File #: PC 18-002, **Version:** 1

Proposed Amendments to the Development Sections of the Oregon City Municipal Code (Including Lot Averaging)

RECOMMENDED ACTION (Motion):
Provide comment and feedback.

BACKGROUND:
Staff has proposed a variety of minor amendments to the Oregon City Municipal Code. Although a majority of the amendments provide clarity, improve processes, or remove code conflicts, the more substantial changes include:
1. Amending language for lot averaging
2. Removing the ability to reconsider a final decision
3. Clarify how dates are calculated
4. Remove light bulb requirements
5. Allow 10% parking reduction adjacent to transit routes

Notice of all code amendments was mailed to every property owner in the City limits and within the Urban Growth Boundary in late December. The Development Stakeholders Group is scheduled to review the amendments on January 4, 2018 and the Planning Commission will hear the amendments for the first time at their work session on January 22, 2018. The proposed changes are likely to be amended during the public review process before the Planning Commission and City Commission.

The proposed amendments include alterations to the existing "lot averaging" provisions which allow subdivisions to include lots that are up to 20% smaller than the minimum lot size, provided the average size of all of the lots within the subdivision meet the minimum lot area identified in the underlying zone. In response to significant concerns about the provision from the public and Planning Commission, the City Commission held a work session on December 12, 2017 to discuss the issues and directed staff to assemble amendments. The amended language has been included in the enclosed draft amendments for review by the Commission. Staff will also discuss the process of amending the lot averaging provision through an emergency Ordinance separate from the enclosed package of amendments if the Commission would like the amendments to be implemented at a faster pace.