



# City of Oregon City

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## Staff Report

File Number: PC 19-038

**Agenda Date:** 4/22/2019

**Status:** Public Hearing

**To:** Planning Commission

**Agenda #:** 3b.

**From:** Planner Pete Walter

**File Type:** Land Use Item

### **SUBJECT:**

File LEG-18-0001: City Commission Request for Additional Planning Commission Review of Certain Code Amendments

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

Discussion and direction.

### **BACKGROUND:**

The City Commission is in the final stages of reviewing a handfull of outstanding proposed Equitable Housing and Other Code Amendments. The Planning Commission originally recommended approval of the code amendments in late 2018. On April 3, the City Commission requested that staff bring back four items to the Planning Commission for further review and direction. Each of these items is discussed in more detail in the attached memorandum. There may be additional items following the April 17 City Commission hearing.

Staff anticipates that the items above will require varying levels of input to be resolved. For example, creation of a short-term rental policy will require significant time to sufficiently research and obtain public input while the distance of the mailed notice may not. Some of the items can be resolved fairly quickly for consideration by the City Commission under the current ordinance while others may require the creation of a new Ordinance on a separate, extended timeline. Lastly, the City Commission will be providing additional direction to staff at their April 17, 2019 and thus the Planning Commission may be asked to further consider additional items.

1) Accessory Dwelling Units: Owner Occupancy Requirements and Short Term Rental Policy. Planning Commission recommended removal of the Owner Occupancy requirement, however, the City Commission expressed concerns regarding Short Term rentals and the desire that a more comprehensive and less onerous process for permitting short term rentals be considered prior to removing the requirement.

2) Amending the 75' height limit in the Mixed-Use Downtown District. The City Commission and Planning Commission will hold a joint worksession to discuss this item. Planning Commission originally recommended to keep the majority of the current height restrictions for the MUD zone with one minor amendment.

3) Prohibition on 3-4 plexes in Historic Commercial District (in Canemah along McLoughlin

Boulevard).

Planning Commission originally recommended that 3-4 plexes not be permitted in this district. Currently they are a permitted use.

4) Change or Retain the mailed notice area requirement to neighboring property owners within 300' of Type II-IV development.

Planning Commission did not discuss this issue previously.