

WS 1. 2/20/24
Presentation

Title 17 (Land Division)

Code Amendments

Presentation to the
Milwaukie City Council
Vera Koliass, Senior Planner
February 20, 2024



- Project goals:
 - Compliance with state law; middle housing
 - Clear and objective standards
 - Simplify review processes
 - Remove redundant or confusing language
 - Reorganize for clarity



- Planning Commission: 1 worksession
- City Council: 1 worksession
- Notification provided to NDAs
- Code Commentary posted with 30-day notice
- Public hearings



PROPOSED AMENDMENTS

Formatting/redundant language

- Eliminate needless TOC
- Reorganize to provide separate section for Middle Housing Land Division
- Reduce the number of lists in code – rely on checklists



Review Process and Application Requirements

- Rewrite the section for each land division type
 - Remove Type III review for subdivisions
- Revise language to identify filing deadlines
- Revise language related to extensions



New Language

- Add language related to tracts and easements
 - Includes management responsibilities
- Add language related to “remainder” or “left over” land
 - Includes requirements for future development
 - Eliminates future confusion about minimum density

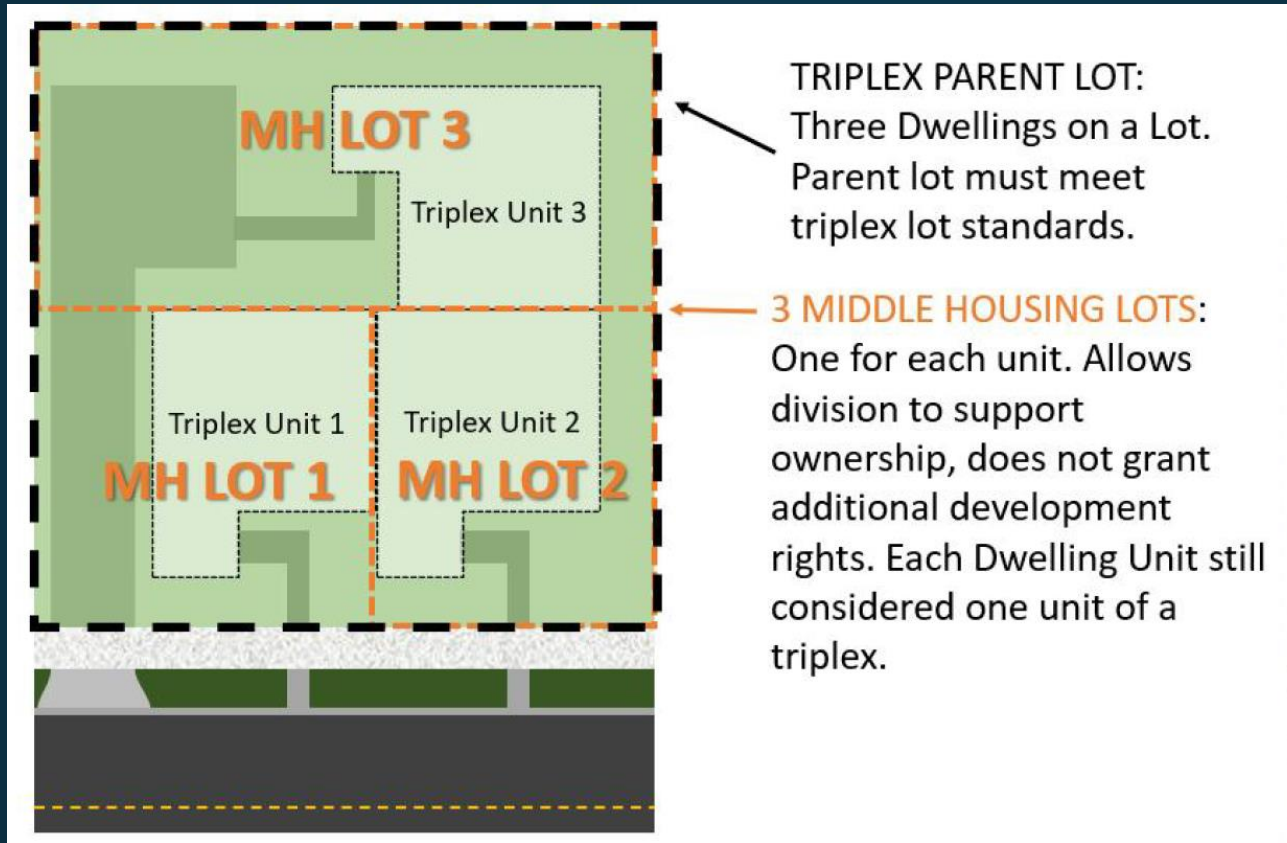


PROPOSED AMENDMENTS



Potential partition with left over land

IDENTIFIED ISSUE: DEVELOPMENT AFTER AN MHL

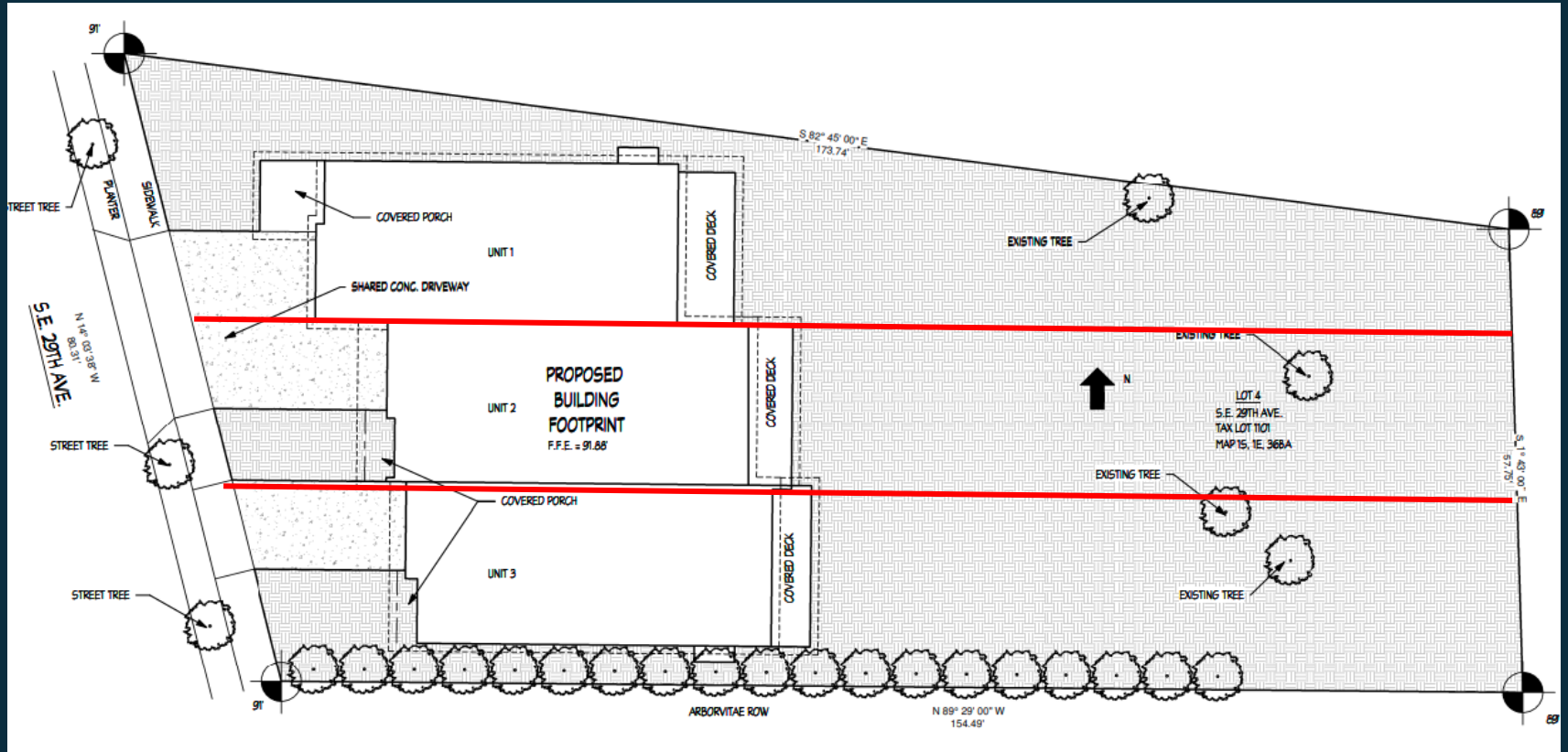


TRIPLEX PARENT LOT:
Three Dwellings on a Lot.
Parent lot must meet
triplex lot standards.

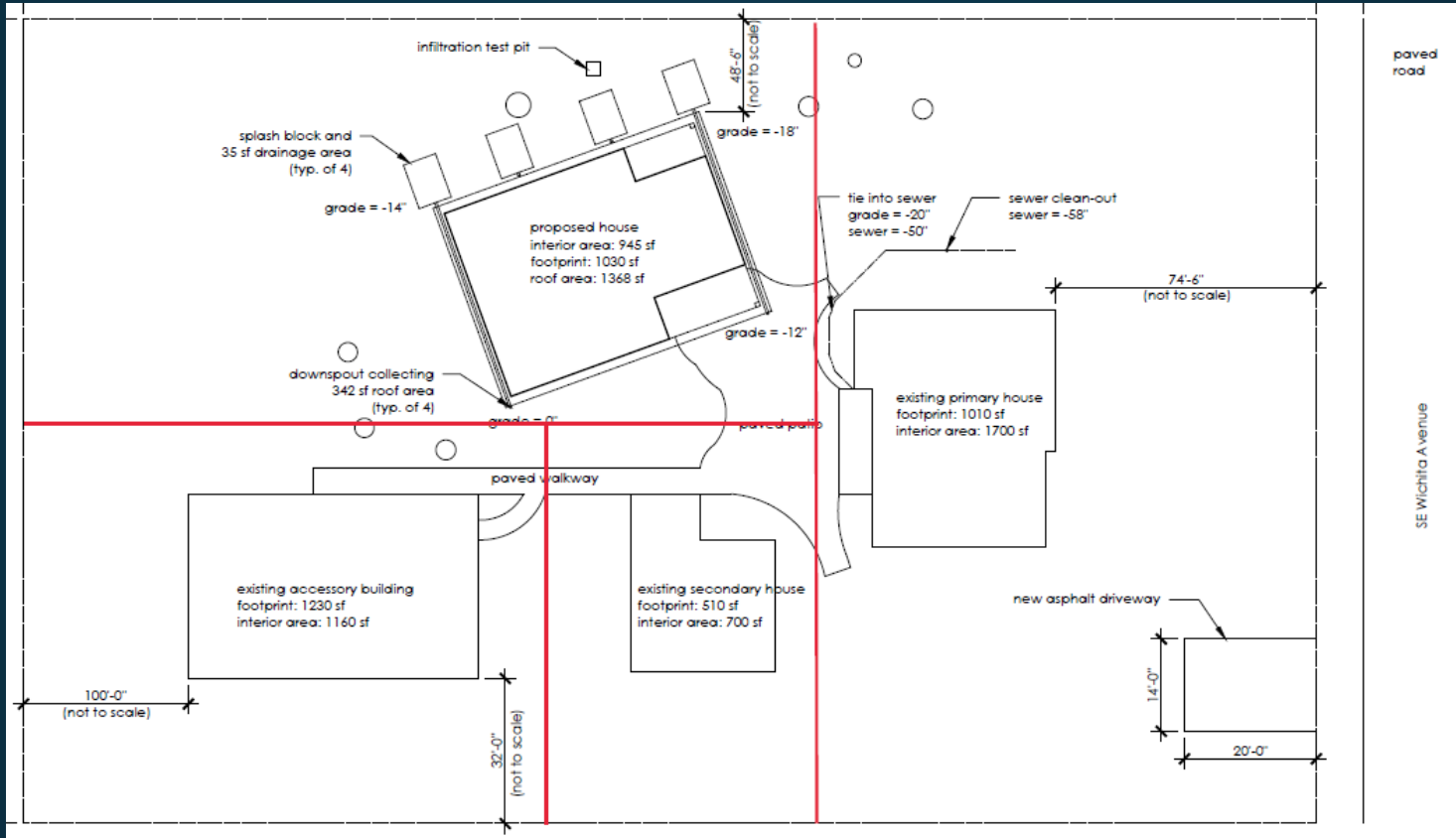
3 MIDDLE HOUSING LOTS:
One for each unit. Allows
division to support
ownership, does not grant
additional development
rights. Each Dwelling Unit still
considered one unit of a
triplex.



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FOR DISCUSSION

Any questions about the proposed amendments?

