



City of Oregon City

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Staff Report

File Number: PC 19-135

Agenda Date: 12/4/2019

Status: Public Hearing

To: City Commission

Agenda #: 6b.

From: Community Development Director Laura Terway

File Type: Land Use Item

SUBJECT:

First Reading of Ordinance No. 19-1008 (Planning File LEG 18-0001), Development Code Amendments for Clarification, Correction of Errors, or Improvements

RECOMMENDED ACTION (Motion):

Staff recommends that the Commission approve the first reading of Ordinance No. 19-1008.

BACKGROUND:

This package of code amendments completes the City Commission's review of file LEG-18-0001 and includes all of the outstanding code amendments reviewed by the Commission's since the passage of Ordinance No. 18-1009.

Code amendments became effective August 2, 2019 and staff are already implementing the code. This "code clean-up" is necessary to assure that the standards are consistently applied to address additional housing opportunities recommended by an Equitable Housing Public Advisory Team, the Public and the Planning Commission and City Commission. The amendments clarify, correct errors, and improve the code and also include the Commission's direction with respect to:

- Amending the maximum height limits within the Mixed Use Downtown (MUD) District per Planning Commission's recommendation;
- Allowing permanent food carts within the Mixed Use Downtown (MUD) District;
- Amending design standards for food carts; and
- Adopting regulations for shelters.

A summary of the current batch of code clean-up items is attached, along with the text of the specific chapters to be updated.

The Commission provided feedback and direction to staff regarding proposed corrections and clarifications to the Oregon City Municipal Code on October 16, 2019. The complete packet of corrected and clarified code amendments and an updated detailed summary are attached.

The Planning Commission reviewed and recommended approval of corrections and clarifications to various chapters of the development code primarily as a follow up to the amendments which became effective August 2, 2019. The City Commission reviewed the draft language at a series of meetings which are detailed in the proposed findings.

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. The changes do not change the adopted zoning map or authorize 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 place to live. The availability of places to live at many income levels was constrained and the types of dwellings available were not always matched with the types of dwellings 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 includes:

- 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.