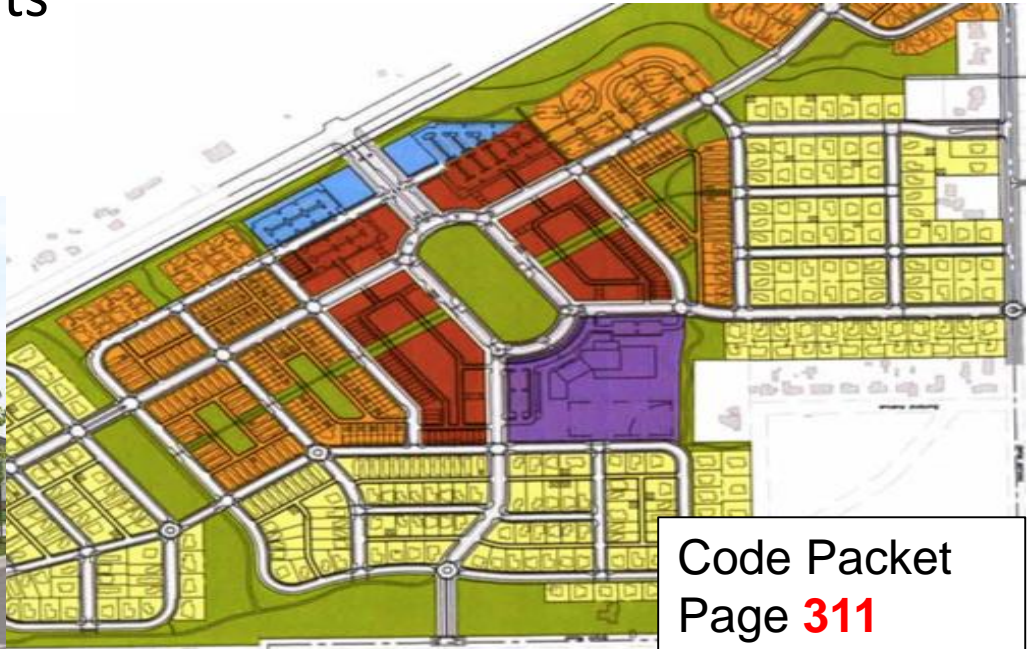
# Master Plan

- Remove Requirement for Institutional Development over 10 acres
  - 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 for and rely on height as measured in feet
-  Change height to be measured from the floodplain in flood areas



(Base Flood Elevation = 50.8')

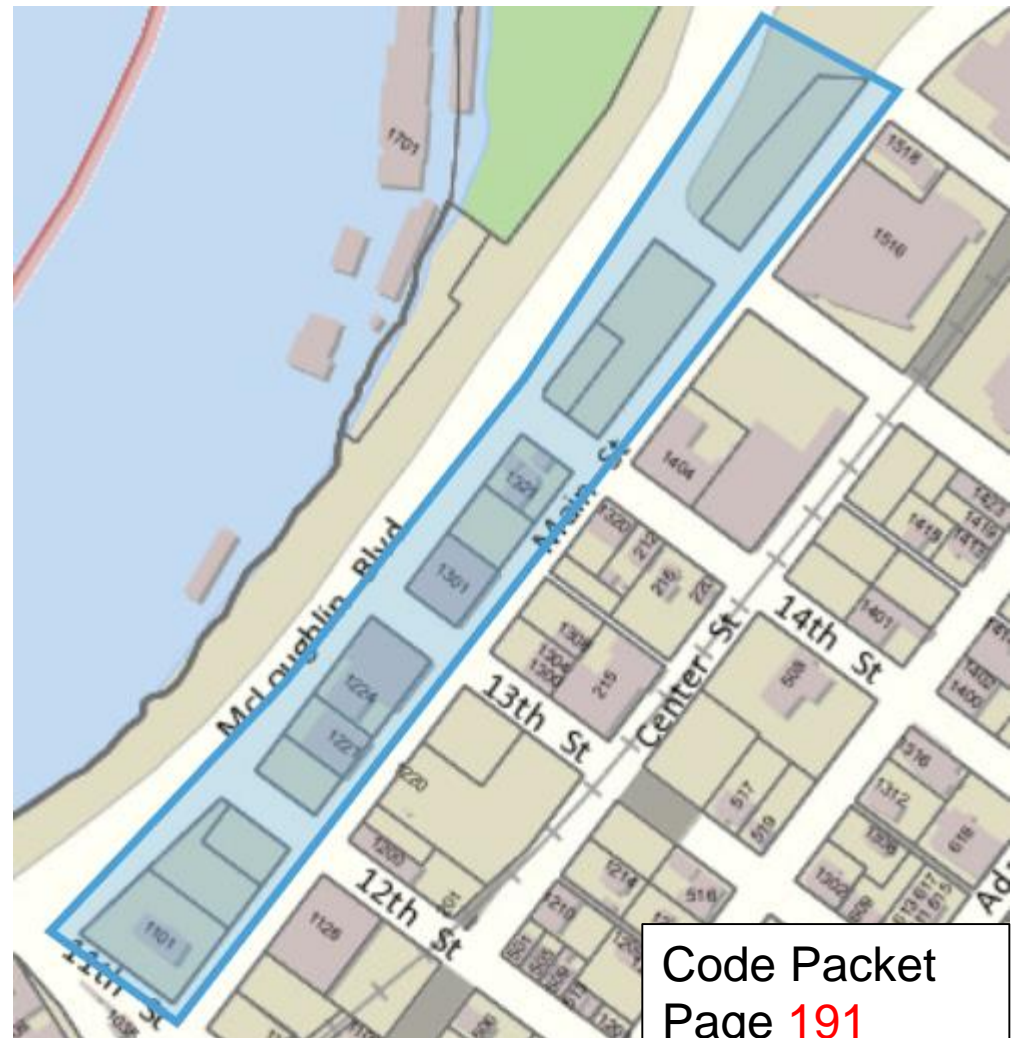
(Elevation of Avg. Finished Grade at Street = 44.4')

Code Packet  
Page 88

# Increased Height

Increase Maximum Height from 45' to 75' in MUD for:

- Properties within 100' of a Residence
- Between Main St/McLoughlin Ave/11th/16th



# Mobile Food Carts

Code Packet  
Page 265

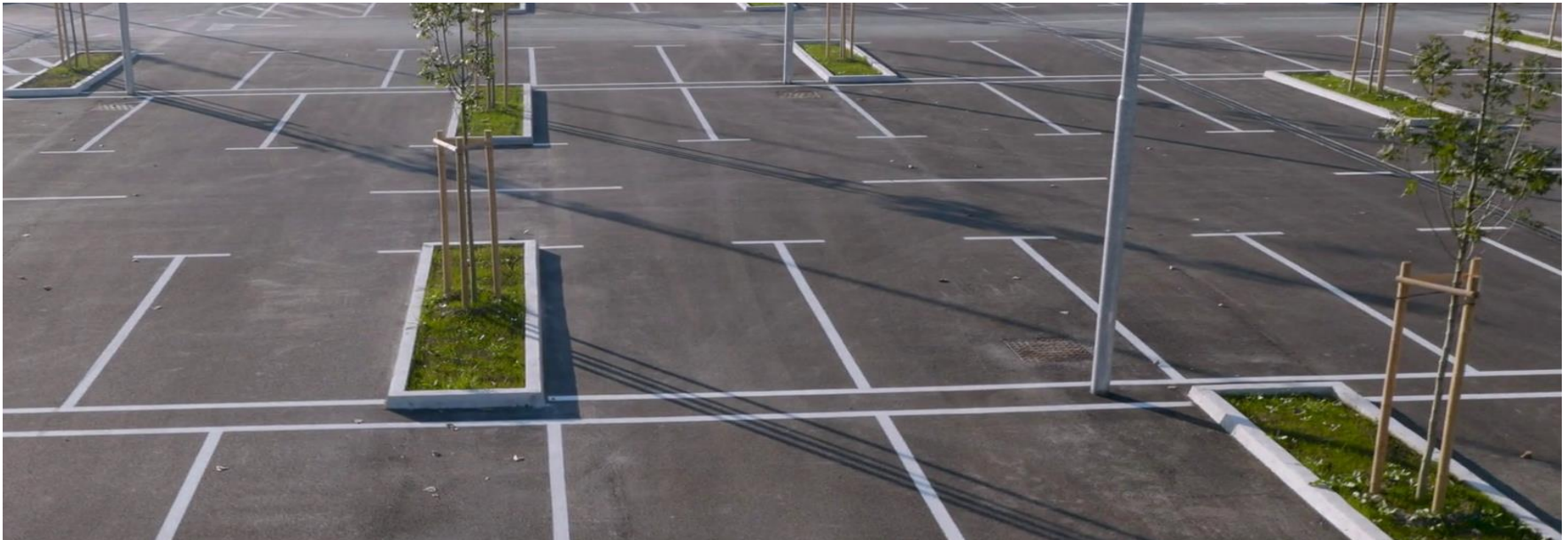
- Add Standards for Mobile Food Carts on Private Property in the Willamette Falls Design District
- Prohibited w/o special event permit in mixed use and other zones.
- Allowed for up to 5 Hours within a 24-hour Period with Fewer Design Requirements or permanently with more requirements



# After Hours Parking Lots

Code Packet  
Page 182, 195

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.



# 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
- Clarify when to use street tree replacement standards vs development tree removal standards
- Allow tree replacement in front yard if insufficient planter strip width

# Tree Protection

- Renamed Chapter “*Tree Protection, Preservation, Removal and Replanting Standards*”
- Renamed section headers for consistency
- Clarify that trees required to be planted in this chapter do not include required trees in stormwater facilities or in pedestrian and bicycle accessways.
- 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
- Flag lot section clarified
- Add criteria associated with submittal requirements such as property owner signature
- Allow flexibility in the platting process for  $\leq 2$  lots in a subdivision



Lot averaging limited to single-family detached



# 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

Code Packet  
Pages 1, 35-59



# Property Line Adjustment and Abandonment




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

# Definitions

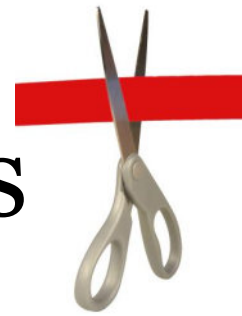
 Add definitions for new housing types, footprint

- Removed definitions which are not utilized in the code

 Amend height, manufactured home, net developable area, multi-family residential, story

- See revisions for a complete list

# Administration and Procedures



- Clarify when Pre-Application Conference Required and Reorganize standard for clarity
- 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, and Require Only Electronic Type II-IV and Legislative Applications

# Administration and Procedures

- Post Notices on City Website rather than in Newspaper for a Type III, IV and Legislative applications
- Identify process for General Development Plan amendment
- Clarify appeal procedures
- Add requirement to resolve any City liens prior to approval



# Administration and Procedures

- Clarify Expirations
- 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



# Other Changes to Use/Zone

- Add 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
- Incorporate Density Standards into the Zoning District and add minimum of 17.4 units per net acre in mixed use and commercial areas for residential projects





# What's Next? Tentative Schedule..

## Equitable Housing:

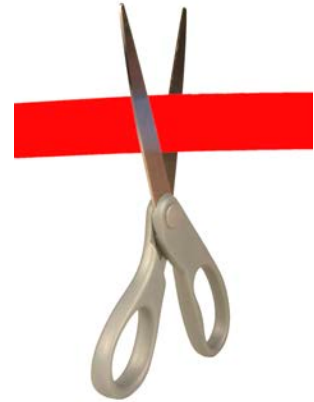
- Project Advisory Team Application Process – August 2017
- Stakeholder Interviews: Fall 2017
- Citizen Involvement Committee: October 2, 2017
- Development Stakeholder Group: October 5, 2017
- Technical Advisory Team Meeting: October 24, 2017
- Project Advisory Team Meeting: October 24, 2017
- Technical 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 9th, 2018
- McLoughlin Neighborhood Association Meeting: July 11th, 2018
- Natural Resources Committee: July 11th, 2018
- Development Stakeholders Meeting: July 12, 2018
- Open House: July 23rd, 4-6pm
- PC Work Session #2: July 23rd, 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, 7pm, City Hall
- PC Work Session #3: August 13, 7:10pm, City Hall
- Open House #3: August 20, 5-6:45 pm, City Hall
- PC Work Session #4: August 20, 7pm, City Hall
- **PC Work Session #5: August 27, 5:30pm, City Hall**
- **PC Hearing #2: August 27, 7pm, City Hall**
- **City Commission (CC) Work Session #2: September 5, City Hall**
- **Tentative PC Hearing #3: September 10, 7pm, City Hall**
- **Tentative PC #4 (if needed): September 24, 7pm, City Hall**
- **Tentative CC Hearing #1: October 3rd, 7pm, City Hall**
- **Tentative CC Hearing #2: October 17th, 7pm, City Hall**
- **Tentative CC Hearing #3: November 7th, 7pm, City Hall**

# Simplified Procedures

- Expand Type I Site Plan and Design Review “Over-the-Counter”
- Public Hearing Notices on City website rather than Newspaper
- Applicants may contact Citizen Involvement Committee & Neighborhood Associations via email rather than certified mail
- Expedited process for review of Affordable housing projects
- Remove 1 year waiting period for similar applications
- Remove staff reconsideration of a final decision



# New and Clarified Definitions

- Updated / New Definitions
  - E.g. “Transitional Housing”, “Internal Conversion”, etc.
- Height Measurement
  - Measure at flood level (or street level if flood level is below street)
  - Allow projections (e.g. chimneys, flagpoles)
  - Measure only in feet (not stories) in residential districts
  - Remove restriction on full 75’ height limit in MUD for properties near residences and by Main Street / McLoughlin Blvd/ 11<sup>th</sup> /16<sup>th</sup> Streets – (Height limit was 45’)



# Other Recommendations

- Remove live/work units as a permitted use in R-2 (conserve for multi-family development)
- Require 5% landscaping in Mixed Use Downtown zone
- Clarify fence/hedge/wall height limits
- New standards for mobile food carts in Willamette Falls Downtown District
- Alleys required for Concept Plan Areas only
- Updated submittal requirements (e.g. electronic).

# Off-Street Parking Requirements

- *No changes proposed:*
  - Off-street Parking may be provided, but is not required for single-family residential uses (attached or detached), duplexes, accessory units and internal conversions.
- *Proposed changes:*
  - Simpler parking requirements for multi-family, 3-4 plex, clusters (e.g. 1 space per unit)
  - Clarified bicycle parking standards
  - Simpler parking lot landscaping, only required for 5 spaces or more, with clarified plant spacing and establishment requirements



# Equitable Housing and Other Code Amendments



**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 13<sup>th</sup>, 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.oregocity.org](http://www.oregocity.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.oregocity.org/planning/housing-and-other-development-and-zoning-code-amendments](http://www.oregocity.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 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.**

# Welcome

We're glad you're here and we want your feedback.

*Please:*

- Review the posters / ask questions!
- Use the sticky dots to indicate your preferences
  - (Please use only 1 dot per issue)
  - Green Dot = Support 
  - Red Dot = Don't Support 
- Give us any written comments on the feedback form or email Pete Walter at [pwalter@orcitech.org](mailto:pwalter@orcitech.org)
- Take a copy of the summary home with you.

*Thank you!*

# 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.

Broad definition of Equitable Housing includes choices for homes:

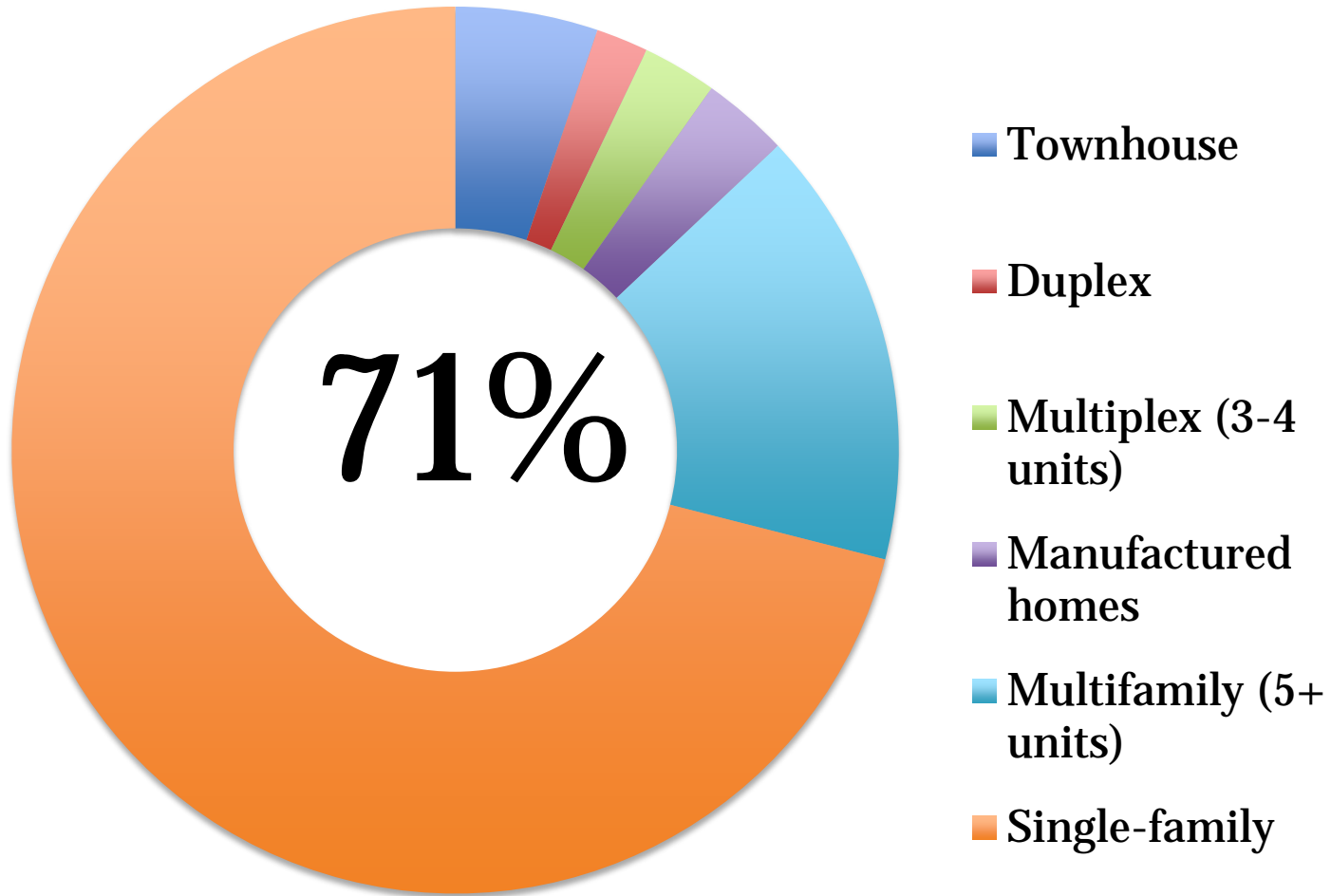
- To buy or rent
- Accessible to all ages, abilities and incomes
- Convenient to meet everyday needs, such as transit, schools, childcare, food and parks

## Other Changes

Amendments identified by staff 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

# How Did We Get Here, and Where Are We Going?

## Equitable Housing:

- Project Advisory Team Application Process – August 2017
- Stakeholder Interviews: Fall 2017
- Citizen Involvement Committee: October 2, 2017
- Development Stakeholder Group: October 5, 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 9th, 2018
- McLoughlin Neighborhood Association Meeting: July 11th, 2018
- Natural Resources Committee: July 11th, 2018
- Development Stakeholders Meeting: July 12, 2018
- Open House: July 23rd, 4-6pm
- PC Work Session #2: July 23rd, 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, 7pm, City Hall**
- **PC Work Session #3: August 13, 7:10pm, City Hall**
- **Open House #3: August 20, 5-6:45 pm, City Hall**
- **PC Work Session #4: August 20, 7pm, City Hall**
- **PC Work Session #5: August 27, 5:30pm, City Hall**
- **PC Hearing #2: August 27, 7pm, City Hall**
- **City Commission (CC) Work Session #2: September 5, City Hall**
- **Tentative PC Hearing #3: September 10, 7pm, City Hall**
- **Tentative PC #4 (if needed): September 24, 7pm, City Hall**
- **Tentative CC Hearing #1: October 3rd, 7pm, City Hall**
- **Tentative CC Hearing #2: October 17th, 7pm, City Hall**
- **Tentative CC Hearing #3: November 7th, 7pm, City Hall**

# Missing Middle



# Single-Family Detached Homes



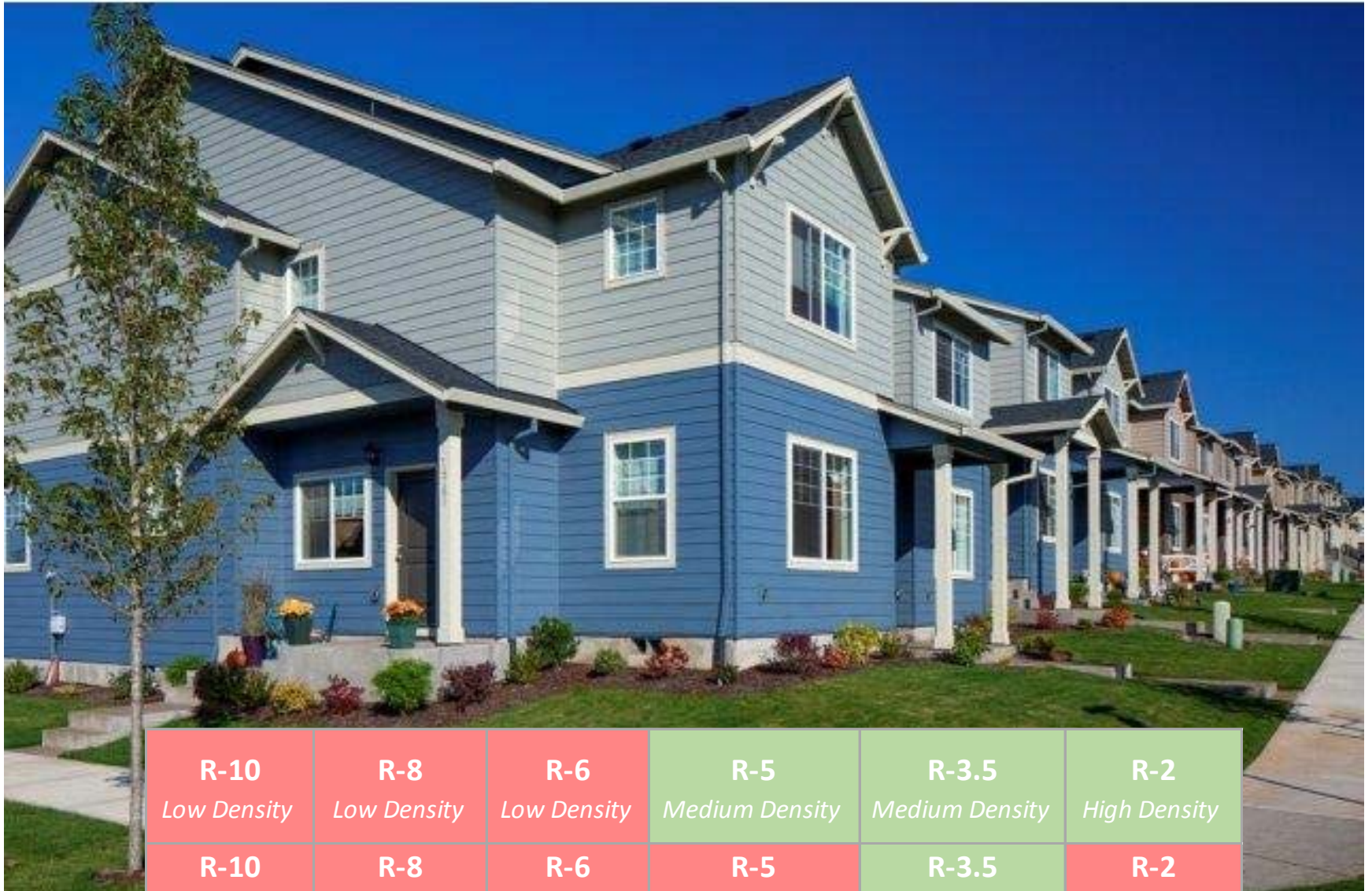
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# Accessory Dwelling Unit (ADU)



Proposed	R-10 <i>Low Density</i>	R-8 <i>Low Density</i>	R-6 <i>Low Density</i>	R-5 <i>Medium Density</i>	R-3.5 <i>Medium Density</i>	R-2 <i>High Density</i>
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# Townhouse (Single-Family Attached)



<b>R-10</b> <i>Low Density</i>	<b>R-8</b> <i>Low Density</i>	<b>R-6</b> <i>Low Density</i>	<b>R-5</b> <i>Medium Density</i>	<b>R-3.5</b> <i>Medium Density</i>	<b>R-2</b> <i>High Density</i>
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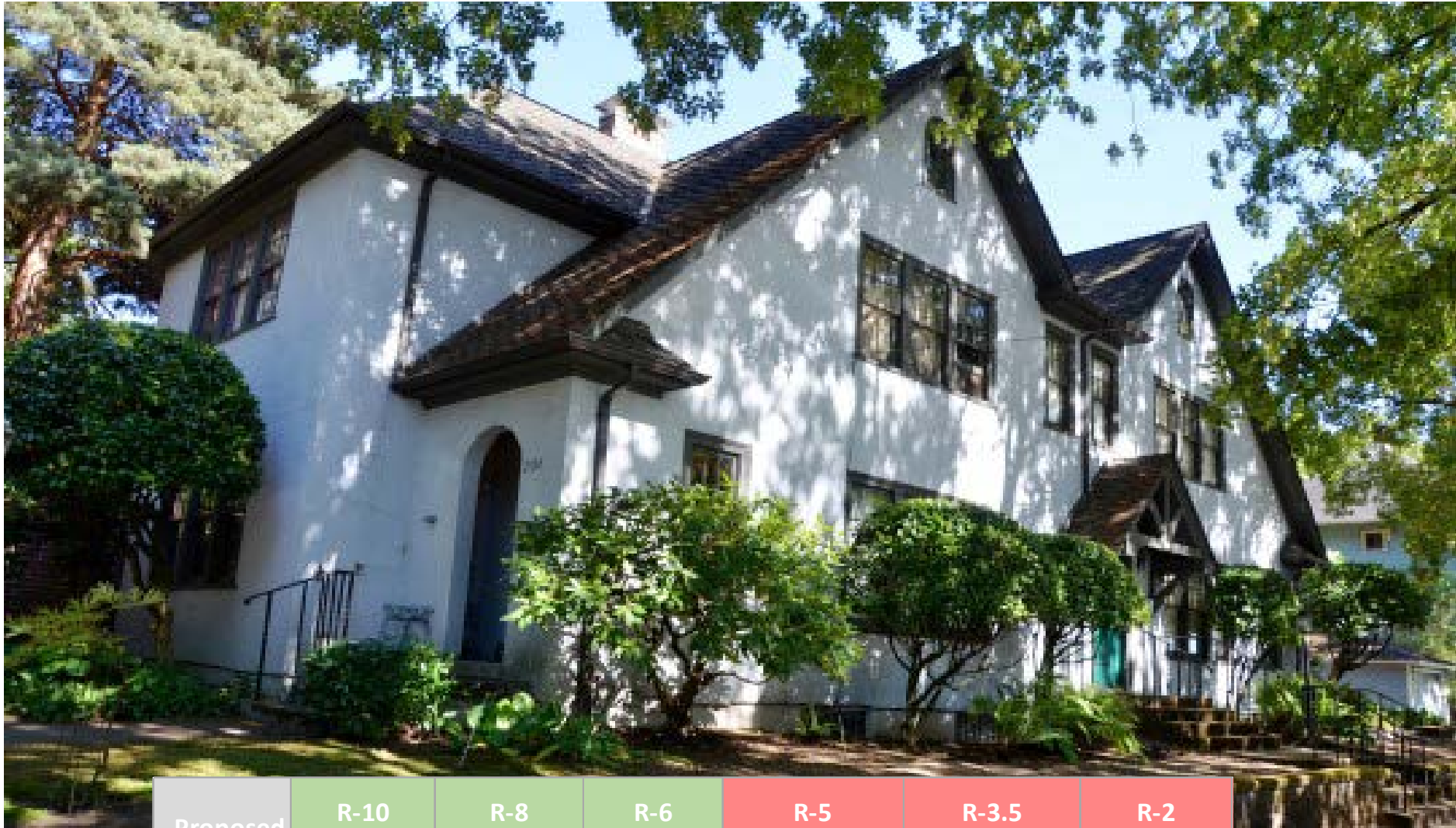
# Manufactured Home Parks



Proposed	<b>R-10</b> <i>Low Density</i>	<b>R-8</b> <i>Low Density</i>	<b>R-6</b> <i>Low Density</i>	<b>R-5</b> <i>Medium Density</i>	<b>R-3.5</b> <i>Medium Density</i>	<b>R-2</b> <i>High Density</i>
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# Corner Duplex



Proposed	<b>R-10</b> <i>Low Density</i>	<b>R-8</b> <i>Low Density</i>	<b>R-6</b> <i>Low Density</i>	<b>R-5</b> <i>Medium Density</i>	<b>R-3.5</b> <i>Medium Density</i>	<b>R-2</b> <i>High Density</i>
Existing	<b>R-10</b> <i>Low Density</i>	<b>R-8</b> <i>Low Density</i>	<b>R-6</b> <i>Low Density</i>	<b>R-5</b> <i>Medium Density</i>	<b>R-3.5</b> <i>Medium Density</i>	<b>R-2</b> <i>High Density</i>

# Duplexes



Proposed	<b>R-10</b> <i>Low Density</i>	<b>R-8</b> <i>Low Density</i>	<b>R-6</b> <i>Low Density</i>	<b>R-5</b> <i>Medium Density</i>	<b>R-3.5</b> <i>Medium Density</i>	<b>R-2</b> <i>High Density</i>
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# Internal Conversion



<b>Proposed</b>	<b>R-10</b> <i>Low Density</i>	<b>R-8</b> <i>Low Density</i>	<b>R-6</b> <i>Low Density</i>	<b>R-5</b> <i>Medium Density</i>	<b>R-3.5</b> <i>Medium Density</i>	<b>R-2</b> <i>High Density</i>
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# 3-4 Plexes



Proposed	<b>R-10</b> <i>Low Density</i>	<b>R-8</b> <i>Low Density</i>	<b>R-6</b> <i>Low Density</i>	<b>R-5</b> <i>Medium Density</i>	<b>R-3.5</b> <i>Medium Density</i>	<b>R-2</b> <i>High Density</i>
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# Cluster Housing



Proposed	R-10 <i>Low Density</i>	R-8 <i>Low Density</i>	R-6 <i>Low Density</i>	R-5 <i>Medium Density</i>	R-3.5 <i>Medium Density</i>	R-2 <i>High Density</i>
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# Transitional Shelter

- *New proposed use in the code:*
- Conditional Use in residential zones for  $\leq 10$  beds
- Permitted in MUC-1, MUC-2, and MUD



# Bed & Breakfast /Accommodations <30 Days

- Currently a Conditional Use in all residential zones
- No changes proposed to this process.
- Conditional Uses require Planning Commission approval.

<b>Proposed</b>	<b>R-10</b> <i>Low Density</i>	<b>R-8</b> <i>Low Density</i>	<b>R-6</b> <i>Low Density</i>	<b>R-5</b> <i>Medium Density</i>	<b>R-3.5</b> <i>Medium Density</i>	<b>R-2</b> <i>High Density</i>
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# Affordable Housing Density Bonus

POSSIBLE UNDER CURRENT ZONING



POSSIBLE UNDER AHBP



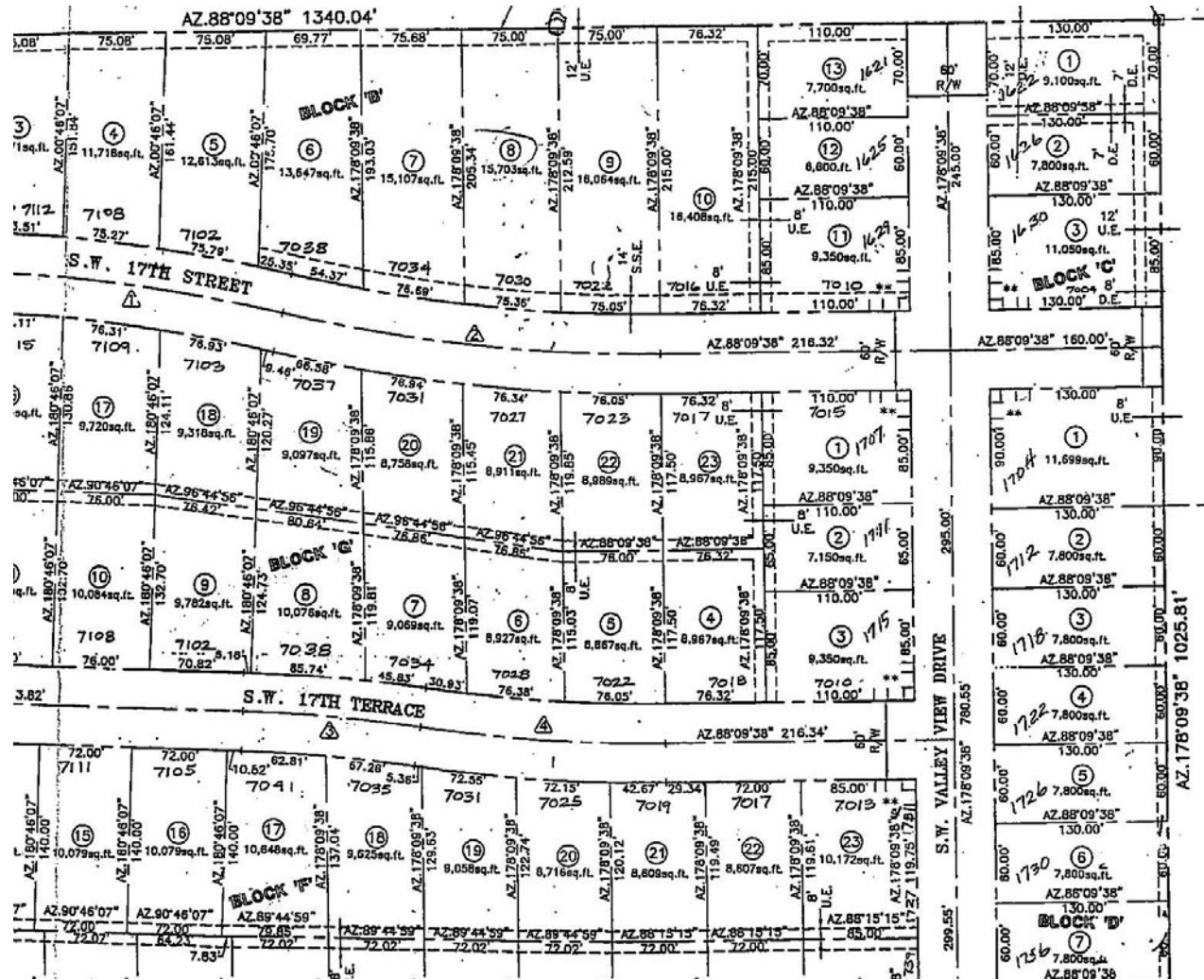
Up to 20% bonus in R-2 Multi-Family Dwelling District for units that are publicly subsidized and meet qualifying household income criteria.



# Subdivision Lot Size Reductions

When subdividing land in Oregon City, the code permits 20% reduction of some lots provided that the lots overall meet the minimum lot size.

The code changes proposed limit lot averaging to single-family detached homes.



# Master Plan

- Offers a process for flexibility in zoning in exchange for better design
- Strengthens residential and open space standards
- Removes requirement for institutional development over 10 acres
- Expands requirements for voluntary master plan
- Changes amendment procedures



# Multi-Family/Commercial Design Standards



- Combine multi-family and commercial design standards, due to similarities, to reduce redundancy in the code.
- Incorporate residential density standards into mixed use/commercial districts (17.4 units per acre)
- Amend landscaping standards to a) exempt small parking lots and b) change the method of calculation for interior parking lot landscaping plants (to be based on the number of parking stalls instead of square footage).
- Amend lighting standards to increase flexibility but retain the same result.



**PUBLIC OPEN HOUSE - JULY 23, 2018**  
**City Hall, 615 Center St, 4:00 - 6:00 Pm.**

**SIGN-IN SHEET**

NAME	EMAIL	PHONE
Denyse McGriff	guttmcge@rxsn.com	503-656-3912
Joyce Griffen		503 830 6932
William Li		503 723 3456
Sonya Morgansen	gsmorgansen@comcast.net	971 404 5067
Deb DeLusha	dcdelusha1@comcast.net	503 504 8367
Rachel Smith	noletan-tr@yahoo.com	971-235-3856
Damon Mcbee	.	
Greg Morgansen	gsmorgansen@comcast.net	503-318-9504
Kelli Light	Kmlight@coffmanteam.com	<del>503</del> 360-903-7470
Robert Fowler Thomas	cft@comcast.net	503-650-2387

**PLEASE SIGN IN**



**PUBLIC OPEN HOUSE - JULY 23, 2018**  
**City Hall, 615 Center St, 4:00 - 6:00 Pm.**

**SIGN-IN SHEET**

NAME	EMAIL	PHONE
Alexa Flores	aflores@impactnw.org	503-513-8366
Monique Smiley	monique@housingoregon.org	971-291-3750
Bethany Ellis	BethanyE@cwsonr.org	503-654-2288
Vern Johnson	VERNDORRAJOHNSON@YAHOO.COM	503-650-4689
Harold E Hartfeil	hartfeil@ymail.com	503-780-4723
Theresa Powell	Theresa.Powell123@gmail.com	215-740-0554
Mark Childs	markce@capacitycommercial.com	503 326 9000
Jon Stone	jon@jantownoregoncity.org	503 802 1639
Liz Hannum	liz@ " " "	" " 1638
Jack Shumate	jack@wonderonechurch.org	971-334-4223
Kelsi McNall	kmcnall@orcity.org	971-204-0429
Bob Mahoney	EMahoney240@MSN.com	503 655 3044
Josh Wheeler	jwheeler@orcity.org	OCPW

**PLEASE SIGN IN**



**PUBLIC OPEN HOUSE - JULY 23, 2018**  
**City Hall, 615 Center St, 4:00 - 6:00 Pm.**

**SIGN-IN SHEET**

NAME	EMAIL	PHONE
Karla Laws	419 Roosevelt St. Oregon City	503.959.0639
Petronella Donovan	petronella.donovano@comcast.net	503 810-9041
Mary Zeltman		503-746-8216
PAUL EDGAR	PAULEDGAR@Q.COM	
Mike Mitchell	mike.k.mitchell@gmail.com	
Ray Crisp	ray.crisp@hotmail.com	503 970-2462
John Anderson	rlajka@comcast.net	503-850-4055
Rita Mills	1215 Van Buren	
Doug Neetey	intstats@shoglobal.net	503- <del>67</del> 967-2178
Virginia Reiner		503 313-6679
Nancy Ide	iden@orcify.org	503-758-6363
Tim Williams	MAGGYSFARM@GMAIL.COM	503-675-1373
Jodie Hammond-Williams	info@orcifyfarmersmarket.com	503 734-0192

**PLEASE SIGN IN**



## July 23, 2018 PUBLIC OPEN HOUSE COMMENT FORM

1. What brought you here today?

Strongly support equitable housing. Particular interest in advocating for people w/ disabilities <sup>3</sup> allowing shipping container ADUs

2. What are the most pressing housing / development issues facing Oregon City?

3. Generally, I feel the proposed code amendments are: (please check your answer)

- Right on ~~headed in the right direction~~ Strongly support.
- Headed in the right direction
- Could be improved

4. The amendment proposals could be improved by:

~~Well, I feel this open house didn't give me a great understanding of what the amendments will be. Some of the posters were confusing. Will be attending more of these events though.~~

Nevermind. Found packet. Right next to this form...

5. In addition to these proposals, what else should the city do to ensure equitable housing?

Provide <sup>more</sup> resources for people who are homeless or nearly homeless (meaning ~~less~~ 1 paycheck away from losing their home - paying more than 30% on housing, and below <sup>average</sup> income).

6. Other comments?

Please clarify clause in ADU codes concerning shipping containers as ADUs. Perhaps modified <sup>3</sup> up-to-code containers <sup>homes</sup> are ok? or containers ~~are~~ homes hidden from street view are ok?



### July 23, 2018 PUBLIC OPEN HOUSE COMMENT FORM

1. What brought you here today?

Concern because of a multi use transitional home down the road from me. Laws could help this home stay established & increase beds.

2. What are the most pressing housing / development issues facing Oregon City?

Neighbor feedback before land use changes of a neighborhood home, defining a multi-use/transitional home (like not allowing 10 beds in a 1750 sq ft home)

3. Generally, I feel the proposed code amendments are: (please check your answer)

- Right on
- Headed in the right direction
- Could be improved

Owner should still live on the property 70% of the yr.

4. The amendment proposals could be improved by:

Requiring neighborhood feedback, defining tax codes on a multi-use/transitional home, defining parking, allowing the fire marshalls to evaluate

5. In addition to these proposals, what else should the city do to ensure equitable housing?

I think the proposal & discussions will help implement w/ homeowner & resident feedback & considering feedback before implementation.

Safety & visit defining usage through churches & nonprofits

6. Other comments?

Please help define multifamily, multiuse, transitional use to build neighborhoods & families. Please cleanup green areas where homeless are destructive to green areas, parks, alleys, & private lots.





## July 23, 2018 PUBLIC OPEN HOUSE COMMENT FORM

1. What brought you here today?

Curiosity as an Oregon City property owner  
Greg Morgausen - 12341 Blue Ridge Dr, 97045  
503-318-9504

2. What are the most pressing housing / development issues facing Oregon City?

---

---

---

3. Generally, I feel the proposed code amendments are: (please check your answer)

- Right on
- Headed in the right direction
- Could be improved

4. The amendment proposals could be improved by:

---

---

---

5. In addition to these proposals, what else should the city do to ensure equitable housing?

---

---

---

6. Other comments?

We own a house on ~~26~~ 0.26 ~~acres~~ acres on the corner of Blue Ridge + Shenendoah. ~~It~~ Under the current plan proposal, it will be available for a duplex. Will we ~~be~~ be assessed as a duplex?

# Equitable Housing Goal

“ Diverse, quality, physically accessible, affordable housing choices with access to opportunities, services and amenities. ”

Broad definition 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

*+ add language about barrier to access housing*

*Need a housing needs analysis now - not later*

*Unless there are incentives (\$\$) we will get the same stuff that is being built now*

# 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 a diverse, quality, physically accessible, affordable housing choices with access to opportunities, services and amenities as well as the removal of barriers.

## Other Changes

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

# Why are we Proposing Amendments?



2017 - 2019  
GOALS AND  
PRIORITIES

City Commission

OREGON CITY



## GOAL 3: Enhance the Livability of the Community

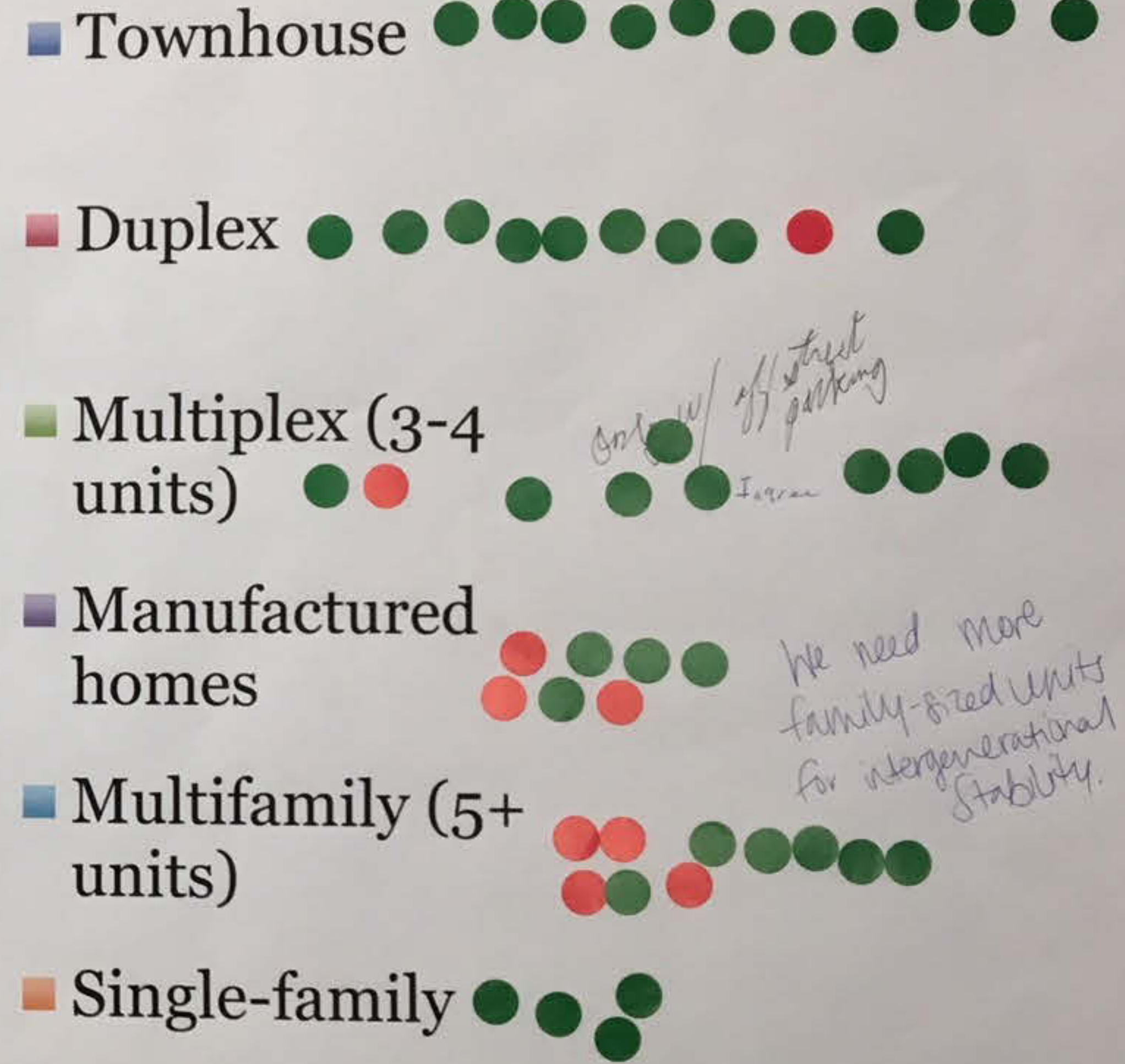
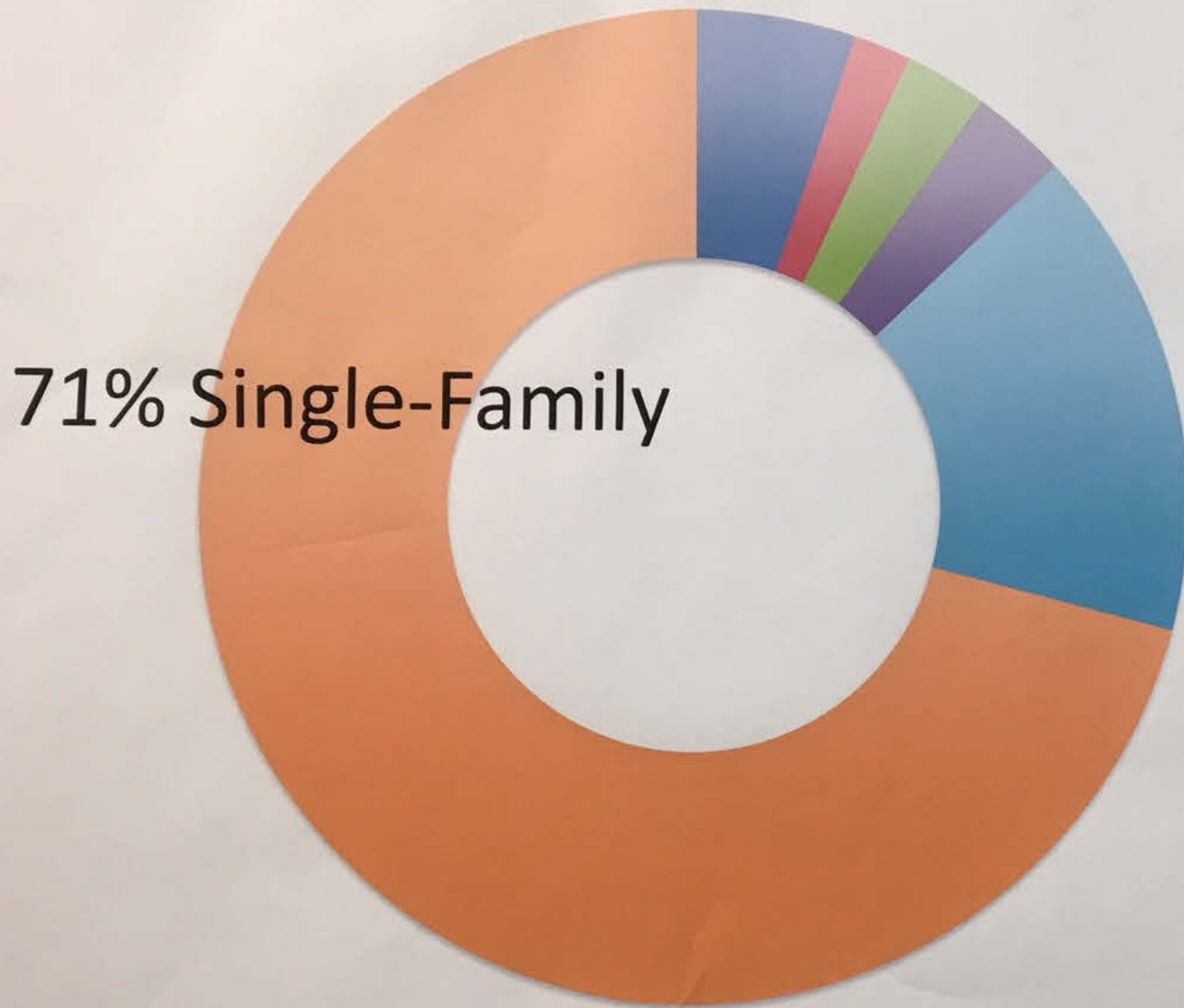
Review local regulations and processes to remove barriers and provide incentives to additional housing opportunities. ●●●●●●

Identify partnerships/programs and funding to address houseless community members. ●●●●●●

## GOAL 1: Cultivate an Environment for Successful Economic Development ●●●●

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

# Limited Housing Choices

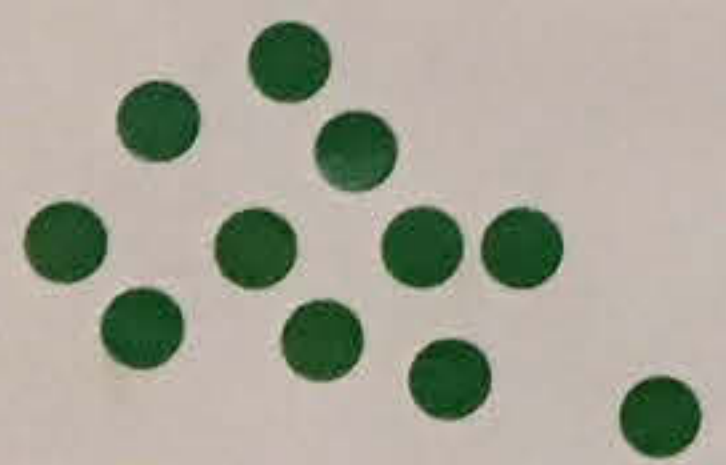


# Housing Prices Unaffordable

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# Missing Middle

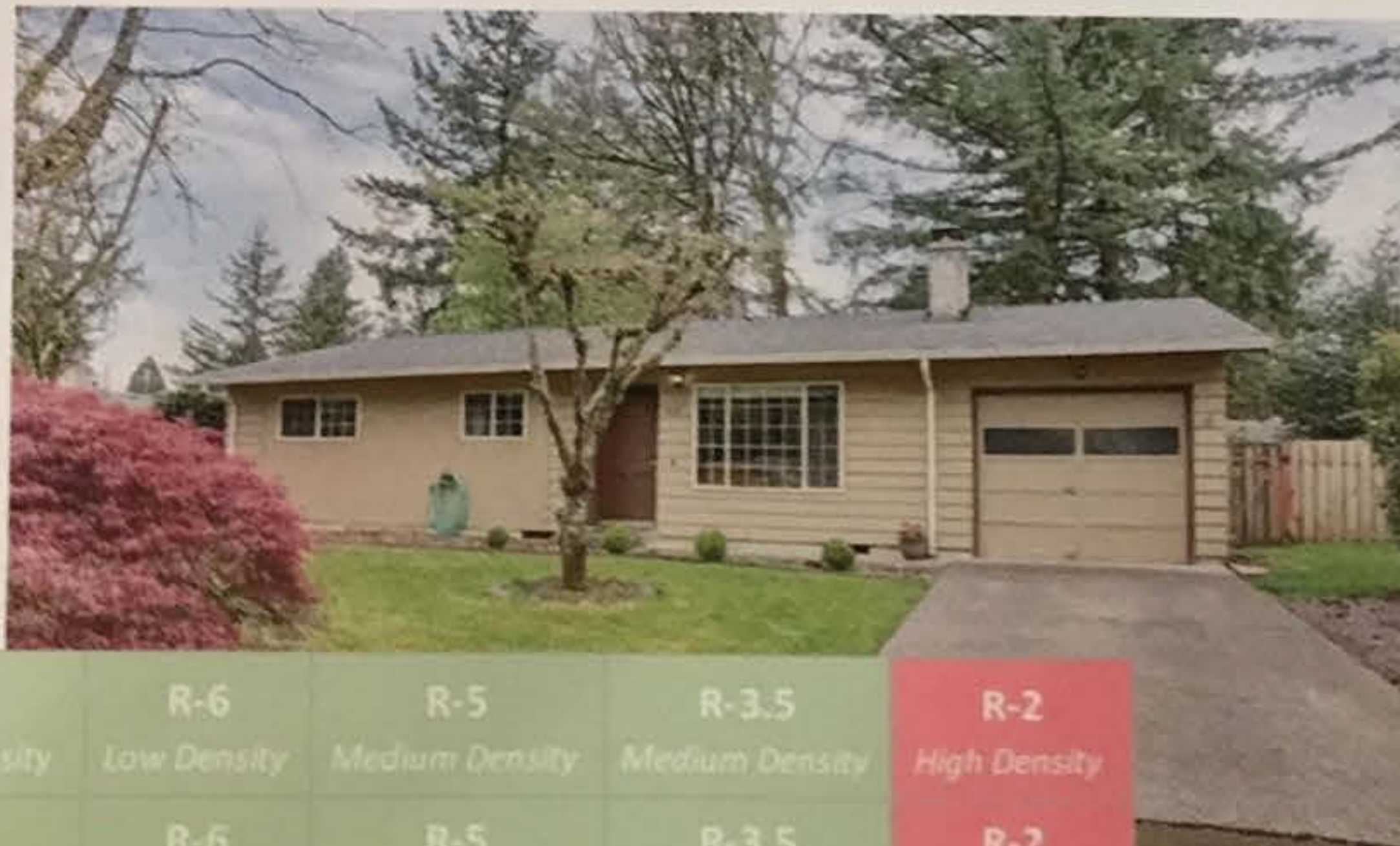
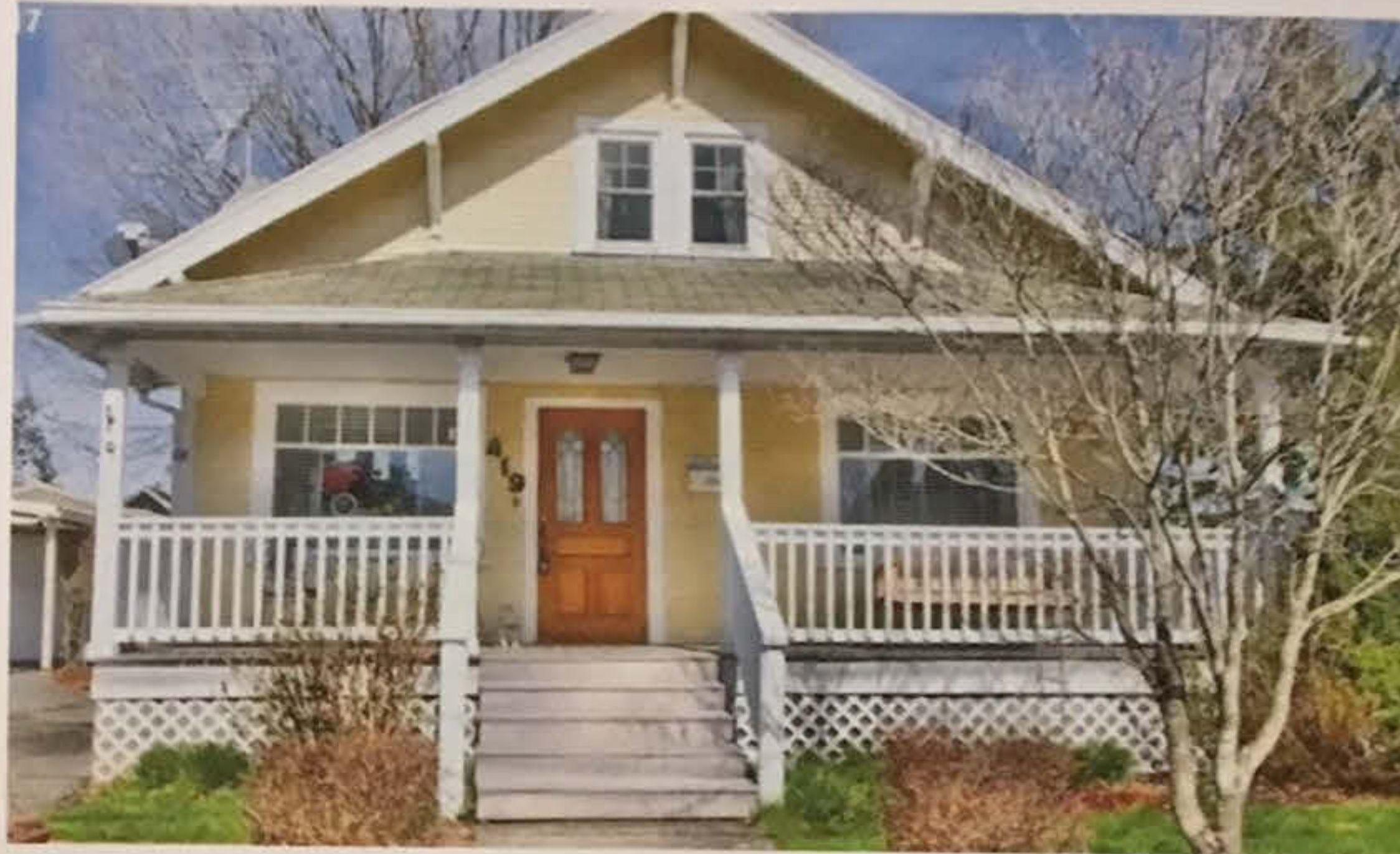


# Opportunities to Expand Housing Options: Missing Middle





# Single-Family Detached Homes



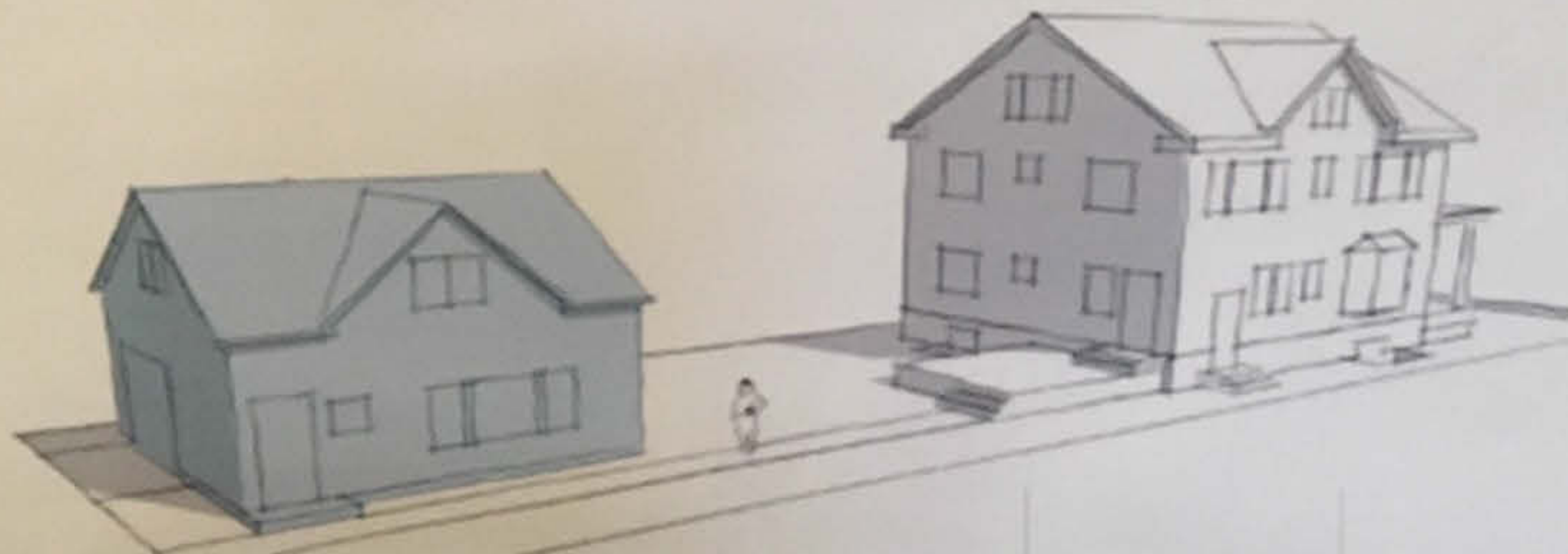
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Red = not permitted

# Accessory Dwelling Unit (ADU)



Attached ●



Detached ●●●

Proposed	R-10 <i>Low Density</i>	R-8 <i>Low Density</i>	R-6 <i>Low Density</i>	R-5 <i>Medium Density</i>	R-3.5 <i>Medium Density</i>	R-2 <i>High Density</i>
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Red = not permitted

# Internal Conversion



Proposed	R-10 <i>Low Density</i>	R-8 <i>Low Density</i>	R-6 <i>Low Density</i>	R-5 <i>Medium Density</i>	R-3.5 <i>Medium Density</i>	R-2 <i>High Density</i>
Existing	<del>R-10 <i>Low Density</i></del>	<del>R-8 <i>Low Density</i></del>	<del>R-6 <i>Low Density</i></del>	<del>R-5 <i>Medium Density</i></del>	<del>R-3.5 <i>Medium Density</i></del>	R-2 <i>High Density</i>

not allowed

Why not?

Red = not permitted



# Townhouse (Single-Family Attached)



<b>R-10</b> <i>Low Density</i>	<b>R-8</b> <i>Low Density</i>	<b>R-6</b> <i>Low Density</i>	<b>R-5</b> <i>Medium Density</i>	<b>R-3.5</b> <i>Medium Density</i>	<b>R-2</b> <i>High Density</i>
<b>R-10</b> <i>Low Density</i>	<b>R-8</b> <i>Low Density</i>	<b>R-6</b> <i>Low Density</i>	<b>R-5</b> <i>Medium Density</i>	<b>R-3.5</b> <i>Medium Density</i>	<b>R-2</b> <i>High Density</i>

Red = not permitted

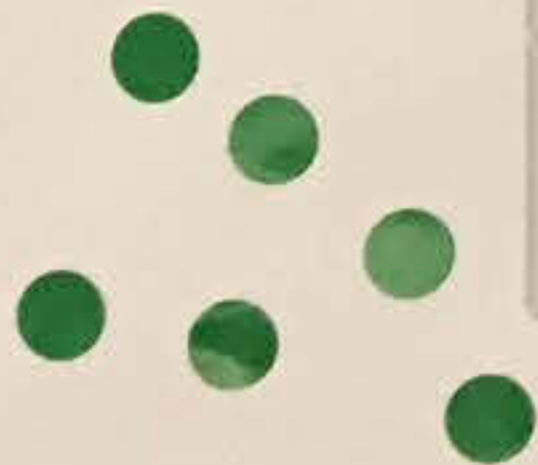
# Duplexes



Proposed	R-10 <i>Low Density</i>	R-8 <i>Low Density</i>	R-6 <i>Low Density</i>	R-5 <i>Medium Density</i>	R-3.5 <i>Medium Density</i>	R-2 <i>High Density</i>
Existing	R-10 <i>Low Density</i>	R-8 <i>Low Density</i>	R-6 <i>Low Density</i>	R-5 <i>Medium Density</i>	R-3.5 <i>Medium Density</i>	R-2 <i>High Density</i>

Red  
= not permitted

Not  
two  
design  
light



# Corner Duplex



Proposed	R-10 <i>Low Density</i>	R-8 <i>Low Density</i>	R-6 <i>Low Density</i>	R-5 <i>Medium Density</i>	R-3.5 <i>Medium Density</i>	R-2 <i>High Density</i>
Existing	R-10 <i>Low Density</i>	R-8 <i>Low Density</i>	R-6 <i>Low Density</i>	R-5 <i>Medium Density</i>	R-3.5 <i>Medium Density</i>	R-2 <i>High Density</i>

Red =  
not permitted

# 3-4 Plexes



Proposed	R-10 <i>Low Density</i>	R-8 <i>Low Density</i>	R-6 <i>Low Density</i>	R-5 <i>Medium Density</i>	R-3.5 <i>Medium Density</i>	R-2 <i>High Density</i>
Existing	R-10 <i>Low Density</i>	R-8 <i>Low Density</i>	R-6 <i>Low Density</i>	R-5 <i>Medium Density</i>	R-3.5 <i>Medium Density</i>	R-2 <i>High Density</i>



Red =  
not  
permitted

# Cluster Housing



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

Red =  
not  
permitted

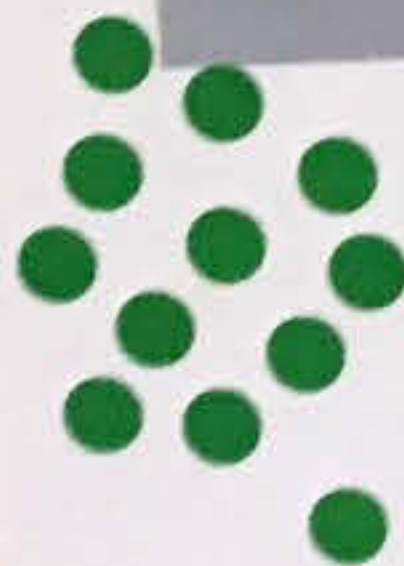


# Manufactured Home Parks



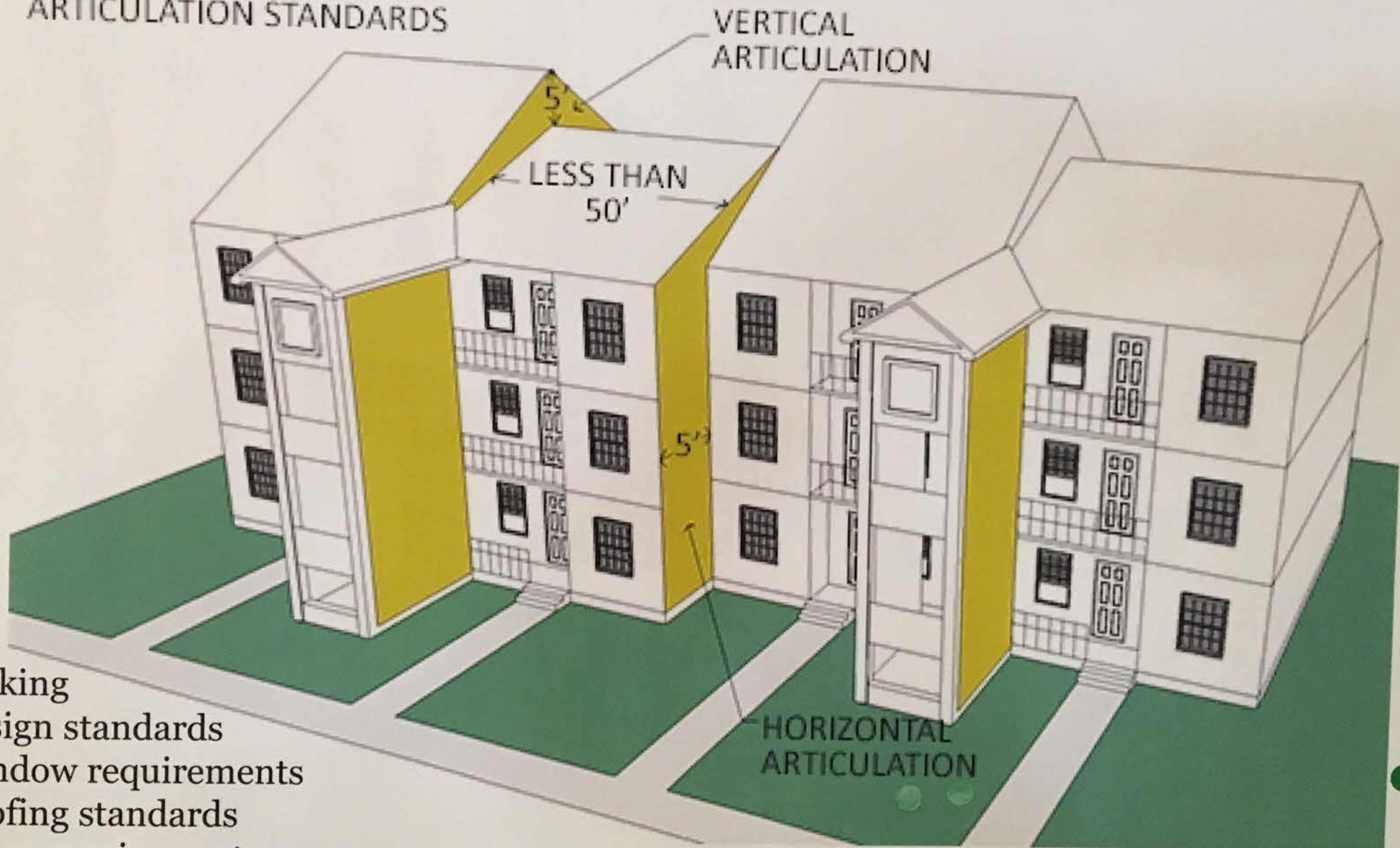
Proposed	R-10 <i>Low Density</i>	R-8 <i>Low Density</i>	R-6 <i>Low Density</i>	R-5 <i>Medium Density</i>	R-3.5 <i>Medium Density</i>	R-2 <i>High Density</i>
Existing	R-10 <i>Low Density</i>	R-8 <i>Low Density</i>	R-6 <i>Low Density</i>	R-5 <i>Medium Density</i>	R-3.5 <i>Medium Density</i>	R-2 <i>High Density</i>

Red = not permitted

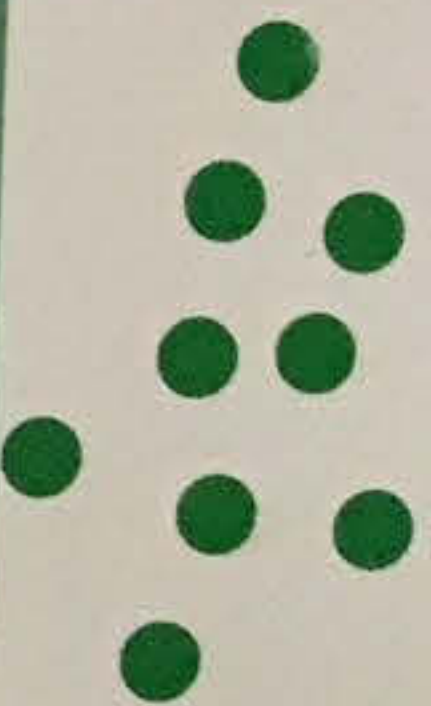


# Multifamily Design Standards

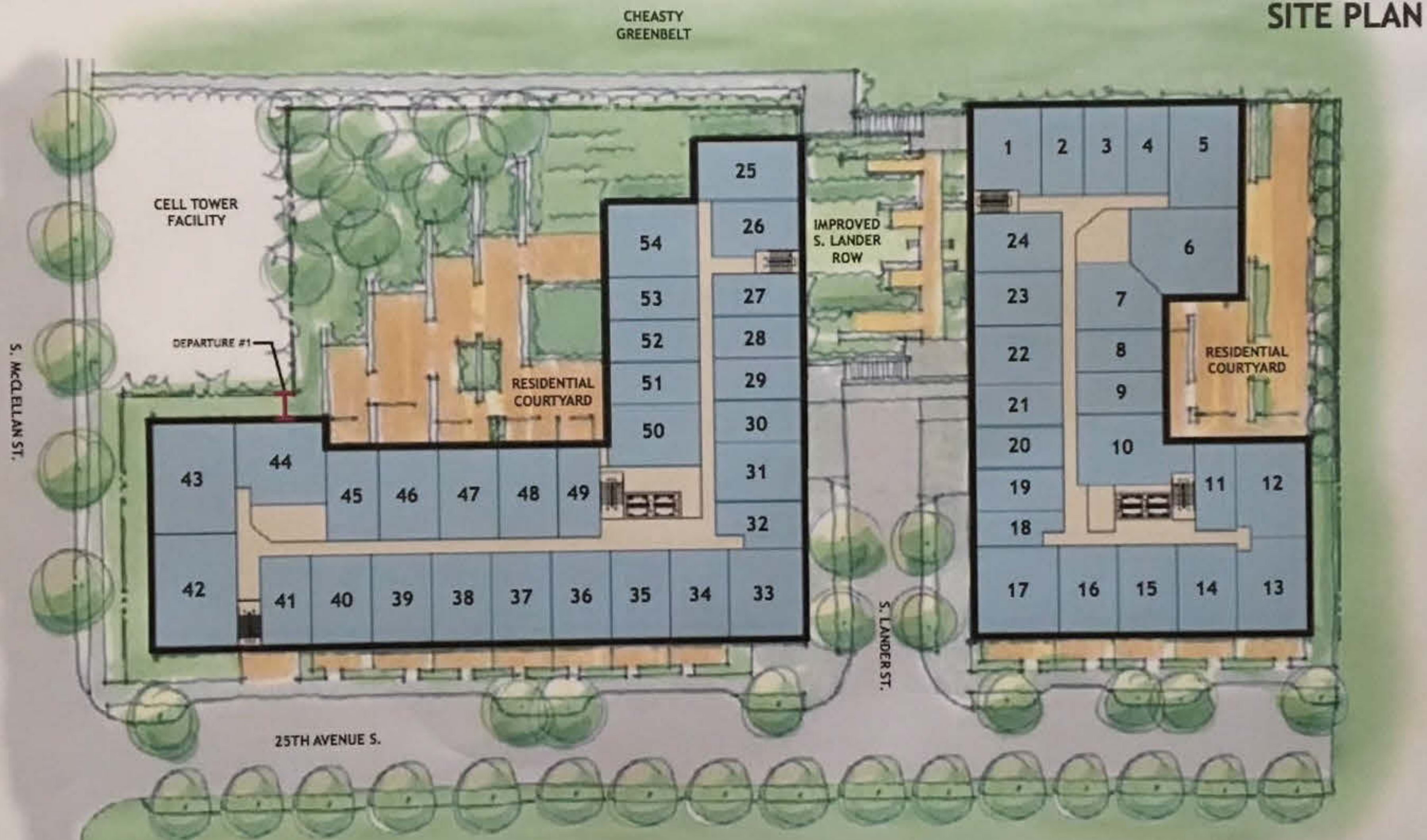
MULTIFAMILY & MIXED USE  
ARTICULATION STANDARDS



- Parking
- Design standards
- Window requirements
- Roofing standards
- Other requirements



# Site Plan & Design Review



- Remove requirement to be complementary design to surrounding area ●●●●●●●●●●
- Incorporate residential density standards into mixed use/commercial districts (17.4 units per acre) ●●●●●●●●●●
- Amend landscaping standards ● *What does this mean; ie. amended how?* ●●●●
- Amend lighting standards ●●●●

# Affordable Housing Density Bonus

POSSIBLE UNDER CURRENT ZONING



POSSIBLE UNDER AHBP



Unless  
Set-Back



Up to 20% in R-2 Multi-Family Dwelling District

# Other Changes

- Allow posting of hearings on City website rather than in paper
- Allow applicants to contact CIC & Neighborhood Associations via email rather than certified mail
- Incorporate standards to process affordable housing projects quickly
- Remove 1 year waiting period for similar applications
- Remove reconsideration of a final decision
- Update definitions
  - Change height to be measured at floodplain
  - Height measured in feet in residential districts
  - Remove height reduction in MUD for properties near residences and by Main/McLoughlin/11th/16<sup>th</sup>
  - Remove live/work from R-2
  - reword fence/hedge/wall/retaining wall requirements and remove height limitations in right-of-way
- Add standards for mobile food carts in WFDD
- Expand options for Type I Site Plan and Design Review
  - Change alley requirement for concept plan areas only
- Amend submittal requirements

*between Washington and 11th/12th/13th/14th/15th/16th. Do not limit view of river from 11th.*

*SAFETY  
FIRST*

# B&B / Accommodations <30 Days

*That end of the spectrum*

- Conditional use in all residential zones

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
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*permits needed*

# Transitional Shelter

- Not specifically identified in the code
- Conditional Use in residential zones for  $\leq 10$  beds
- Permitted in MUC-1, MUC-2, and MUD

*Should be a CUP in MUC-1/MUC-2 not permitted outright  
No pending uses - should go through CUP!*



# Subdivision Lot Averaging

→ Only if land is dedicated to city or park/open space

As per PC recommendations  
 should be a restriction on the title of subdivided lots

No changes proposed





# Master Plan

- Strengthen residential standards
- Remove requirement for institutional development over 10 acres
- Expand requirements for voluntary master plan
- Changes to amendment procedures



## Zoning Designation

Comprehensive Plan Designation

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
Single-Family Detached	Y	Y	Y	Y	Y	
ADU	Y	Y	Y	Y	Y	Y
Cluster Housing	Y	Y	Y	Y	Y	Y
Internal Conversion	Y	Y	Y	Y	Y	Y
Corner Duplex	Y	Y	Y			
Duplex				Y	Y	Y
Single-Family Attached (Townhouses)				Y	Y	Y
Live/work units					Conditional	
3-4 plex				Y	Y	Y
Multifamily (5+ Units)						Y
Manufactured Home Park					Y	

Y = Permitted

Y = Proposed Permitted (Currently Prohibited)





# Equitable Housing and Other Code Amendments



# Welcome

We're glad you're here and we want your feedback.

*Please:*

- Review the posters / ask questions!
- Use the sticky dots to indicate your preferences
  - (Please use only 1 dot per issue)
  - Green Dot = Support 
  - Red Dot = Don't Support 
- Give us any written comments on the feedback form or email Pete Walter at [pwalter@orcitech.org](mailto:pwalter@orcitech.org)
- Take a copy of the summary home with you.

*Thank you!*

# Why are we Proposing Amendments?

Allow opportunities for more housing  
Code clean up and other efficiencies

Equitable  
Housing

Other  
Changes

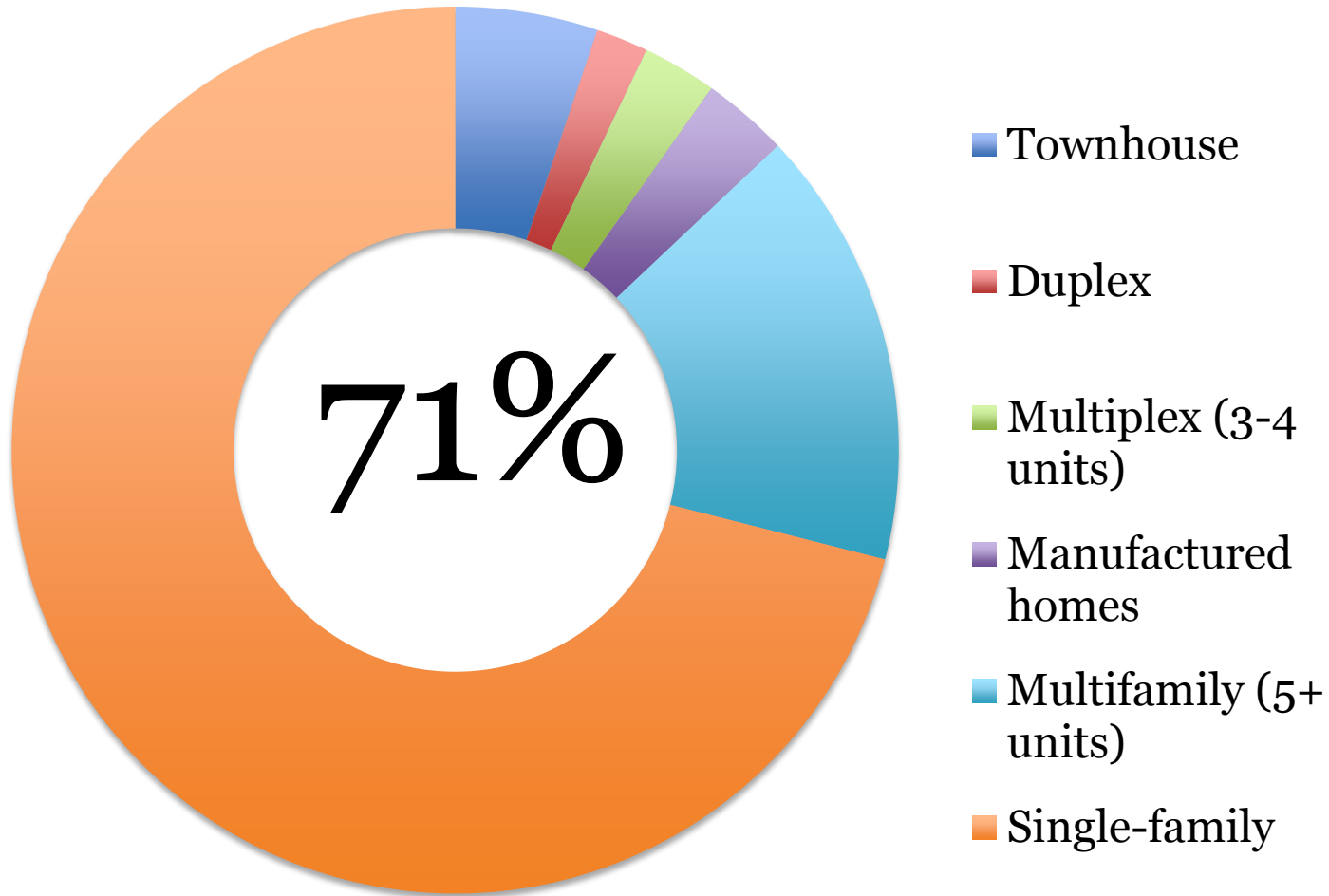
# Equitable Housing Goal

“Diverse, quality, physically accessible, affordable housing choices with access to opportunities, services and amenities.”

Broad definition 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

# 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



# How Did We Get Here?

Stakeholder Interviews: Fall 2017

Citizen Involvement Committee: 10.2.17

Development Stakeholder Group: 10.5.17

Technical Advisory Team Meeting: 10.24.17

Project Advisory Team Meeting: 10.24.17

Technical Advisory Team Meeting: 1.9.18

Project Advisory Team Meeting: 1.9.18

Technical Advisory Team Meeting: 3.6.18

Project Advisory Team Meeting: 3.6.18

Citizen Involvement Committee: 4.2.18

Online Survey #1: Mid April, 2018

Planning Commission Work Session: 4.23.18

Technical Advisory Team Meeting: 5.1.18

Project Advisory Team Meeting: 5.1.18

Online Survey #2: Early May, 2018

Public Workshop: 5.15.18

City Commission Work Session: 5.16.18

Transportation Advisory Committee: 6.19.18

Technical Advisory Team Meeting: 6.21.18

Project Advisory Team Meeting: 6.21.18

Citizen Involvement Committee: 7.2.18

Planning Commission Work Session #1: 7.9.18, 7pm, City Hall

Natural Resources Committee: 7.11.18, 7pm, City Hall

Development Stakeholders Group: 7.12.18, 7:30am, Community Development

**Open House: 7.23.18, 4-6pm, City Hall**

Planning Commission Work Session #2: 7.23.18, 7pm, City Hall

Planning Commission #1: 8.13.18, 7pm, City Hall

Planning Commission #2: 8.27.18, 7pm, City Hall

Planning Commission #3(Optional): 9.10.18, 7pm, City Hall

City Commission Work Session: 9.11.18, 7pm, City Hall

City Commission #1: Tentatively 9.19.18, 7pm, City Hall

City Commission #2: Tentatively 10.3.18, 7pm, City Hall

City Commission #3 (Optional): Tentatively 10.17.18, 7pm, City Hall

# Missing Middle

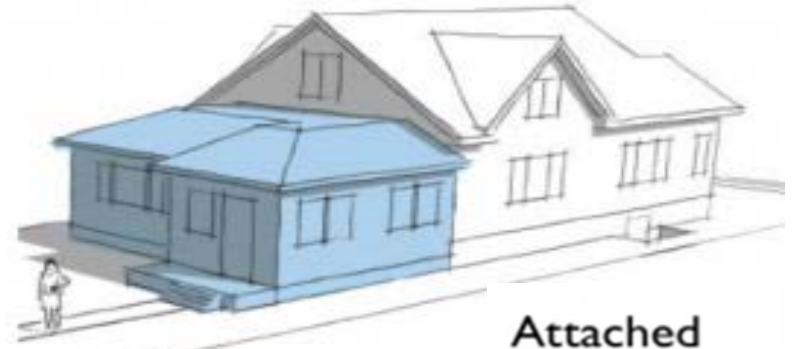


# Single-Family Detached Homes

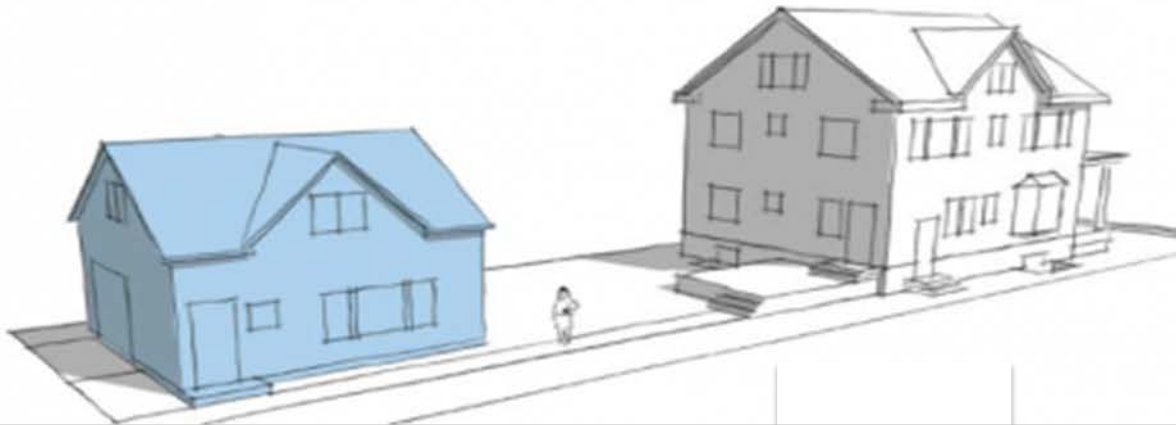


Proposed	R-10 <i>Low Density</i>	R-8 <i>Low Density</i>	R-6 <i>Low Density</i>	R-5 <i>Medium Density</i>	R-3.5 <i>Medium Density</i>	R-2 <i>High Density</i>
Existing	R-10 <i>Low Density</i>	R-8 <i>Low Density</i>	R-6 <i>Low Density</i>	R-5 <i>Medium Density</i>	R-3.5 <i>Medium Density</i>	R-2 <i>High Density</i>

# Accessory Dwelling Unit (ADU)



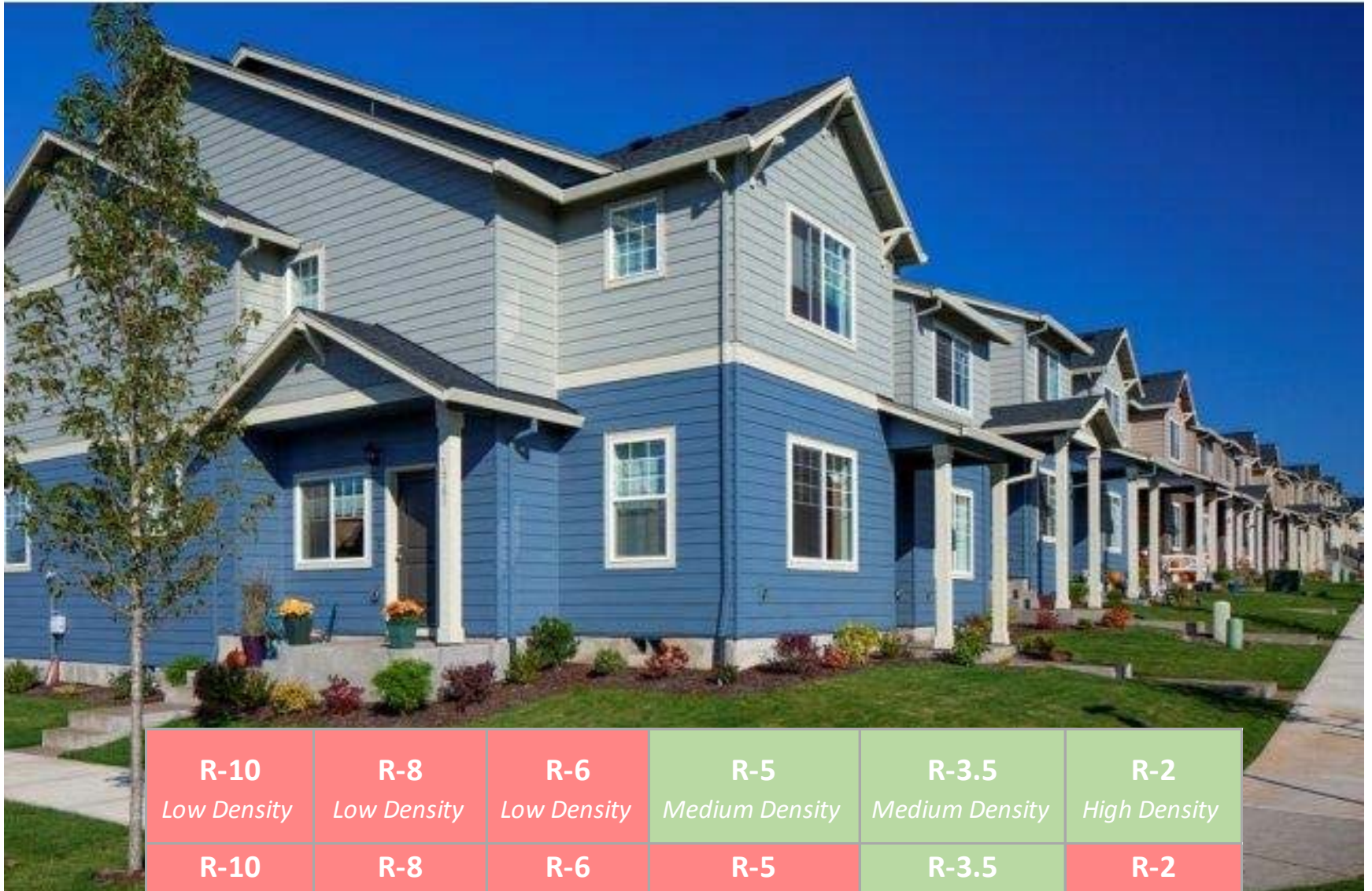
Attached



Detached

Proposed	R-10 <i>Low Density</i>	R-8 <i>Low Density</i>	R-6 <i>Low Density</i>	R-5 <i>Medium Density</i>	R-3.5 <i>Medium Density</i>	R-2 <i>High Density</i>
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# Townhouse (Single-Family Attached)



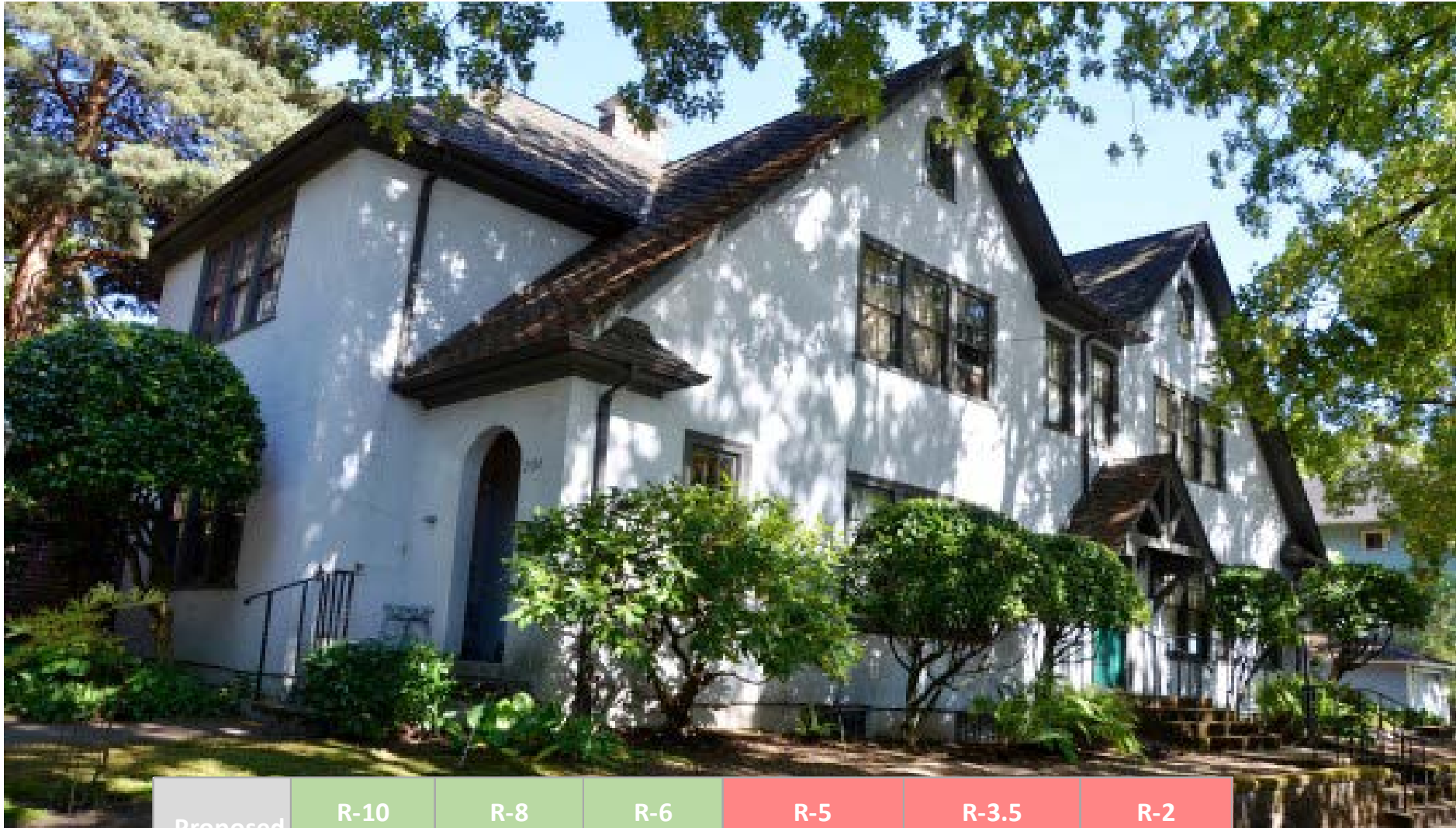
<b>R-10</b> <i>Low Density</i>	<b>R-8</b> <i>Low Density</i>	<b>R-6</b> <i>Low Density</i>	<b>R-5</b> <i>Medium Density</i>	<b>R-3.5</b> <i>Medium Density</i>	<b>R-2</b> <i>High Density</i>
<b>R-10</b> <i>Low Density</i>	<b>R-8</b> <i>Low Density</i>	<b>R-6</b> <i>Low Density</i>	<b>R-5</b> <i>Medium Density</i>	<b>R-3.5</b> <i>Medium Density</i>	<b>R-2</b> <i>High Density</i>

# Manufactured Home Parks



Proposed	<b>R-10</b> <i>Low Density</i>	<b>R-8</b> <i>Low Density</i>	<b>R-6</b> <i>Low Density</i>	<b>R-5</b> <i>Medium Density</i>	<b>R-3.5</b> <i>Medium Density</i>	<b>R-2</b> <i>High Density</i>
Existing	<b>R-10</b> <i>Low Density</i>	<b>R-8</b> <i>Low Density</i>	<b>R-6</b> <i>Low Density</i>	<b>R-5</b> <i>Medium Density</i>	<b>R-3.5</b> <i>Medium Density</i>	<b>R-2</b> <i>High Density</i>

# Corner Duplex



Proposed	<b>R-10</b> <i>Low Density</i>	<b>R-8</b> <i>Low Density</i>	<b>R-6</b> <i>Low Density</i>	<b>R-5</b> <i>Medium Density</i>	<b>R-3.5</b> <i>Medium Density</i>	<b>R-2</b> <i>High Density</i>
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# Duplexes



Proposed	<b>R-10</b> <i>Low Density</i>	<b>R-8</b> <i>Low Density</i>	<b>R-6</b> <i>Low Density</i>	<b>R-5</b> <i>Medium Density</i>	<b>R-3.5</b> <i>Medium Density</i>	<b>R-2</b> <i>High Density</i>
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# Internal Conversion



Proposed	<b>R-10</b> <i>Low Density</i>	<b>R-8</b> <i>Low Density</i>	<b>R-6</b> <i>Low Density</i>	<b>R-5</b> <i>Medium Density</i>	<b>R-3.5</b> <i>Medium Density</i>	<b>R-2</b> <i>High Density</i>
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# 3-4 Plexes



Proposed	<b>R-10</b> <i>Low Density</i>	<b>R-8</b> <i>Low Density</i>	<b>R-6</b> <i>Low Density</i>	<b>R-5</b> <i>Medium Density</i>	<b>R-3.5</b> <i>Medium Density</i>	<b>R-2</b> <i>High Density</i>
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# Cluster Housing



Proposed	R-10 <i>Low Density</i>	R-8 <i>Low Density</i>	R-6 <i>Low Density</i>	R-5 <i>Medium Density</i>	R-3.5 <i>Medium Density</i>	R-2 <i>High Density</i>
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# Transitional Shelter

- *New proposed use in the code:*
- Conditional Use in residential zones for  $\leq 10$  beds
- Permitted in MUC-1, MUC-2, and MUD



# B&B /Accommodations <30 Days

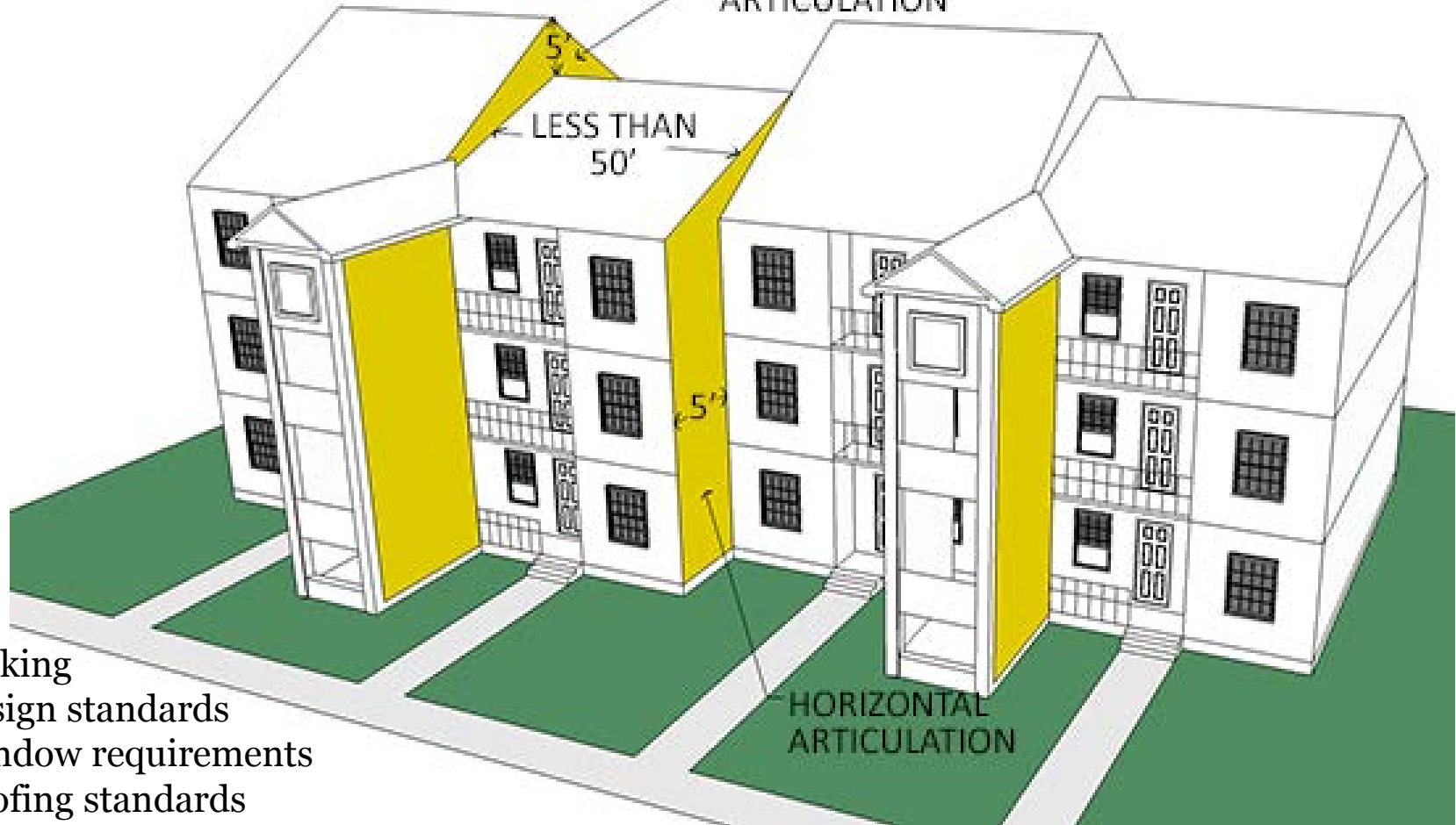
- Conditional use in all residential zones

<b>R-10</b> <i>Low Density</i>	<b>R-8</b> <i>Low Density</i>	<b>R-6</b> <i>Low Density</i>	<b>R-5</b> <i>Medium Density</i>	<b>R-3.5</b> <i>Medium Density</i>	<b>R-2</b> <i>High Density</i>
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# Multifamily Design Standards

MULTIFAMILY & MIXED USE  
ARTICULATION STANDARDS

VERTICAL  
ARTICULATION



- Parking
- Design standards
- Window requirements
- Roofing standards
- Other requirements

# Affordable Housing Density Bonus

POSSIBLE UNDER CURRENT ZONING

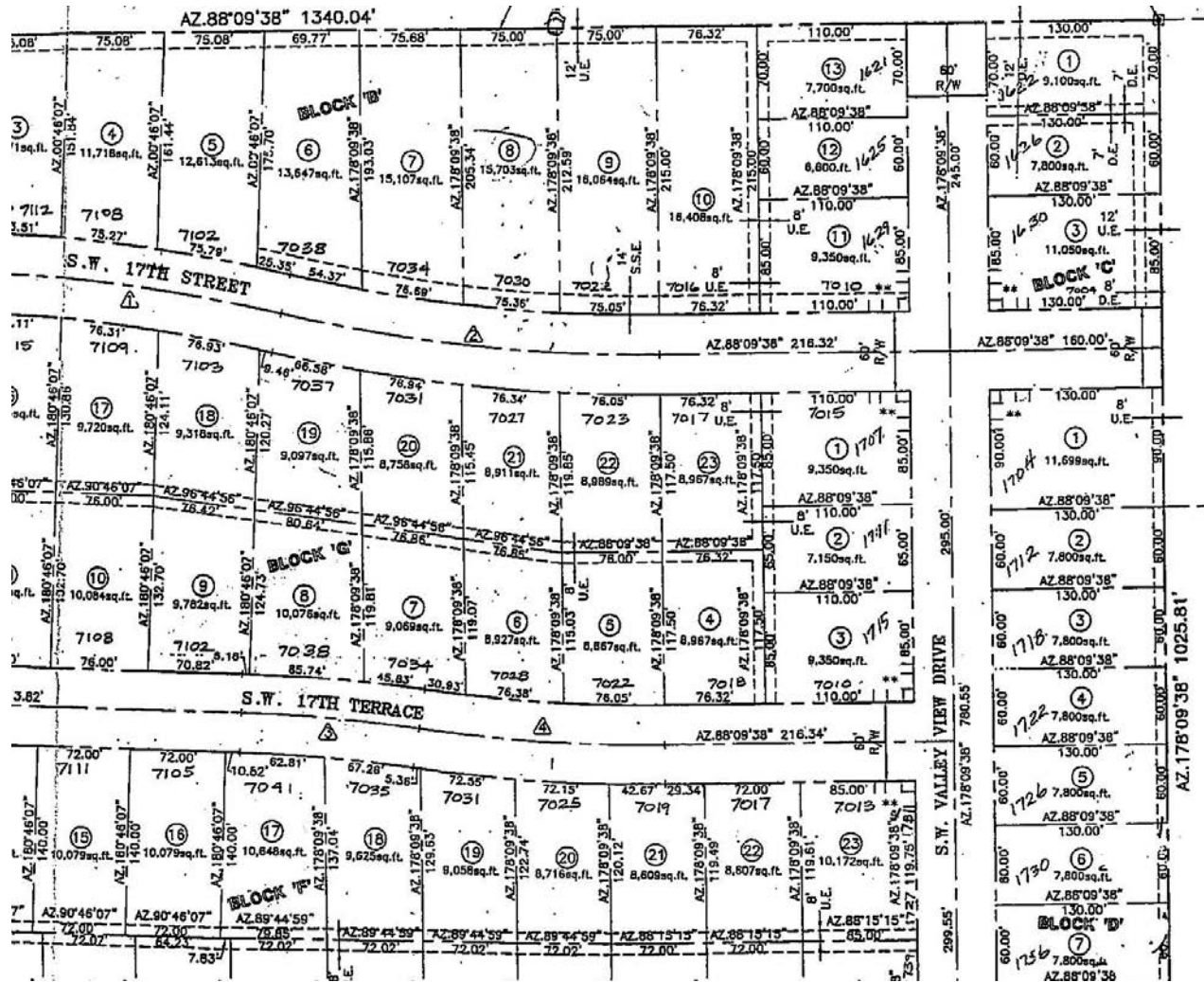


POSSIBLE UNDER AHBP



Up to 20% in R-2 Multi-Family Dwelling District

# Subdivision Lot Averaging



No changes proposed



# Master Plan

Strengthen residential standards

Remove requirement for institutional development over 10 acres

Expand requirements for voluntary master plan

Changes to amendment procedures



# Site Plan & Design Review



- Remove requirement to be complementary design to surrounding area
- Incorporate residential density standards into mixed use/commercial districts (17.4 units per acre)
- Amend landscaping standards
- Amend lighting standards

# Other Changes

- Allow posting of hearings on City website rather than in paper
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- Add standards for mobile food carts in WFDD
- Expand options for Type I Site Plan and Design Review
- Change alley requirement for concept plan areas only
- Amend submittal requirements

# Organization of the Code

Create chapters for:

- Single and Two-Family Design Standards
- Townhouse Design Standards
- Multi-Family Design Standards
- Land Divisions
- Residential Comprehensive Plan Designations
- Separate Development and Street Requirements

# Mailed Notice

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 13<sup>th</sup>, 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](http://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](http://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.

[www.orcity.org/planning/housing-and-other-development-and-zoning-code-amendments](http://www.orcity.org/planning/housing-and-other-development-and-zoning-code-amendments)

# What's Next? Tentative Schedule...

- Natural Resources Committee: July 11<sup>th</sup>, 2018, 7pm, City Hall
- Development Stakeholders Group: 7.12.18, 7:30am, Community Development
- Planning Commission Work Session #1: July 9<sup>th</sup>, 2018, 7pm, City Hall
- Open House: July 23<sup>rd</sup>, 4-6pm, City Hall
- **Planning Commission Work Session #2: July 23<sup>rd</sup>, 2018, 7pm, City Hall**
- Planning Commission #1: August 13<sup>th</sup>, 2018, 7pm, City Hall
- Planning Commission #2: August 27<sup>th</sup>, 2018, 7pm, City Hall
- Planning Commission #3(Optional): Sept 10<sup>th</sup>, 2018, 7pm, City Hall
- City Commission Work Session : Sept 11<sup>th</sup>, 2018, 7pm, City Hall
- City Commission #1: Sept 19<sup>th</sup>, 2018, 7pm, City Hall
- City Commission #2: October 3<sup>rd</sup>, 2018, 7pm, City Hall
- City Commission #3(Optional): October 17<sup>th</sup>, 2018, 7pm, City Hall