



**January 29, 2019**

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**To:** Mayor and City Commission  
**From:** Pete Walter, AICP, Planner  
Laura Terway, AICP, Community Development Director  
**Re:** Updated Hearing Schedule for Code Amendments: File LEG-18-00001

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### Presentation Approach – Topics by Grouped Chapters

Staff proposes the following approach for the City Commission's review of the proposed code amendments in 2019. At each hearing, staff will present a brief PowerPoint presentation summarizing major changes to the Code Chapters and the top few items of discussion by the Planning Commission. It is the intent that as each topic is discussed, the draft language is tentatively agreed upon by the City Commission and the topic is no longer discussed during the City Commission review unless the issue is identified for direction after all of the amendments have been considered in March.

The public and Commission are encouraged to provide comments relevant to a specific topic at the associated hearing date identified below. If you wish, please email comments or questions directly to Pete Walter at [pwalter@orcify.org](mailto:pwalter@orcify.org) and copy to [lterway@orcify.org](mailto:lterway@orcify.org) by the date and time indicated below for inclusion in the City Commission agenda packet.

Also, staff is available to meet informally and go through any questions or concerns with individual commissioners prior to each meeting. Please contact Laura Terway at (503) 496-1553 or [lterway@orcify.org](mailto:lterway@orcify.org) to schedule a meeting.

### Hearing Date: January 16, 2019

#### Part 1 - Overview of Housing Types and Design Standards by Comp. Plan Designation

Presenter: JET Planning / Elizabeth Decker with Planning Staff

Topic	Code Chapter
<ul style="list-style-type: none"><li>Low Density Residential Districts – Permitted Uses and Design Requirements (<i>Shelters, mobile food carts and after-hours public parking to be discussed February 20th</i>)</li></ul>	17.08
Single Family Detached	17.14, 17.21, & 17.22
Accessory Dwelling Units – (ADUs)	17.20
Cluster Housing	17.20
Internal Conversions	17.20
Corner Duplex	17.14
Single Family Attached (Townhomes) in Master Plan/PUD	17.16
<ul style="list-style-type: none"><li>Medium Density Residential Districts – Permitted Uses and Design Requirements (<i>Shelters, mobile food carts and after-hours public parking to be discussed February 20th</i>)</li></ul>	17.10

Single Family Detached	17.14, 17.21, & 17.22
Accessory Dwelling Units – (ADUs)	17.20
Cluster Housing	17.20
Internal Conversions	17.20
Corner Duplex	17.14
Duplex	17.14
Single Family Attached (Townhomes)	17.16
3-4 Plexes	17.16
Manufactured Home Parks (in R-3.5)	17.20
Live/work (with Conditional Use)	17.20
• Zoning Districts	17.06

Hearing Date: February 6, 2019

Part 2 – Overview of Housing Types and Design Standards by Comp. Plan Designation

Presenter: Planning Staff

Please provide any written comments on Part 2 by: **Monday, January 28<sup>th</sup>, 5:00 p.m.**

Topic	Code Chapter
<ul style="list-style-type: none"> <li>High Density Residential District – Permitted Uses and Design Requirements <i>(Shelters, mobile food carts and after-hours public parking to be discussed February 20th)</i></li> </ul>	17.18
Accessory Dwelling Units – (ADUs) for Pre-Existing Single-Family Detached Dwellings	17.20
Internal Conversions for Pre-Existing Single-Family Detached Dwellings	17.20
Corner Duplex	17.14
Duplex	17.14
Single Family Attached (Townhomes)	17.16
3-4 Plexes	17.16
Multi-Family Residential	17.62
Cluster Housing	17.20
Live/work (with Conditional Use)	17.20
• Site Plan and Design Review Standards	17.62
• Mixed Use / Commercial Districts	
o NC	17.24
o HC	17.26
o MUC	17.29
o C	17.32
o MUD	17.34
o WFDDD	17.35
• Employment / Industrial Districts	
o MUE	17.31
o GI	17.36
o CI	17.37
• Institutional (Public) District	17.39

February 20, 2019

Part 3 - Overview of Additional Standards

Presenter: Planning and Public Works Staff

Please provide any written comments on Part 3 by: **Monday, February 11<sup>th</sup>, 5:00 p.m.**

Topic	Code Chapter
• Shelters	17.04.1117, 17.56.040.H
Conditional Use in MUC, MUD (except within the Downtown Design District), up to 10 beds in all residential districts	17.29.030.L, 17.34.030.P, 17.08.025.K, 7.10.025.K, 17.12.025.K
Prohibited in NC, HC, C, Downtown Design District of MUD, WFDD, GI, CI, I	17.24.035.K, 17.26.035.C, 17.32.040.F, 17.34.040.J, 17.34.040.J, 17.36.035, 17.37.035.A, 17.39.045.D
• Conditional Uses	17.56
• Supplemental Zoning Regulations	
Mobile Food Carts	17.54.115
Fences, Hedges, Walls, and Retaining Walls	17.54.100
Home Occupations	17.54.120
Projections from Buildings	17.54.020
Setback Exceptions	17.54.030
• After Hours Parking Lots in MUC, MUD, & WFDD	17.04.037, 17.29.020.AA, 17.34.020.AA, 17.35.020.CC
• Annexations (City Boundary Changes and Extension of Services)	14.04
• Streets Sidewalks and Public Places	12.04
• Public and Street Trees	12.08
• Stormwater Management	13.12
• Minimum Public Improvement Standards for Development	16.12
• Tree Protection, Removal and Replanting	17.41
• Natural Resources Overlay District (NROD)	17.49
• Off-Street Parking and Loading	17.52

March 6, 2019

Part 4 – Procedural Improvements

Presenter: Planning and Public Works Staff

Please provide any written comments on Part 4 by: **Monday, February 25<sup>th</sup>, 5:00 p.m.**

Topic	Code Chapter
• Historic Review Board	2.28
• Reimbursement Districts	3.20
• Lot Line Adjustments	16.20

• Land Divisions and Minor Partitions	16.08, 16.16
• Site Plan and Design Review	17.62
• Planned Unit Developments / Master Plan	17.65
• Public Improvements	12.04, 16.12
• Admin and Process	17.50
• Variances	17.60
• Zone Changes and Amendments	17.68
• Definitions	17.04
• Other Topics as Identified by the Commission	Various

#### March 20, 2019

This hearing will be the final opportunity for discussion items continued from previous meetings and staff will seek final direction from City Commission on outstanding Issues. Revisions to the code based on City Commission direction will be compiled and released for review by no later than March 27, 2018.

#### April 3, 2019

Review final draft amendments which include changes from previous meetings.

Tentative request for approval and first reading of Ordinance 18-1009 approving code amendments.

#### April 17, 2019

Tentative request for second reading of Ordinance 18-1009 approving code amendments.