



# City of Oregon City

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## Staff Report

File Number: PC 19-021

**Agenda Date:** 3/20/2019

**Status:** Public Hearing

**To:** City Commission

**Agenda #:** 6a.

**From:** Community Development Director Laura Terway

**File Type:** Land Use Item

### **SUBJECT:**

Development Code Amendments Including Equitable Housing (Planning File LEG 18-00001)

### **RECOMMENDED ACTION (Motion):**

Prior to continuing file LEG 18-00001 to the April 3, 2019 hearing, staff recommends the City Commission consider public testimony and provide direction on the topics within the proposed amendments to the municipal code as identified on the schedule below.

Recommended Motion: Continue file LEG 18-00001 to the April 3, 2019 City Commission hearing.

### **BACKGROUND:**

This is the fourth of five public hearings scheduled for review of the highlights of the proposed code amendments proposed within file LEG-18-00001. At each hearing, staff will present a brief PowerPoint presentation summarizing the major changes in the proposed code amendments and the top few issues during Planning Commission review. 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 April. The list of outstanding issues for final direction at the April 3, 2019 hearing is provided below.

The public and Commission are encouraged to provide comments relevant to a specific topic at the associated hearing date identified below.

### **Hearing Date: January 16, 2019**

Part 1 - Overview of Housing Types and Design Standards by Comprehensive. Plan Designation  
Presenter: JET Planning / Elizabeth Decker with Planning Staff

- Low Density Residential Districts - Permitted Uses and Design Requirements
  - Single Family Detached
  - Accessory Dwelling Units - (ADUs)
  - Cluster Housing
  - Internal Conversions
  - Corner Duplex
  - Single Family Attached (Townhomes) in Master Plan/PUD
- Medium Density Residential Districts - Permitted Uses and Design Requirements

- Single Family Detached
- Accessory Dwelling Units - (ADUs)
- Cluster Housing
- Internal Conversions
- Corner Duplex
- Duplex
- Single Family Attached (Townhomes)
- 3-4 Plexes
- Manufactured Home Parks (in R-3.5)
- Live/work (with Conditional Use)
- Zoning Districts

### **February 6, 2019 - Public Hearing**

Part 2 - Overview of Housing Types and Design Standards by Comprehensive. Plan Designation

- High Density Residential District - Permitted Uses and Design Requirements
  - Accessory Dwelling Units - (ADUs) for Pre-Existing Single-Family Detached Dwellings
  - Internal Conversions for Pre-Existing Single-Family Detached Dwellings
  - Corner Duplex
  - Duplex
  - Single Family Attached (Townhomes)
  - 3-4 Plexes
  - Multi-Family Residential
  - Cluster Housing
  - Live/work (with Conditional Use)
- Site Plan and Design Review Standards
- Mixed Use / Commercial Districts
  - NC
  - HC
  - MUC
  - C
  - MUD
  - WFDDD
- Employment / Industrial Districts
  - MUE
  - GI
  - CI
- Institutional (Public) District

### **March 6, 2019 - Public Hearing**

Part 3 - Overview of Additional Standards

Presenter: Planning and Public Works Staff

Please provide any written comments on Part 3 by: Monday, February 25, 2019, 5:00 p.m.

- Shelters
- Conditional Uses
- Supplemental Zoning Regulations
  - Mobile Food Carts
  - Fences, Hedges, Walls, and Retaining Walls

Home Occupations

Projections from Buildings

Setback Exceptions

- After Hours Parking Lots in MUC, MUD, & WFDD
- Annexations (City Boundary Changes and Extension of Services)
- Streets Sidewalks and Public Places
- Public and Street Trees
- Stormwater Management
- Minimum Public Improvement Standards for Development
- Tree Protection, Removal and Replanting
- Natural Resources Overlay District (NROD)
- Off-Street Parking and Loading

### **March 20, 2019**

Part 4 - Procedural Improvements

Presenter: Planning and Public Works Staff

Please provide any written comments on Part 4 by: Monday, March 11, 2019, 5:00 p.m.

- Historic Review Board
- Reimbursement Districts
- Lot Line Adjustments
- Land Divisions and Minor Partitions (Including Lot Averaging)
- Site Plan and Design Review
- Planned Unit Developments / Master Plan
- Public Improvements
- Admin and Process
- Variances
- Zone Changes and Amendments
- Definitions
- Other Topics as Identified by the Commission

### **April 3, 2019 - Public Hearing**

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.

The latest list of items to be decided includes:

- 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
- Shelters: Zones Permitted / Standards / Process
- Mobile Food Carts: Zones Permitted / CCC Campus / Standards / Process
- Tree Removal as an Annexation Factor
- Natural Resource Overlay District: Allowance of Fences
- Street Trees and General Tree Protection/Mitigation
- Alleys in Concept Plan Areas

### **April 17, 2019 - Public Hearing**

Review final draft amendments which include changes from previous meetings. Tentative request for approval and first reading of Ordinance 18-1009 approving code amendments.

### **May 1, 2019 - Public Hearing**

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

LEG-18-00001 includes amendments to the text of the Oregon City Municipal Code. 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 additional housing opportunities recommended by an Equitable Housing Public Advisory Team as well as other changes which were not reviewed by the equitable housing advisory committees but predominately implement their direction. As a whole, the amendments result in greater opportunities for housing, reduce regulations, streamline processes, provide clarity around existing standards, address existing concerns in the development standards, and are formatted to be easier to follow. This proposal does not include any changes to the adopted zoning map or any city-initiated construction or development.

The project began when the community identified concerns about not being able to afford to rent or purchase a home or condo. The availability of places to live at many income levels was constrained and the types of places available were not always matched with the types of places the community wanted. In response, the City Commission adopted goals for the 2017-2019 biennium including:

*Goal 1 (Cultivate an Environment for Successful Economic Development):  
Complete site-readiness efforts which can be accomplished through ... improvements or process and permitting refinement.*

*Goal 3 (Enhance the Livability of the Community): Review local regulations and processes to remove barriers and provide incentives to additional housing opportunities*

The City received a \$100,000 grant from Metro to accomplish this project. The majority of the code amendments implement the direction provided by the Equitable Housing project by amending the applicable Chapters of the Oregon City Municipal Code related to land divisions and development of all types of housing such as multi-family, duplexes, and single-family homes. The amendments remove unnecessary standards, remove conflicting standards, reword for clarity, reformat for clarity, and streamline some housing processes, though a handful of additional amendments were added throughout the evolution of the project which are not related to housing.

The complete package of amendments include:

- Recommendations from the Equitable Housing Project Advisory Team, consultants, staff, and Planning Commission (*For Planning Commission comment summary please Refer to Exhibit B5*).
- General clarifications of standards and procedures for more efficient development review to support clear standards and efficient process for the development of housing; and
- A handful of other amendments identified by staff or through the course of the public hearing process which are not related to housing.

The project was driven by the community with more than 50 meetings and opportunities for input including multiple workshops, city advisory groups, project and technical advisory team meetings, three online community surveys, stakeholder interviews and a variety of Planning and City Commission meetings including:

21 Meetings Dedicated to Housing Related Issues (Remaining Meetings Include All Code Amendments)

- 5 Technical Advisory Team + 5 Project Advisory Team Meetings for Equitable Housing
- 7 Planning Commission Work Sessions
- 6 Planning Commission Hearings
- 10 City Commission Hearings
- 3 City Commission Work Sessions