

Memorandum

Date: August 15, 2007
To: City of Eugene Planning Commission
cc: Steve Nystrom, City of Eugene Project Manager
From: Cathy Corliss
Re: City of Eugene Minor Code Amendment Project

PROJECT BACKGROUND AND PURPOSE

This project is intended to primarily address minor code amendments raised by the development community, neighborhoods and other stakeholders. In order to start organizing the library, we asked that all suggestions be submitted by May 18, 2007. As of that date, 228 suggestions have been contributed to the code amendment library¹. It was anticipated that the list of issues raised by the community would be far greater than the project scope could accommodate. We're estimating that the total number of amendments eventually taken to hearing before the City Council will not exceed 10 to 20, assuming they are minor and that the selection process does not exceed the budget.

At the May 17th Roundtable, the Planning Commission and community discussed different criteria that could be used to help identify a set of proposed amendments that could be done by Fall 2007 and within the scope of this project. More than 100 of the amendments were identified by the public as priorities at the July 12th Roundtable. At the conclusion of that meeting, the Planning Commission agreed that each Commissioner would submit an individual list of priorities that could then be used to help narrow the list further at the August 29th meeting.

Once the list of potential amendments is narrowed, potential solutions to address the various priority items will then be developed. It is anticipated that these solutions would be presented more as concepts than precise code language. Following input on the draft solutions, the more specific language for the priority code amendments will be developed and the Planning Commission will hold work sessions and conduct a public hearing during which the community will have an opportunity to comment on the proposed amendments.

Summary of the Results

As noted above, the Planning Commission agreed to rate the 100+ amendments, which were identified by the public as priorities, as high, medium or low priority. Each member of the Planning Commission submitted their input to the consultant team to be tallied. The results of this effort are summarized in the table below. As this table shows, 12 items were identified as "high" priority by four

¹ The total of 228 includes some redundancy as a result of similar suggestions being made by different people.

or more Planning Commissioners and 10 were identified as “high” priority by at least three Planning Commissioners. Together, these create a list of 22 items². Given our target of 10 to 20 items, this list (shown in the table below) provides a good starting place for discussion. However, the Planning Commission may wish to make other adjustments or substitutions based on the input and discussion expected at the August 29th meeting. A matrix showing the more detailed information about the results is included as Attachment A.

Summary List of 22 Items which Received Three or More “High” Votes

Item	Description	A/ B/ C	Priority*	Related Projects	No. of Votes (High)	Comments
7	Definition of Alley Access/Lot/Parcel	A	NL+		6	7 / 44 / 111 / 135 are related to alley access
8	Definition of Building Height	A	NL+		4	8 / 37 / 101 are related to building height
12	Definition of Flag Lot	A	NL+	Infill	3	12 / 102 / 109 / 221 are related to flag lot standards
16	Definition of Lot depth/width	A	NL+		4	16 / 51 / 107 are closely related
17	Definition of Lot Frontage	A	NL+		3	17 / 108 are closely related
66	Define Vehicle Access Corridor	A	NL+	Infill	3	66 / 133 are related
68	Recalibrate max density to correctly reflect zones	A	NL+	Infill	5	
92	Private roads and subdivisions - not included in square footage of the lot	A	NL+		5	
95	Eliminate requirement for an approved SPR for projects that have an approved final PUD	A	SM+		4	95 / 122 are related
98	Define Buildable Area	A	NL+	Infill	3	*extra mark from one commissioner (med and low)
100	Min/Max density alteration and simplification	A	NL+	Infill	3	
107	Drop "Lot Width" minimum	A	NL+		4	16 / 51 / 107 are closely related
147	Fence Heights for Res. Lots With > 1 frontage	A	CC		4	147 / 210 address the same issue

² The number of white papers needed to address the full list is 18, given the potential to combine the discussions of the following items: items 16 and 107, items 147 and 210, items 192 and 193, and items 206 and 209.

Item	Description	A/ B/ C	Priority*	Related Projects	No. of Votes (High)	Comments
151	Duplex, triplex, four-plex lots to be shown on R-1 plats	A	CC		6	
186	Need to address allowance for portable signs-- Prohibited sign ordinance: currently complaint driven.	B	CC		3	
191	Open Space Credit when public park open space is located nearby	B/ A	NL+	Infill	4	Could be an "A" if limited in scope
192	Minimum Number of Required Off-Street Parking Spaces Adjustment in RPP Zones	B	NL+, FE	Infill	3	192 / 193 are closely related
193	Minimum Number of Required Off-Street Parking Spaces for Multiple Family Residential in RPP Zone - - new code section added	B	NL+	Infill	4	192 / 193 are closely related
206	Prioritize On-Site Infiltration as the Stormwater Destination in River Road and Santa Clara	B	NL+		3	204 to 209 are related
209	Protection Against Disturbances or Development in Drainage Ways	B	NL+		3	204 to 209 are related
210	Fence Setbacks on Residential Corner Lots	A	CC		4	147 / 210 address the same issue
218	Final subdivision and partition plats to follow a Type I Process	C/ A	SM+, PLSO		3	
<p><i>* This field identifies group(s) and/or individuals who identified the item as a priority. The priority submission Abbreviations are as follows: NL+=NLC top priority; NL=NLC priority; EW=EWEB; SM+= Susannah Meininger Top 13; SM= Susannah Meininger; FE=Friends of Eugene; CC=City Council; PLSO=Professional Land Surveyors of Oregon; AC=Arlie & Co.; RH=Rob Handy; BR=Becky Riley, LCH=Lane County Homebuilders; U = Source uncertain.</i></p>						

Next Steps

Based on the Planning Commission's direction, the Commission will discuss their evaluation results at the next Minor Code Amendment meeting **Wednesday, August 29 at 5 p.m. in the Sloat Room**. At that meeting, the public will also have an opportunity to provide feedback to the Planning Commission on the evaluation results. Following this discussion, we hope to finalize the Planning Commission's selections at this meeting.

In the meantime, we expect to maintain an open pathway for further input from stakeholders and community members. We will forward information, if any, from stakeholders and community members to Planning Commissioners as we receive it.

Thanks for your patience with this process. We understand that having so much information from which to select is difficult and often frustrating to our process participants. However, we continue to receive valuable information from which to assist with your decisions. We're looking forward to your responses.

ATTACHMENTS:

Attachment A – Planning Commission Evaluation Matrix

Attachment A – Planning Commission Evaluation Matrix

Evaluation Sheet Explanation

The evaluation sheet includes the following columns:

Column 1: **Item #**—The item number from the Annotated Code Amendment Library

Column 2: **Description**—A brief description of the item

Column 3: **A/B/C**—The item's rating (A, B or C) from the Annotated Library. If an alternative rating was suggested it is noted as B/A, for example

Column 4: **Priority**—The group(s) that recommended this item to move forward

Column 5: **Related Projects**—Whether the suggested amendment was designated in the Annotated Library as related to another project including: Infill, Downtown, or Neighborhood Empowerment.

Columns 6, 7, 8: **High/Med/Low**—Planning Commission rating area (see description of High/Medium/Low below)

High Would indicate that the suggested amendment should be one of the 15 to 20 items for which a white paper is prepared

Medium Would indicate that the suggested amendment could move to a white paper, but does not carry the relative merit of those in the high category

Low Would indicate that it should not move forward at this time.

Column 8: **Notes**—Any comments regarding related items are noted in this section.

For quick reference, we've gray-screened those items that have not been suggested as priority amendments. However, the Planning Commission was free to rate any of the 228 suggestions.

Priority Submission Abbreviations:

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Item	Description	A/B/C	Priority	Related projects	High	Med	Low	Notes
1	Re-application waiting periods for subdivision, lot partition, and zone change	A	FE		1	4	2	1 / 2 / 3 / 116 all address re-application waiting periods
2	Re-application waiting periods for PUDs	A	FE		1	3	3	1 / 2 / 3 / 116 all address re-application waiting periods
3	Reinstate 1 year waiting period for denied PUD applications	A	FE		2	2	3	1 / 2 / 3 / 116 all address re-application waiting periods
4	Building address visibility	B				1	1	
5	Infill Development - aggressive approach	C	SM, FE	Infill		1	5	NLC recommends rejecting
6	Definition of Access	A				1	1	
7	Definition of Alley Access/Lot/Parcel	A	NL+		6			7 / 44 / 111 / 135 are related to alley access
8	Definition of Building Height	A	NL+		4	1	1	8 / 37 / 101 are related to building height
9	Definition of Dwelling Duplex, Four-Plex, Tri-Plex	A				1	1	
10	Definition of Dwelling, Multiple-Family	A				1	1	
11	Definition of Family	C					2	
12	Definition of Flag Lot	A	NL+	Infill	3	1	2	12 / 102 / 109 / 221 are related to flag lot standards
13	Definition of Front Lot Line	A				1	1	
14	Definition of Front/interior Yard Setback	A	NL			4	2	14 / 26 / 31 / 153 address the definition of yards and setbacks
15	Definition of Lot	B				2		
16	Definition of Lot depth/width	A	NL+		4		2	16 / 51 / 107 are closely related
17	Definition of Lot Frontage	A	NL+		3	2	1	17 / 108 are closely related
18	Definition of Lot Rear Line, Lot Side Line, Front Line	A				1	1	
19	Definition of Lot Rear Line	A				1	1	
20	Definition of Northern Lot Line	B				2		
21	Definition of Open Space	A	NL		1	4	1	
22	Definition of Parcel	B			1	1	1	

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Item	Description	A/B/C	Priority	Related projects	High	Med	Low	Notes
23	Definition of Private Open Space	A	U			6		
24	Definition of Property Lines	A				1	1	
25	Definition of Reconfiguration of Lots or Parcels	A			1	1	1	
26	Definition of Setback	A	NL			5	1	14 / 26 / 31 / 153 address the definition of yards and setbacks
27	Definition of Side property lines	A				2		
28	Definition of Street	A				1	1	
29	Definition of Street Lot Line	A				1	1	13 / 18 / 19 / 29 / 153 related to lot lines
30	Definition of Vehicle Use Area	A	NL			5	1	30 / 103 are closely related
31	Definition of Yard	A	NL			5	1	14 / 26 / 31 / 153 address the definition of yards and setbacks
32	Definition of Arable surface needed	A				1	1	
33	Definition of Permeable surface needed	A			1	1	1	
34	Definition of rowhouse needed	A				1	1	
35	Definition of Kennel	A	CC		2	2	3	
36	Definition of Abuts	A				1	1	
37	Building Heights	C		Infill			2	8 / 37 / 101 are related to building height
39	West University Neighborhood	C	U	Infill	1	1	4	
40	Infill Standards to permit the construction of duplexes, four-plexes, 8 unit multi-family	C		Infill			2	
41	Re-examine parking ratios for apartments (per bedroom calculations)	B	FE		1	4	1	41 / 93 appear to be related
42	Parking - enforce available parking per unit	NA	FE			1	5	This appears to be an enforcement issue
43	Infill is inconsistent with neighborhood character	C	U	Infill			6	
44	Concerns about alley development; primary units should not have alley-only access.	B		Infill			2	7 / 44 / 111 / 135 are related to alley access

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Item	Description	A/B/C	Priority	Related projects	High	Med	Low	Notes
45	Consistent dwelling type (i.e. SFD, SFA, duplex).	C		Infill			2	
46	Consistent architectural style	C		Infill			2	
47	Consistent density	B		Infill			2	
48	All Eugene residents should be treated equally with respect to infill.	C		Infill			2	
49	Concerned that alley access only have disappeared.	B	FE	Infill		3	3	NLC recommends rejecting
50	Minimum lot size for flag lots of pavement parcel for partition - why bigger than needed for created lots?	B		Infill			2	NLC recommends rejecting
51	Calculating minimum lot width for irregular lots.	A				1		16 / 51 / 107 are closely related
52	Bicycle parking downtown - enhance design standards	B		Downtown	1	1	2	
53	Commercial Zoning - New downtown zone needed (not standards for shopping centers).	C	SM, FE	Downtown	2	1	3	
54	Lower trigger for requiring Traffic Impact Analysis. Analysis could effect viability of development (if it's allowed)	B	FE		1	2	4	
55	Analyze need for C-4 including where it is applied (W. 11th and W. 6th locations inappropriate - too much traffic already).	C					2	
56	Allow mixed Use in all commercial zones	B		Downtown			2	
57	Commercial Zones and mixed use - Require mixed use above all single story commercial dwelling or office	B		Downtown			2	
58	Interpretative process - Analyze internal conflicts - clarify interpretive process (i.e. apply most restrictive standards).	B					1	
59	Challenges to mixed use	C		Downtown			2	
60	Revisit FAR standards downtown	B	FE	Downtown	2	1	3	60 / 216 / 217 are related to FAR

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Item	Description	A/B/C	Priority	Related projects	High	Med	Low	Notes
61	Open Space vs. Recreational - Clarify what counts as open space	B	SM+		2	3	1	61 / 159 are related
62	Minimum Parking Standards - Provide incentives to reduce minimum parking standards.	B				1	1	
63	Bicycle Parking - Reconsider allowing bike space in unit in apartments regarding value of bike	B		Downtown			2	
64	Hospital as permitted use in SHMC	B				1	1	
65	I-1 Campus Industrial Zone - Think very carefully about wholesale changes to campus industrial zone	B				1	1	
66	Define Vehicle Access Corridor	A	NL+	Infill	3	1	2	66 / 133 are related
67	Zoning flexibility in the Metro Plan Diagram areas	C					2	
68	Recalibrate max density to correctly reflect zones	A	NL+	Infill	5		2	
69	Incorporate a development standards principle	C		Infill			2	
70	Introduce "Transition area" overlay zone	C		Infill			2	
71	Introduce "Heritage Neighborhood" overlay zone	C		Infill			2	
72	Allow multi-tenant office and medical uses in business parks	B				2		
73	Allow support uses to be freestanding if they serve to accommodate workers on site	B				1	1	
74	Add definition of "major medical facilities"	A			1	1		
75	Add definition of "specialized medical facilities"	A			1	1		
76	Allow "major medical facilities" in the I-1 zone	B				2		
77	Allow "specialized medical facilities" as an outright use	B				2		
78	Allow "specialized medical facilities" in the same zone	B				2		

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Item	Description	A/B/C	Priority	Related projects	High	Med	Low	Notes
80	Setbacks - Increase maximum setback to improve aesthetics and sense of openness	B		Downtown			2	
81	Landscaping - Require landscaping visible to public	B		Downtown			2	
82	Consider solar setbacks for mixed use development	B	EW, FE	Downtown	2	3	2	
83	Analyze transition zones between commercial and primarily residential areas and mixed use areas	C		Infill			2	
84	Modify Table 9.2160 - Sacred Heart Medical Center permitted outright	B				2		
85	Add Section 9.2161(9) - Sacred Heart Medical Center permitted outright	B				2		
86	Streamline redevelopment Projects	C					2	
87	Empty lot avoidance	B	FE	Downtown		2	4	87 / 171 are related
88	Include more public input into decisions - to actual projects being built	B		Neighbor. Empower.		1	1	
89	Work to protect native vegetation throughout town.	C					2	
90	Internal Review Process - The internal review process between departments is taking too long	C			1		2	
91	Double-Fronting Lots - Restrict number of double fronting lots. There is concern about visual impact on backing street.	B		Infill			2	
92	Private roads and subdivisions - not included in square footage of the lot	A	NL+		5	1		
93	Add provision(s) to account for excessive bedrooms in calculating density.	C		Infill			2	41 / 93 appear to be related
94	Allow "Specialized Medical Facilities" and "Major Medical Facilities" in C-1, C-2, C-3 and GO	A				1	1	
95	Eliminate requirement for an approved SPR for projects that have an approved final PUD	A	SM+		4	4		95 / 122 are related

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Item	Description	A/B/C	Priority	Related projects	High	Med	Low	Notes
96	Amend to allow properties annexed to the City to automatically be zoned	B	AC		2	3	1	
97	Insufficient number of residential zones	C	SM	Infill		1	5	
98	Define Buildable Area	A	NL+	Infill	3	3	1	*extra mark from one commissioner (med and low)
99	Cleanup Table 9.2750 - Blank cells are confusing	A				1	1	
100	Min/Max density alteration and simplification	A	NL+	Infill	3	3	1	
101	Building Height definition	B	NL+		1	5		8 / 37 / 101 are related to building height
102	Flag Lot Setbacks - Increase flag lot setbacks to 10 feet along all lot lines	B	NL	Infill		2	4	12 / 102 / 109 / 221 are related to flag lot standards
103	Add Vehicle Use Area Standards	C	NL			2	4	30 / 103 are closely related
104	Adjustment Criterion Standards	A	NL		1	4	1	104 / 227 / 228 are closely related
105	cleanup Table 9.2760 - blank cells are confusing	A				1	1	
106	Rowhouse lots & R-1.5 definition and requirements	B		Infill		1	1	
107	Drop "Lot Width" minimum	A	NL+		4	2		16 / 51 / 107 are closely related
108	Revise "Lot Frontage"	A	NL+	Infill	2	4		17 / 108 are closely related
109	Flag Lot standards and clarification	B	NL+	Infill		5	1	12 / 102 / 109 / 221 are related to flag lot standards.
110	Flag Lot restrictions needed - Restrict lot partitions to create a single flag lot.	B	NL	Infill		4	2	110 / 222 / 226 are related to flag lot creation
111	Alley-access-only restrictions	A	NL+	Infill	1	4	1	7 / 44 / 111 / 135 are related to alley access
112	Site Review Code change to add criteria	C		Infill			2	
113	Hierarchical Structure of Zones	B				1	1	
114	Earlier input into development process (3 party approach)	C	FE	Neighbor. Empower.	1	3	2	114/ 120 are related
115	120 days too short for process	C					2	
116	Denial of applications - The one year waiting period for developers who where denied applications should be re-instated.	A	FE		1	3	3	1 / 2 / 3 / 116 all address re-application waiting periods

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Item	Description	A/B/C	Priority	Related projects	High	Med	Low	Notes
117	Tree removal on vacant lots	C	FE			2	4	117 / 160 / 162 are closely related
118	Goal 5 resource standards - Require erosion permits for any heavy equipment work on lots with Goal 5 resources.	C	NL			4	2	118 / 164 are closely related
119	Tree cutting permits and PUD permit - Require permits (free) to cut trees, but after permit is granted, must wait one year to submit PUD permit.	B	FE			2	4	
120	PUD public review - Require City staff to give a short presentation on project to neighborhood.	B		Neighbor. Empower.		2		114/ 120 are related
121	Code changes - Allow public to comment (pros and cons) on the suggested code changes.	NA					2	
122	PUD Process - Processes for PUD are too time-consuming	B	SM+		1	3	2	95 / 122 are related
123	Appeal Cost - Successful appeals should be refunded	NA	NL, FE			3	3	123 / 189 / 195 / 212 all address appeal fees and would likely be tied to the fee ordinance
124	Definition of tree protection	C	NL			4	2	
125	Tree cutting permit for any tree cut (perhaps provide provisions for replacing trees under 10' tall, etc.)	C				1	1	
126	Commercial tree standards	B		Downtown			2	
127	Add Solar Access standards.	C/B	EW, SM, FE		2	3	1	This item could be a "B" if limited in scope; one commissioner left blank
128	Wetland Assessment during wet months	C					2	
129	Review Process - Limit review processes that puts deadlines on ongoing requests for more information from staff.	C					2	
130	Public Access - Provide more meaningful land use information online. (Require developers to provide PDF's on plans and permits).	NA				1	1	
131	Refinement Plans Importance in code.	C				1	1	131 / 145 are related

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Item	Description	A/B/C	Priority	Related projects	High	Med	Low	Notes
132	Hospitals - No new hospitals in residential zones on flood plains.	B				1	1	
133	R-2: minimum access corridor	A		Infill			2	66 / 133 are related
134	Multi Family alley access and adjustment standards need a major overhaul	C		Infill			2	
135	Prohibited street access: change date for access	B	NL+	Infill	2	2	2	7 / 44 / 111 / 135 are related to alley access
136	Evidence submittal period	C	NL	Neighbor. Empower.	1	2	3	
137	Burden of proof on the applicant	B	NL			4	2	
138	"Code Interpretation" to be clearly defined	B				1	1	
139	Complying with Metro Plan	B	NL		1	4	1	
140	loophole in review process of land use decisions	B	NL+	Infill	2	4		
141	Strengthen lot line adjustments	C				1	1	
142	Clean up typos and omissions throughout.	C				1	1	
143	Implement effective use of refinement plans in approval criteria	C	NL, FE			3	3	
144	Implement effective use of refinement plans in approval criteria	C					2	
145	Implement effective use of refinement plans in approval criteria	C	FE			3	3	131 / 145 are related
146	Implement effective use of refinement plans in approval criteria	C	FE			3	2	
147	Fence Heights for Res. Lots With > 1 frontage	A	CC		4	3		147 / 210 address the same issue
148	Industrial Zone Land Use and Permit Requirements	B				1	1	
149	Needed Housing Criteria	C/B	LCH		2	3	1	Could be an "B" if limited in scope (e.g., to allow grading on slopes over 20% for utilities and streets)
150	Office Allowance in I-1	B				2		

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Item	Description	A/B/C	Priority	Related projects	High	Med	Low	Notes
151	Duplex, triplex, four-plex lots to be shown on R-1 plats	A	CC		6	1		
152	Eliminate the requirement that at least 50% of office space used by only 1 tenant	B				2		
153	Amend definitions of "Front Lot Line" and "Front Yard"	B				2		14 / 26 / 31 / 153 address the definition of yards and setbacks
154	Allow the Planning Director to make exceptions to requirement that contiguous property under the same ownership to be included in the tentative PUD application	B	SM+		2	4		
155	Amend to eliminate or clarify the criterion to provide "adequate screening from surrounding properties"	B	AC		1	4	2	One commissioner gave two marks (medium and low)
156	Consider a form based code or alternative set of regulations	C				1	1	
157	Better censor marquee language/names	C					2	
158	Make love, not Brownfields	NA					2	
159	Don't give up open space for playing fields any more.	B	SM+			1	5	61 / 159 are related
160	No tree removal on vacant lots except for public health and safety, narrowly construed.	C	FE			2	4	117 / 160 / 162 are closely related
161	Make pedestrian connectivity (equal or greater to street connectivity) and transit access required.	C					2	
162	No tree removal without a permit for cause (similar to Curitiba, a city of 1.5 million)	C	FE			2	4	117 / 160 / 162 are closely related
163	Limit maximum height of buildings downtown – approximately 7 – 8 stories	B		Downtown			2	
164	Update erosion permitting to explicitly heighten protection of areas on Goal 5 inventory, with some public notice and input required.	C				1	1	118 / 164 are closely related
165	Allow reduce parking in res. & commercial situations, depending on area.	B	SM+	Downtown	1	2	3	

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Item	Description	A/B/C	Priority	Related projects	High	Med	Low	Notes
166	Strengthen code provision for 1) geotechnical analysis on sloped sites and 2) to much more fully account for engineering and safety hazards on such sites.	C	NL+, FE			3	3	
167	Copy Vancouver B.C. in thin-towers code	C		Downtown		1	1	
168	Correct language inversion in transcription of South Hills Study (SHS) criteria.	A	NL, FE		2	4		
169	Strictly require accessible paths in all new development (we don't now!!)	C				1	1	
170	Clarify language enacting general prohibition of subdivision above 900' elevation (loop holes rule in contradiction to policy intent.	B	NL, FE			4	2	170 / 172 are related
171	Prohibit demolitions of major sites without better "assured" redevelopment	C	FE	Downtown		2	4	87 / 171 are related
172	Tighten SHS criteria to generally protect forest and slopes between 700' and 900'.	C	NL, FE			2	4	170 / 172 are related
173	Prevent loss of green space along Willamette and Amazon	C	SM			1	6	One commissioner made an extra mark (low)
174	Preserve all remaining wetlands with local code stronger than state & federal regulations. No more trades.	C					2	
175	Make changes to limit harmful infill.	C		Infill			2	
176	How long would it be before you moved away if a monstrous 6-plex was built in the backyard of your next-door neighbor?	C		Infill			2	
177	Incorporate findings from the City/County Stormwater Study to make accurate the recognized waterways and areas subject to periodic flood incidents.	C	RH			3	3	
178	Require neighborhood association "sign-off" for upzoning, infill, partitions, redevelopment, etc.	C		Neighbor. Empower.			2	

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Item	Description	A/B/C	Priority	Related projects	High	Med	Low	Notes
179	Changes that would establish infill criteria mandating infill that will be compatible with established residential areas	C		Infill			2	
180	Develop definition of “delicatessen” to be a place where food/sandwiches are served but not alcoholic beverages.	B			1		1	
181	Eliminate the words “...the maximum number of surface parking spaces on a development site shall be 20.	B	SM+	Downtown	1	3	2	
182	Special Overlay Zones. Provide for a transition zone where urban-izable land segues to agricultural land – possibly with less allowable density.	C					2	
183	TD Zone Provisions. Reduce (or eliminate) min FAR requirements and/or eliminate the distinction between “core” and “min-core” TD areas. Suggest at least reduction FAR to 0.65	B		Downtown			2	
184	Remove the words “...for office, retail or other pedestrian oriented areas.”	B		Downtown			2	
185	Somehow require that the offsite parking must actually be used and not a paper sham. Put teeth into the requirement/allowance for parking to be met off-site.	B	FE			3	3	
186	Need to address allowance for portable signs-- Prohibited sign ordinance: currently complaint driven.	B	CC		3	1	3	
187	Notification. Involve to a greater extent City-recognized neighborhood groups in site review and PUD approval process	B		Neighbor. Empower.	2		1	Commissioner note: Consider adopting Albany's development code provision 1.2 and 1.3 www.ci.albany.or.us
188	Citizens should be allowed to initiate and apply for land use code amendments subject to standards in 9.8060.	C/A	AC		1	2	3	Could be an “A” if limited to a concurrent metro plan amendment

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Item	Description	A/B/C	Priority	Related projects	High	Med	Low	Notes
189	Land use appeal. Waive the land use appeal fee for remonstrances from city neighborhood organizations	NA	FE				6	123 / 189 / 195 / 212 all address appeal fees and would likely be tied to the fee ordinance
190	Solar provisions need to be revisited.	C	FE			2	4	
191	Open Space Credit when public park open space is located nearby	B/A	NL+	Infill	4	2	1	Could be an "A" if limited in scope
192	Minimum Number of Required Off-Street Parking Spaces Adjustment in RPP Zones	B	NL+, FE	Infill	3	3	1	192 / 193 are closely related
193	Minimum Number of Required Off-Street Parking Spaces for Multiple Family Residential in RPP Zone - - new code section added	B	NL+	Infill	4	3		192 / 193 are closely related
194	Revise definition of "Grade"	A				6		
195	Revise land use application	NA	NL, FE			2	4	123 / 189 / 195 / 212 all address appeal fees and would likely be tied to the fee ordinance
196	Create an ecovillage/cohousing type development	C	RH		1	2	4	
197	Secondary Dwellings. The Secondary Dwellings program has been very popular. It helps provide needed housing without the drawbacks of absentee-landlord-type rentals, and makes homeownership affordable for more people.	C	SM	Infill		1	5	NLC recommends rejecting
198	Residential Flag Lot Standards for R-1.	C	SM+	Infill			6	NLC recommends rejecting.
199	Duplex Division Lot Standards.	B	SM+	Infill		3	3	NLC recommends rejecting
200	Setbacks-Intrusions Permitted.	B	SM+		1	2	3	
201	Underground Utilities - exception for Secondary Dwellings	B	SM+	Infill		1	5	NLC recommends rejecting
202	Partition, Tentative Plan Approval Criteria- General.	B	SM+	Infill		1	5	NLC recommends rejecting
203	Systems Development Charges - equitable share for secondary dwelling units	NA					2	

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Item	Description	A/B/C	Priority	Related projects	High	Med	Low	Notes
204	Incorporate Goal of Preserving Natural Hydrology and Require Use of Non-Structural Best Management Practices	C	BR			1	5	204 to 209 are related
205	Eliminate Exemptions from Pollution Control Standards	C	NL			1	5	204 to 209 are related
206	Prioritize On-Site Infiltration as the Stormwater Destination in River Road and Santa Clara	B	NL+		3	2	2	204 to 209 are related
207	Incorporate DEQ Rules	C					2	204 to 209 are related
208	Low Impact Development Standards	C		Infill			2	204 to 209 are related
209	Protection Against Disturbances or Development in Drainage Ways	B	NL+		3	4		204 to 209 are related
210	Fence Setbacks on Residential Corner Lots	A	CC		4	2		147 / 210 address the same issue
211	Infill Overlay District for City Code--- for properties of a certain acreage in already developed areas across the City.	C		Infill			2	
212	Appeal fees should be lowered for citizens and neighborhood groups	NA	FE		1	1	4	123 / 189 / 195 / 212 all address appeal fees and would likely be tied to the fee ordinance
213	Site Review - Strengthen and make more accountable Site Review process.	C		Infill	2		1	
214	Create Design Review Board or Committee	C				1	1	
215	Add a criterion that clearly says that the amendment is necessary to bring it into alignment with the Metro Plan, most notably when we have a concurrent Metro Plan and Refinement Plan amendment	A			1	2		
216	Nodal Development Overlay Zone - FAR conflict	B	FE	Downtown	2	3	1	60 / 216 / 217 are related to FAR
217	FAR in the Transit District Zone	B	FE	Downtown	1	4	1	60 / 216 / 217 are related to FAR
218	Final subdivision and partition plats to follow a Type I Process	C/A	SM+, PLSO		3	3	1	

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Item	Description	A/B/C	Priority	Related projects	High	Med	Low	Notes
219	Residential Zone Development Standards: Setbacks.	B		Infill			2	
220	Street Trees. Require street trees in new development	NA				1	1	
221	Flag Lots. Infill in flag lots must be oriented to provide the least intrusion into existing homes and yards.	C	NL	Infill	1	2	3	12 / 102 / 109 / 221 are related to flag lot standards.
222	Tentative Subdivisions. Flag lots may not be created in the design of new infill subdivisions.	B	NL	Infill		3	3	110 / 222 / 226 are related to flag lot creation
223	Tentative Partitions - Successive partitions	C	NL+	Infill	2	3	2	
224	Neighborhood Refinement Plans or Special Area Zones should be updated city-wide	C				2		
225	EC 9.0500 Definitions, 9.2775 Residential Flag Lot Standards, and all other lot standards and partitioning and subdivision criteria references to "lot".	B				1	1	
226	Residential Flag Lot Standard, and all related lot standards and partitioning and subdivision criteria.	B	NL	Infill		3	3	110 / 222 / 226 are related to flag lot creation
227	Add a definition for "Adjustment"	C	NL		2	1	3	104 / 227 / 228 are closely related
228	Adjustment Review Approval Criteria	C				1	1	104 / 227 / 228 are closely related
229	Prevent parking in front yards in R-3 and R-4 zones.	B	NL, FE		1	3	2	
230	Sidewalk installation and width	NA				1	1	

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