



# COMPREHENSIVE PLAN IMPLEMENTATION COMMITTEE

Meeting #8  
May 20, 2021

# COMPREHENSIVE PLAN - POLICY MANDATES

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- Increase supply of middle housing; provide housing choice
- Increase the tree canopy and preserve existing trees
- Manage parking to enable middle housing and protect trees



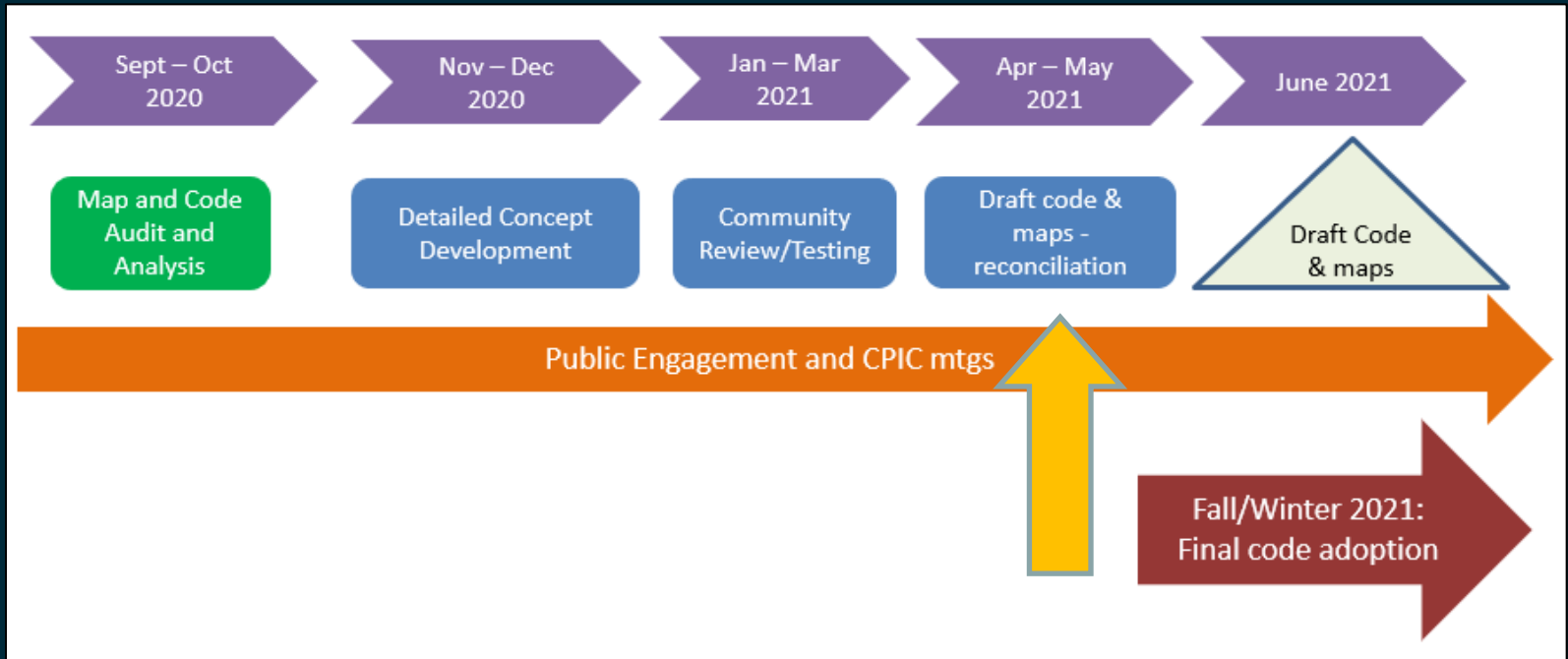
## Comprehensive Plan Implementation Committee Meeting #8 - Agenda

Time	Topic	Who
<b>5:45 – 6:00 pm</b>	Login to Webinar and Conference Line	CPIC members
<b>15 minutes 6:00 – 6:15 pm</b>	Welcome <ul style="list-style-type: none"><li>• Overview of Process – where we are, where we are going</li><li>• Open House #2 update</li></ul>	Vera Kolias and Mary Heberling
<b>40 minutes 6:15 – 6:55pm</b>	Proposed code amendments <ul style="list-style-type: none"><li>• Parking, ADUs, duplexes</li><li>• Zone consolidation and standards</li></ul>	Laura Weigel and Vera Kolias
<b>45 minutes 6:55 – 7:40 pm</b>	Flag Lot Standards	Vera Kolias
<b>30 minutes 7:40 – 8:10 pm</b>	Next Steps <ul style="list-style-type: none"><li>• Draft adoption process</li><li>• CPIC role</li></ul>	Vera Kolias
<b>30 minutes 8:10 – 8:40pm</b>	Open discussion	CPIC
<b>15 minutes 8:40 – 8:55 pm</b>	Public comment period	Public
<b>5 minutes 8:55 – 9:00 pm</b>	Wrap up	Vera Kolias
<b>9:00 pm</b>	Adjourn	Vera Kolias

# MEETING AGENDA



# PROJECT SCHEDULE



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# OPEN HOUSE #2 RESULTS



# OPEN HOUSE #2 RESULTS - SNAPSHOT

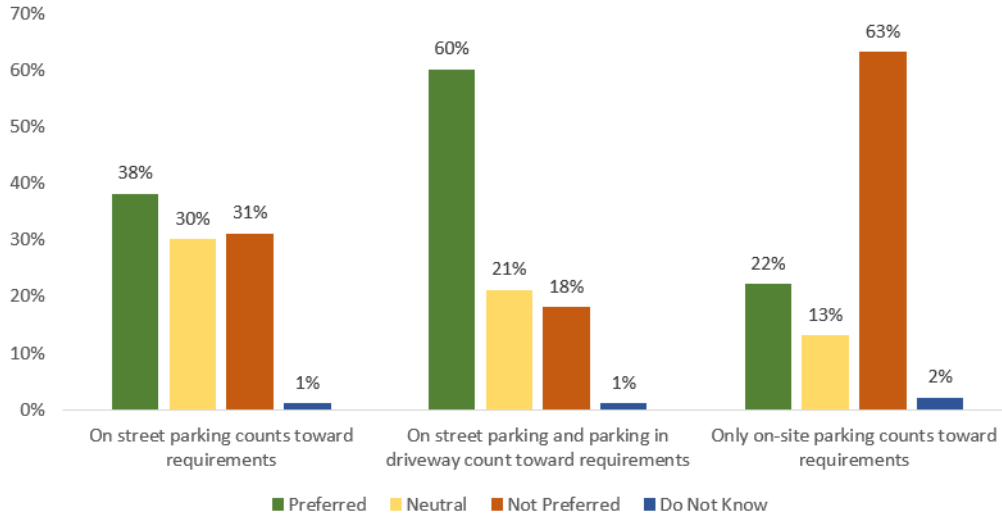
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- **121** completed surveys
- **68 people** participated in the comments section
- **147 people** either comments and/or completed survey
- **70** total comments
- **283 votes** on comments

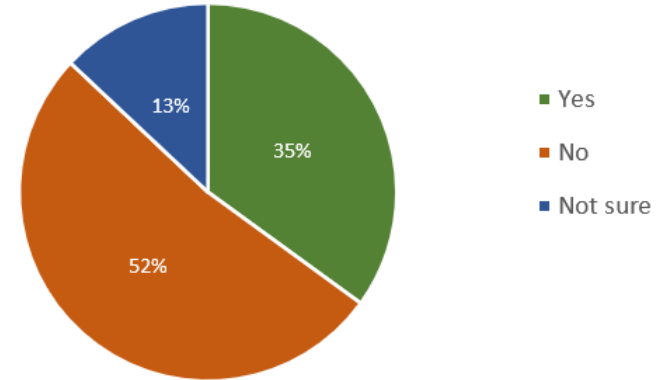


# OPEN HOUSE #2 RESULTS

Preferences for Parking Location Requirements

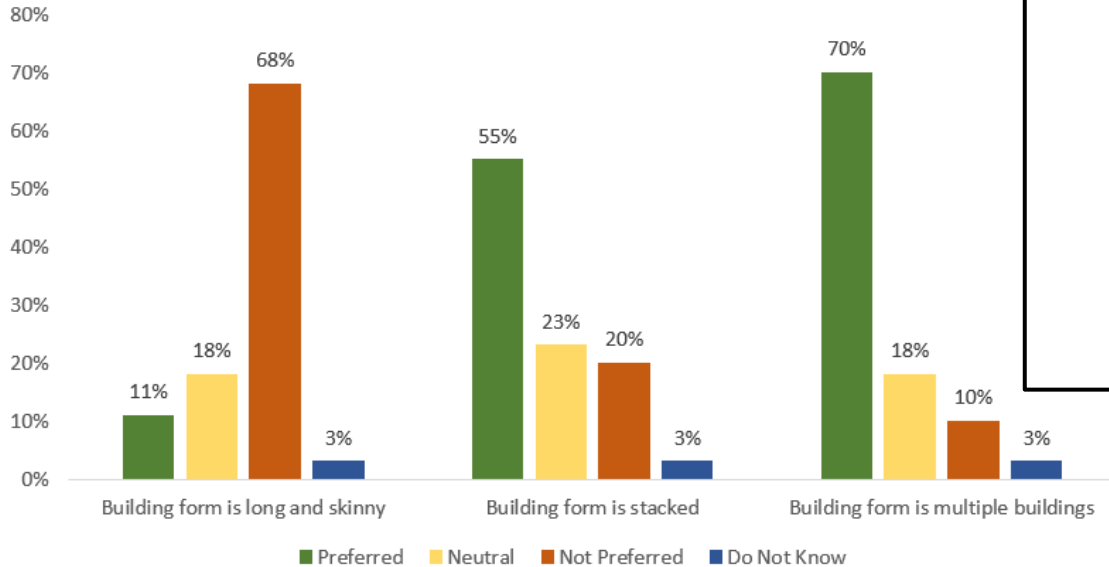


Do you support allowing less than one parking space per dwelling unit?

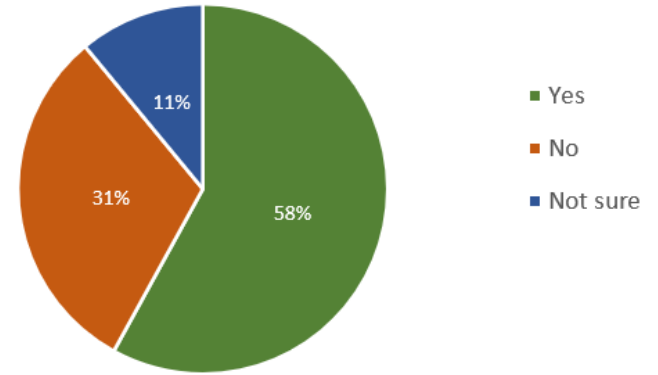


# OPEN HOUSE #2 RESULTS

Preferences for Building Form



Do you support allowing a three story building to preserve a mature tree?





# OPEN HOUSE #2 RESULTS

Size/width of yard (front, back, side setbacks)



37%  
Small yard



79%  
In between small and large



19%  
Large yard

The amount/ size the building takes up on a lot (lot coverage)



24%  
Building covers over 50% of lot



72%  
Building covers 35% - 50% of lot



43%  
Building covers 35% of lot



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# HB 2001 AND MODEL CODE



# HB 2001 AND MODEL CODE

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- Model code:
  - Provides guidance in implementing HB 2001
  - Will apply directly if a city does not adopt HB 2001 compliant code
- A city has choices:
  - Adopt model code as is
  - Adopt portions of model code
  - Adopt a completely new code that still meets Division 46



# HB 2001 AND MODEL CODE

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- Milwaukie will:
  - Not adopt the model code, but will develop code that complies with HB 2001.
  - Use model code to help guide recommendations.



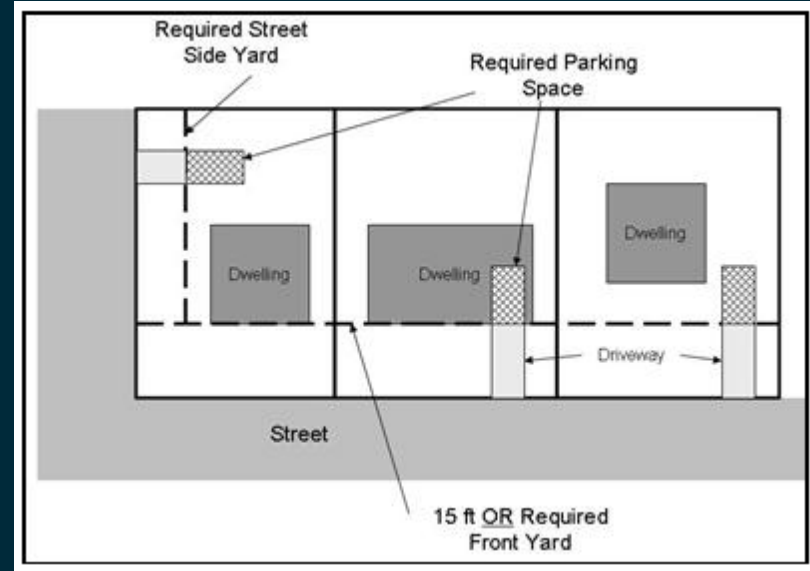
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# CODE RECOMMENDATIONS



# RECOMMENDATIONS: PARKING

- HB 2001 requirements:
  - A city cannot require more than 1 parking space per dwelling unit.
- Current Code (19.600):
  - Requires 1 space per dwelling unit and 1.25 spaces per dwelling unit in multifamily if units over 800 sq ft.
  - Required parking space must be outside the front yard and street side yard setbacks (effectively requiring 2 spaces per unit).



# RECOMMENDATIONS: PARKING

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- HB 2001 requirements:
  - A city cannot require more than 1 parking space per dwelling unit.
    - If middle housing is permitted on smaller lots, then required parking must be reduced as well
- Recommendations:
  - Amend Table 19.605.1 to reduce parking minimums for newly defined middle housing types to one space per dwelling unit
  - Amend 19.607 to allow required inside the front setback and inside street side yard



# RECOMMENDATIONS: ADU & DUPLEX STANDARDS

- Current code:
  - Land use review required
    - Type II review for duplexes in certain areas
    - Type I or II for ADUs depending on size
- HB 2001
  - Duplexes must be permitted on all lots that allow single unit dwellings
- Recommendations:
  - Allow ADUs and duplexes by right, subject to design and development standards
  - Revise design standards if needed to comply with state law

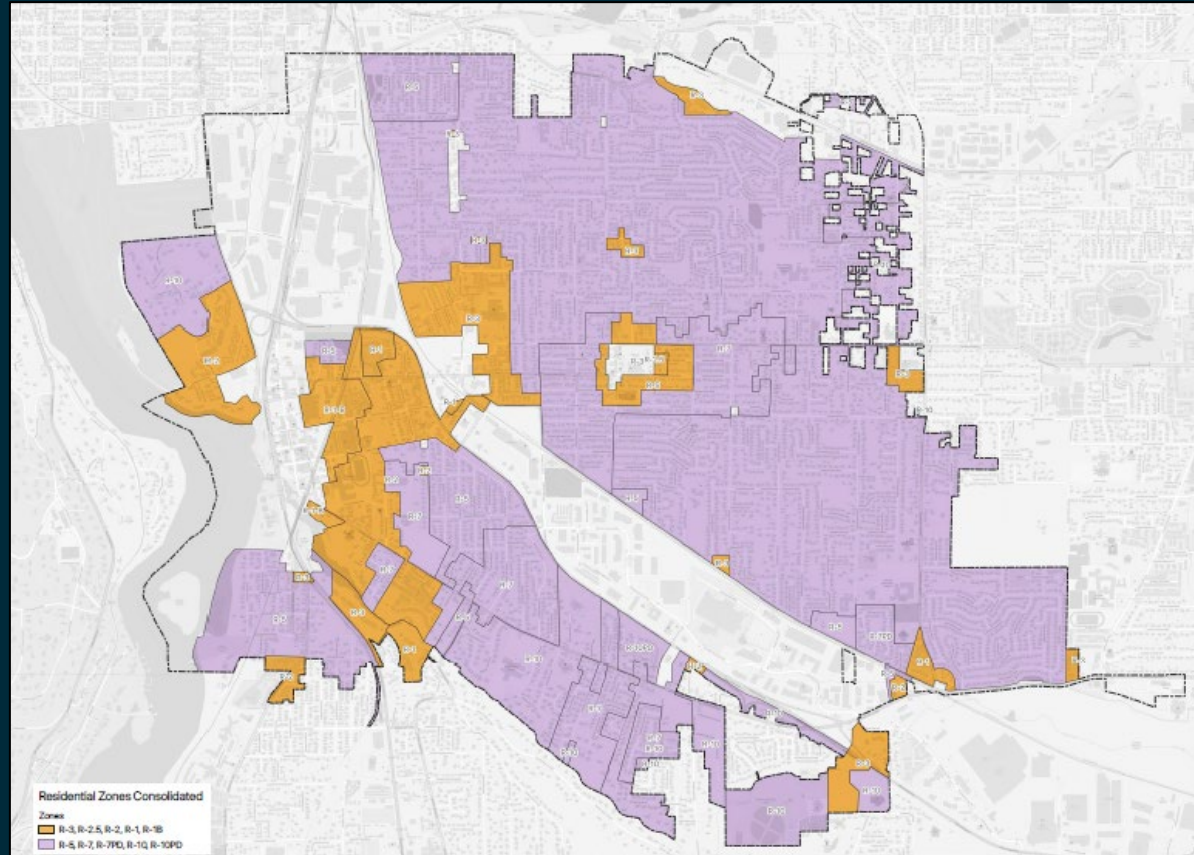
- Comp Plan policy# 7.2.4: simplify ADU & duplex permitting.





# RECOMMENDATIONS: CONSOLIDATED ZONES

- R1 (high density zones)
- R2 (R-5, R-7, R-10)



# CONSOLIDATED ZONES - STANDARDS

- Key ideas:
  - 1,500 sq ft lots
    - Townhouse
    - Cottage in cottage cluster
  - 3,000 sq ft lots
    - Single unit home
    - duplex

Table 1. Example for current Low-Density Residential Zones (R-5, R-7, R-7PD, R-10, and R-10PD)

	Lot size	Permitted housing types	Development standards that apply
New Zone: Residential 2	1,500 sq ft	<ul style="list-style-type: none"> <li>• Rowhouse (Townhouse)</li> <li>• Cottage<sup>1</sup></li> </ul>	For discussion: Apply development standards to the edges of new lots where they abut 5,000, 7,000, or 10,000 sq ft lots. <sup>2</sup>
	Between 1,500 and 5,000 sq ft <sup>3</sup>	<ul style="list-style-type: none"> <li>• Detached single dwelling (3,000 sq ft) - Duplex</li> </ul>	
	5,000 sq ft – 6,999 sq ft (Option two: 3,001 <sup>4</sup> sq ft – 4,999 sq ft) <sup>5</sup>	<ul style="list-style-type: none"> <li>• Detached single dwelling</li> <li>• Detached single dwelling with ADU</li> <li>• Duplex</li> <li>• Triplex<sup>5</sup></li> </ul>	Those that currently apply within the R-5 zoning district
	7,000 sq ft – 9,999 sq ft (Option two: 5,001 sq ft – 6,999 sq ft)	<ul style="list-style-type: none"> <li>• Detached single dwelling</li> <li>• Detached single dwelling with ADU</li> <li>• Duplex</li> <li>• Triplex</li> <li>• Quadplex</li> <li>• Cottage Clusters</li> </ul>	Those that currently apply within the R-7 zoning district
	10,000 sq ft or greater (Option two: 7,001 sq ft or greater)	<ul style="list-style-type: none"> <li>• Detached single dwelling</li> <li>• Detached single dwelling with ADU</li> <li>• Duplex</li> <li>• Triplex</li> <li>• Quadplex</li> <li>• Cottage Clusters</li> </ul>	Those that currently apply within the R-10 zoning district



# CONSOLIDATED ZONES - STANDARDS

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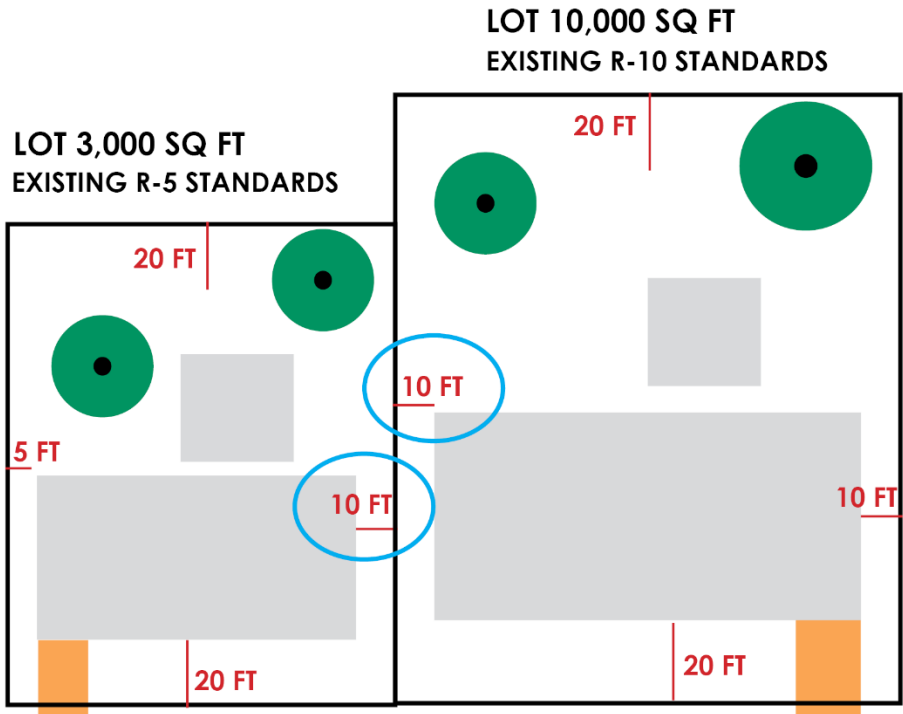
- Standards will apply based on lot size
- If smaller lots (Option 2), then apply the standard of the adjacent lot.

Setback	R-10	R-7	R-5
Front yard	20 ft	20 ft	20 ft
Rear yard	20 ft	20 ft	20 ft
Side yard	10 ft	5/10 ft	5 ft
Street side yard	20 ft	20 ft	15 ft

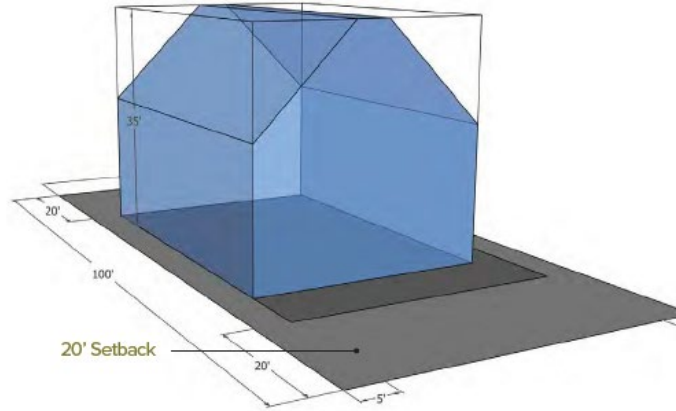


# ABUTTING NEW LOTS - DEVELOPMENT STANDARDS

# ABUTTING LOTS - STANDARDS



**What's allowed today in a medium density zone**



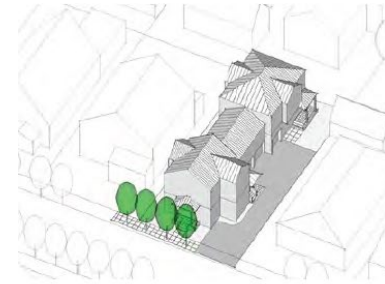
**Not This**

**Daylight plane limit the overall shape**





EXAMPLE NEIGHBORHOOD



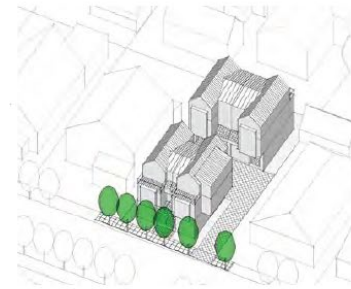
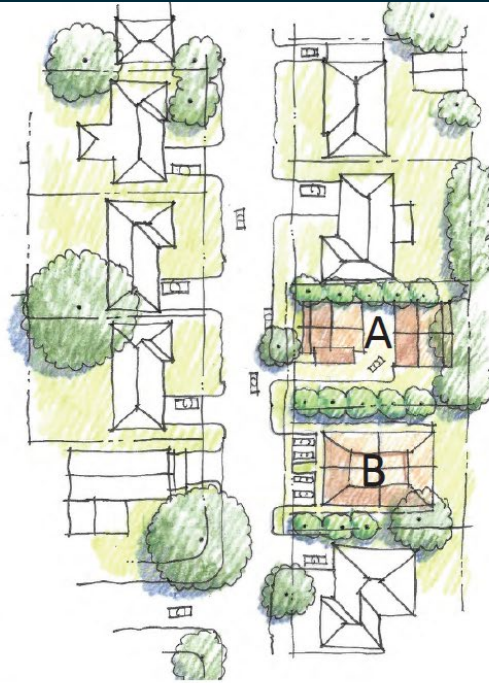
## Triplex

Lot size: 5,000 square feet

Number of units: 3

Other: Some parking is accommodated on street; 20-foot rear setback is maintained





## Quadplex

Lot size: Over 7,000 square feet

Number of units: 4 (A) 4 (B)

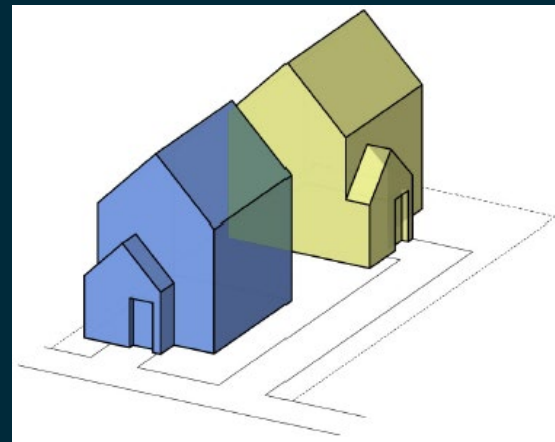
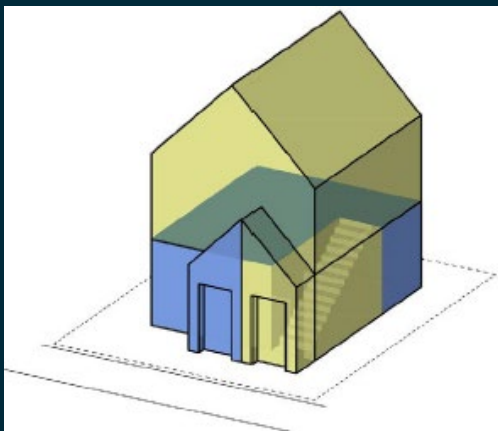
Other: On one infill development, parking is in the front yard



# CONSOLIDATED ZONES - HOUSING TYPE

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- Key idea:
  - Allow attached or detached units

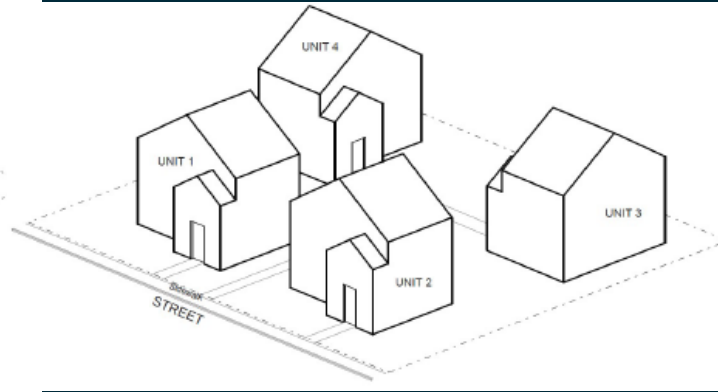
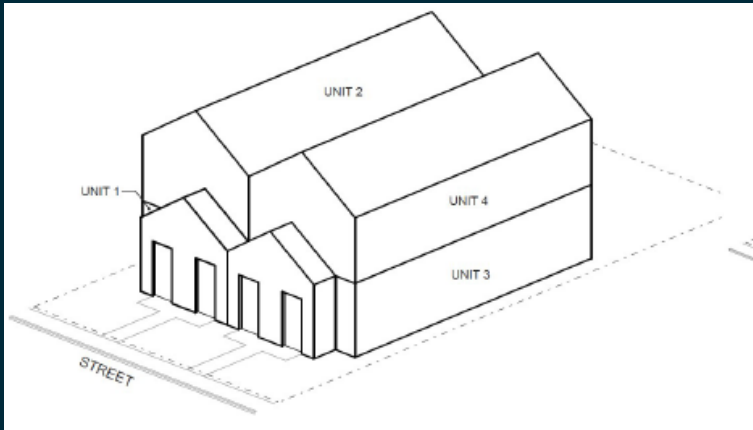
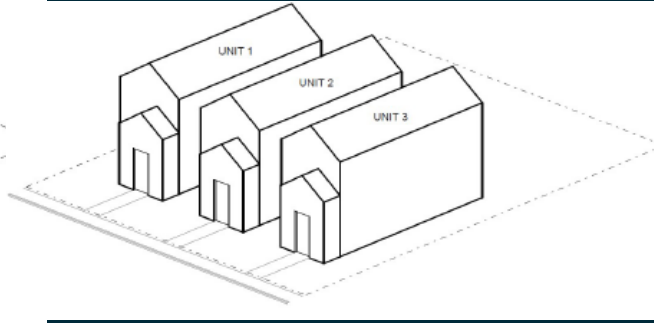
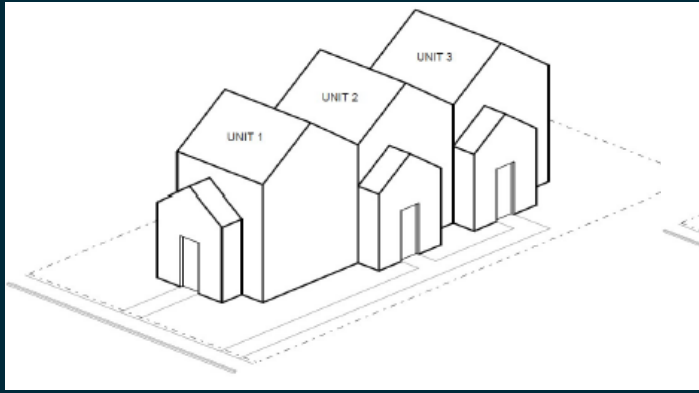


Example: duplex





# CONSOLIDATED ZONES - HOUSING TYPE



Example: triplexes and quadplexes



# RECOMMENDATIONS: ADU'S WITH MIDDLE HOUSING

- Current code: single-unit home + 1 ADU

Key Question: Should the code allow ADUs with middle housing?

- Duplex + ADUs?
- Triplex + ADUs?
- What is the limit?



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# KEY ISSUE: FLAG LOTS



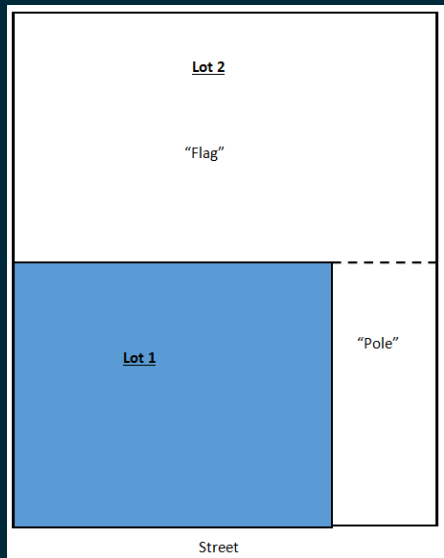
# KEY ISSUE: FLAG LOTS



Examples of development on long skinny lots.



# KEY ISSUE: FLAG LOTS



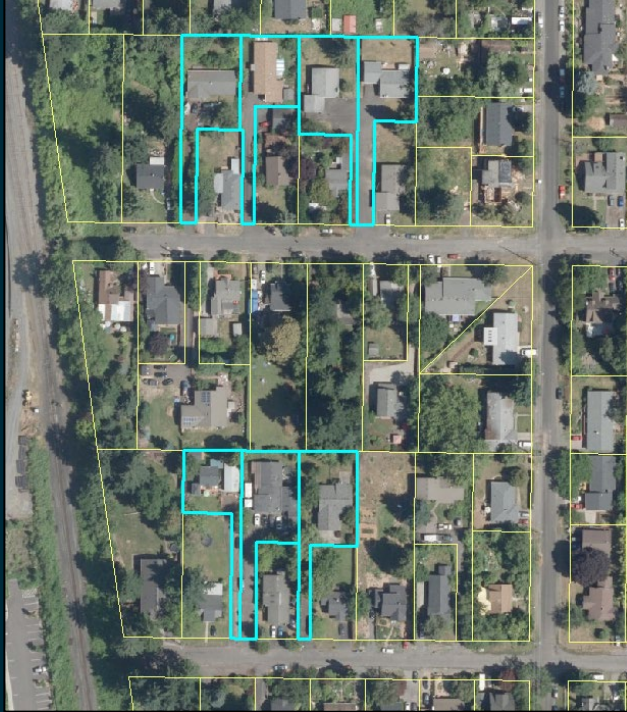
# KEY ISSUE: FLAG LOTS – SUMMARY OF CODE HISTORY

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- 1979: first flag lot standards
- 1994: access width reduced from 20 ft to 15 ft
  - To promote infill development
- 1998: 20-ft requirement restored and excluded pole area from minimum lot size
  - Response to growing neighborhood dissatisfaction
- 2002:
  - 25-ft access requirement
  - variances prohibited (many had been approved in the past)
  - setbacks increased
  - Max. 2 abutting flag lots
  - Planting and screening requirements

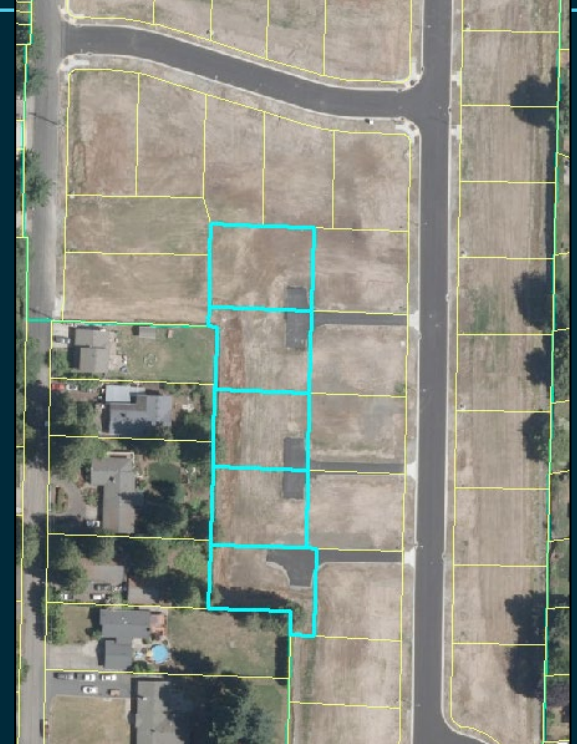


# KEY ISSUE: FLAG LOTS



Existing flag lots.

- Are more flag lots a desired outcome?
- Should the standards be reduced to make it easier to create flag lots?



Rear lots.



# KEY ISSUE: FLAG LOTS

- Does CPIC support relaxing the flag lot standards for middle housing?

- Pole width
- Frontage requirement
- Min. lot size calculation





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# NEXT STEPS



# NEXT STEPS



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Open discussion...followed by  
public comments...



# KEY ISSUE: FLAG LOTS – ACCESS VIA EASEMENT

- Pros:
  - Allows for use of land that is otherwise difficult to access
  - Flexibility re: min. area
  - Flexibility for structure on parent lot (setbacks)
- Cons:
  - Future sale can create issues re: maintenance
  - Emergency services coordination
  - Potential for disputes over access

