



Legislation Details (With Text)

File #:	PC 18-118	Version:	1	Name:	LEG-18-00001
Type:	Planning Item	Status:		Agenda Ready:	
File created:	9/3/2018	In control:		Planning Commission:	
On agenda:	9/10/2018	Final action:			
Title:	LEG-18-00001: Development Code Amendments including Equitable Housing - Public Hearing (Tentative Decision)				
Sponsors:	Pete Walter				
Indexes:					
Code sections:					

Attachments: 1. Commission Report, 2. LEG-18-00001 Revised Findings 9.10.2018, 3. Parking Alternatives Memo, 4. Draft Amendments Dated 9.4.18, 5. Summary of Major Amendments, 6. Project Website and Code Amendments, 7. Land Use Application and Narrative, 8. Replinger and Associates Memorandum on Transportation Impacts, 9. Wallace Engineering Memorandum on Utility Impacts, 10. Equitable Housing Project Advisory Team (PAT) Recommendation, 11. Feedback from Open Houses #1-3, 12. April Survey Results, 13. May Survey Results, 14. Public Workshop Summary, 15. Clackamas County 3HS Consolidated Plan 11.3.2017, 16. Metro Urban Growth Report and Urban Growth Boundary Decision July 3, 2018, 17. Metro Code 3.07 UGMFP, 18. Park Place Concept Plan, 19. South End Concept Plan, 20. Beaver Creek Road Concept Plan, 21. Community Development Department Statistics as of 6.30.2018, 22. All Comments as of 9.4.2018

Date	Ver.	Action By	Action	Result
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LEG-18-00001: Development Code Amendments including Equitable Housing - Public Hearing (Tentative Decision)

RECOMMENDED ACTION (Motion):

Staff recommends that the Planning Commission consider the Recommended Findings for LEG-18-00001, and continue the Public Hearing to September 24, 2018 for the tentative adoption of findings and the incorporation of the Planning Commission recommendations from the 5pm Work Session.

BACKGROUND:

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 options for additional housing opportunities as well as other changes which were not reviewed by the equitable housing advisory committees. As whole, the amendments result in greater opportunities for housing, reduce many regulations, streamline processes, provide clarity around existing standards, address some concerns, and are formatted so they are easier to follow. This proposal does not include any changes to the adopted zoning map or any city-initiated construction or development. The following remaining issues will be the main topics of discussion, plus any other issues the Planning Commission wishes to bring up that is pertinent to the objective of this project.

- Whether to remove owner-occupancy requirement for ADUs (PAT and staff recommendation).
- Which parking option to support for ADUs: no parking, retain existing requirement for one ADU

space, or require two total spaces.

- Which parking option to support for internal conversions: no parking, require one space for new units, or require one space for all units.
- Which parking option to support for 3-4 flexes: no parking, or require one space per unit.
- Whether to support limiting lot averaging in new subdivisions to only SF detached houses, and/or wish to see additional revisions to the standards.
- Which is the preferred size threshold for requiring a master plan PUD: 200 units, 100 units, or other, possibly no requirement. Please be aware that if master plan PUDs become mandatory, the city would need to develop clear and objective standards for their review to comply with state law. Currently, with the threshold proposed it would be the applicant's choice to develop a larger project rather than several small ones.
- Maximum allowed MUD heights within 100 feet of residences and abutting McLoughlin Boulevard.

The public and the Planning Commission are encouraged to provide written comment.

BUDGET IMPACT:

Amount:

FY(s):

Funding Source: