

Summary of Direction on Significant Code Amendments to Date

May 7, 2019

This worksheet is intended to be a guide for the City Commission to use as a reference during the April 3, April 17, May 1, and May 15 City Commission hearings. The intent of the hearings is to provide final direction to staff on the outstanding issues from the November 26, 2018 draft amendments. As the City Commission reviewed the amendments, issues of larger debate before the Planning Commission or those which required additional discussion were pulled aside to determine if the draft language should be amended further. Any notes should be submitted to staff to be entered into the record. Please reference the applicable sections of the Oregon City Municipal Code (identified in *italics*), "Items for City Commission Direction", and public comments.

	Code Amendments in the Planning Commission Recommendation	Retain?	Amend?	Comments
April 3 rd Review				
	Require a 2-acre minimum lot size for manufactured housing parks. <i>17.20.050.C.1</i>		X	Change minimum size to 1 acre.
	Retain an owner occupancy requirement for accessory dwelling units (ADUs). <i>17.20.10.D.6</i>			Send to Planning Commission for more direction and pair with a recommendation for an easier, quicker, and cheaper process for short-term rentals with more tailored standards. PC Response: Remove owner-occupancy requirements for ADU's and work on short-term rental process/requirements through a separate process.
	Require homes be 20 years old to qualify for internal conversions of up to four units. <i>17.20.030.B</i>	X		
	Increase flag lot pole widths for flag lots from 8 feet to 10 feet. <i>17.20.20.D.13 & 16.08.050.E</i>	X		
	Prohibit CC&R restrictions for homeowners who wish to pursue an ADU or internal conversion. <i>16.08.095</i>		X	Approve, but include minor amendments suggested by Assistant City Attorney.
	Prohibit 3-4 plexes in Historic Commercial District (In Canemah along McLoughlin Blvd) <i>17.26.020</i>			Send to Planning Commission for more discussion. PC Response: Prohibit 3-4 plexes and multi-family in HC.
	Add requirement that preliminary plats be prepared by a surveyor. <i>16.08.025</i>		X	Existing conditions prepared by a surveyor and a preliminary plat prepared by a licensed professional.

	Planning Commission Recommendation	Retain?	Amend?	Comments
	Combine the standards for multi-family and commercial/industrial/office/retail/etc. <i>17.62.055 & 17.62.057</i>	X		
	Limit the currently unlimited Type II modifications to: landscaping, vehicular connections to adjoining properties, on-site pedestrian circulation, utility undergrounding, building location, building details, windows, and parking lot landscaping. <i>17.62.015</i>	X		
	Amend height limit in the Mixed Use Downtown District for properties located outside of the Downtown Design District. The maximum height is 75', except for the following which is limited to 45': <ul style="list-style-type: none"> Properties between Main Street and McLoughlin Boulevard and 11th and 16th streets Property within five hundred feet of the End of the Oregon Trail Center property Property within 100' of <u>abutting a</u> single-family detached or attached units <i>17.34.060.D</i>			Send to Planning Commission for more discussion. Hold a joint work session between the City Commission and Planning Commission. PC Response: Discussion continues regarding height in MUD.
	Add allowance for some fences to be constructed in the Natural Resource Overlay District if certain standards are met. <i>17.49.080.O</i>	X		
	Retain the mailed notice requirement to neighboring property owners within 300' of Type II-IV development. <i>17.50.030.B-D</i>			Send to Planning Commission for more discussion. PC Response: Retain 300' mailed notice.
	Change the expiration of an application from: <ul style="list-style-type: none"> Commercial- Issue a building permit within 2 years (with a 1-year extension) and no end date to complete the project. Land Division- public improvements and conditions of approval met (with 1-year extension) to 3 years to submit to plans to the Building Division or County Surveyor and 5 years to complete all portions of the project. <i>17.50.200 & 17.50.210</i>		X	Approve staff recommendation. Note that the code amendment was proposed by staff after Planning Commission review.

April 17th Review

Planning Commission Recommendation	Retain?	Amend?	Comments
Retain the residential design standards for Park Place and South End Concept Plan areas. <i>17.20, 17.21, & 17.22</i>	X		
Restrict alley access requirements in high and medium density residential, mixed-use districts from citywide to concept plan areas only. <i>16.12.026</i>	X		
Establishment of standards for transitory and non-transitory mobile food carts and allowance of transitory mobile food carts in some zones. <ul style="list-style-type: none"> • Allow in the Mixed Use Employment, General Industrial and Campus Industrial as a permitted use for less than 5 hours in a 24-hour period. • Prohibit in Mixed Use Corridor 1 & 2, Mixed Use Downtown, General Commercial, and Institutional zones without a special use permit. • Definition and establishment of a Type I Review process. <i>17.04.481, 17.54.115, & 17.62.035</i>		X	Support Planning Commission recommendation with the following changes: <ul style="list-style-type: none"> • Allow non-transitory food carts in “I” Institutional • Allow transitory food carts in “I” Institutional and “MUD” Mixed Use Downtown District (outside of the downtown design district)
Add definition and standards for day and/or night shelters. <ul style="list-style-type: none"> • Allow day and/or night shelters as a Conditional Use in the MUC, MUD zones (except within the Downtown Design District) • Conditional Use for ≤10 beds in residential districts • Prohibit shelters in NC, HC, C, Downtown Design District of MUD, WFDD, GI, CI, I <i>17.04.1117, 17.56.040.H, 17.52.020.A, 17.52.040.B, 17.29.030.L, 17.34.030.P, 17.08.025.K, 17.10.025.K, 17.12.025.K, 17.56.050.K, 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</i>			Discussion on this topic did not conclude.

May 15, 2019 Review

	Planning Commission Recommendation	Retain?	Amend?	Comments
	<p>Add definition and standards for day and/or night shelters.</p> <ul style="list-style-type: none"> • Allow day and/or night shelters as a Conditional Use in the MUC, MUD zones (except within the Downtown Design District) • Conditional Use for ≤10 beds in residential districts • Prohibit shelters in NC, HC, C, Downtown Design District of MUD, WFDD, GI, CI, I <p><i>17.04.1117, 17.56.040.H, 17.52.020.A, 17.52.040.B, 17.29.030.L, 17.34.030.P, 17.08.025.K, 17.10.025.K, 17.12.025.K, 17.56.050.K, 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</i></p>			
	<p>Amend the 20% lot size reduction (lot averaging) standard to 10% and limit the application of the reduction to 25% of the lots in a subdivision which are single-family detached homes.</p> <p><i>16.08.065</i></p>			
	<p>Amend minimum off-street parking in low and medium density residential areas for:</p> <ul style="list-style-type: none"> • Accessory dwelling units = 1 stall (currently 1 stall) • Internal conversions = 2 units = 1 stall 3 or 4 units = 2 stalls (currently not allowed use) • 3-4 plexes = 2 stalls (currently based on bedrooms) <p><i>17.20.010.D.8, 17.20.030.G, & 17.16.060.B</i></p>			
	<p>Add a new annexation factor which allows the Commissions to consider if significant site grading or tree removal (>50 percent of the forest canopy excluding farm or forest practices) has occurred on the property since the date when the annexation application was filed.</p> <p><i>14.04.060.A.8</i></p>			