



City of Oregon City

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Staff Report

File Number: PC 18-118

Agenda Date: 9/10/2018

Status: Agenda Ready

To: Planning Commission

Agenda #: 3a.

From: Pete Walter

File Type: Planning Item

SUBJECT:

LEG-18-00001: Development Code Amendments including Equitable Housing - Public Hearing
(Tentative Decision)

RECOMMENDED ACTION (Motion):

Staff recommends that the Planning Commission consider the Recommended Findings for LEG-18-00001, and continue the Public Hearing to September 24, 2018 for the tentative adoption of findings and the incorporation of the Planning Commission recommendations from the 5pm Work Session.

BACKGROUND:

Planning Division staff and consultants have been working with the community to provide updates to the development standards within the Oregon City Municipal Code. The standards include a variety of topics such as options for additional housing opportunities as well as other changes which were not reviewed by the equitable housing advisory committees. As whole, the amendments result in greater opportunities for housing, reduce many regulations, streamline processes, provide clarity around existing standards, address some concerns, and are formatted so they are easier to follow. This proposal does not include any changes to the adopted zoning map or any city-initiated construction or development. The following remaining issues will be the main topics of discussion, plus any other issues the Planning Commission wishes to bring up that is pertinent to the objective of this project.

- Whether to remove owner-occupancy requirement for ADUs (PAT and staff recommendation).
- Which parking option to support for ADUs: no parking, retain existing requirement for one ADU space, or require two total spaces.
- Which parking option to support for internal conversions: no parking, require one space for new units, or require one space for all units.
- Which parking option to support for 3-4 flexes: no parking, or require one space per unit.
- Whether to support limiting lot averaging in new subdivisions to only SF detached houses, and/or wish to see additional revisions to the standards.
- Which is the preferred size threshold for requiring a master plan PUD: 200 units, 100 units, or other, possibly no requirement. Please be aware that if master plan PUDs become mandatory, the city would need to develop clear and objective standards for their review to comply with state law. Currently, with the threshold proposed it would be the applicant's choice to develop a larger project rather than several small ones.

- Maximum allowed MUD heights within 100 feet of residences and abutting McLoughlin Boulevard.

The public and the Planning Commission are encouraged to provide written comment.

BUDGET IMPACT:

Amount:

FY(s):

Funding Source: