

Memorandum

Date: April 23, 2014

To: Planning Commission

From: Sara Javoronok, Associate Planner

Subject: Infill Code Amendments, Discussion Draft, Part I (CDC 10-02)

Purpose/Background

The primary purpose of the work session on April 30, 2014 is to provide additional information to the Planning Commission on the attached, draft CDC amendments related to infill development. In October, March, and early April, staff briefed the Planning Commission on the proposed amendments. The Planning Commission requested additional supplementary information that is described and detailed the proposed changes.

Discussion

Draft Amendments

There are three main components to the draft amendments:

- Flag Lots
- Planned Unit/Residential Development
- Alternative Development Standards, including natural resources/constrained areas

This particular package includes detailed tables and information relating to flag lots, sensitive/cluster development, cottage housing, and zero lot line development. Planned Unit Developments will be discussed at a subsequent meeting on May 7, 2014.

Staff prepared three tables that detail the proposed amendments as follows:

- Table 1: Flag Lots. This table lists the various proposed amendments, provides a link to the specific code section, describes them in detail, and, as applicable, offers a description of the options. Based on the discussion and direction at the previous Planning Commission meeting staff removed many of the “staff” and “task force” options that were originally presented. Please confirm that this is appropriate direction, and, as needed, provide recommendations.
- Table 2: Sensitive Area/Cluster Development. This table is setup similarly to Table 1 with a list of the proposals, a link to the specific code requirements, and a detailed description of the proposed changes. There are a number of options in this chart and there are additional comments that explain the rationale behind the staff recommendation.
- Table 3: Dimensional Requirements and Density Transfer. This is a simplified version of the table included with the previous packet. It provides detailed information on the dimensional and other regulations relating to the R-10 and R-7 zoning districts (the most common in West Linn), the Task Force proposed sensitive lands regulations, staff proposed cluster development, cottage housing, and zero lot line development. The goal of this is to

provide information on the yards/setbacks, lot coverage and other requirements in an easier to read format. Additional details are in the specific code requirements, which there is a link to in the header of the table.

Next Steps

Staff will prepare additional information on the Planned Unit Development amendments for presentation to the Planning Commission on May 7, 2014. The tentative approval schedule for both parts of the amendments is as follows:

- 4/30 Planning Commission Work Session
- 5/7 Planning Commission Work Session
- 6/5 Open House
- 6/18 Planning Commission Briefing
- 6/20 Planning Commission Public Hearing Draft Released
- 7/2 Planning Commission Public Hearing
- 7/16 Continuation of Planning Commission Public Hearing
- 8/15 City Council Public Hearing Draft Released
- 8/18 City Council Briefing
- 8/25 City Council Public Hearing

The scheduled open house will be targeted to community residents and staff will send the Measure 56 notice the week prior to this to give residents the opportunity to attend this meeting to address any concerns. In addition, staff will contact the Homebuilder's Association and developers and builders that frequently build in West Linn to make them aware of the proposed changes and provide them the opportunity to comment on them.

Attachments:

1. Table 1: Flag Lots
2. Table 2: Sensitive Area/Cluster Development
3. Table 3: Dimensional Requirements and Density Transfer
4. Discussion Draft, Part I (April 2014)