



City of Oregon City

625 Center Street
Oregon City, OR 97045
503-657-0891

Meeting Agenda Planning Commission

Monday, July 9, 2018

7:00 PM

Commission Chambers

Work Session

1. Call to Order
2. Public Comments
3. Work Session
 - 3a. Development Code Amendments Including Equitable Housing
 - Attachments: [Commission Report](#)
 - [Project Website](#)
4. Communications
5. Adjournment

Public Comments: The following guidelines are given for citizens presenting information or raising issues relevant to the City but not listed on the agenda.

- *Complete a Comment Card prior to the meeting and submit it to the staff member.*
- *When the Chair calls your name, proceed to the speaker table and state your name and city of residence into the microphone.*
- *Each speaker is given 3 minutes to speak. To assist in tracking your speaking time, refer to the timer at the dais.*
- *As a general practice, Oregon City Officers do not engage in discussion with those making comments.*

Agenda Posted at City Hall, Pioneer Community Center, Library, and City Web site(oregon-city.legistar.com).

Video Streaming & Broadcasts: The meeting is streamed live on Oregon City's Web site at www.orcity.org and is available on demand following the meeting.

ADA: City Hall is wheelchair accessible with entry ramps and handicapped parking located on the east side of the building. Hearing devices may be requested from the City staff member prior to the meeting. Disabled individuals requiring other assistance must make their request known 48 hours preceding the meeting by contacting the City Recorder's Office at 503-657-0891.



City of Oregon City

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Staff Report

File Number: PC 18-093

Agenda Date: 7/9/2018

Status: Agenda Ready

To: Planning Commission

Agenda #: 3a.

From: Pete Walter

File Type: Planning Item

SUBJECT:

Development Code Amendments Including Equitable Housing

RECOMMENDED ACTION (Motion): Provide direction and ask for clarification as needed.

BACKGROUND:

The Planning Division staff has 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. At this work session, a high level review of the changes will be discussed, followed by a detailed discussion at the next Planning Commission Work Session on July 23rd.

The public and Planning Commission is invited to attend an open house on Monday, July 23rd from 4-6pm at City Hall prior to the second Planning Commission Work Session.

BUDGET IMPACT:

Amount:

FY(s):

Funding Source:



Proposed Housing and Other Development and Zoning Code Amendments

Draft Amendments as of July 6, 2018

PROPOSED: Amendments to the Oregon City Municipal Code (Multiple Chapters)

THIS IS TO NOTIFY YOU THAT THE CITY OF OREGON CITY HAS PROPOSED CHANGES TO THE OREGON CITY MUNICIPAL CODE TO INCREASE HOUSING OPPORTUNITIES AND OTHER CHANGES THAT MAY AFFECT THE PERMISSIBLE USES AND VALUE OF YOUR PROPERTY AND OTHER PROPERTY. THIS PROPOSAL DOES NOT INCLUDE ANY CHANGES TO THE ADOPTED ZONING MAP OR ANY CITY-INITIATED CONSTRUCTION OR DEVELOPMENT

The Planning Commission will review the proposal at work sessions on July 9th and July 23rd. On August 13th, the City of Oregon City Planning Commission will hold a public hearing regarding the adoption of Ordinance Number 18-1009 (Planning File LEG 18-00001) to consider proposed code revisions. The City Commission will hold public hearings on the matter once the Planning Commission has made a recommendation. All meetings will be held at Oregon City, City Hall, 625 Center Street, Oregon City at 7pm unless otherwise noticed. Any interested party may testify at the hearings or submit written comments at or prior to the public hearings while the record is open. All hearing materials are available at www.oregoncity.org seven days prior to the public hearings. The ordinance and code changes are available at the Oregon City Planning Division (698 Warner Parrott Rd) or at www.oregoncity.org/planning/housing-and-other-development-and-zoning-code-amendments. It is anticipated that these documents will be revised during the review process until final adoption by the Oregon City City Commission. You are also invited to review the proposal at an open house to be held at City Hall on July 23rd from 4-6pm. Additional information may be found by calling (971) 204-0420.

NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER: ORS CHAPTER 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE, IT MUST PROMPTLY BE FORWARDED TO THE PURCHASER.

Why are we Proposing Amendments?



2017 - 2019
GOALS AND
PRIORITIES

City Commission

OREGON CITY



GOAL 3: Enhance the Livability of the Community

Review local regulations and processes to remove barriers and provide incentives to additional housing opportunities.

Identify partnerships/programs and funding to address houseless community members.

GOAL 1: Cultivate an Environment for Successful Economic Development

Complete site-readiness efforts, which can be accomplished through either physical site improvements or process and permitting refinement.

What Amendments are Proposed?

Equitable Housing

A majority of the recommended changes are from our equitable housing project which identified opportunities to support and incentivize a diverse, quality, physically accessible, affordable housing choices with access to opportunities, services and amenities as well as the removal of barriers.

Other Changes

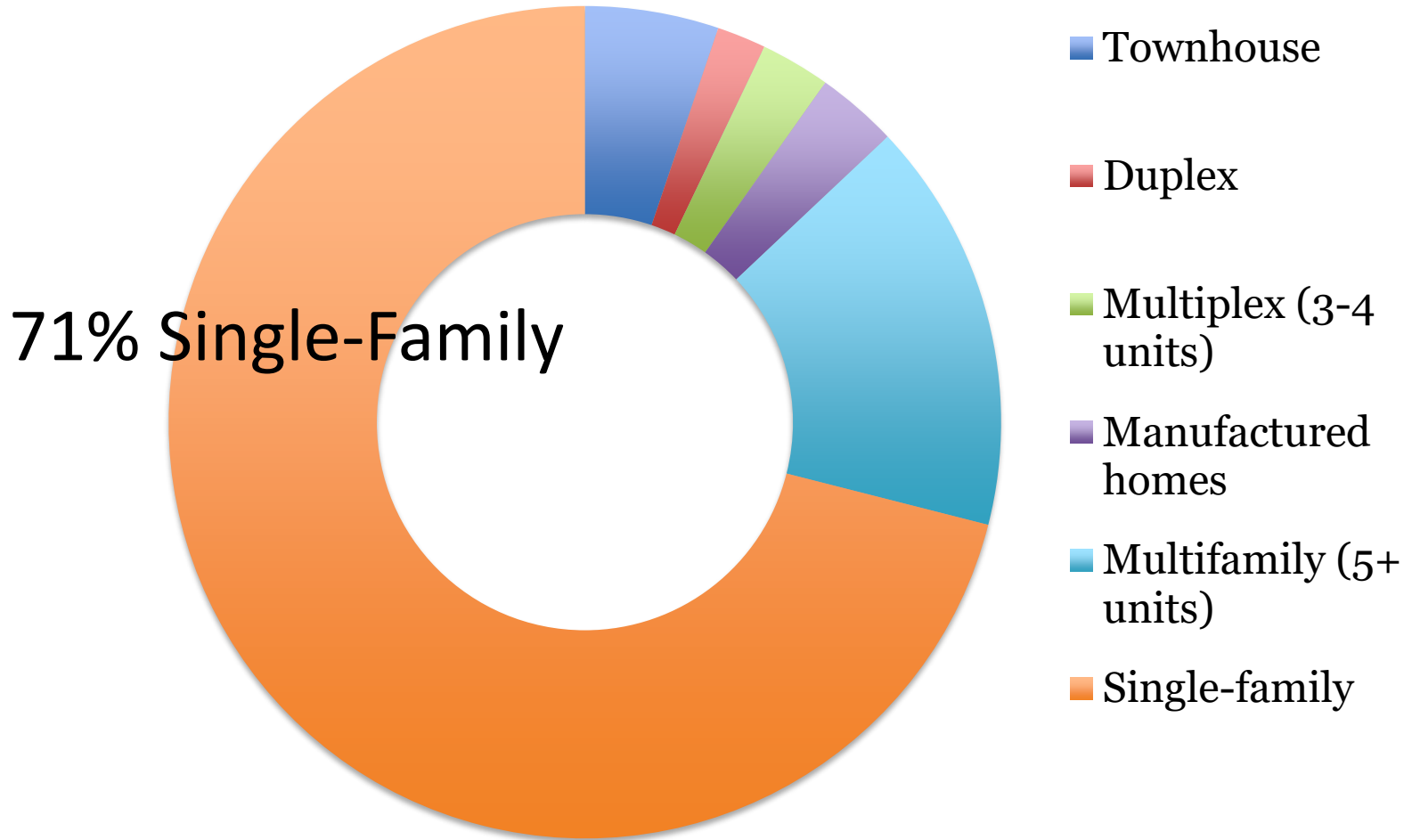
Amendments identified by staff including general clarification, reformatting, and amendments to address concerns identified over the years.

Equitable Housing Goal

Broad definition includes choices for homes:

- To buy or rent
- Accessible to all ages, abilities and incomes
- Convenient to meet everyday needs, such as transit, schools, childcare, food and parks

Limited Housing Choices



Housing Prices Unaffordable

Households Paying More than 35% of Income to Housing

Homeowners (w/mortgage)	23.9%, 1,629 households
Homeowners (w/out mortgage)	10%, 171 households
Renters	40.1%, 1,633 households
Combined city-wide	27%, 3,433 households

This proposal does not include any changes to the adopted zoning map or any city-initiated construction or development.

Public Involvement?

Stakeholder Interviews: Fall 2017

Citizen Involvement Committee: 10.2.17

Development Stakeholder Group: 10.5.17

Technical Advisory Team Meeting: 10.24.17

Project Advisory Team Meeting: 10.24.17

Technical Advisory Team Meeting: 1.9.18

Project Advisory Team Meeting: 1.9.18

Technical Advisory Team Meeting: 3.6.18

Project Advisory Team Meeting: 3.6.18

Citizen Involvement Committee: 4.2.18

Online Survey #1: Mid April, 2018

Planning Commission Work Session: 4.23.18

Technical Advisory Team Meeting: 5.1.18

Project Advisory Team Meeting: 5.1.18

Online Survey #2: Early May, 2018

Public Workshop: 5.15.18

City Commission Work Session: 5.16.18

Transportation Advisory Committee: 6.19.18

Technical Advisory Team Meeting: 6.21.18

Project Advisory Team Meeting: 6.21.18 Citizen

Involvement Committee: 7.2.18

Natural Resources Committee: 7.11.18, 7pm, City Hall

Planning Commission Work Session #1: 7.9.18, 7pm, City Hall

Development Stakeholders Group: 7.12.18, 7:30am, CD

Open House: 7.23.18, 4-6pm, City Hall

Planning Commission Work Session #2: 7.23.18, 7pm, City Hall

Planning Commission #1: 8.13.18, 7pm, City Hall

Planning Commission #2: 8.27.18, 7pm, City Hall

Planning Commission #3(Optional): 9.10.18, 7pm, City Hall

City Commission Work Session : 9.11.18, 7pm, City Hall

City Commission #1: 9.19.18, 7pm, City Hall

City Commission #2: 10.3.18, 7pm, City Hall

City Commission #3(Optional): 10.17.18, 7pm, City Hall

Opportunities for written comment throughout project

Opportunities to Expand Housing Options: Missing Middle



Excerpts of Proposed Amendments

*Please refer to the latest amendments for all changes.
Note the amendments are likely to change throughout the
review process to respond to the public as well as the
Planning and City Commissions.*



= Reviewed by Equitable Housing Project Advisory Committee

Single-Family Detached Homes




Check Draft Code for Density and Design Requirements

Proposed	R-10 <i>Low Density</i>	R-8 <i>Low Density</i>	R-6 <i>Low Density</i>	R-5 <i>Medium Density</i>	R-3.5 <i>Medium Density</i>	R-2 <i>High Density</i>
Existing	R-10 <i>Low Density</i>	R-8 <i>Low Density</i>	R-6 <i>Low Density</i>	R-5 <i>Medium Density</i>	R-3.5 <i>Medium Density</i>	R-2 <i>High Density</i>

Proposed Changes: Single-Family Detached Homes

- Consult draft code for all changes
- Modifications to design requirements

 No changes to zones which allow detached homes

 Reduce the larger of the two side property setbacks to match the smaller

Townhouses (Single-Family Attach



Check Draft Code for Density and Design Requirements						
Proposed	R-10 Low Density	R-8 Low Density	R-6 Low Density	R-5 Medium Density	R-3.5 Medium Density	R-2 High Density
Existing	R-10 Low Density	R-8 Low Density	R-6 Low Density	R-5 Medium Density	R-3.5 Medium Density	R-2 High Density

Proposed Changes: Townhouses

- Consult draft code for all changes
- Changes to design requirements



New housing option:

- R-5: 3,500 sq. ft. min
- R-2: 2,500 sq. ft. min

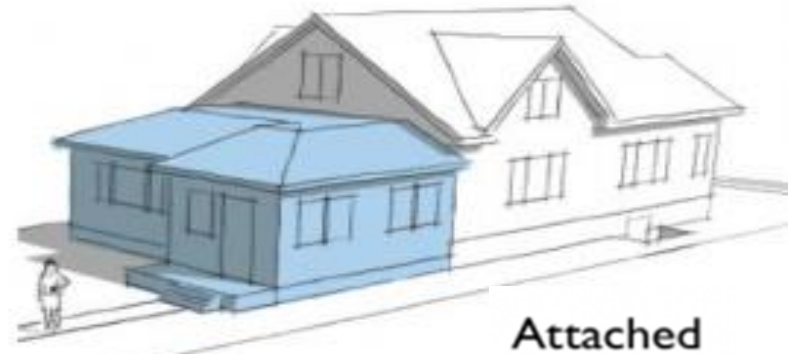


Density change in R-3.5: 2,500 sq. ft. min



Require shared driveways with limited width onsite

Accessory Dwelling Unit (ADU)



Check Draft Code for Density and Design Requirements

Proposed	R-10 <i>Low Density</i>	R-8 <i>Low Density</i>	R-6 <i>Low Density</i>	R-5 <i>Medium Density</i>	R-3.5 <i>Medium Density</i>	R-2 <i>High Density</i>
	R-10 <i>Low Density</i>	R-8 <i>Low Density</i>	R-6 <i>Low Density</i>	R-5 <i>Medium Density</i>	R-3.5 <i>Medium Density</i>	R-2 <i>High Density</i>

Proposed Changes: ADUs

- Consult draft code for all changes



New housing option:

- R-2: 2,000 sq. ft. min count towards min density but not max



Remove parking requirements and owner-occupancy requirements



A 20' maximum height (unless home taller)



Increase allowable size from 40% to 60% of the gross floor area of the primary home



Compatibility of exterior building materials with the primary home

Manufactured Home Parks





Check Draft Code for Density and Design Requirements

Proposed	R-10	R-8	R-6	R-5	R-3.5	R-2
	<i>Low Density</i>	<i>Low Density</i>	<i>Low Density</i>	<i>Medium Density</i>	<i>Medium Density</i>	<i>High Density</i>
Existing	R-10	R-8	R-6	R-5	R-3.5	R-2
	<i>Low Density</i>	<i>Low Density</i>	<i>Low Density</i>	<i>Medium Density</i>	<i>Medium Density</i>	<i>High Density</i>

Proposed Changes: Manufactured Home Parks

 Consult draft code for all changes

 New housing option:
– R-3.5: 3,500 sq. ft. min

 Allow new manufactured home parks and existing manufactured home parks to be maintained and grown over time

Corner Duplex



Check Draft Code for Density and Design Requirements

Proposed	R-10 <i>Low Density</i>	R-8 <i>Low Density</i>	R-6 <i>Low Density</i>	R-5 <i>Medium Density</i>	R-3.5 <i>Medium Density</i>	R-2 <i>High Density</i>
Existing	R-10 <i>Low Density</i>	R-8 <i>Low Density</i>	R-6 <i>Low Density</i>	R-5 <i>Medium Density</i>	R-3.5 <i>Medium Density</i>	R-2 <i>High Density</i>

Proposed Changes: Corner Duplex

- Consult draft code for all changes



New housing option:

- R-10: 10,000 sq. ft. lot
- R-8: 8,000 sq. ft. lot
- R-6: 6,000 sq. ft. lot



Design requirements match those of detached single-family homes with a few extra requirements



Not more than 1 door on the front of the building

Duplexes



Check Draft Code for Density and Design Requirements

Proposed	R-10 <i>Low Density</i>	R-8 <i>Low Density</i>	R-6 <i>Low Density</i>	R-5 <i>Medium Density</i>	R-3.5 <i>Medium Density</i>	R-2 <i>High Density</i>
Existing	R-10 <i>Low Density</i>	R-8 <i>Low Density</i>	R-6 <i>Low Density</i>	R-5 <i>Medium Density</i>	R-3.5 <i>Medium Density</i>	R-2 <i>High Density</i>

Proposed Changes: Duplex

- Consult draft code for all changes



Check draft code for design requirements



New housing option:

- R-5: 5,000 sq. ft.
- R-3.5: 7,000 sq. ft
- R-2: 4,000 sq. ft

Internal Conversion



Check Draft Code for Density and Design Requirements

Proposed	R-10 <i>Low Density</i>	R-8 <i>Low Density</i>	R-6 <i>Low Density</i>	R-5 <i>Medium Density</i>	R-3.5 <i>Medium Density</i>	R-2 <i>High Density</i>
Existing	R-10 <i>Low Density</i>	R-8 <i>Low Density</i>	R-6 <i>Low Density</i>	R-5 <i>Medium Density</i>	R-3.5 <i>Medium Density</i>	R-2 <i>High Density</i>

Proposed Changes: Internal Conversion

submit draft code for all changes

existing homes at least 20 years old may be converted into multiple

housing option in code: 1 dwelling for every 2,500 square feet of area (max of 4 units). More than 2 units require compliance with commercial building codes.

Sign Requirements and additions limited 2 years before and after conversions.

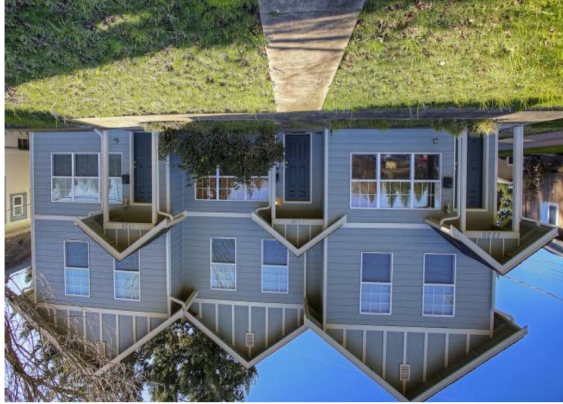
1 exterior entrance allowed facing street

additional parking required

used
sting

Low Density	R-10	Low Density	R-8	Low Density	R-6	Medium Density	R-5	Medium Density	R-3.5	High Density	R-2
Low Density	R-10	Low Density	R-8	Low Density	R-6	Medium Density	R-5	Medium Density	R-3.5	High Density	R-2

Check Draft Code for Density and Design Requirements



3-4 Plexes

Cluster Housing




Check Draft Code for Density and Design Requirements					
R-10	R-10	R-8	R-6	R-5	R-3.5
Low Density	Low Density	Low Density	Low Density	Medium Density	Medium Density
R-10	R-8	R-6	R-5	R-3.5	R-2
Low Density	Low Density	Low Density	Medium Density	Medium Density	High Density


Proposed Changes: Cluster Housing


- Consult draft code for all changes

 Renamed “cottage housing” to “cluster housing”

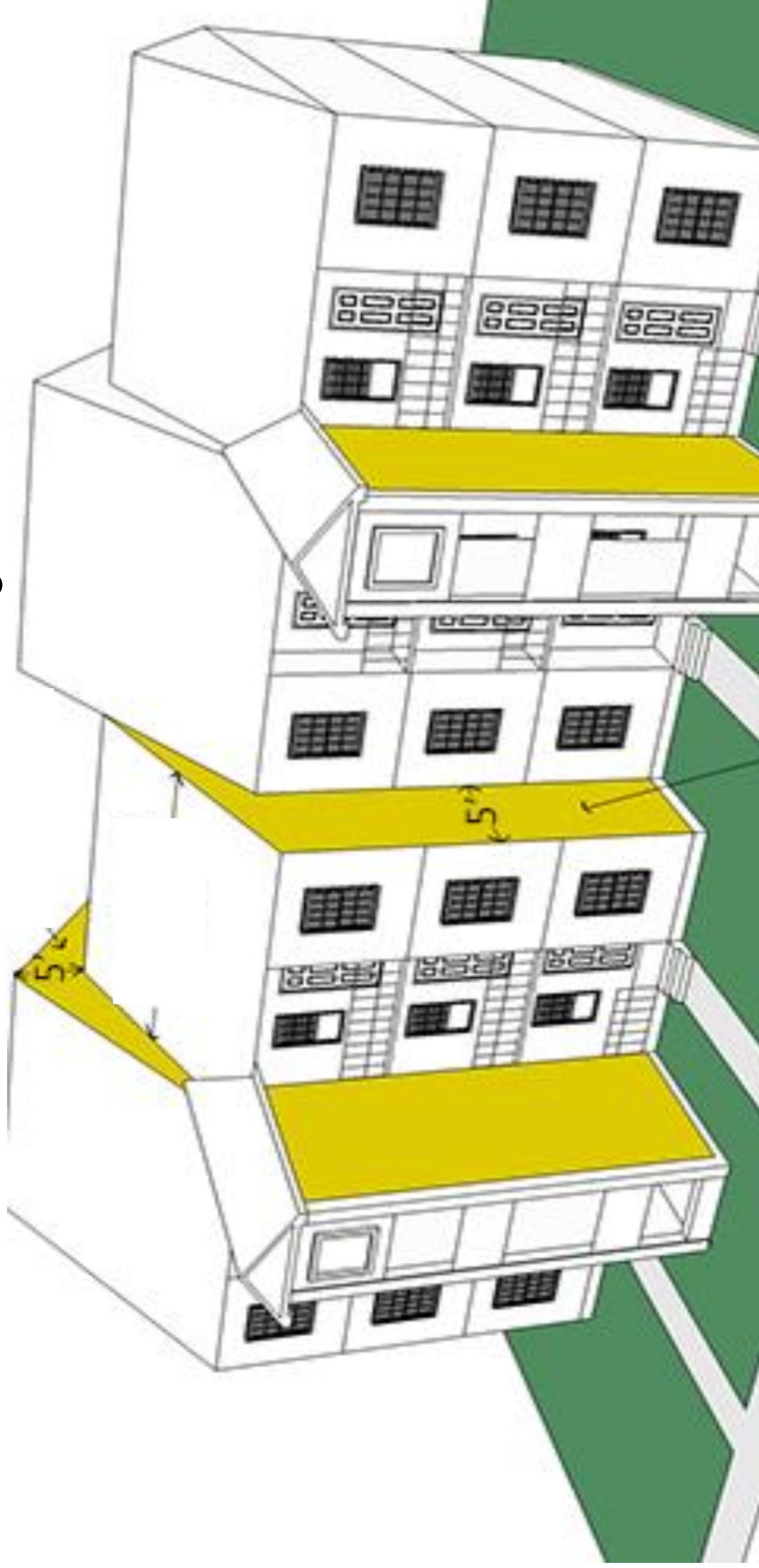
 New housing option:
— R-2: 2,000 sq. ft.

 Remove min gross area and increase maximum to 1,500 sq ft

 Allow cottages to be divided onto separate lot

 Greater flexibility for open space and design standards

Multi-Family



Check Draft Code for Density and Design Requirements

R-10	R-8	R-6	R-5	R-3.5	R-2
Low Density	Low Density	Low Density	Medium Density	Medium Density	High Density
R-10	R-8	R-6	R-5	R-3.5	R-2
Low Density	Low Density	Low Density	Medium Density	Medium Density	High Density

% Density Bonus in R-2 Multi-Family Dwelling District for 100% Affordable Projects

Proposed Changes: Multi-Family

- Consult draft code for all changes


 Add options and flexibility for building design elements

 Amend roofline standards

 Remove a requirement for a diversity of unit types in larger developments

 Remove requirement for tall ceilings on the ground floor in mixed use districts

 Add clarity and increased flexibility for the open space requirements

 Parking minimums changed from 1-1.75 per unit depending on number of bedrooms to 1 per unit

- Clarify that transparency requirements apply to all floors

Live/Work



Check Draft Code for Density and Design Requirements

Proposed	R-10 <i>Low Density</i>	R-8 <i>Low Density</i>	R-6 <i>Low Density</i>	R-5 <i>Medium Density</i>	R-3.5 <i>Medium Density</i>	R-2 <i>High Density</i>
Existing	R-10 <i>Low Density</i>	R-8 <i>Low Density</i>	R-6 <i>Low Density</i>	R-5 <i>Medium Density</i>	R-3.5 <i>Medium Density</i>	R-2 <i>High Density</i>

Proposed Changes: Live/Work

- Consult draft code for all changes
- Minor clarifications



Remove live/work from R-2

Transitional Shelter



Currently not identified in code

Proposed:

- Conditional Use in residential zones for ≤ 10 beds
- Permitted in MUC-1, MUC-2, and MUD

Other Changes to Use

- Police stations a conditional use in the Institutional District
- Allow hotels/motels in the Mixed Use Corridor District

Site Plan & Design Review



Amend, clarify and remove select standards.



Limit the modifications to development standards

- Add Type I Site Plan and Design Review options for:
 - a Type I Master Plan Amendment



3-4 plex residential

- Add approval process for mobile food carts in WFDD
- Amend application submittal requirements
- Consolidate references to other chapters
- Remove a requirement for a complementary looking development



Remove density standards and incorporate into the zoning district chapters. Add residential minimum of 17.4 units per net acre in mixed use and commercial areas



Clarify commercial building standards, remove standard for 14' first floor height



Remove some roof standards not facing right-of-way and amend others

Height Measurement



Residential Zones: Remove max stories for and rely on height as measured in feet



Change height to be measured from the floodplain in flood areas

Master Plan

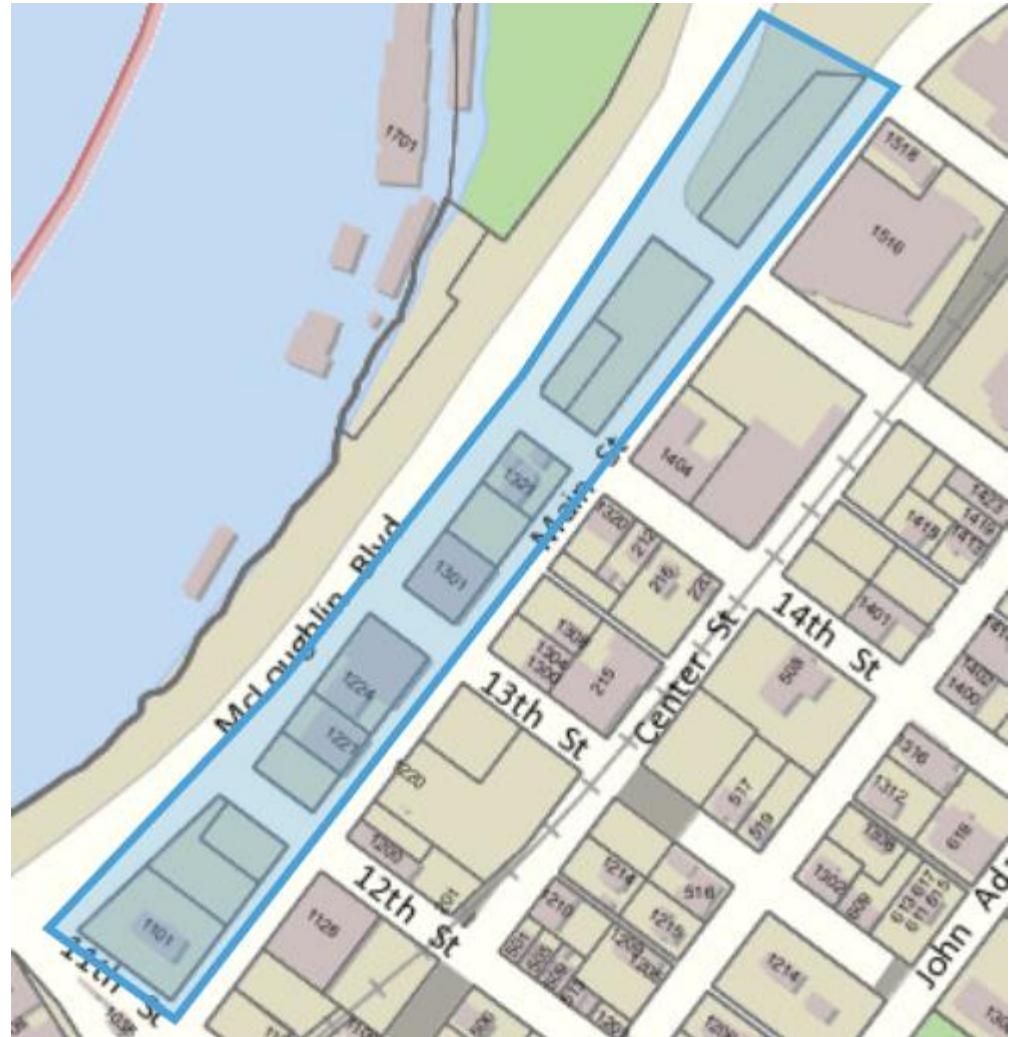
move requirement for institutional development over 10 acres
and requirements for voluntary master plan
anges to amendment procedures
ngthen residential standards



Increased Height

Increase maximum height from 45 feet to 75 feet in the MUD for:

- Properties within 100' of a residential unit
- Between Main St/McLoughlin Ave/11th/16th





Mobile Food Carts

- Add standards for mobile food carts on private property in the Willamette Falls Design District.
- Allowed on property for up to 5 hours within a 24-hour site with fewer design requirements than those which are more permanent.

After Hours Parking Lots

Allow parking lots associated with businesses, apartments, etc. to be used for general parking when not needed by businesses in MUC, WFDD, and MUD.

Administration and Procedures

- Clarify when pre-application conference is required by and reorder standard.
 - Change the requirement to post notices on the city website rather than in newspaper for a Type III, IV and Legislative applications.
 - Allow notice of a neighborhood association to CIC and neighborhood association to occur over email rather than via certified mail. Remove the requirement to provide a sign-in sheet from neighborhood meetings
 - Amend application requirements and require only electronic version of Type II-IV and Legislative applications; allow a trio in place of a title report; require a receipt showing taxes paid for previous year, and a statement indicating whether or not a lien exists associated with the property that is in favor of the City
 - Clarify expiration of land divisions approvals
 - Remove the 1 year waiting period for similar applications.
 - Require development to pay pending liens in favor of the city prior to issuance of a permit or recording land divisions.
 - Remove process for reconsideration of a final decision
-  Incorporate new standards for processing an affordable housing project as required by law
-  Lot averaging in land divisions only allowed for detached single-family lots

Code Format

- Combine minor partition and subdivision into a land division chapter
- Separate out development requirements for roads from road maintenance standards
- Reorganize residential zones by Comprehensive Plan designation
- Design standards for development separated

What's Next? Tentative Schedule..

Planning Commission Work Session #1: 7.9.18, 7pm, City Hall

Natural Resources Committee: 7.11.18, 7pm, City Hall

Development Stakeholders Group: 7.12.18, 7:30am, Community Development

Open House: 7.23.18, 4-6pm, City Hall

Planning Commission Work Session #2: 7.23.18, 7pm, City Hall

Historic Review Board: 7.24.18, City Hall

Planning Commission #1: 8.13.18, 7pm, City Hall

Planning Commission #2: 8.27.18, 7pm, City Hall

Planning Commission #3(Optional): 9.10.18, 7pm, City Hall

City Commission Work Session : 9.11.18, 7pm, City Hall

City Commission #1: 9.19.18, 7pm, City Hall

City Commission #2: 10.3.18, 7pm, City Hall

City Commission #3(Optional): 10.17.18, 7pm, City Hall