



## Summary of Larger Topics of Debate: March 20, 2019 Topics of the Proposed Code Amendments

Proposed Amendment	General Comments <i>(See Comment Matrix for All Comments)</i>
<b>Lot Size Reduction</b> <ul style="list-style-type: none"><li>The current Code (Chapter 16.12.050) allows for lot size reduction up to 20 percent to be applied to any lot across a subdivision, provided the average lot size for the subdivision meets the minimum for the zone. A 2018 amendment excludes areas within a powerline easement from lot area calculations.</li></ul> Proposal: <ul style="list-style-type: none"><li>The proposed amendment would restrict the lot size of the reduction to 10 percent and limit the application of the reduction to 25 percent of the lots in a subdivision.</li><li>The reduction would be limited to lots that are proposed for single-family detached homes.</li></ul> OCMC 16.08.065	<b>Equitable Housing Public Advisory Team</b> <ul style="list-style-type: none"><li>Recommend retaining existing language but limit lot averaging to single-family homes.</li></ul> <b>Planning Commission</b> <ul style="list-style-type: none"><li>Planning Commission recommended utilizing language recommended during the 2018 amendments to assure more consistent expectations in zone districts.</li></ul> <b>Public</b> <ul style="list-style-type: none"><li>Any reduction below the minimum lot size is deceiving.</li><li>Neighboring properties have expressed a concern that the result can be similar to a zone change which is unexpected, particularly adjacent to large neighboring properties.</li><li>There is no limitation on the number of lots which may be reduced and thus a majority of the lots may be smaller than the zoning designation when there are only a few excessively larger lots.</li><li>The proposed restriction contradicts the goals of the equitable housing by allowing less flexibility.</li><li>Developers indicated that much of the remaining buildable land in Oregon City is constrained in some way and this provides a tool for more efficient use of land.</li></ul> <b>Staff</b> <ul style="list-style-type: none"><li>The reduction provides flexibility and results in more efficient use of land with physical and natural constraints, while maintaining the overall density and standards of the zone district.</li><li>A variety of lot sizes in a single development may provide interest and smaller lots may result in some potentially more affordable homes, though if taken too far could result in a design which is unanticipated by neighbors particularly if adjacent to larger lots.</li></ul>
<b>Surveyor Preparation of a Land Division Map</b> <ul style="list-style-type: none"><li><i>Issue expressed during City Commission review</i></li><li>The existing code does not require the map for Planning Division review of land divisions to be prepared by a surveyor. However, a surveyor is needed prior to completion of a land division.</li></ul> Proposal:	<b>Planning Commission</b> <ul style="list-style-type: none"><li>No concerns with requiring the preliminary plan to be prepared by a surveyor.</li></ul> <b>Public</b> <ul style="list-style-type: none"><li>Developers indicated the requirement is not consistent with industry practices. An existing conditions map is typically prepared by a licensed surveyor with a CAD (Computer Aided Drafting) file provided to the site planner for preparation of the site plan. Civil engineers, wetlands biologists and other professionals also use the existing conditions map to do their portions of the project.</li></ul>

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<ul style="list-style-type: none"> <li>Add requirement that site plan for land divisions be prepared by licensed surveyor</li> </ul> <p>OCMC 16.08.025</p>	<p><b>Staff</b></p> <ul style="list-style-type: none"> <li>Recommends section be modified to require an existing conditions map be prepared by a licensed surveyor, but the preliminary plat and site plans are not required to be. Staff concurs that removal of this requirement from the Site Plan section is consistent with the land division review process.</li> </ul>
<p><b>Prohibit CC&amp;R Restrictions on Housing Types</b></p> <ul style="list-style-type: none"> <li>City may legally stipulate that private CC&amp;Rs shall not prohibit or add additional restrictions for Accessory Dwelling Units or Internal Conversions prior to final plat.</li> <li>This preserves the rights of homeowners who wish to pursue an ADU or Internal Conversion in accordance with city code.</li> </ul> <p>OCMC 16.08.030, 16.08.095</p>	<p><b>Planning Commission</b></p> <ul style="list-style-type: none"> <li>PC recommended approval of this code language with minor language clarification, from “shall expressly permit” to “shall not prohibit”.</li> </ul> <p><b>Staff</b></p> <ul style="list-style-type: none"> <li>Staff already requires that draft CC&amp;Rs for new developments be submitted for review prior to final plat to ensure compatibility with zoning code and city policies. The proposed code language is consistent with this process.</li> </ul>