

Memorandum

Date: May 2, 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 May 7, 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. In late April, the Planning Commission and staff discussed the flag lot, cottage housing, cluster/sensitive area, and zero lot line development sections of the proposed regulations. In early April, the Planning Commission requested additional supplementary information that is described and detailed the proposed changes. Staff has made some changes to the proposed amendments based on feedback from previous discussions.

Discussion

Draft Amendments

There are three main components to the draft amendments:

- Flag Lots
- **Planned Unit Development (PUD)**
- Alternative Development Standards, including natural resources/constrained areas

This particular package includes detailed tables and information relating to Planned Unit Developments.

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

- Table 1: PUD Comparison. This table lists the proposals, provides a link to the specific code requirements, describes the proposed changes, and includes additional comments that explain the rationale behind the staff recommendation.
- Table 2: Dimensional requirements, density transfer, and density bonus. This is a simplified version of the table included with early April packet, and a variation on a table in 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 existing PUD regulations, the staff proposed PUD regulations, and the Task Force proposed PUD regulations. 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, and there is a link to these in the header of the table.

Next Steps

The next steps are the same as discussed in the previous meeting and are presented below for consideration:

- 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: PUD Comparison
2. Table 2: Dimensional requirements, density transfer, and density bonus
3. Discussion Draft, Part II (April 2014)