



CITY OF OREGON CITY

CITY COMMISSION JOINT WORK SESSION WITH THE PLANNING COMMISSION

DRAFT MINUTES

Commission Chambers, Libke Public Safety Facility, 1234 Linn Ave, Oregon City
Tuesday, March 07, 2023 at 6:00 PM

CONVENE WORK SESSION AND ROLL CALL

Mayor McGriff convened the meeting at 6:03 PM.

PRESENT: 10 - Commissioner Chris Staggs, Commissioner Gregory Stoll, Commissioner Dirk Schlagenhauser, Commissioner Karla Laws, Commissioner Paul Espe, Commissioner Rocky Smith, Commissioner Mike Mitchell, Commissioner Adam Marl, Commissioner Frank O'Donnell, Mayor Denyse McGriff

ABSENT: 2 - Commissioner Daphne Wuest, Commissioner Bob LaSalle

STAFFERS: 8 - City Manager Tony Konkol, Community Development Director Aquilla Hurd-Ravich, Senior Planner Christina Robertson-Gardiner, Human Resources Director Patrick Foiles, Parks and Recreation Director Kendall Reid, IT Director Mike Dobaj, Public Works Director John Lewis, Assistant City Recorder Angelique Nomie

DISCUSSION ITEMS

1. Summary of Middle Housing Policy Discussion Topics (Package #2 of Legislative File: GLUA 22-0002/LEG-22-0001- HB 2001 Housing Choice Code Update)

Aquilla Hurd-Ravich, Community Development Director, introduced the topic of new middle housing legislation from the state. The purpose of tonight's meeting was to explore policy options that would be best for Oregon City.

Christina Robertson-Gardiner, Senior Planner, presented policy topics reviewed by the Planning Commission, including land use affordability incentives, tiny homes and recreational vehicles, micro shelters, multiple accessory dwelling units (ADUs) per lot, and system development fees.

Discussion occurred over the difference between tiny homes and micro shelters, the latter of which are used for transitional housing.

Mayor McGriff suggested that if affordability incentives are used, the price point should remain stable. Commissioner Mitchell agreed and requested more information on this topic. Commissioner Espe suggested that profit margins at the point of sale should also be regulated. Commissioner Schlagenhauser discussed the option of a recorded covenant to regulate costs.

Commissioner O'Donnell discussed a percentage contribution to total cost and requested specific information on flexible code provisions.

Mayor McGriff asked if recreational vehicles (RVs) were being considered permanent housing. Ms. Hurd-Ravich said this was up for discussion and added that the concern for RVs was location and hooking up to utilities whether the housing was permanent or temporary. She said RVs were tied to tiny homes because tiny homes are also on wheels.

Commissioner Marl said he does not disagree with long-term park reservations or a private property owner allowing someone to park an RV on their property, but he has concerns with neighborhood livability when it comes to this topic.

Commissioners Smith and O'Donnell agreed.

Commissioner Mitchell agreed and requested more information on the differences between a tiny home and an ADU.

Mayor McGriff suggested an allowance for the development of an RV park. She would like to explore the option of tiny homes but said it depends on where they would go.

Commissioner Espe requested an allowance for temporary structures to accommodate RVs in the event of a disaster.

Commissioner Laws said she went to an RV park in Gladstone and saw a tiny home without wheels nearby. She said the vision of RV parks was to decrease the number of mobile home parks and suggested a vision of tiny homes with no wheels and trees and sitting areas as a possibility for affordable housing.

Commissioner Schlagenhauser said the Planning Commission considered RVs as part of middle housing due to their low cost and suggested that concerns and enforcement issues could be managed in an RV park. He said he would not support tiny homes without sewer, stormwater, and water connections due to the potential of exposed biohazards.

Commissioner Stoll requested a distinction in the city code between RVs and tiny homes if possible. He said although tiny homes can be moved, they are usually built to remain in place. He commented on changing demographics in the country including fewer children, fewer marriages, and more single-person households, stating that housing availability and laws should be more accommodating to these demographics.

Commissioner O'Donnell asked that the cost of City services be kept in mind when discussing affordable housing.

Commissioner Laws said a lack of system development charges paired with more infill would create a burden on current parks. She requested that system development charge (SDC) fees go to current parks as well as new parks.

Mayor McGriff said infill would affect systems across the board. She suggested exploring the idea of a tiny home development with a neighborhood feel, as opposed to in someone's backyard or a random lot.

Commissioner O'Donnell said placement, terms of use, and duration should be clearly defined when discussing micro shelters. He added that their placement should not affect livability. Commissioner Mitchell said micro shelters were worth investigating, especially if there is a need, but that their placement was important. Commissioner O'Donnell asked that City services for micro shelters also be kept in mind.

Commissioner Staggs suggested that multiple ADUs per lot were similar to cottage clusters.

Commissioner Smith opined that it is different if the units are placed in a neighborhood of cottage homes versus in the center of a neighborhood.

Commissioner Staggs said zoning codes allow for cottage home development in single-family neighborhoods. Commissioner Schlagenhauser said it is legal to bulldoze a house and build a cottage cluster or fourplex, and this may be the only option available if ADUs are not permitted in single-dwelling housing neighborhoods.

Commissioner Mitchell confirmed that State law requires the city to allow a fourplex in a single-family home neighborhood and asked what the difference was between a fourplex and multiple ADUs, other than that the fourplex would be rented and the ADU would likely be owned.

Commissioner Marl agreed and asked about the difference between cottage clusters and multiple ADUs. He said he would like a low cap on the number but encourages further exploration of this topic.

Commissioner Stoll discussed the difference in square footage requirements between fourplexes and multiple ADUs.

Commissioner Laws suggested the benefits of ADUs for adults needing assistance.

A consensus was reached to bring back discussion of SDCs.

ADJOURNMENT

Mayor McGriff adjourned the meeting at 7:01 PM.

Respectfully submitted,

Jakob S. Wiley, City Recorder