

Date	Issue / Comment / Concern	PAT / Staff Response / Recommendation	Planning Commission Recommendation	Code / Policy	Has this been Addressed? How?
10/16/19 Paul Edgar (Verbal)	Equitable housing – general comments	N/A	N/A	N/A	Yes
9/4/2019 Bonnie Espe	Tree Comments – Removal of trees	N/A	N/A	17.41	Yes
9/3/2019 Mark Sexton Kristin Powers Harry Kylo Becky Wilkinson Paul Espe Bonnie Espe 8/30/2019 Brandi Johnson	Allow shelters up to 10 beds for existing faith-based organizations in low-density residential zones with Conditional Use permit	CC to determine	N/A	17.08 17.56	Yes. Commission direction to allow shelters as CU in MUC and MUD outside of design district.
7/17/2019 Leah Tucker	Food Cart Code Amendments	Revised code proposed to CC 9/10/2019	N/A	17.54.115	Commission direction provided.
6/5/2019 Paul Edgar (Verbal)	Shelters	CC to determine	N/A	17.08 17.56	Yes. Commission direction to allow shelters as CU in MUC and MUD outside of design district.
6/5/2019 James Nicita (Verbal)	Public Notice	N/A	N/A	N/A	Yes. See adopted Findings.
6/5/2019 Damon Mabee	Shelters	CC to determine	N/A	17.08 17.56	Yes. Commission direction to allow shelters as CU in MUC and MUD outside of design district.
Tom Geil 5/15/2019	300' Notice Area too small	CC decided	N/A	17.50	CC decision to keep 300'.

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(Verbal)					
Amy Willhite 5/15/2019 (Verbal)	Neighborhood Assoc. Meeting Sign-In Sheet should be included in apps. 300' Notice Area	CC decided	N/A	17.50	Sign-In sheet required. CC decision to keep 300'.
Bob Mahoney 5/15/2019 (Verbal)	300' Notice	CC decided	N/A	17.50	CC decision to keep 300'.
5/23/2019 Email from Paul Edgar	Affordability, Building Costs, Manufactured Homes	N/A – Issue not raised – No comments specific to code amendments	N/A	N/A	N/A – No issues raised.
5/1/2019 Nick Dierkman (Verbal)	Shelters	CC to determine	N/A	17.08 17.56	Yes. Commission direction to allow shelters as CU in MUC and MUD outside of design district.
5/1/2019 Nancy Ide (For Joe Bixler)	Shelters	CC to determine	N/A	17.08 17.56	Yes. Commission direction to allow shelters as CU in MUC and MUD outside of design district.
5/1/2019 Doug Neeley (Verbal)	Shelters ADUs	CC to determine	N/A	17.08 17.40 17.56	Yes. Commission direction to allow shelters as CU in MUC and MUD outside of design district. ADUs are New Construction subject to HRB review per 17.40
5/1/2019 Tom Geil (Verbal)	Annexations SB 1573	N/A	N/A	14.04	SB 1573 does not require code language in OCMC 14.04.

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4/22/2019 Testimony to Planning Commission Patti Webb	Prohibit 3-4 Plexes in HC zone Comments about HRB Guidelines (separate process)	Staff / PAT recommended allowing HRB Historic Review Board process regulates exterior aesthetics, not land use within the building	4/22 - PC recommends Prohibit 3-4 Plexes and Multi-Family in HC zone	17.26	Yes. CC direction.
4/17/19 Verbal Testimony William Gifford	Requested that new commission look at concept plans	N/A - Issue not raised Staff does not recommend that concept plans be revisited. All concept plans are adopted and acknowledged by DLCD, and meet all applicable City and Metro requirements	N/A - Issue not raised	N/A	Concept plans have been adopted. Commission Direction not to revisit concept plans.
4/17/19 Verbal Testimony Tom Geil	Was not aware of the zoning for the Park Place Concept Plan Claimed that zoning was changed to medium density from low density	PPCP area Comprehensive Plan designations have not changed since adoption	N/A	N/A	PPCP area Comprehensive Plan designations have not changed since adoption
4/17/19 Verbal & written testimony Elizabeth Graser-Lindsay	See written comments	Ms. Graser-Lindsay's comments do not address specific code amendments Many of the comments deal with adequacy of infrastructure	N/A	N/A	N/A

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		in the Beaver Creek Road Concept Plan area, which is a separate project / process			
4/17/19 Verbal Testimony Kent Ziegler for Nick Veroske	See Nick Veroske letter OC News Article	See previous	See previous	See previous	See previous
4/17/19 Verbal Testimony Lisa Novak	Park Place Quality of life Design Standards Density	See previous comments	See previous comments	17.21, 17.22	CC Direction to Retain PPCP and SECP standards 4/17
4/17/19 Verbal Testimony Roseann Johnson HBA	See letter Requested that Lot Averaging be permitted for maximum flexibility No support for alleys No support for design standards	Park Place and South End Concept Plan Areas Residential Design Standards Restrictions to lot area averaging Proposed undergrounding requirements for existing utility lines Proposed tree removal and replacement requirements Additional factor for annexation of land to the City considering grading or tree removal	See previous comments	See previous comments	17.21, 17.22 16.08.065 16.12.095 12.08.035, 17.41.060 14.04.060

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4/17/19 Verbal Testimony Mikaila Smith	Support for warming shelters	See previous	See previous	See previous	Yes. Commission direction to allow shelters as CU in MUC and MUD outside of design district.
4/17/19 Verbal and Written Testimony Jack Shumate	Pastor at Won by one Concern about Conditional Use "fee"	See previous	See previous	See previous	Yes. Commission direction to allow shelters as CU in MUC and MUD outside of design district.
4/17/19 Verbal and Written Testimony Nancy Ide	Refer to March 20 letter from Homeless Coalition Support for Conditional Use process for overnight Shelters, but that day shelters and emergency shelters should be permitted with special standards Concern that existing shelters be allowed to continue legally without conditional use Recommended separate definitions for warming / emergency shelters as a subset of shelters Request agreement to address neighbor concerns Support for Won by one, The Father's Heart	Staff reviewing and drafting proposed separate definitions for: Shelter Emergency Shelter Transitional Housing	PC recommended current definition of Shelters and Conditional Use process	17.29.030.L 17.34.030.P 17.08.025.K 17.10.025.L 17.12.025.K	Yes. Commission direction to allow shelters as CU in MUC and MUD outside of design district.

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4/17/19 Verbal and written Testimony Robin Schmidt	The Father's Heart Wishes to remain a day shelter Discussed in-house rules Important to distinguish between Day / Night / Emergency Shelters Concern for "Fee"	See previous	See previous	See previous	Yes. Commission direction to allow shelters as CU in MUC and MUD outside of design district.
4/17/19 Verbal Testimony Patti Clar	Support for The Father's Heart	See previous	See previous	See previous	Yes. Commission direction to allow shelters as CU in MUC and MUD outside of design district.
4/17/19 Verbal Testimony Tony Heiner	Support for warming shelters Support for needed facilities	Day shelters should be treated differently than overnight shelters.	Combine definitions and require a Conditional Use for 11 or more beds in MUC, MUD and R-3.5. Allow up to 10 beds as accessory use to religious institution use.	Combine 17.29.030.L 17.34.030.P 17.08.025.K 17.10.025.L 17.12.025.K (Proposed)	Yes. Commission direction to allow shelters as CU in MUC and MUD outside of design district.
4/17/19 Verbal Testimony Vahid Brown Clackamas 3HS	Background on warming shelters in Clackamas County 111% increase in shelter bed use	Day shelters should be treated differently than overnight shelters.	Combine definitions and require a Conditional Use for 11 or more beds in MUC, MUD and R-3.5. Allow up to 10 beds as accessory use to religious institution use.	17.29.030.L 17.34.030.P 17.08.025.K 17.10.025.L 17.12.025.K (Proposed)	Yes. Commission direction to allow shelters as CU in MUC and MUD outside of design district.

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	Recommended separate definitions for warming shelters as a subset of shelters				
4/17/19 Verbal and written Testimony Don Hanson OTAK	Alleys Add to development costs up to 29%	See previous comments	See previous comments	16.12.095 12.08.035,	To be determined
4/17/19 Verbal Testimony Michael Robinson	Alleys See previous comments	See previous comments	See previous comments		To be determined
4/17/19 Verbal Testimony Mike Mitchell	Suggested re-opening concept plans to revisit design standards ADU off-street parking should be waived if sufficient on-street parking Food carts Shelters City should <u>require</u> lot averaging if the goal is diversity of housing	See previous comments	See previous comments	17.21, 17.22 16.08.065 16.12.095 12.08.035, 17.41.060 14.04.060	To be determined Commission direction to allow shelters as CU in MUC and MUD outside of design district.
4/17/19 Verbal and written Testimony Bob LaSalle	Bias Challenge against Mayor	N/A	N/A	N/A	This is a legislative action, so bias is not a factor.

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4/17/19 Verbal and written Testimony Bob LaSalle	Residential Design standards for Park Place Concept Plan area (Don't change) List of participants on PPCP	See previous comments	See previous comments	17.21, 17.22	CC Direction to Retain standards 4/17
4/17/19 Verbal Testimony Kent Ziegler	Alleys = No Back Yards Expensive Send back to PC for concept plan areas	See supplemental memo dated 3.26.19.	N/A - Issue was not raised at PC	Existing code: 12.04.255 Proposed: 16.12.026	To be determined
4/8/19 OTAK	Alleys Design Cost	See supplemental memo dated 3.26.19.	N/A - Issue was not raised at PC	Existing code: 12.04.255 Proposed: 16.12.026	To be determined
4/5/2019 Kent Ziegler	Alleys	See previous comments	See previous comments	Existing code: 12.04.255 Proposed: 16.12.026	To be determined
4/5/2019 Bruce Ament	Park Place and South End Concept Plan Areas Residential Design Standards Restrictions to lot area averaging Proposed undergrounding requirements for existing utility lines Proposed tree removal and replacement requirements	See previous comments	See previous comments	17.21, 17.22 16.08.065 16.12.095 12.08.035, 17.41.060 14.04.060	To be determined

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	Additional factor for annexation of land to the City considering grading or tree removal				
4/3/19 Debbie Derusha	20-year age requirement for internal conversions ADU Owner-Occupancy				
4/2/19 George Thomas	Alley-loaded design - See comments for details	See supplemental memo dated 3.26.19.	N/A - Issue was not raised at PC	Existing code: 12.04.255 Proposed: 16.12.026	To be determined
4/1/19 Nick Veroske	Alley-loaded housing – See comments for details	See supplemental memo dated 3.26.19.	N/A - Issue was not raised at PC	Existing code: 12.04.255 Proposed: 16.12.026	CC direction to require alleys in concept plan areas.
3/31/19 James Wadkins	Shelters - Conditional Use	Conditional Use for 11 or more beds in MUC, MUD and R-3.5. Allow up to 10 beds as accessory use to religious institution use.	Conditional Use for 11 or more beds in MUC, MUD (outside of design district) and up to ten beds in Residential Zones. Prohibit elsewhere.	17.29.030.L 17.34.030.P 17.08.025.K 17.10.025.L 17.12.025.K (Proposed)	Commission direction to allow shelters as CU in MUC and MUD outside of design district.
3/29/2019 Darren Gusdorf - ICON	Alley Loaded Design – Examples from Oregon City	See supplemental memo dated 3.26.19.	N/A - Issue was not raised at PC	Existing Code: 17.20 (City wide) 17.21 (PPCP) New Code: 17.14 (City wide) 16.08.065 16.12.026	CC direction to require alleys in concept plan areas.

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3/26/19 South End Neighborhood Association	Voted to retain the existing design standards with no change.	See supplemental memo dated 3.26.19.	N/A - Issue was not raised at PC	Existing Code: 17.20 (City wide) 17.22 (SECP) New Code: 17.14 (City wide) 16.08.065	To be determined
3/25/19 Park Place Neighborhood Association	Concern about proposal to change design standards and alley requirements within the Park Place Concept Plan boundary when: There was public input in the process to create the plan and The standards implement the vision of the plan.	See supplemental memo dated 3.26.19.	N/A - Issue was not raised at PC	Existing Code: 17.20 (City wide) 17.21 (PPCP) New Code: 17.14 (City wide) 16.08.065 16.12.026	CC direction to retain design standards for PPCP and SECP. CC direction to require alleys in concept plan areas.
3/20/2019 Home Builder's Association	Remove restrictions on Lot Size Averaging Maximize buildable land Allow flexibility	PAT Discussion on March 6, 2018 Allow up to 20% smaller lots but restrict to lots for Single Family Detached. Note: Lot averaging does not allow more units in a development.	Reduce to 10% from 20% Restrict to 25% of lots Remove powerline easements from net developable area calculation Limit to Single Family Detached lots	16.08.065 (Proposed)	Adopted PC recommendation.
3/20/2019 Homeless Solutions Coalition of Clackamas County	Shelters should not be a Conditional Use Day shelters should be treated differently than overnight shelters.	Combine definitions and require a Conditional Use for 11 or more beds in MUC, MUD and R-3.5.	Combine definitions and require a Conditional Use for 11 or more beds in MUC, MUD (outside of design district) and up to	17.29.030.L 17.34.030.P 17.08.025.K 17.10.025.L 17.12.025.K (Proposed)	Commission direction to allow shelters as CU in MUC and MUD outside of design district.

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	<p>The conditional use process and high cost is a burden for the nonprofits which operate shelters to assist a vulnerable population.</p> <p>Request for the existing day center at 603 12th to be exempt from obtaining a conditional use.</p>	Allow up to 10 beds as accessory use to religious institution use.	ten beds in Residential Zones. Prohibit elsewhere.		
3/20/2019 Robin Schmidt The Father's Heart Ministry	<p>See letter</p> <p>Shelters should not be a Conditional Use</p> <p>Overnight warming shelter is providing needed assistance</p>	Conditional Use for 11 or more beds in MUC, MUD and R-3.5. Allow up to 10 beds as accessory use to religious institution use.	Conditional Use for 11 or more beds in MUC, MUD (outside of design district) and up to ten beds in Residential Zones. Prohibit elsewhere.	17.29.030.L 17.34.030.P 17.08.025.K 17.10.025.L 17.12.025.K (Proposed)	Commission direction to allow shelters as CU in MUC and MUD outside of design district.
3/20/19 ICON Gusdorf	<p>Remove proposed restrictions on Lot size Averaging – reduces costs and allows the lot yields closer to the zone</p> <p>Discrepancies between the Park Place Concept Plan and South End Concept Plans and the Residential Design Standards</p> <p>Alley Requirement</p>	<p>PAT Discussion on March 6, 2018</p> <p>Allow up to 20% smaller lots but restrict to lots for Single Family Detached. Note: Lot averaging does not allow more units in a development.</p> <p>See supplemental memo dated 3.26.19.</p>	<p>Reduce lot reduction to 10% and limit amount of applicable lots to 25% of subdivision. Limited to single-family.</p> <p>Issue was not raised at PC</p>	<p>Existing Code: 17.20 (City wide) 17.21 (PPCP) 17.22 (SECP)</p> <p>New Code: 17.14 (City wide) 16.08.065</p>	CC adopted PC recommendation.
3/20/19 Tom Geil	Supports proposed lot averaging amendments.	PAT Discussion on March 6, 2018. Allow up to 20% smaller lots but restrict to lots for Single Family Detached.	Supports proposed lot averaging amendments.	16.08.065 17.50	<p>CC adopted PC recommendation.</p> <p>Sign in sheet req. retained.</p>

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	Request to not remove sign-in sheet from neighborhood association meeting for completeness of an application. Does not support CC&R amendment.	Sign-in sheet is not relevant to approval criteria and was thus removed, a summary of what was discussed is still required. Support CC&R amendment.	Support removal of sign-in sheet. Support CC&R amendment.		
3/20/19 William Gifford	The average home price in the 97045 zip code is very high. City cannot control a lot of costs for developing housing, but can control restrictions.	The comments do not address specific code revisions.	See amendments		N/A
3/8/2019 Renken	Code Amendments not well understood by Park Place neighborhood Development concerns Traffic Affordability Housing Authority	The comments do not address specific code revisions. See supplemental memo dated 3.26.19.	N/A	17.21, 17.22 16.12.026	CC direction to retain design standards for PPCP and SECP. CC direction to require alleys in concept plan areas.
3/6/2019 Hammond-Williams	Do not change the PPCP Design Standards Design intent of the PPCP for walkable neighborhoods	See supplemental memo dated 3.26.19.	N/A	17.21 16.12.026	CC direction to retain design standards for PPCP and SECP. CC direction to require alleys in concept plan areas.
3/6/2019 HBA James Adkins	Tree Mitigation requirements are costly and difficult to comply with	No changes Regulations are clear and objective	No changes	17.41	CC adopted PC direction.
3/6/2019 Sprehe	Support for Equitable Housing from Clackamas Community College – Increase housing	See Code	See Code	See Code	See Code

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	options for cost burdened students				
3/6/2019 Kosinski	<p>Application of city-wide design standards may result in boring, cookie-cutter development</p> <p>Developer requests do not address core values of concept plans</p> <p>Zoning and Density Geologic hazards Stormwater Notice to Hamlet of Beaver Creek</p>	<p>No changes proposed to OCMC 17.44 Geologic Hazards</p> <p>Core Values for Park Place Concept Plan are in the record See 3.26.19 memo</p> <p>No proposal to revisit the concept plans</p> <p>Notice requirements follow city code, notice to County CPOs is provided via email, but not required</p>	N/A	17.21 17.44	<p>CC direction to retain design standards for PPCP and SECP.</p> <p>CC direction to require alleys in concept plan areas.</p>
3/6/2019	Support for Food Carts at Clackamas Community College	Staff supports allowing transitory and non-transitory food carts at CCC, subject to OCMC 17.54.115	N/A PC did not discuss	17.54.115	Adopted
3/6/2019 Berge	20076 Hwy 213 R-2 Zoning does not currently allow for Townhomes	Proposed amendments will allow Single-Family Attached (Townhomes) subject to design standards, street and access requirements	N/A	17.12 17.16 16.12	Yes.
3/6/2019 Basak	<p>South End Concept Plan Design Standards</p> <p>Alley / Access Requirements</p> <p>Density</p> <p>Traffic</p> <p>Property Values</p> <p>Taxes</p>	<p>Clarification – SECP is not being revised</p> <p>Design Standards do not impact density, but could be simplified</p> <p>Applicants may propose alternatives to the design standards and alley</p>	N/A Issue was raised at CC	17.22 16.12.026	<p>CC direction to retain design standards for PPCP and SECP.</p> <p>CC direction to require alleys in concept plan areas.</p>

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		requirement through the Type II land use process. Density is based on the zoning which will be based on adopted Comprehensive Plan			
3/5/2019 Grady	Park Place Concept Plan – Alleys and Design Standards	Rear garages and alleys are not practical Allow front or side garages 15% windows excessive Covered porches is a good idea Walkways	N/A Issue was raised at CC	17.21 16.12.026	CC direction to retain design standards for PPCP and SECP. CC direction to require alleys in concept plan areas.
3/1/2019 Renken	Revision of Park Place Concept Plan	No revisions to the Park Place Concept Plan are proposed Design Standards could be simplified somewhat Applicants may propose alternatives to the design standards and alley requirement through the Type II land use process (i.e. Minor Variance process for Design Standards, Modifications process for Alleys)	N/A	16.12	CC direction to retain design standards for PPCP and SECP. CC direction to require alleys in concept plan areas.
2/27/2019 Givens	Lot size reduction Annexation factors Tree removal and replanting Tree replacement table Street trees Tree mitigation Prelim. Plat – required plans	See previous comments	See previous comments	16.08.065 14.04.060 17.41.060 17.41.060-1 12.08.015 12.08.035 16.08.025	Direction provided. Code effective Aug. 2

Date	Issue / Comment / Concern	PAT / Staff Response / Recommendation	Planning Commission Recommendation	Code / Policy	Has this been Addressed? How?
2/12/2019 Monty Hurley AKS Engineering and Forestry	<ol style="list-style-type: none"> Design Standards for Concept Plans Lot Averaging Underground Placement of Utility Lines Tree Removal and Replacement Ratios Annexation Factors (New Tree Removal factor) 	Discussion on March 6	See Code.	17.21, 17.22 16.08.065 16.12.095 12.08.035, 17.41.060 14.04.060	Direction provided. Code effective Aug. 2
2/4/2019 Rick Givens	Alleys	Discussion on March 6	See Code. PC recommended changes to apply alley requirement in concept plan areas only.	16.12.026	Direction provided. Code effective Aug. 2 CC direction to require alleys in concept plan areas.
1/23/2019 Darren Gusdorf	Concept Plan Residential Design Standards (South End and Park Place)	Staff: contact with affected neighborhoods for feedback	Issue not raised before PC	17.21 17.22	CC direction to retain design standards for PPCP and SECP.
1/14/2019 Kent Ziegler	Concept Plan Residential Design Standards	See above.	Issue not raised before PC	17.21 17.22	CC direction to retain design standards for PPCP and SECP.
1/14/2019 Ray Crisp	<p>Townhome design: Min lot size in R-3.5 = 2500 sf (20' Lot width requires 125' lot depth) is problematic</p> <p>Alleys are important for access to back of attached units</p> <p>Min. parking for 3-4 plexes inadequate</p>	<p>The standard requires alleys for medium, high density and mixed uses zones in concept plan areas but <u>does not prohibit</u> garages.</p> <p>Alternatives may be considered. See memo dated 3.26.19</p> <p>1 stall for under 3 units 2 stalls for 3 or 4 units</p>	See amendments	17.10 16.12 17.16.080.b 17.20.020	Direction provided. Code effective Aug. 2 CC direction to require alleys in concept plan areas. Parking standards adopted.

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	Allow up to 4 attached ADUs separate from main house for oversized lots	Allow one total (attached or detached)			
1/14/2019 Rick Givens	Concept Plan Residential Design Standards Garage Requirements Alley Requirements	See 3.26.19 memo	Issue not raised before PC	17.21 17.22	Direction provided. Code effective Aug. 2. CC direction to retain design standards for PPCP and SECP. CC direction to require alleys in concept plan areas.
12/5/2018 Rick Givens	Preliminary subdivision plat— Don't require Surveyor prepare initial site plan	Staff supports. Final plat must be prepared by Surveyor but site plan can be prepared by other suitable professional.	Issue not raised before PC	16.08.025	Change adopted.
12/5/2019 Rosalie Nowalk	Please adopt these code changes Tenant Bill of Rights Short Term Rentals pose a threat to long term housing and rental costs and availability	See Planning Commission advisory letter regarding short term rentals. Further discussion needed outside process. Tenant Bill of Rights may be best addressed at state level but is important locally.	See PC Advisory letter with recommendations for additional measures	n/a	Additional policy review needed. Postpone for future action. STR and rental policies to be revisited following adoption.
12/5/2018	Lot size reduction allowance should be 20%	See comment on Page 7 from 9/10/18 Lot size reduction allowance should be 20% for single-family	Lot size reduction allowance should be 10% for single-family, limited to 25% of lots	16.08.065	Direction provided. Code effective Aug. 2.
12/5/2018	Reduce or remove the 20-year age requirement for internal conversions	Recommended 20 years.	Recommended 20 years.	17.20.030.B	Direction provided. Code effective Aug. 2.
12/5/2018	Remove Owner Occupancy for ADUs	Remove Owner Occupancy for ADUS	Retained owner occupancy requirement.	17.20.010.D.5	Direction provided. Code effective Aug. 2. Removed occupancy requirement.

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12/5/2018	Adopt a Rental Tenant Bill of Rights	n/a	n/a	n/a	City Commission to consider outside of this process.
11/29/2018	Allowing Mobile Food Carts in "I" zone, Clackamas Community College	Discussion on March 6	Limited discussion on this issue.	17.39	Direction provided. Code effective Aug. 2.
11/7/2018	Allowable projections into setbacks	Clarify that projections may not touch the ground.	n/a	17.54.020	Yes. See code section.
11/6/2018 Rick Givens	Preliminary Plat Information Lot Averaging	See comment on Page 7 from 9/10/18 Lot size reduction allowance should be 20% for single-family	Lot size reduction allowance should be 10% for single-family, limited to 25% of lots	16.08.025 16.08.065	Direction provided. Code effective Aug. 2.
10/22/2018	Fences in right-of-way	City Engineer recommended language and standards.	Add that Fences, hedges and walls in ROW should be discouraged.	17.54.100.B.	Direction provided. Code effective Aug. 2.
10/22/2018	Fences in Natural Resource Overlay District	Exempt fences from Type II review provided they meet proposed standards. NRC approved.	Fences should be allowed if certain restrictions are met.	17.49.080	Direction provided. Code effective Aug. 2.
10/22/2018	Allowing Housing in "C" General Commercial District	Continue to allow housing uses in "C" General Commercial District	Continue to allow housing uses in "C" General Commercial District	17.32	Direction provided. Code effective Aug. 2.
10/22/2018	CC&Rs to include language "shall not prohibit" ADUs and internal conversions.	Include phrase "shall expressly permit" as opposed to "shall not prohibit".	Change to "shall not prohibit".	16.08.095	Direction provided. Code effective Aug. 2.
10/22/2018	Clairmont Manufactured Home Park redevelopment	Staff not aware that site will be re-developed, but could be expanded under new code.	Recommendation to address MHPs as their own zone district in the future. This process does not include map amendments.	17.10 17.20	Yes. See also policy advisement letter from Planning Commission.
10/22/2018	R2 zone question on Tax Lots	R2 zone allows more uses and would allow attached housing.	Expand the allowable uses in R-2	17.16 17.18	Yes. See code sections.

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10/22/2018	Comment about industrial use provision in 17.18.035	No changes proposed, item was renumbered in code.	none	17.18.035	Yes. See code section.
10/22/2018	Topics outside scope of code amendments.	Draft Policy Advisement Letter from PC to CC.	See attached letter dated November 24, 2018.	Various.	See attached.
10/22/2018	Off-Street Parking for ADUs	Don't require.	1 space	17.20.010.D.8	Direction provided. Code effective Aug. 2.
10/22/2018	Off-Street Parking for 3-4 plexes	Don't require.	2 spaces	17.16.080.B	Direction provided. Code effective Aug. 2.
10/22/2018	Off-Street Parking for Internal Conversions	Don't require.	1 space / 2 units 2 space / 3-4 units	17.20.030.G.	Direction provided. Code effective Aug. 2.
10/22/2018	Owner Occupancy requirement for ADUs	Remove requirement.	Keep requirement.	17.20.010.D.5	Direction provided. Code effective Aug. 2.
10/22/2018	Shelters	Conditional Use for 11 or more beds in MUC, MUD and R-3.5. Allow up to 10 beds as accessory use to religious institution use.	Conditional Use for 11 or more beds in MUC, MUD (outside of design district) and up to ten beds in Residential. Prohibit elsewhere.	17.29.030.L 17.34.030.P 17.08.025.K 17.10.025.L 17.12.025.K	Commission direction to allow shelters as CU in MUC and MUD outside of design district.
10/22/2018	Transitory mobile food carts (less than 5 hours)	Staff suggested not including additional zoning designations which allow food carts in these amendments.	Allow in employments zones CI, GI, MUE	17.31.020.R 17.36.020.P 17.37.020.Q	Direction provided. Code effective Aug. 2.
10/8/2018	HBA testimony regarding Lot Size Averaging	See comment on Page 7 from 9/10/18 Lot size reduction allowance should be 20% for single-family	Lot size reduction allowance should be 10% for single-family, limited to 25% of lots	16.08.065	Direction provided. Code effective Aug. 2.
10/8/2018	Comments regarding VRBOs	Staff suggested not including in this process and addressing at a later date.	See PC Policy Advisement Letter	N/A	STRO to be determined at a later date outside this process.
10/8/2018	Boise Court Case Various Zoning Comments Clack. Co. Housing Bond	Comments lack specificity to address.	No direction given.	N/A	N/A

Date	Issue / Comment / Concern	PAT / Staff Response / Recommendation	Planning Commission Recommendation	Code / Policy	Has this been Addressed? How?
9/20/18	Email in support of changes for Manufactured Home Parks	List as a permitted use in R 3.5	List as a permitted use in R 3.5	OCMC 17.20	Yes. See Code.
9/17/2018	Memo from HSCCC with recommended code language for Overnight Warming Shelters	Allow up to 10 beds with CU in residential zones Conditional use in MUC, MUD for more than 10 beds.	Residential Zones - As recommended MUC – Permitted MUD – Conditional except in Downtown Design District	See uses by zone.	Commission direction to allow shelters as CU in MUC and MUD outside of design district. PC has provided direction.
9/10/18	ADUs: Require minimum parking	Don't require off-street parking	Retain existing standard to require 1 space for ADU, on or off-street	OCMC 17.20.010.D.7	Direction provided. Code effective Aug. 2.
9/10/2018	Public vs. Private Streets	Accept private streets provided they are built to city standard in TSP and there is public access.	Agree	OCMC 16.12 / 12.04	The code allows flexibility to allow both public and private streets without distinguishing a difference in design and requiring public access in both cases.
9/10/18	Internal Conversion parking	Don't require off-street parking	Possibly no parking or possibly one space per two units, rounded up, of off-street parking.	OCMC 17.20.030	Direction provided. Code effective Aug. 2.
9/10/18	3-4 Plex parking	Don't require off-street parking	Require one space per two units, rounded up, off-street parking.	OCMC 17.16.080.B	Direction provided. Code effective Aug. 2.
9/10/18	Cluster Development parking	1 space per unit	1 space per unit	OCMC 17.20.20.J.1	Yes. See code amendments with new parking standard.
9/10/18	Master Plan / PUD Applicability	Require for residential development of 200+ units Remove requirement for institutional use over 10 acres	Remove requirement for residential over a certain size Keep 10 acres min. for institutional	OCMC 17.65.030	Yes. See code amendments with revised applicability section.

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			Allow minor site plan and design reviews on institutional land w/o a master plan.		
9/10/18	Clairmont MHP Possible sale of Manufactured Home Park raised by residents	Permitted use in R-3.5 zone.	No changes to Chapter 15.52	OCMC 17.20.050 and 15.52	<ul style="list-style-type: none"> No closure has been discussed at this time, only transfer of park ownership. Proposal MHPs a permitted use will allow new and expansions of existing parks. Manufactured Home Park Closure requirements in Chapter 15.52.
9/10/2018	45' MUD Building Height for Properties between Main Street and McLoughlin Boulevard and 11th and 16th streets; and Property within one hundred feet of single-family detached or detached units.	Remove height restriction.	Retain height restriction, except change limitation "within 100 feet of" to "Adjacent to".	17.34.060.D	CC adopted PC recommendation.
9/10/2018	PC Comment Size of additions for Internal Conversions	800 sf PAT recommended 800 SF as that is the maximum size of an ADU.	<ul style="list-style-type: none"> Discuss options Reduce allowable addition size to between 300 – 500 sf to retain scale of existing building 	OCMC 17.20.030.D	Yes, included in code amendments.
9/10/18	Owner Occupancy for ADUs	Don't Require	Maintain owner occupancy requirement	17.20.010.D.6	Direction provided. Code effective Aug. 2.

Date	Issue / Comment / Concern	PAT / Staff Response / Recommendation	Planning Commission Recommendation	Code / Policy	Has this been Addressed? How?
9/10/18	Tree Mitigation Fee should allow for 150% inflation to cover time lag between the fee payment and the planting date.	Standard included in existing code.	Increase tree mitigation fee.	Fee Sheet	Fee set through a separate resolution.
9/10/18	Lot Size Averaging (PC Comment) <ul style="list-style-type: none"> Restrict lot averaging to a maximum 10% reduction for a maximum of 25% of lots. Don't allow land in alleys to count towards the averaging. Add language to prohibit any lots below the minimum lot size around the perimeter of the site abutting residential property, to reduce potential impacts to neighbors. 	Discussion on March 6 <ul style="list-style-type: none"> Allow up to 20% smaller lots but restrict to lots for Single Family Detached 	<ul style="list-style-type: none"> Restrict lot averaging to a maximum 10% reduction for a maximum of 25% of lots. 	16.08.070	Direction provided. Code effective Aug. 2.
9/10/2018	Manufactured Home Parks – Concern: Redevelopment Pressure Rent Increase Closure	See proposed code.	See proposed code	OCMC 17.10/17.20	<ul style="list-style-type: none"> No closure has been discussed at this time, only transfer of park ownership. Proposal MHPs a permitted use will allow new and expansions of existing parks. Manufactured Home Park Closure requirements in Chapter 15.52.

Date	Issue / Comment / Concern	PAT / Staff Response / Recommendation	Planning Commission Recommendation	Code / Policy	Has this been Addressed? How?
9/10/2018 PC Comment	Size of additions for Internal Conversions	800 sf PAT recommended 800 SF as that is the maximum size of an ADU.	<ul style="list-style-type: none"> Discuss options Reduce allowable addition size to between 300 – 500 sf to retain scale of existing building 	OCMC 17.20.030.D	Included in code amendments.
9/10/2018 Public Comment	Shelters - Encourage as permitted use in MUC and MUD zone. Challenges include obtaining permission to operate. Would be helpful not to have to ask permission year after year.	Staff recommendation to allow Shelters as permitted use in the MUC, MUD zones and Conditional Use for up to 10 beds in residential zones.	Conditional Use in MUC, MUD and for up to 10 beds in residential zones.	OCMC 17.29, 17.34	Commission direction to allow shelters as CU in MUC and MUD outside of design district.
9/10/2018 7/23/2018 PC Comment	Additional Policies and incentives are needed beyond the zoning code to truly create Equitable Housing options, however the scope of this review is limited to the zoning code.	<p>PAT scope of work limited to zoning code, however, PC may send forward specific recommendation to deal with these components</p> <p>Adopt zoning code amendments now, continue to work on these items in the future.</p>	Sent letter suggesting a variety of strategies to the City Commission.	Various code and policies would be affected.	<p>City Commission to address outside of this process.</p> <p>Revisit during comp plan update.</p>
9/10/2018 Public Comment	Allow residential use in Campus Industrial zone	No change recommended from staff. Allowing residential uses in CI would conflict with the purpose of this zone, which is for regional employment, light industrial and institutional development. Concern may conflict with other requirements to retain industrial land.	No change recommended.	17.37.020	Retain existing uses which do not include residential in the CI district.

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8/27/2018	<p>PGE Comments on Tree Cutting.</p> <p>PGE would like to remove hazardous and volunteer trees without a permit.</p> <p>PGE would like to coordinate review of proposed street tree plans during the development review process.</p> <p>Request that PGE dam be included in the utilities section of permitted uses for the Willamette Falls Downtown District in Chapter 17.35.</p>	<p>Staff does recommend waiving any street tree permitting requirements for Franchise Utilities operating within easements or in the Public Right-of-way.</p> <p>Planning and Public Works staff will coordinate with PGE on review of street tree plans.</p> <p>PGE dam is zoned GI and the dam is already a permitted use.</p>	No changes proposed.	12.08 17.35	No changes proposed.
8/27/2018 Public Comment	Potential conflict with the historic districts	No changes to historic review criteria. Existing guidelines for new construction under OCMC 17.40 pre-empt other regulations and regulate design. The historic overlay district regulates the exterior look of development and will continue to do so.	No changes to historic criteria. Allow a variety of uses.	OCMC 17.40	Yes.
8/27/2018 Public Comment	Should not allow fences in Natural Resource Overlay District	Staff recommended allowing fences which comply with certain requirements as identified by the NRC in the vegetated corridor.	Allow fences with certain criteria.	OCMC 17.49	Direction provided. Code effective Aug. 2.
8/27/2018	Concern for Type I process for approval of 3-4 plexes	Type I review for new structures. New lots are subject to Type II land division.	The proposed language includes clear and objective standards and	Proposed OCMC 17.16	Yes.

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			thus a Type I approval process.		
8/27/2018 Public Comment:	General support for all amendment proposed including multi-family design standards, and no parking requirements. Market will provide parking. Recommendation for further measures to address SDCs, tax abatement.				Yes. Recommendation for further measures to be considered in policy advisory letter to the City Commission.
8/22/2018 PC Comment:	Tri-City Sewer Plant. Does additional demand take away from other cities capacity?	Wallace Engineering analyzed additional demand and found would not exceed projections in in the existing Public Utility master plans.			<ul style="list-style-type: none"> • See Wallace Engineering Memo. • See also Email from TCSD confirming that this will not reduce capacity for other cities.
8/17/2018 Public Comment:	Allow manufactured homes and parks as option for cluster housing	The provisions allow for manufactured homes if certain design criteria are met.	Cluster Housing standards do not preclude manufactured homes.	OCMC 17.10, 17.20	Yes.
8/17/2018	Support for year-round Shelter provisions.	Staff recommendation to allow Shelters as permitted use in the MUC, MUD zones and Conditional Use for up to 10 beds in residential zones.	Conditional Use in MUC, MUD and for up to 10 beds in residential zones.	OCMC 17.29, 17.34	Commission direction to allow shelters as CU in MUC and MUD outside of design district.
8/17/2018	Support for code amendments.				
8/17/2018 Public Comment	Support for year-round Shelter provisions.	Staff recommendation to allow Shelters as permitted use in the MUC, MUD zones and Conditional Use for up to 10 beds in residential zones.	Conditional Use in MUC, MUD and for up to 10 beds in residential zones.	OCMC 17.29, 17.34	Commission direction to allow shelters as CU in MUC and MUD outside of design district.
8/13/2018 Public Comment	In support of Master Plan PUDs	PAT recommends adding residential components for	The Master Plan language has been		Yes. Direction provided. Code effective Aug. 2.

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		greater design flexibility and improved standards.	amended to replicate PUD standards and the title of the chapter has been changed to reflect the shared review standards and process.		
8/13/2018 Public Comment	Overlay codes in effect for homes on the local historic inventory	No changes to historic review criteria. Existing guidelines for new construction under OCMC 17.40 pre-empt other regulations and regulate design. The historic overlay district regulates the exterior look of development and will continue to do so.	No changes to historic criteria. Allow a variety of uses.	OCMC 17.40	Yes.
8/13/2018 Public Comment	Codes should be applied citywide	The missing middle strategies are implemented across the zoning designations.	The missing middle strategies are implemented across the zoning designations.		Yes.
8/27/2018 Public Comment	Protection of neighborhoods in Metro 3.07	City is not required by Metro to add density to single family neighborhoods.	Additional findings for the protection of neighborhoods and the retention of the character and people within the neighborhood are provided in the staff report.		Yes.
8/13/2018 PC Comment	What is the impetus for project, Comprehensive Plan Goals and Policies?	See proposed legislative findings and latest code amendments.			Yes.
8/13/2018 Public Comment	South End Road Traffic, Maintenance, Jurisdiction.	SECP and TSP consider transportation. The scope of this project does not include a	Review Urban Growth Management Agreement		Yes.

Date	Issue / Comment / Concern	PAT / Staff Response / Recommendation	Planning Commission Recommendation	Code / Policy	Has this been Addressed? How?
		review of the UGMA nor the process of transferring roads.	(UGMA) for guidance on acceptance of roads.		
8/13/20118 PC Comment	Underutilized property behind OC Shopping Center, Berry Hill Shopping Center. Use of Commercial properties for affordable housing.	The project does not include development of any property by the city. The code amendments allow clear guidance to property owners.			Yes.
7/23/2018 Public Comment	Concern about Cottage Home approval by Historic Review Board	Cluster Housing recommendations. HRB approval required as needed.	This project amends cottage home standards as identified in OCMC 17.20.	17.20	Yes.
7/23/2018 PC Comment	Street Tree Mitigation Fee is too low and should be a last resort, the priority should be on planting. Mitigation Fee should reflect true cost of planting.	Staff: The existing language includes tree mitigation fund if mitigation trees cannot be located onsite.		17.41. Fee schedule.	Yes.
7/23/2018 Public Comment	HOA restrictions on ADUs	Language that prohibits CC&R's from limiting housing options.	Language softened .	16.08	Yes
7/23/2018 Public Comment	Allow Single Family detached smaller homes in R2	Included. Smaller detached units could be proposed as part of a cluster development in R2, or as an ADU to a pre-existing SFD.	Included	Proposed OCMC 17.12 / 17.20	Yes.
7/23/2018 Public / PC Comment	Fire code On street parking	Code amendments do not conflicts with the fire code. Street width approved by Fire and Development Services.	No changes to street widths.		See Fire Code attachments from CFD#1.
7/23/2018 Public Comment	Concern about Roosevelt Street nuisance issues as well as not allowing group facilities in residential neighborhoods.	The scope of the project does not include revisions to the nuisance code. The regulations for group facilities are subject	No changes proposed		Yes.

Date	Issue / Comment / Concern	PAT / Staff Response / Recommendation	Planning Commission Recommendation	Code / Policy	Has this been Addressed? How?
		to state and fair-housing laws which pre-empt local zoning. The zoning code may not regulate what constitutes a family.			
7/23/2018 Public Comment	Fort Kennedy Vision Statement on Tiny Houses	Currently tiny houses would need to meet code standards for either an ADU, single-family dwelling or cottage cluster and all building code and public facilities hook up requirements. PAT recommendation is to address tiny houses when State building code is updated to address them.	The proposed amendments include a variety of opportunities to construct tiny homes with foundations. The proposal does not address recreational vehicles and their associated standards.		Yes.
7/23/2018 Public Comment	Are there industry standards for unit types?	Building code requirements govern occupancy and life safety standards.			Yes.
7/23/2018	Does this amendment allow cargo containers to be used as living units / ADUs?	Cargo Containers as Accessory Structures not a permitted use. Cargo containers as a principal dwelling that are modified to meet residential design standards would be OK.	No changes proposed.		Yes.
7/23/2018	Concern for Minimum off-street parking for Multi-family housing and ADUs.	Require one space per unit.	Changes reflected in 10/1/18 draft code amendments.		Direction provided. Code effective Aug. 2.
7/23/2018	Is there a cited source for the PSU ADU Survey?	Yes, there is. Click here	n/a	n/a	Yes.
7/23/2018 Public comment	Request to postpone code adoption until after City	No recommendation. The Planning Commission has had multiple hearings on the	N/A	N/A	Yes.

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	Commission elections in November	proposed amendments. Though a tentative schedule is provided, the amendments will go before the City Commission once the Planning Commission has completed their review.			
7/23/2018	Short term rentals in ADUs. Don't want to see ADUs used as a commercial use.	Bed and Breakfasts remain a conditional use Short Term rental defined under Bed and Breakfast or Boardinghouse.	Same as PAT. No change is proposed to this standard with this process.	OCMC 17.04.145 See all R zones.	Yes. Planning Commission recommended the City Commission address outside of this process.
7/23/2018	Short Term Rental (aka. "Vacation Rental") policy	No PAT recommendation. Staff: Rentals less than 30 days in a residential zone require a conditional use. No change is proposed to this standard at this time.	No change is proposed to this standard at this time. PC recommends further analysis of a policy to permit short term rentals.		Yes. Planning Commission recommended the City Commission address outside of this process.
7/23/2018 PC Comment	Number of ADUs per dwelling	1 per dwelling	The proposed amendments retain 1 ADU per detached single-family home.		Yes.
7/18/2018 Public Comment	Better cell phone coverage is need if additional housing is being added.	City does not have a role in reviewing the coverage of communication facilities. No changes to the standards are proposed.		OCMC 17.80	Yes.
7/9/2018 Public Comment	Signs for home occupations do not allow freestanding signs.	The scope of this project did not include signage.	No change	OCMC 15.28.	No changes to the standards are proposed.

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7/9/2018 PC Comment	Mobile Vending Food Carts	Permit in WFDD Other employment zones (CI, MUE, and GI) up to 5 hours with special use permit.	Separated definitions for food carts and other mobile vendors.	OCMC 17.35	Direction provided. Code effective Aug. 2.
7/9/2018	3-4 plexes in medium density zones / Design and Parking	See code – Type I review	2 parking stalls for 3-4 plex		Yes.
7/9/2018 and 9/10/2018 PC Comment	Size of additions for Internal Conversions	800 sf PAT recommended 800 SF as that is the maximum size of an ADU.		OCMC 17.20.030.D	Yes.
7/9/2018 PC Comment	Code should not be adopted citywide but should be applied selectively by neighborhood	PAT and staff recommendation was to apply city-wide. Development shall still be required to comply with applicable overlay districts.	The proposed amendments apply city-wide.		Yes.
7/9/2018 PC Comment	Housing Needs Analysis (HNA) timing, HNA should be done first	The project reviews the housing tools available to property owners with no guarantee of if or how much they will be employed. HNA is not necessary in order to adopt code, since it does not involve zoning map amendments and is applicable citywide. The City is working with Clackamas County on a county-wide (including some cities) project to assess the housing needs and buildable land.			Yes.
7/9/2018 Public Comment	Fences blocking sightlines in Canemah	Staff recommendation: No changes to the sight distance		17.54.100 OCMC 10.32	Yes.

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		requirements in 10.32 are proposed.			
7/9/2018 Public Comment	<p>Tree Removal in Annexation Areas:</p> <ul style="list-style-type: none"> Retain current policies which do not penalize or regulate tree cutting in annexation areas until zoning is applied, (unless otherwise regulated by County Zoning). Recommend to CC adoption of policies that discourage tree cutting prior to annexation and require mitigation if it occurs prior to annexation. Annexation is at discretion of City Commission. County code allows tree cutting under their zoning Strengthen / Update UGMA with Clackamas County 	<p>Staff Recommendation: Consider tree removal standards though a separate process to include all instances in which trees are regulated, beyond annexation. City cannot regulate outside of our jurisdiction.</p> <p>A stated policy adopted by resolution of the City Commission similar to Lake Oswego is one possibility, which has a three-year waiting period for annexation if trees are cut.</p>	Addition of an annexation factor to consider significant tree removal or grading during an annexation review.	OCMC 17.41 17.20 17.49 17.44 14.04	Direction provided. Code effective Aug. 2.