



Updated: February 8, 2019

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

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 Chapter is discussed, the draft language is tentatively agreed upon by the City Commission and the topic or issue is no longer discussed during the City Commission review unless a topic or issue is identified for final direction.

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@orc.org and copy to lterway@orc.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@orc.org to schedule a meeting.

Please note that the following tables are intended to show when a Chapter will be discussed, but do not provided details of all topics or issues within a Chapter. Please refer to the following documents for specific details:

- Redlined Draft Code Amendments Dated 11.26.2019
- Detailed Summary of Code Amendments
- Updated Issue and Comment Summary

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
• 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>)	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"> 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> 	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
<ul style="list-style-type: none"> 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 28th, 5:00 p.m.**

Topic	Code Chapter
<ul style="list-style-type: none"> 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> 	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
<ul style="list-style-type: none"> Site Plan and Design Review Standards 	17.62
<ul style="list-style-type: none"> Mixed Use / Commercial Districts 	
<ul style="list-style-type: none"> <ul style="list-style-type: none"> NC 	17.24
<ul style="list-style-type: none"> <ul style="list-style-type: none"> HC 	17.26

○ MUC	17.29
○ C	17.32
○ MUD	17.34
○ WFDDD	17.35
• Employment / Industrial Districts	
○ MUE	17.31
○ GI	17.36
○ CI	17.37
• Institutional (Public) District	17.39

Hearing Date: March 6, 2019

Part 3 - Overview of Additional Standards

Presenter: Planning and Public Works Staff

Please provide any written comments on Part 3 by: **Monday, February 25th, 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, 17.36.035, 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
○ New factor - significant grading / tree removal following application	14.04.060.A.(8)
• 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
○ Hazard / diseased tree removal exemption	
• Natural Resources Overlay District (NROD)	17.49
○ Dead / hazard tree removal – Exemption reqs.	17.49.080.(L)

○ New fences – Exemption reqs.	17.49.080.(O)
● Off-Street Parking and Loading	17.52

Hearing Date: March 20, 2019

Part 4 – Procedural Improvements

Presenter: Planning and Public Works Staff

Please provide any written comments on Part 4 by: **Monday, March 11th, 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
○ Lot Size Reduction in Subdivisions	16.08.065
○ Preliminary Plat - Site Plan	16.08.025.A.
○ Prohibiting CC&R restrictions on Housing Types	16.08.095
● 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	See Running List of Items for Final Direction

Hearing Date: April 3, 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. Please provide any written comments by: **Monday, March 25th, 5:00 p.m.** Revisions to the code based on City Commission direction will be compiled and released for review by no later than March 27, 2018.

The following list of items will be updated throughout the hearing process.

- Keep, remove or modify Residential Design Standards for Park Place/South End Concept Plan area and replace with city-wide standards
- Keep, remove or modify alley access requirements in high and medium density residential, mixed-use districts for concept plan areas
- Keep, remove or modify minimum off-street parking for accessory dwelling units (ADUs), internal conversions and 3-4 plexes in low and medium density residential areas
- Keep or remove the owner occupancy requirement for ADUs
- Keep, remove or lower the structure age limit for internal conversions
- Keep, remove or lower the minimum lot size for manufactured housing parks
- Modify the minimum flag lot pole widths for Cluster Housing
- Allow Mobile Food Carts at Clackamas Community College (Institutional Zone)
- Keep or remove 45' height Limits in Mixed Use Downtown (MUD) zone

- Combining certain standards for Commercial/Multi-Family Buildings
- Narrowing Applicability for Type II Modifications
- Prohibiting 3-4 plexes in Historic Commercial zone (In Canemah district along McLoughlin Blvd)
- Requirement for site plans for preliminary plats be prepared by a surveyor

[Hearing Date: April 17, 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.

[Hearing Date: May 1, 2019](#)

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