



Proposed Housing and Other Development and Zoning Code Amendments

Draft Major Amendments as of August 13, 2018

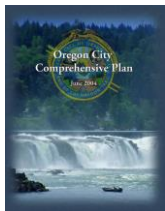
PROPOSED: Amendments to the Oregon City Municipal Code (Multiple Chapters)

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 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.

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.

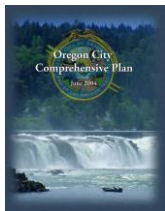
Policy 2.1.1: Create incentives for new development to use land more efficiently...

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

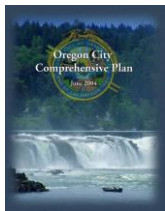
Goal 10.1 Diverse Housing Opportunities: Provide for the planning, development and preservation of a variety of housing types and lot sizes.

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.

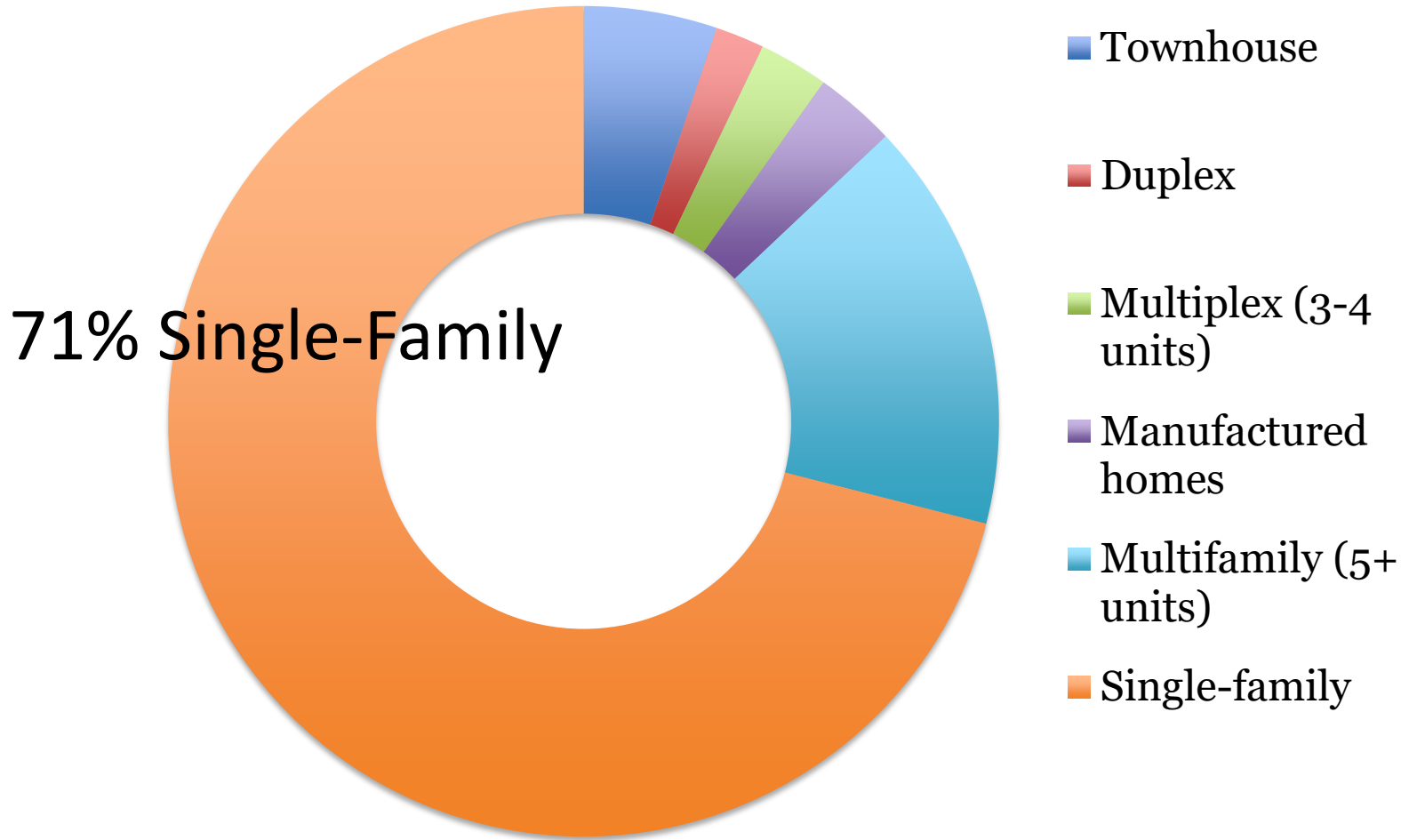
Broad definition of Equitable Housing includes choices for homes:

- 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?

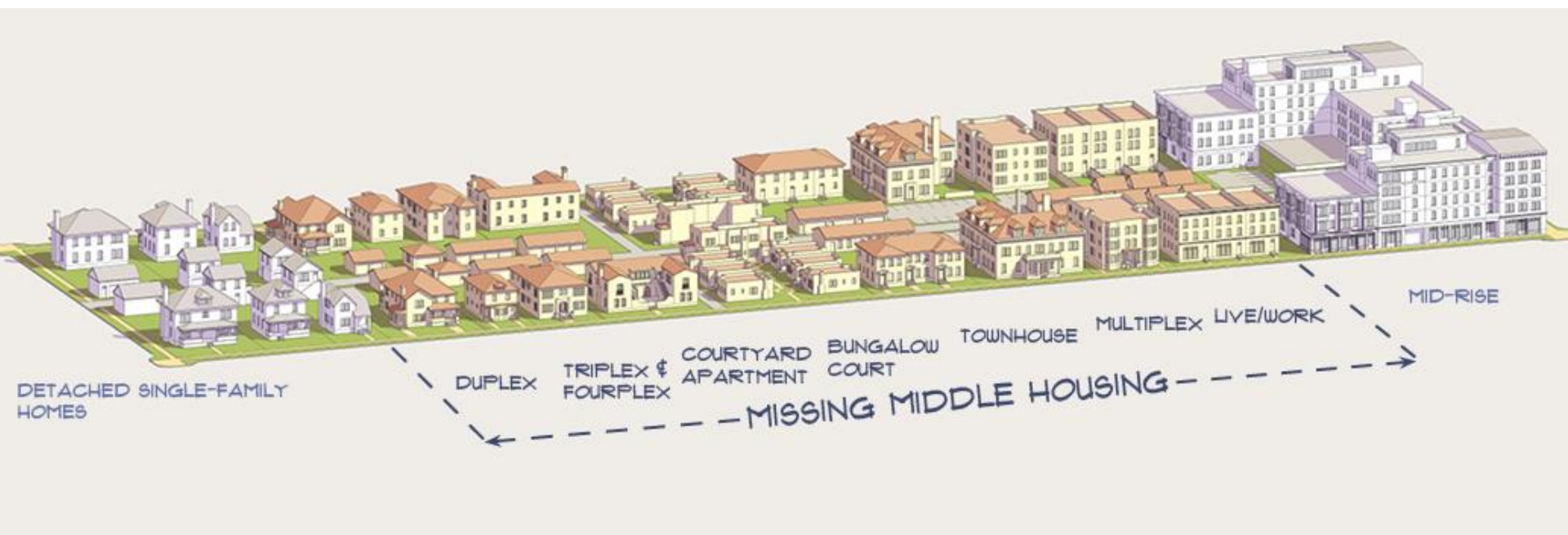
Equitable Housing:

- 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

<p>  </p>	<p>  </p>	<p>  </p>	<p>  </p>	<p>  </p>	<p>  </p>
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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	
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

Code Packet

Page 147

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

Code Packet
Page 147

- Conditional:
 - Added transitional 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

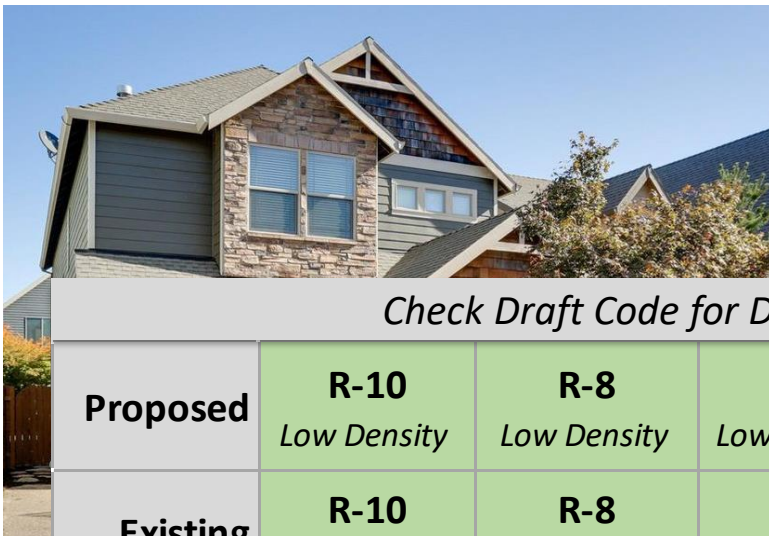


Clarify density standards based on existing regulations in other chapters.



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 <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>







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

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>

Proposed Changes: Townhouses



New housing option:

- R-5: 3,500 sq. ft. min. lot size
- R-2: 2,000 sq. ft. min. lot size

Code Packet
Page 141, 147,
161



Density change in R-3.5: 2,500 sq. ft. min. lot size



Require shared driveways with limited width onsite

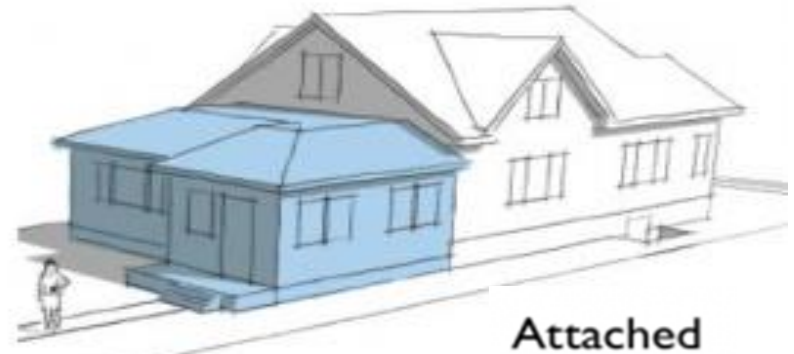


Adds Purpose, Design Standards, Driveway Access and Parking, and Outdoor space and tree requirements for Townhomes.



Clear guidance on access and driveway standards which require shared driveways to retain on-street parking, and limit onsite driveway width.

Accessory Dwelling Unit (ADU)



Code Packet
Page 165

Check Draft Code for Density and Design 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>

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

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

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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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

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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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

Proposed	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>
Existing	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>

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

Proposed	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>
Existing	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>

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

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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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

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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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

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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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 ≤ 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

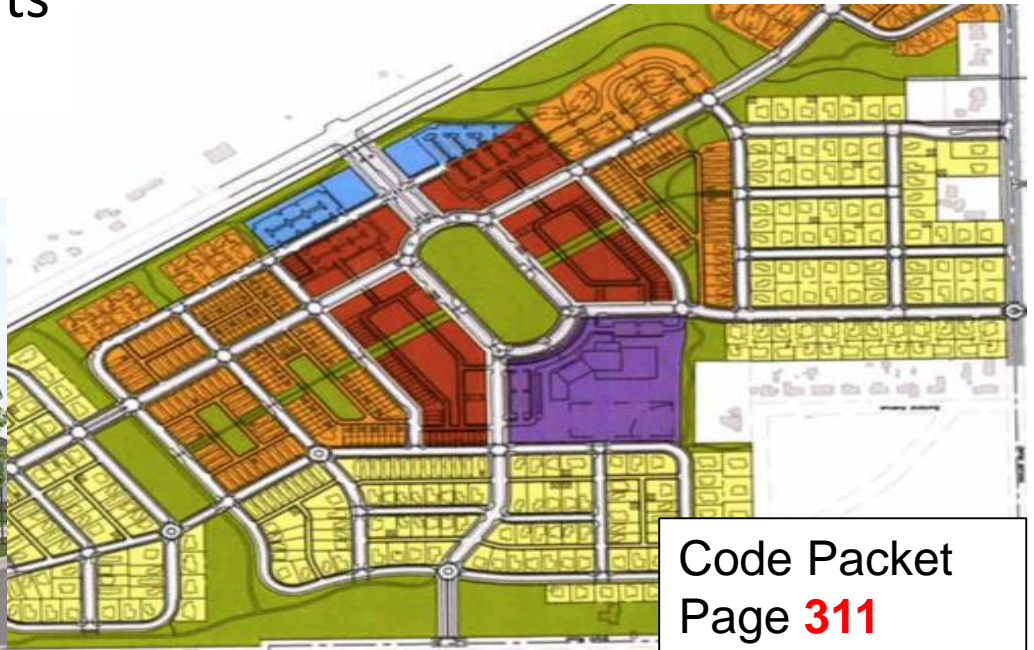
- Remove Requirement for Institutional Development over 10 acres
- Remove 5 year minimum duration
- Add clarity about review process and other applicable code sections





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')

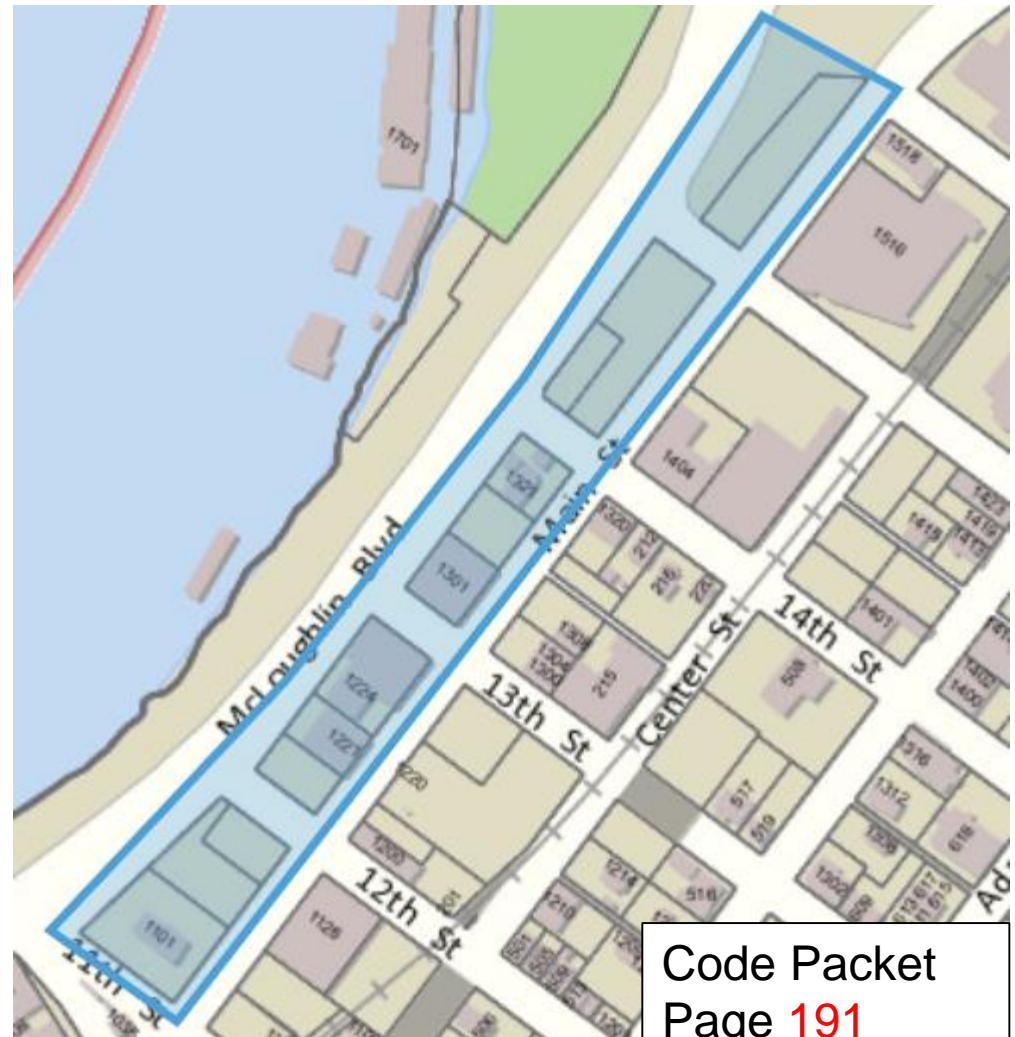
(Elevation of Avg. Finished Grade at Street = 44.4')

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

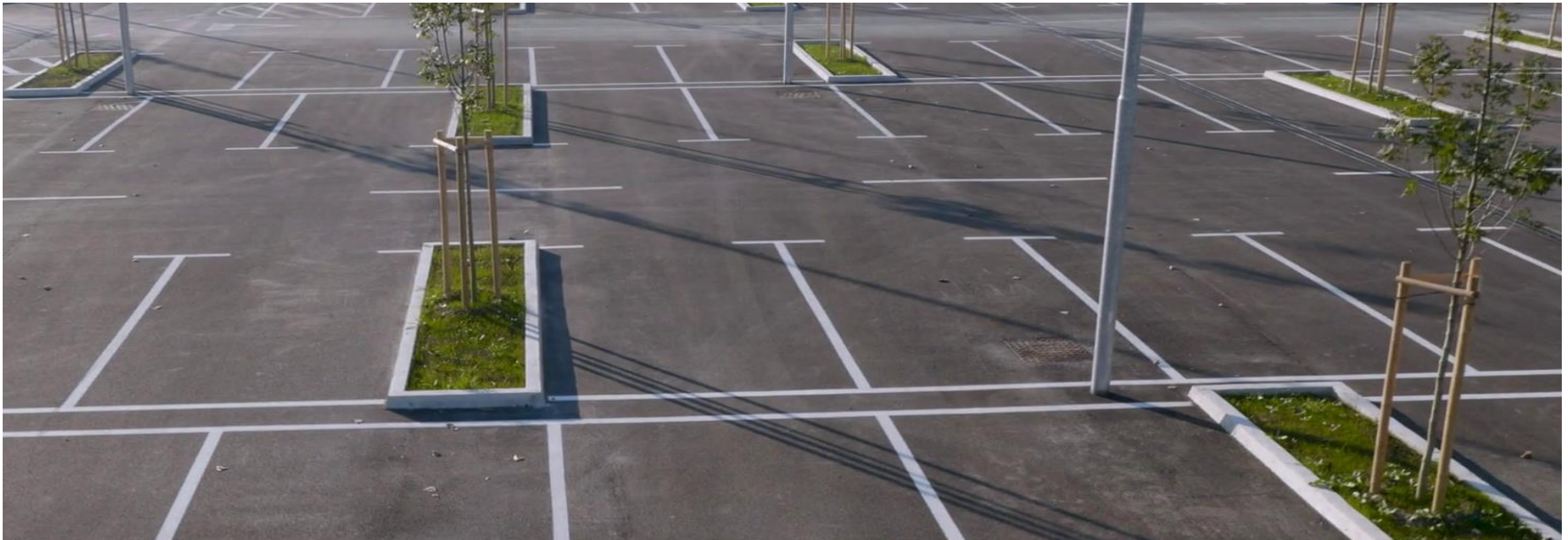
- Add Standards for Mobile Food Carts on Private Property in the Willamette Falls Design District
- Prohibited w/o special event permit in mixed use and other zones.
- Allowed for up to 5 Hours within a 24-hour Period with Fewer Design Requirements or permanently with more requirements



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 ≤ 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

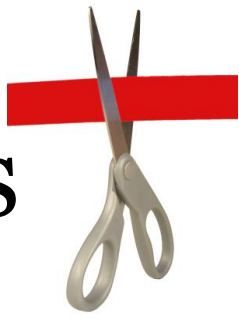
- Removed definitions which are not utilized in the code



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**