

**RS 8. B. 4/16/24
Presentation**

Title 17 (Land Division) Code Amendments

Presentation to the
Milwaukie City Council
Vera Kolas, Senior Planner
April 16, 2024



- Objectives:
 - 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
- Code Commentary posted with 30-day notice
- Public hearings
 - PC: April 9 – recommend approval
 - CC: tonight



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
 - Partitions and subdivisions = Type II review
- Revise language to identify filing deadlines
- Revise language related to extensions
 - Tied to Title 19 – consistency with other types of LU apps



New Language

- Add language related to tracts and easements
 - Includes management responsibilities
 - Includes HOA or similar entity
- 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



Remove 17.24.040.3.c
- Holdover from existing code



STAFF RECOMMENDATION

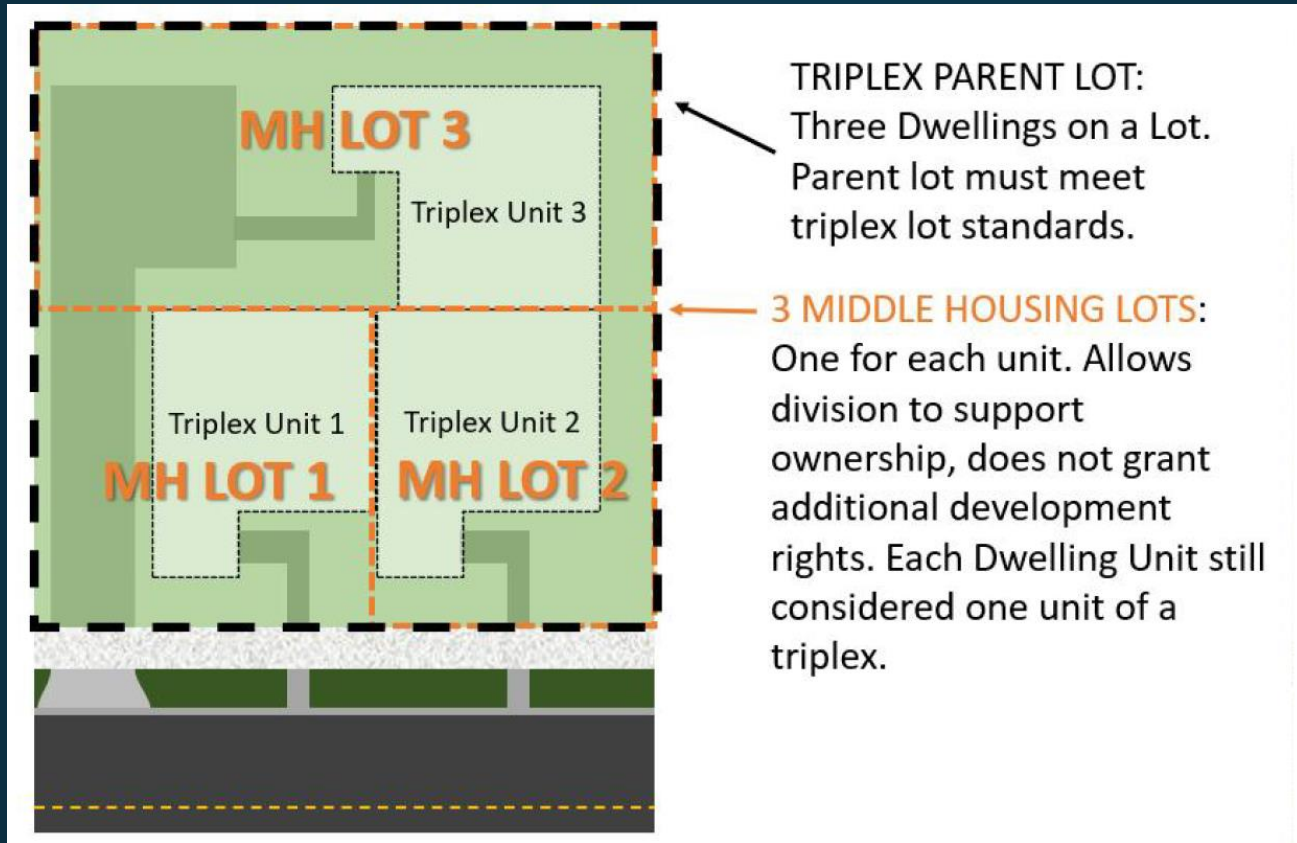
Recommend approval of the amendments to City Council.



IF NEEDED



IDENTIFIED ISSUE: DEVELOPMENT AFTER AN MHL

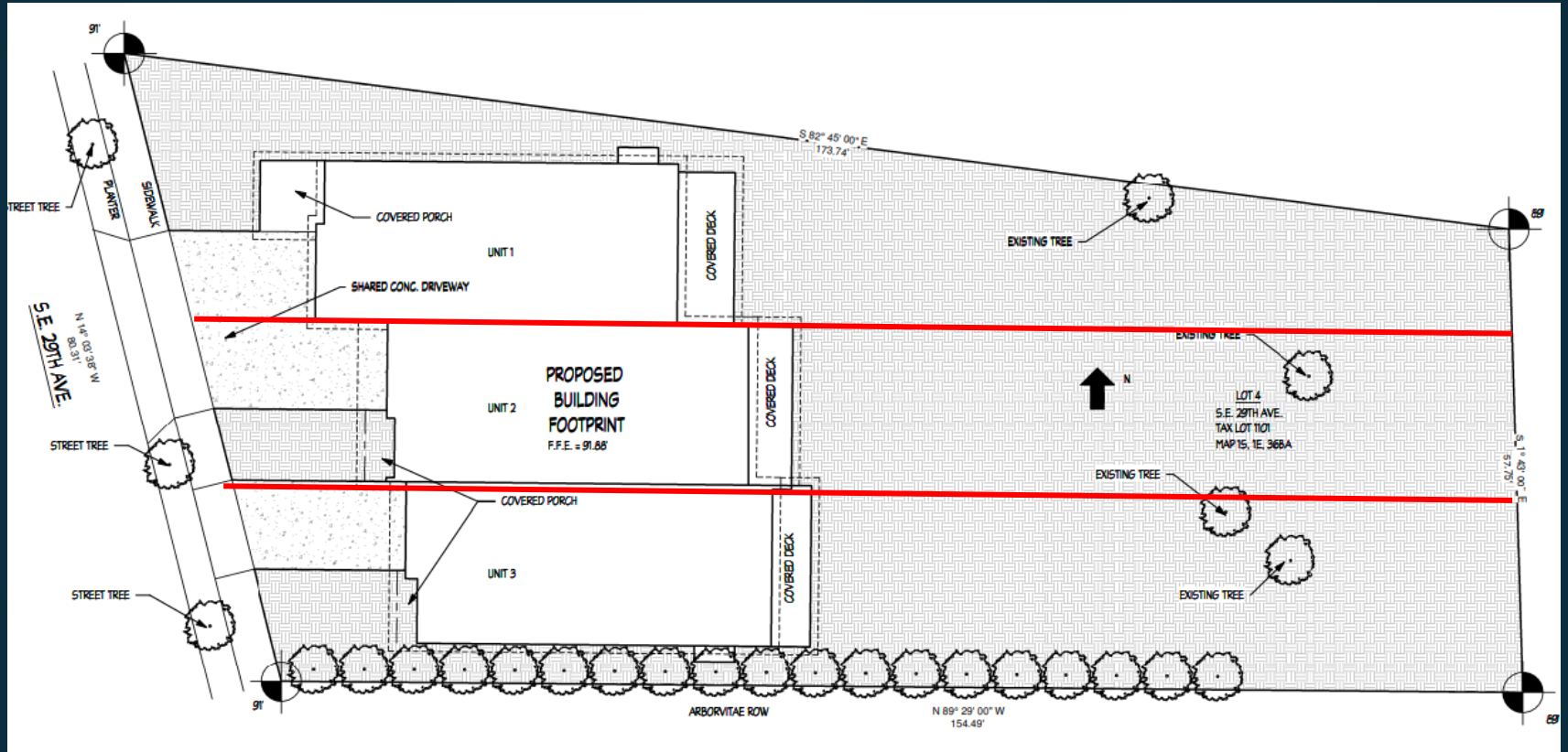


TRIPLEX PARENT LOT:
Three Dwellings on a Lot.
Parent lot must meet
triplex lot standards.

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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