



# City of Oregon City

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## Staff Report

File Number: 17-469

**Agenda Date:** 8/16/2017

**Status:** Agenda Ready

**To:** City Commission

**Agenda #:** 7b.

**From:** Community Development Director Laura Terway

**File Type:** Resolution

### **SUBJECT:**

Resolution No. 17-22, Declaring an Emergency and Exempting Clackamas County Modular Tiny Home Assembly from Planning Code Requirements and Processes on a Temporary Basis

### **RECOMMENDED ACTION (Motion):**

Staff recommends the City Commission approve Resolution 17-22 to declare an emergency and exempt Clackamas County modular tiny home assembly from Planning code requirements and processes on a temporary basis.

### **BACKGROUND:**

On August 3, 2017 Clackamas County constructed temporary chain link fencing at the Red Soils campus for the assembly of modular tiny homes. Additional construction materials, including 700 trusses, cargo containers, etc. were delivered to the site shortly thereafter. Clackamas County indicated the project entails construction of approximately 30 modular tiny homes for houseless veterans. Once constructed, the tiny homes are anticipated to be transferred to a property owned by Clackamas County located at 115th and Jennifer. The County anticipates volunteers will construct the homes at Red Soils through October 31, 2017, whereby the site would be returned to preexisting conditions.

Although the proposed activity is a permitted use in the Mixed Use Employment (MUE) zone, the storage of materials outdoors, use of cargo containers and chain-link fencing are prohibited in the Oregon City Municipal Code.

The City Commission of Oregon City adopted Goal #3 for the 2017-2019 biennium to "Enhance the Livability of the Community" which includes the following sub-goals:

- Identify partnerships/programs and funding to address houseless community members; and
- Work with regional partners to identify tools and programs to increase affordable housing and housing affordability.

As the proposed project provides a unique opportunity to advance the goals of the City Commission in support of Clackamas County work which has already commenced, this Resolution declares an emergency and exempts Clackamas County modular tiny home assembly, as proposed, from Planning code requirements and processes on a temporary basis.

Given the temporary and unique circumstances associated with this project, staff recommends the City Commission approve Resolution 17-22. However, staff discourages future Resolutions exempting any entity from Planning process and standards. Requiring all properties within the City to adhere to the same standards, processes, and public involvement is critical to the success of our community.