



City of Oregon City

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Staff Report

File Number: PC 19-044

Agenda Date: 5/15/2019

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 June 5, 2019 hearing, staff recommends the City Commission consider public testimony and provide direction on the remaining topics within the proposed amendments to the municipal code as identified on the schedule below.

Recommended Motion: Continue file LEG 18-00001 to the June 5, 2019 City Commission hearing.

BACKGROUND:

This public hearing is scheduled to provide remaining direction to the Planning Division staff on outstanding items prior to establishing a final set of amendments. Staff recommends the Commission hear public testimony before providing staff direction on outstanding issues.

May 15, 2019 - Public Hearing

Staff will seek final direction on the outstanding Issues identified below.

- Shelters
- Lot averaging
- Minimum off-street parking for ADU's, internal conversions, and 3-4 plexes
- Annexation factor for significant site grading or tree removal
- Recommendations from the Planning Commission on: owner-occupancy for ADU's, 3-4 plexes and multi-family in HC, and distance of the mailed notice requirement.

June 5, 2019 - Public Hearing

Review final draft amendments which include changes from previous meetings. Request to close public record and testimony.

June 19, 2019 - Public Hearing

Tentative request for approval and first reading of Ordinance 18-1009 approving a majority of code amendments.

July 3, 2019 - Public Hearing

Tentative request for second reading of Ordinance 18-1009 approving a majority of code

amendments.

Note that some issues have been directed to the Planning Commission for further consideration and may not be adopted with the schedule identified below.

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;
- General clarification 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 55 meetings or 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

7 Planning Commission Hearings

14 City Commission Hearings

3 City Commission Work Sessions