INFILL / PUD TASK FORCE
City of West Linn

Prioritized list of topic areas to be addressed based on the City Council direction

TOPIC AREA	*DISCUSSION OF ISSUE*	*AMENDMENTS OR REGULATORY TOOLS BEING CONSIDERED*
1. Planned Unit Development (PUD) *Chapter 24 regulates PUD's*	Chapter 24 was intended for large residential subdivisions, but it is being applied (per CDC) to all development with environmentally sensitive lands (<25%), commercial, mixed use and industrial uses, as well as to small residential infill sites. The PC, in particular, has spent considerable time identifying the ineffectiveness of this chapter in terms of adequately protecting environmentally sensitive lands, addressing the unique aspects of smaller residential subdivisions, permitting greater design flexibility, and providing clear and objective standards for review. City does not receive adequate public benefit for permitting modifications to development standards under the PUD. PUD's are often perceived as offering too many 'giveaways' to developers and as increases in project density to the public.	Chapter 24 will be modified, in terms of applicability, to clarify obtuse criteria, to require more public amenities, and as follows: ▪ PUD not permitted on sites <3 acres ▪ PUD no longer a requirement for sites with <25% Type I or II lands or for attached housing (as is currently the case) ▪ Require dedication of open space and preservation areas to COWL (if desired by City) ▪ Clarify/update density transfer table that is less confusing and is consistent with other Sections of the CDC ▪ Require overall Master/Phasing Plan, as applicable ▪ Make certain 'quality design features' required elements as part of the approval ▪ Emphasis will be on permitting more flexibility in conjunction with accompanying public benefits.
2. Environmentally constrained lands: *Typically regulated in Chapters 27, 28, and 32*	The majority of infill sites in the City include some environmentally constrained lands. Several recent development applications have resulted in less than desirable results when applying the current requirements. Issues included	Create new 'cluster housing' requirements for properties with environmentally constrained lands on them. They will specify appropriate clustering of housing on site to protect natural areas/open spaces. They will specify the permitted flexibility to provide compatibility with the surroundings while protecting natural features. They will address the preservation and

…… ***2. Environmentally constrained lands (cont.)***	denials due to inability to meet CDC requirements, City purchase of property due to potential 'takings', and uncertainty about future maintenance of protected areas. The TF is not tasked with amending the environmental regulations, only how they are applied to small residential development applications.	maintenance of natural areas/open spaces. These may differ from those of larger PUD's.
3. Flag Lots: *Chapter 85 regulates flag lots*	The Task Force "TF" recognizes a general public dissatisfaction with excessive number of flag lots. Flag lot developments can be incompatible in established neighborhoods due to building scale, locations and incongruous private driveways. They often intrude into the privacy of surrounding homes. Flag lot partitions are often noted in community surveys as representing an increase in density.	Review limiting the number of lots permitted from a flag lot. Specify the building orientation of new structures on flag lots. Apply more restrictive setbacks and height restrictions for homes on flag lots to address privacy issues. Pursue street connectivity on larger lots. Staff will provide a written report on the issues and ramifications of a prohibition on any future flag lot partitions as well as a review of the approach by other Cities.