



CITY OF  
**West  
Linn**

# City Council Work Session

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September 15, 2014



CITY OF  
**West  
Linn**

# Infill Code Amendments

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CDC-10-02



## Purpose/Background

- ◆ Project began in 2010 to better address infill development
- ◆ Amend Planned Unit Development (PUD) regulations to no longer require a PUD for natural resources/constrained areas
- ◆ Task Force met in 2010 and 2011 and draft amendments presented to PC in Fall 2011
- ◆ Staff resumed work in Summer 2013 and recommended changes to Task Force draft
- ◆ Discussed with PC in Fall 2013 and Spring 2014
- ◆ Public Hearing held in July 2014, recommendation in August 2014



## Purpose/Background (cont.)

- ✦ Mailed Measure 56 notice to over 1,000 properties in mid-June
- ✦ Approximately 50 people attended an open house held on June 19
- ✦ Approximately 100 people have called or stopped by City Hall with questions about how it could affect them
- ✦ Discussion Draft includes recommendations from Planning Commission

# Draft Amendments



- ♦ PUDs (p. 1)
- ♦ Flag Lots (p. 7)
- ♦ Alternative development standards (p. 15)
  - Cluster Development (p. 15)
  - Cottage Housing (p. 17)
  - Zero Lot Line Development (p. 19)



# Planned Unit Developments

- Optional overlay district
- Proposal limits development to residential
- No longer required for environmentally constrained lands
- Allow for a mix of housing types
- Provide for flexibility in lot size, coverage, dimensions, and yards
- Option to allow density transfer of natural resources/constrained areas
- Density bonus for affordable housing, open space, and/or parks
- Consistent with current regulations, there is no minimum size



# Existing PUDs

- ◆ Hidden Springs
- ◆ Rosemont Crossing (Santa Anita and Rosemont)
- ◆ Douglas Park (between Salamo and Tannler)
- ◆ Maxfield (Rosemont)
- ◆ Rosemont Pointe
- ◆ Rivers Edge
- ◆ Fern Creek Place (Suncrest)



# Approval Criteria (p. 3-4)



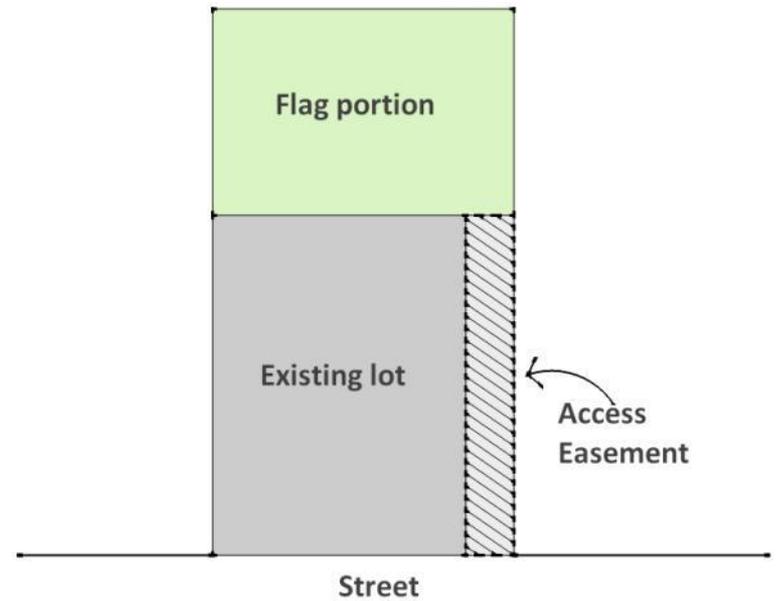
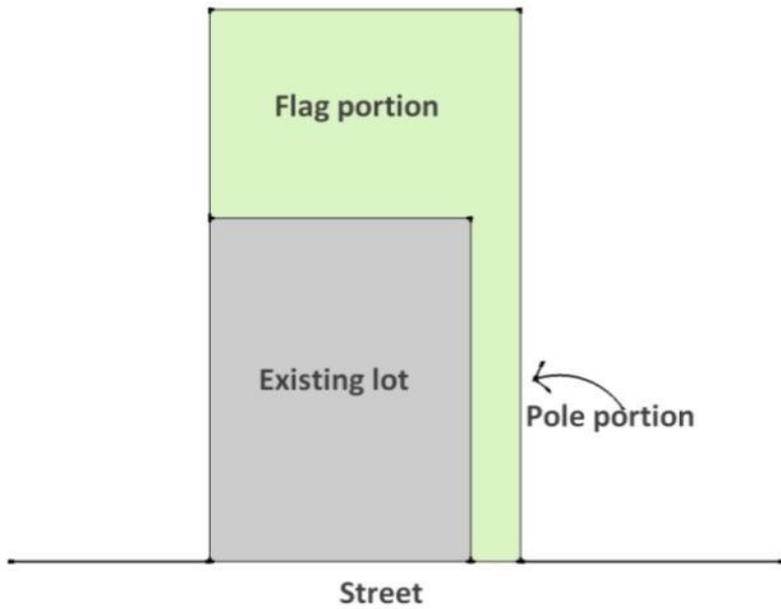
- ◆ Compatibility (Public Benefits)
- ◆ Site design
- ◆ Architectural design
- ◆ Sustainable design
- ◆ Transitions and buffers



## Development Standards (p. 5-6)

- ◆ Underlying zoning exceptions
- ◆ Open space
- ◆ Density transfer for natural resources/constrained areas
- ◆ Density bonus

# Flag lots (p. 7)



# Flag lot examples



# Infill flag lots



# New construction flag lots



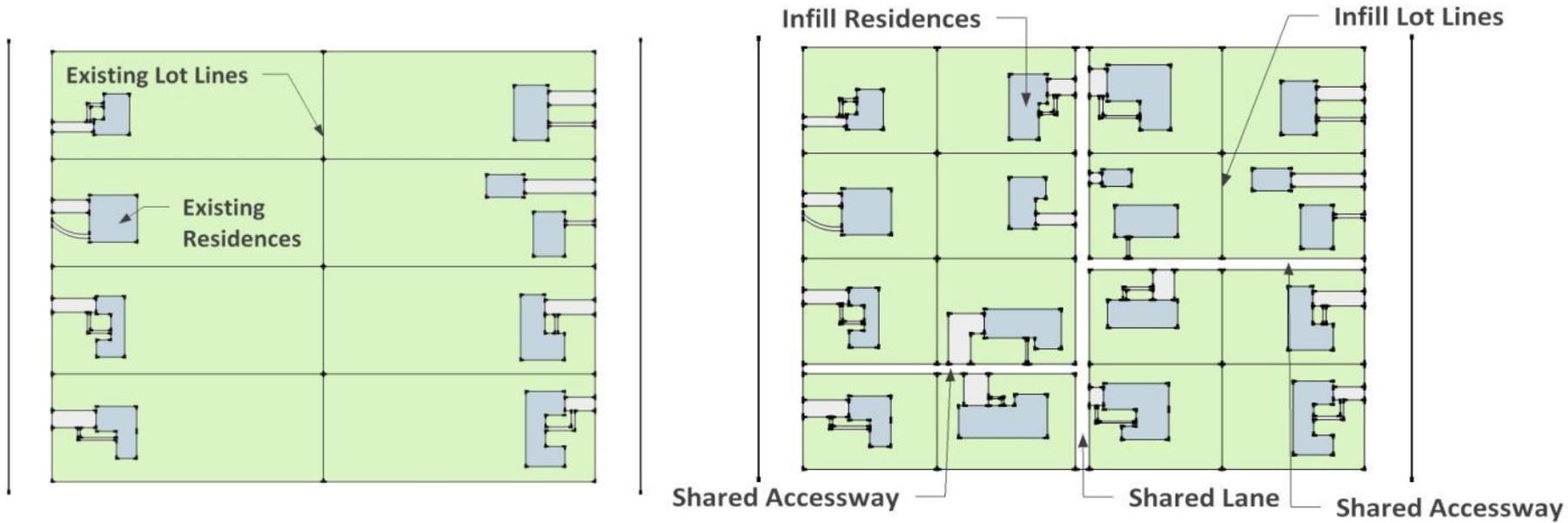


## Flag lot provisions (p. 9-12)

- ◆ Require, where possible the entry and the garage, to be oriented towards the lane or accessway rather than a rear yard (LO has found this successful)
- ◆ 10 ft. front yard setback, 20 ft. garage setback
- ◆ Require screening and/or fencing, as appropriate, along the perimeter of the flag to provide privacy between front and rear yards
- ◆ Height of new flag lot development shall not be taller than the average of the dwelling units on abutting properties (PC recommendation)



# Flag lots – mid-block lanes (p. 9)





## New Chapter 17 (p. 13)

- ◆ Create a new chapter for various standards that modify the underlying zone regulations (home occupations, manufactured homes, accessory dwelling units, and side yard transitions)
- ◆ Includes the following:
  - Cluster Development (Constrained Lands/Sensitive Areas)
  - Cottage Housing
  - Zero Lot Line Development



## Cluster development (p. 15)

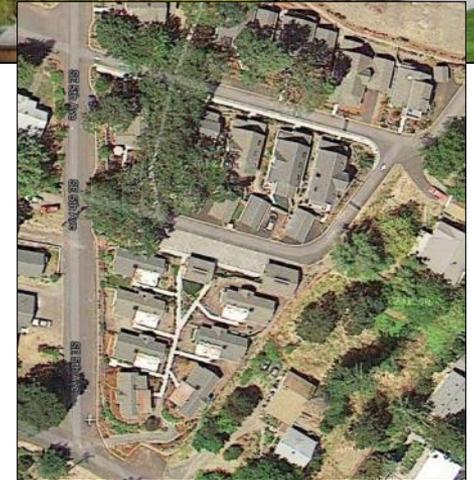
- Cluster development allows for lots to be in a developable area and requires the protection of natural resource/constrained areas.
- Only applicable in areas with constraints
- Transfer up to 50% of the density from constrained area
- Up to 30% reduction in lot size, dimensions, and yards
- Does not allow an increase in density
- Constrained area set aside





## Cottage Housing (p. 17)

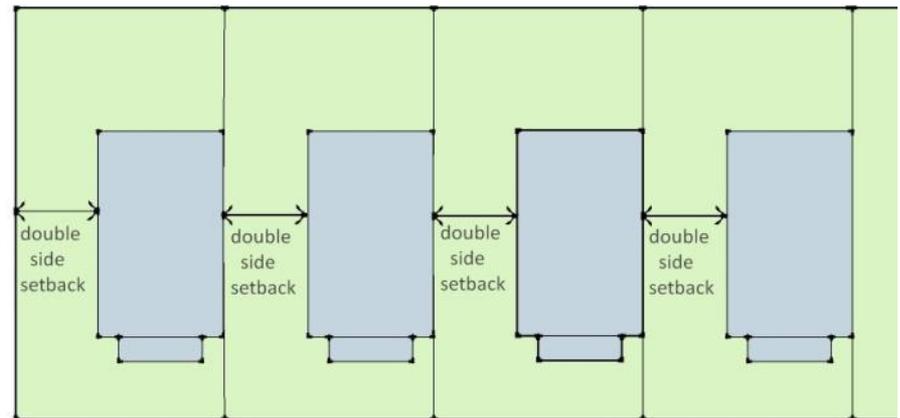
- ◆ New development type, particularly in the NW
- ◆ Smaller houses for young professionals, single parents, the newly single, and empty nesters
- ◆ Groups of 4-12 houses, limited to 1,200 square feet
- ◆ Design and open space requirements
- ◆ Typically have 1-2 residents
- ◆ Lot coverage of 40% overall





## Zero lot line development (p. 19)

- Side yards could be shifted to one side to provide for greater usable yard space
- Would not apply to street side yards or yards that are not part of a zero lot line development
- Eaves could project over the property line
- Maintenance easement
- Privacy considerations
- No more lots than otherwise permitted



Questions?





# Yard setbacks and height

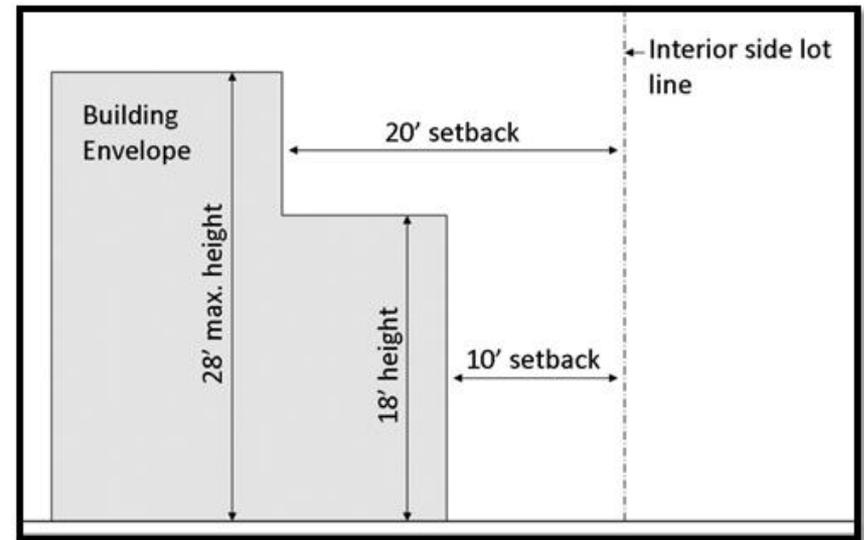
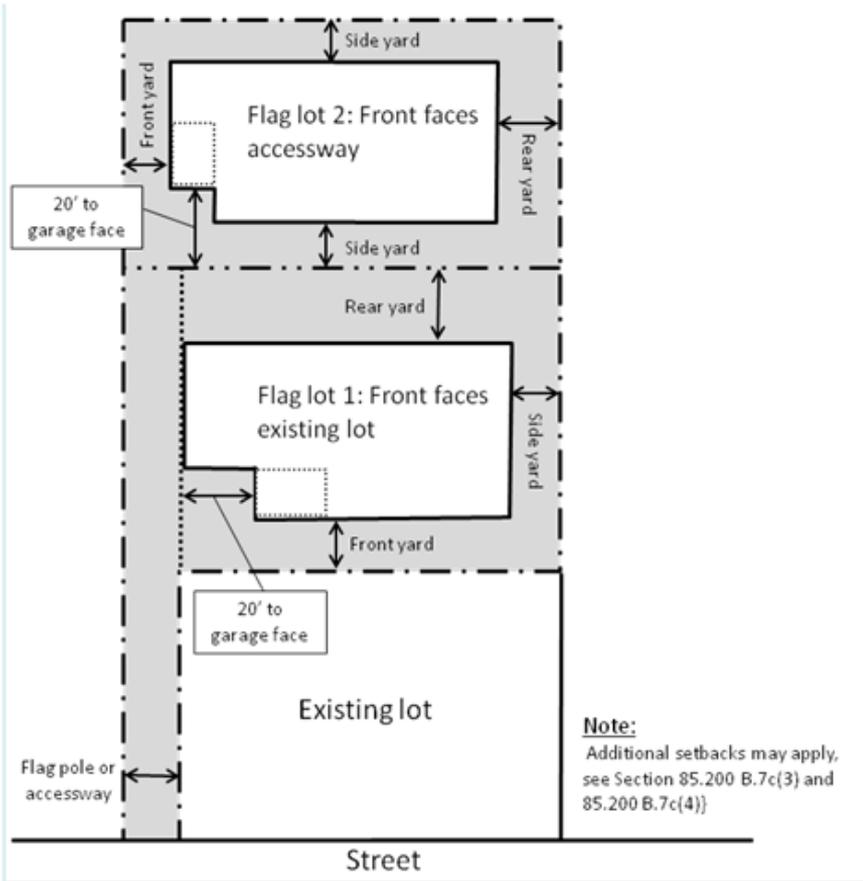


Figure 5: Flag Lot Requirements



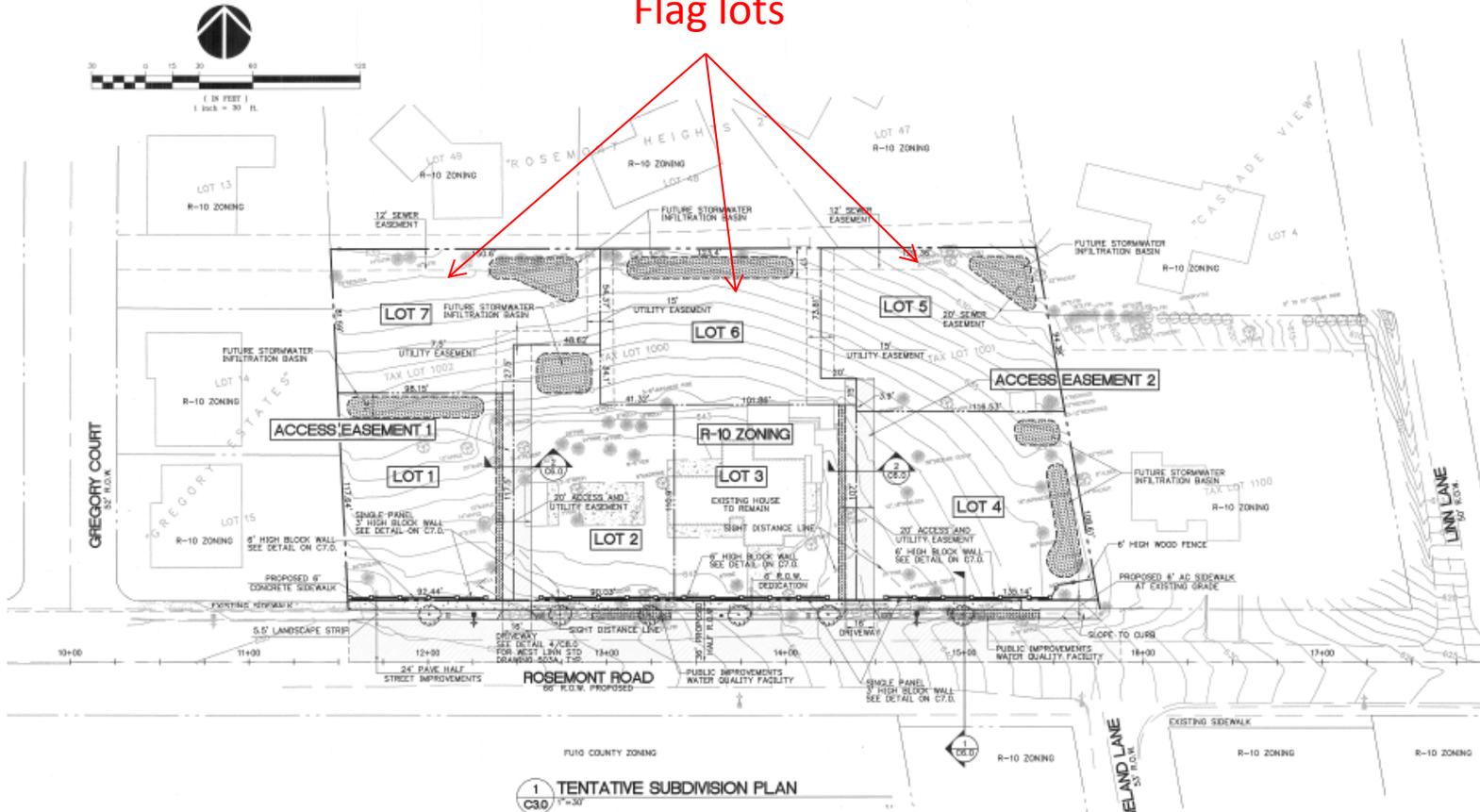
## Existing Approval Criteria

- ◆ Preserve existing amenities of the site to the greatest extent possible and relate development to natural features.
- ◆ Provide a desirable, attractive, and stable environment in harmony with that of the surrounding area
- ◆ Placement and design shall best utilize the potentials of the site characterized by special features of geography, topography, size, and shape.
- ◆ PUD shall be developed so that it is compatible with neighboring development in terms of architecture, massing, and scale.

# Rosemont subdivision



Flag lots



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Project: **ROSEMONT SUBDIVISION**  
**WEST LINN, OREGON**



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REVISIONS:

NO.	REVISION	DATE

SHEET TITLE:  
**TENTATIVE SUBDIVISION PLAN**

AREA DATA TABLE

NO.	AREA (SQ. FT.)	AREA (AC.)
1	11,987	0.28
2	11,644	0.27
3	11,704	0.27

TREE INFORMATION

PERCENTAGE OF SITE COVERED BY SIGNIFICANT TREE PROTECTION AREA:	15.5%
PERCENTAGE OF SITE COVERED BY ALL TREE 1.5 INCH DBH OR GREATER BY UNDERSTORY:	16.5%

LEGEND  
 SEE LEGEND ON SHEET C1.0



# Flag lots - potential additional language

## CHAPTER 85, GENERAL PROVISIONS

### 85.200 APPROVAL CRITERIA

#### B. Blocks and lots.

**8) Exterior balconies and patios with a floor in excess of nine feet in height above ground elevation are prohibited within 20 feet of any interior side or rear property line, except as provided for in Subsection 10.**

**9) In the R-7 to R-40 zoning districts, portions of any structure that exceed 18 feet in height must be setback a minimum of 20 feet from all interior side yards, as illustrated in Figure 4, except as provided for in Subsection 10.**



## Flag lots – potential additional language (cont.)

**10) The standards of subsections (8) and (9) above shall not apply to the parent lot or lot lines contiguous to land:**

**(A) designated by the City as park or open space;**

**(B) zoned non-residential;**

**(C) unbuildable by plat or other instrument recorded with the County;**

**(D) not including any dwelling units within 50 feet of the shared property line; or**

**(E) that can be further subdivided.**



## Potential additional language (cont.)

**11) Building height limitation. The maximum building height for a structure on flag lots shall be the taller of:**

**(A) 28 feet; or,**

**(B) The average height of the dwelling units on any two abutting properties which are not part of the partition site.**

**12) The plans submitted for a flag lot shall include the location, setbacks, and approximate height of existing structures on adjacent parcels.**

## Resolution 2010-09



- ◆ WHEREAS, the City Council has directed the Planning Department, as part of its authorized planning strategy, to prepare amendments to the Community Development Code to provide the opportunity for infill housing development that is more compatible with the immediately surrounding property; and
- ◆ WHEREAS, the Planning Commission and Planning Staff have determined that it would be advantageous and efficient to establish an ad hoc subcommittee that could provide a greater range of relevant expertise on the subject to assist with the drafting of these code amendments; and