



Code Evaluation and Update Phase 1

PLANNING COMMISSION WORK SESSION #1

JANUARY 31, 2023 | 6:00 – 8:00 PM



Presentation Agenda

- Introductions
- Process Overview
- Evaluation Memorandum Overview
- Public Feedback Findings
- Draft Action Plan
- Approach and Content
- Next Steps

Project Team

INTRODUCTIONS

City of Oakridge

James Cleavenger, City Administrator

Rick Zylstra, Community Development Director

MIG | APG, Consultant

Darci Rudzinski, AICP | Principal, Project Manager

Emma-Quin Smith, Planner

Oregon DLCDD, Project Manager

Laura Buhl, AICP, CNU-A | Land Use & Transportation
Planner, TGM



TGM Mission

By linking land use and transportation planning, TGM works in partnership with local governments to create vibrant, livable places in which people can walk, bike, take transit, or drive where they want to go.

The City was awarded a grant from the Transportation and Growth Management (TGM) program, a joint effort of the Oregon Department of Transportation (ODOT) and the Department of Land Conservation and Development (DLCD).



TGM and Smart Development Principles

- Efficient use of land and energy resources
 - Compact development patterns & infill
 - Appropriate parking standards
- Full use of urban services
 - Efficient use of public utilities and infrastructure
- Mixed use development
 - Services, homes, shops and restaurants in close proximity
- Transportation options
 - Safe and convenient for walking, biking and driving
 - Detailed, human-scaled design



Project Objective

Evaluate Oakridge's Zoning Ordinance to identify ways the City can improve their land use regulations and development standards to support a walkable and bikeable community.

Create an Action Plan describing potential amendments to City policies and development principles and a walkable and bikeable Oakridge.

At project completion, the City Council may elect to pursue future grant funding to draft specific Comprehensive Plan policy and Zoning Ordinance amendments.

Project Objectives

This project will evaluate the Oakridge Zoning Ordinance and Comprehensive Plan to create an action plan that addresses the following goals:



Project Overview

PROJECT KICK-OFF

August 2022

- Site Tour
- Public Involvement Plan
- Project Webpage

EXISTING PLAN EVALUATION

Fall-Winter 2022

- Plan Review
 - Comprehensive Plan
 - Transportation System Plan
 - Zoning Ordinance and other development related ords.
- Stakeholder Interviews
- Community Meeting

ACTION PLAN

Winter-Spring 2023

- Draft Action Plan
- City Council/Planning Commission Work Session
- Final Action Plan
- City Council Meeting

Public Involvement Overview

OUTREACH TOOLS

- Community Meeting
- Online Community Meeting
- Stakeholder Interviews
- **Planning Commission Work Session**
- **Joint Planning Commission & City Council Work Session**
- **City Council Meeting**



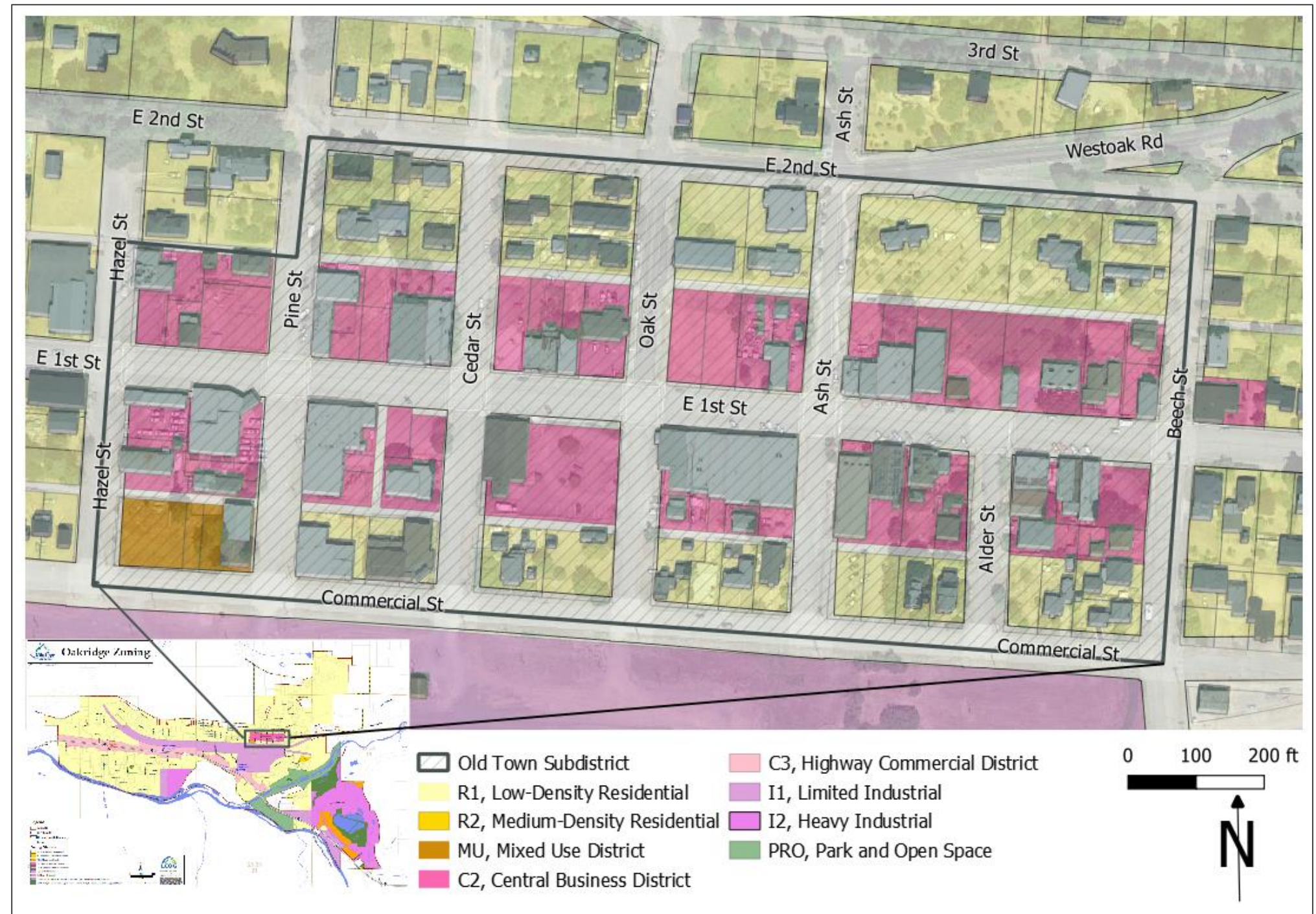
Evaluation Memo

What can code requirements accomplish?

- Determine where buildings can be built and how they look
- Regulate the types of uses that can be in those buildings
- Determine how buildings interact with pedestrians at the ground level
 - Primary entrances
 - Windows
 - Design features
 - Gathering places
- Give clear and easy to use instructions
- Enable transportation options, such as walking, biking, and transit

UPTOWN

OLD TOWN DESIGN
SUBDISTRICT



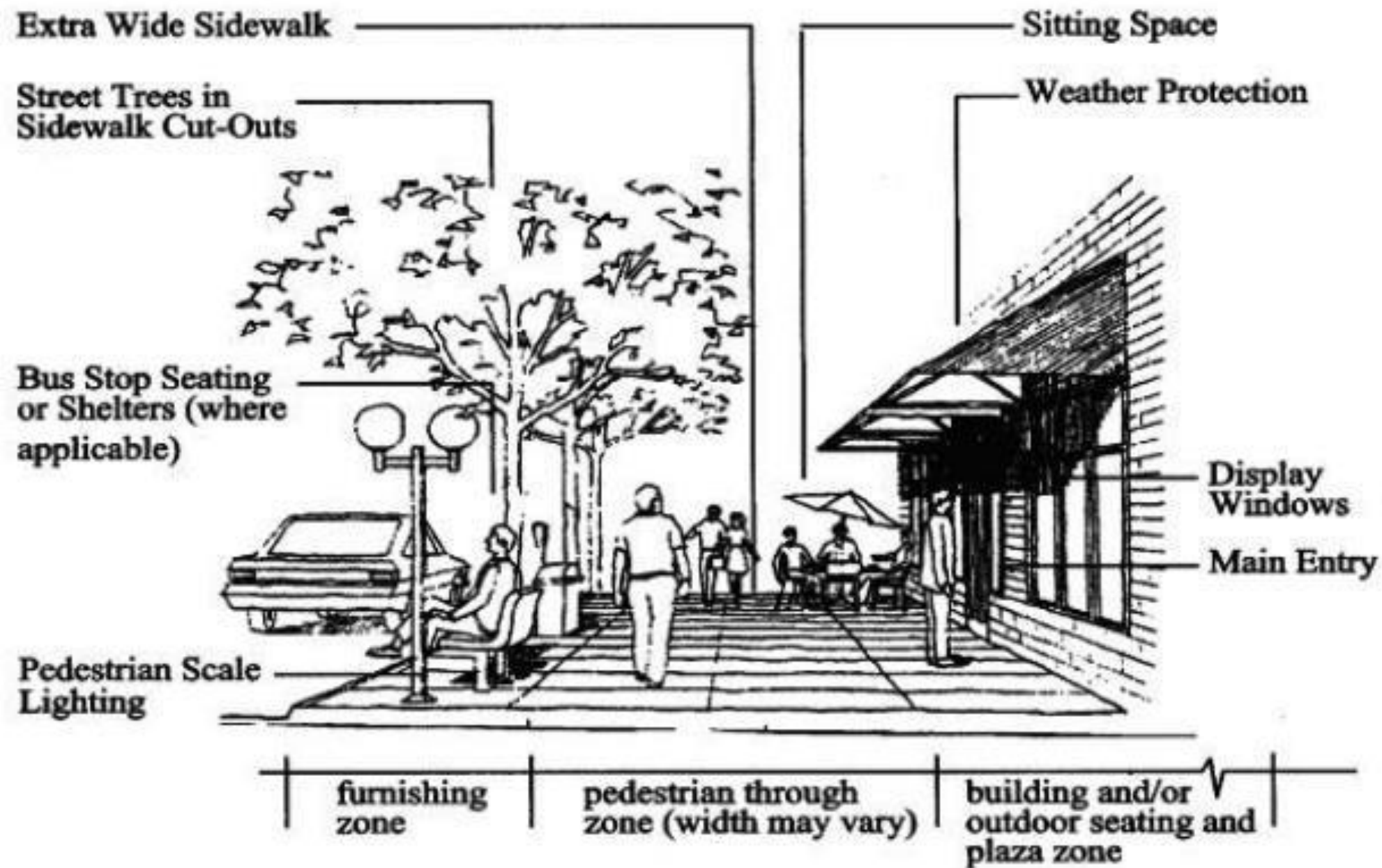
UPTOWN

OLD TOWN DESIGN
SUBDISTRICT

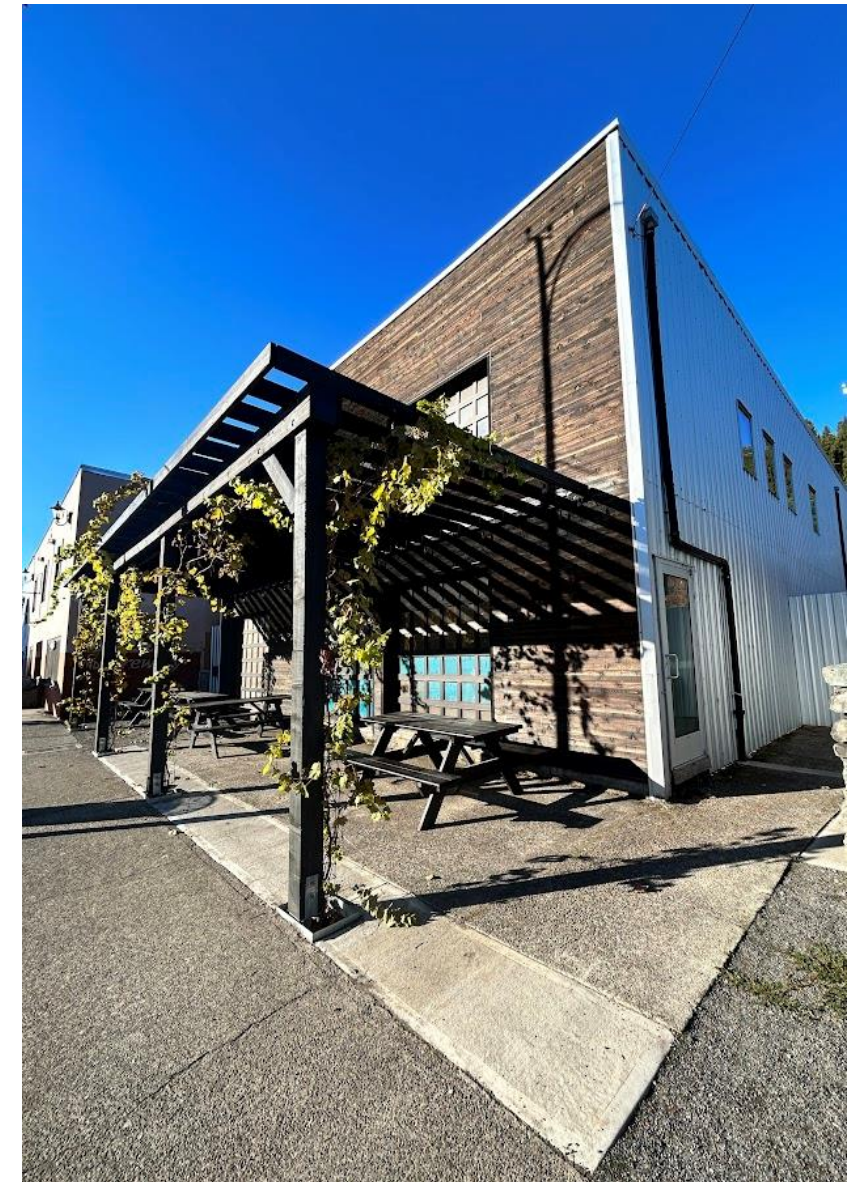
KEY ISSUES TO CONSIDER

- Architectural design standards
- Remove minimum parking requirements to provide business owners flexibility
- Bicycle parking
- Allow apartments without any ground floor commercial space

Architectural Design Standards



Architectural Design Standards



“Right sizing” Off-street Parking



- Less required off-street parking means:
- More flexibility for business owners
 - More land is available for other types of development
 - More opportunities for active uses
 - Enhancing visual interest along the street front
 - Using land efficiently

“Oakridge is in a little valley and people are fighting over having a place to live, not a place to park.”

UPTOWN

(OLD TOWN DESIGN SUBDISTRICT)



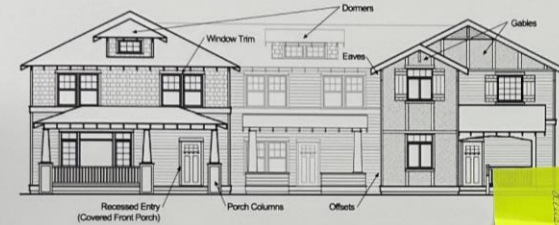
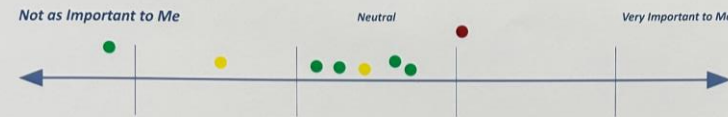
How important are each of following topics to you?

Place a dot along the line in the spot that best reflects your view.

Changing the requirements for certain architectural or design features for new or renovated buildings in Uptown. (Examples of features could include materials used on the outsides of buildings, the style of windows, specific colors that are required or prohibited, etc.)



Above: Example of building built with current architectural design standards.



Left: Elements that can be regulated with design standards.

Providing flexibility for property and business owners to meet their parking needs when they (re)develop by removing the requirement to build off-street parking spaces



Requiring new developments and businesses to install secure bicycle parking close to their front doors.



Providing more housing by allowing apartment buildings to be built in Uptown without any required ground floor commercial space or use.



Bike parking standards and bike parking close to building entrance.

Is there anything else the project should consider addressing future growth and development in Uptown? Use a sticky note to share your thoughts below.

Solar
grey water
swales
shade trees

UPTOWN

Total

Changing the requirements for architectural or design features					8
Not as Important	1	Neutral	5	Very Important	
Providing Flexibility by removing off street parking requirements					8
Not as Important	0	Neutral	3	Very Important	
New Development to install secure bicycle parking close to front door					10
Not as Important	4	Neutral	2	Very Important	
Allowing Apartments to be built without commercial space requirements					10
Not as Important	0	Neutral	3	Very Important	
Anything Else, Need to provide parking for all residential development					

HOUSING

KEY ISSUES TO CONSIDER

- Increasing housing options by removing code barriers to building middle housing types (e.g., duplexes, triplexes, townhomes, cottage clusters).
- Creating more opportunities for senior housing, low-income housing, and transitional housing for currently houseless community members.
- Allowing multiple-dwelling development anywhere residential uses are allowed.
- Creating a High Density Residential (R-3) zone to encourage more development of apartment housing.
- Provide more housing options closer to services and community hubs.
- Preserving land in the Medium Density Residential (R-2), Central Commercial (C-2), and Highway Commercial (C-3) zones for commercial uses and smaller, more affordable housing types by prohibiting new single dwelling housing development in these zones.
- Reducing off-street parking requirements in residential zones to one space per dwelling to help decrease the cost of developing housing.



Townhouses



Cottage Clusters



Duplexes



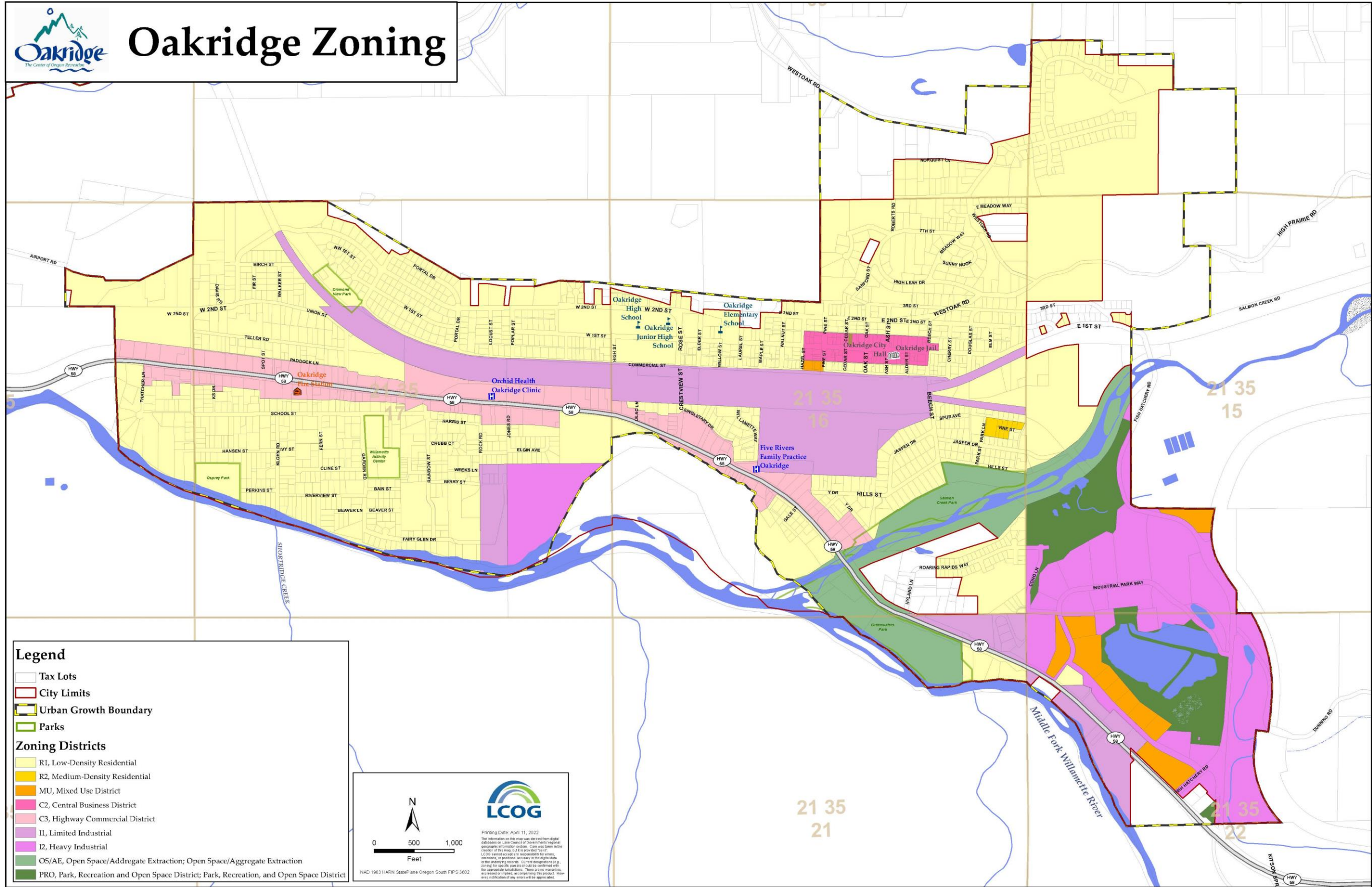
Triplex

What is Middle Housing?

Middle housing typically includes duplexes, triplexes, quadplexes, townhomes, and cottage clusters. These housing types can encourage greater housing availability, affordability, and flexibility to meet different needs.



Oakridge Zoning



Legend

- Tax Lots
- City Limits
- Urban Growth Boundary
- Parks
- Zoning Districts**
- R1, Low-Density Residential
- R2, Medium-Density Residential
- MU, Mixed Use District
- C2, Central Business District
- C3, Highway Commercial District
- I1, Limited Industrial
- I2, Heavy Industrial
- OS/AE, Open Space/Aggregate Extraction; Open Space/Aggregate Extraction
- PRO, Park, Recreation and Open Space District; Park, Recreation, and Open Space District

N

0 500 1,000

Feet

LCOG

Printing Date: April 11, 2022

The information on this map was derived from digital databases on Lake County of Government's regional geographic information system. Care was taken in the creation of this map, but it is provided "as is" and LCOG cannot be held responsible for errors, omissions, or positional accuracy in the digital data on the underlying records. Contact designated GIS staff for details and/or to be confirmed with the appropriate jurisdiction. There are no warranties, expressed or implied, accompanying this product. However, evaluation of any errors will be appreciated.

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HOUSING



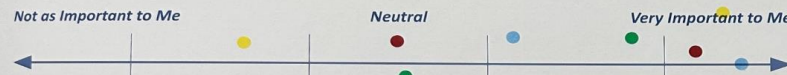
How important are each of following topics to you?

Place a dot along the line in the spot that best reflects your view.

Increasing housing options by removing code barriers to building middle housing types (e.g., duplexes, triplexes, townhomes, cottage clusters).



Allowing multiple-dwelling development anywhere residential uses are allowed.



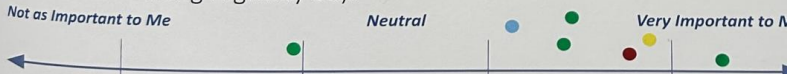
Creating more opportunities for senior housing, low-income housing, and transitional housing for currently houseless community members.



Creating a High Density Residential (R-3) zone to encourage more development of apartment housing.



Allowing multiple-dwelling development in existing commercial areas (Uptown and along Highway 58).

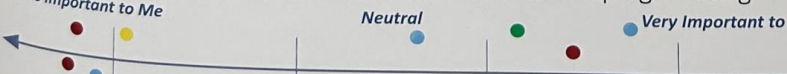


Preserving land in the Medium Density Residential (R-2), Central Commercial (C-2), and Highway Commercial (C-3) zones for commercial uses and smaller, more affordable housing types by prohibiting new single dwelling housing development in these zones.



Handwritten note on pink sticky:
 I don't think we should prohibit single dwelling housing development in these zones. It's important for the community to have a mix of housing types.

Reducing off-street parking requirements in residential zones to one space per dwelling to help decrease the cost of developing housing.



Are there any other housing issues that should be considered as part of this project? Use a sticky note to share your thoughts below.

3
 Yes on cottage clusters



HOUSING

Total

Topic	Not as Important	Neutral	Very Important	Total
Increasing housing options by removing code barriers to building middle housing types	0	1	3	8
Allow multiple dwelling units anywhere residential uses are allowed	0	2	2	8
More opportunities for senior, low-income and transitional housing	0	2	2	7
Create a High Density R3 zone to encourage apartment Development	0	4	3	9
Allowing Multiple-dwelling development in existing commercial areas	0	1	5	7
Preserving land in R-2, C-2 & C-3 by prohibiting single-family Development	1.5	3	1	7
Reducing off street parking in residential zones to one space per dwelling	3	1	3	8
Anything Else, Code enforcement needs to be stepped up - Affordable Housing will need to be subsidized by a housing authority - Yes on cottage clusters				

“Homeownership feels out of reach for a lot of people in Oakridge.”

MULTIMODAL TRANSPORTATION



KEY ISSUES TO CONSIDER

- Improving bike and pedestrian connectivity around town through more trails, bike lanes, and sidewalks.
- Reconfiguring on-street parking in Uptown to make space for bike lanes, as proposed in the adopted Transportation System Plan.
- Requiring green infrastructure, like street trees or stormwater planters, to be built with new development.
- Improving the safety of walking, biking, and rolling (e.g., scooters, mobility devices) along and across Hwy. 58.

WHAT IS GREEN INFRASTRUCTURE?

Green infrastructure is any infrastructure element that “filters and absorbs stormwater where it falls.” Elements of green infrastructure can include **street trees**, planter boxes, **bioswales**, permeable pavement, **green streets**, and green roofs.



MULTIMODAL TRANSPORTATION



How important are each of following topics to you?

Place a dot along the line in the spot that best reflects your view.

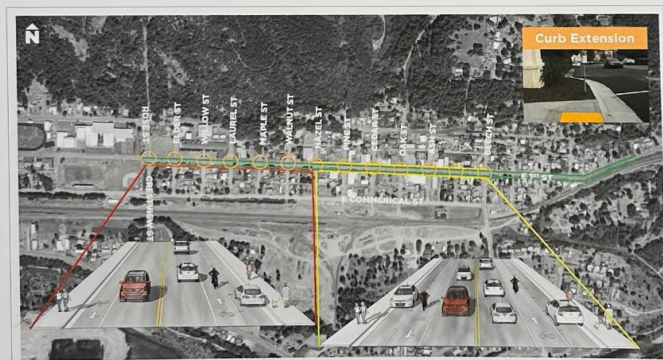
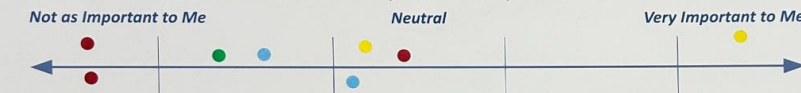
Improving the safety of walking, biking, and rolling (e.g., scooters, mobility devices) along and across Hwy. 58.



Improving bike and pedestrian connectivity around town through more trails, bike lanes, and sidewalks.



Reconfiguring on-street parking in Uptown to make space for bike lanes, as proposed in the adopted Transportation System Plan.



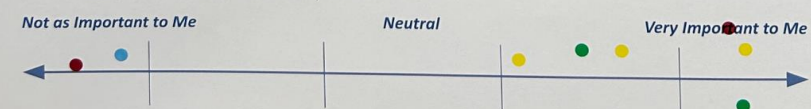
Oakridge TSP
E 1st Street Uptown Corridor Refinement
Figure 3-18
KITTELSON & ASSOCIATES

WHAT IS GREEN INFRASTRUCTURE?

Green infrastructure is any infrastructure element that filters and absorbs stormwater where it falls. Elements of green infrastructure can include street trees, planter boxes, bioswales, permeable pavement, green streets, and green roofs. Green infrastructure can be built into street improvements like the bioswales pictured below.



Requiring green infrastructure, like street trees or stormwater planters, to be built with new development.



Are there any other transportation related topics that should be considered as part of this project? Use a sticky note to share your thoughts below.

4

second above grade crossing of UP tracks at Union St

yes on street trees etc w/ new devel, but with an eye toward flexibility to achieve overall goals

We need a park & ride in Oakridge. The only one is in Westridge. Open the trestle across Salmon Creek for bikes and peds.

Multimodal

Total

Improving the safety of walking, biking, and rolling along and across Hwy. 58.					10
Not as Important		Neutral		Very Important	
1	2	1	3	3	
Improving bike and pedestrian connectivity around town through more trails, bike lanes, and sidewalks.					9
Not as Important		Neutral		Very Important	
2	1	2	3	1	
Reconfiguring on-street parking in Uptown as proposed in the adopted Transportation System Plan.					8
Not as Important		Neutral		Very Important	
2	2	3	0	1	
Requiring green infrastructure to be built with new development.					8
Not as Important		Neutral		Very Important	
2	0	0	3	3	
Anything Else, Secou above grade crossing of UP tracks at union St. - Yes on Street trees, ect. With new development, but with an eye towards flexibility to achieve overall goals. - We need a park & ride in Oakridge. The is only one in Westridge. Open the tresstele across Salmon Creek for bikes and peds.					

SHORT TERM RENTALS

KEY ISSUES TO CONSIDER

- Adding a definition for “short term rentals” to the Oakridge Zoning Ordinance so that they may be more specifically addressed in the code.
- Requiring STR owners, such as those with properties listed on Airbnb, to register their unit(s) with the City and pay a permit fee.
- Requiring owner-occupancy, ensuring that the owner of the STR unit will live somewhere on the property.
- Limiting the number of STR units allowed within city limits.

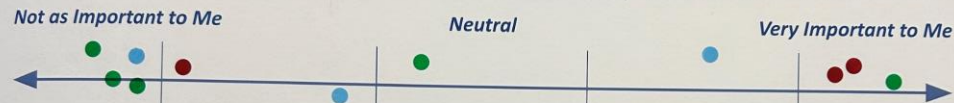
SHORT TERM RENTALS



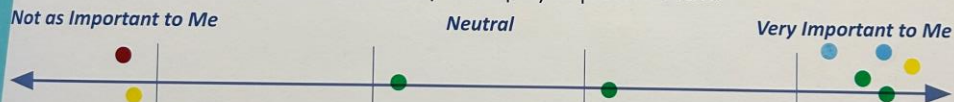
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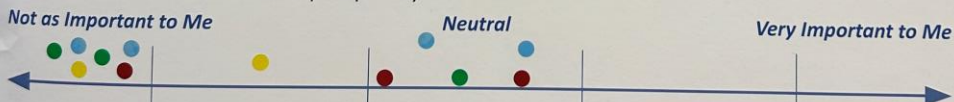
Adding a definition for “short term rentals” to the Oakridge Zoning Ordinance so that they may be more specifically addressed in the code.



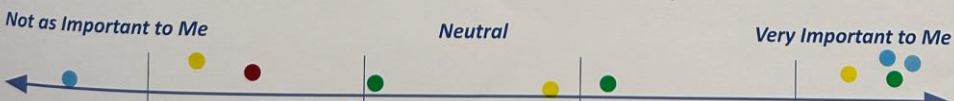
Requiring STR owners, such as those with properties listed on Airbnb, to register their unit(s) with the City and pay a permit fee.



Requiring owner-occupancy, ensuring that the owner of the STR unit will live somewhere on the property.



Limiting the number of STR units allowed within city limits.



WHAT ARE SHORT TERM RENTALS (STRs)?

Temporary lodging options, typically rented for less than 30 days, and subject to the county’s Transient Lodging Tax Ordinance. STR units are usually listed on websites like Airbnb or VRBO. Owners collect the applicable taxes and help facilitate the rental process.



SHORT TERM RENTALS

	Not as Important	Neutral	Very Important	Total		
Adding a definition for “short term rentals” to the Oakridge Zoning Ordinance so that they may be more specifically addressed in the code.	4	2	1	1	3	11
Requiring STR owners, to register their unit(s) with the City and pay a permit fee	2	1	1	1	5	10
Requiring owner-occupancy, ensuring that the owner of the STR unit will live somewhere on the property.	5	1	1	0	0	7
Limiting the number of STR units allowed within city limits.	1	3	2	1	4	11
Anything Else, Yes register STR No pay fee,						

Community comments suggested that there are not enough STRs in the market to have an impact on housing supply - as one stakeholder said, “Oakridge isn’t there yet.”

Public Feedback Findings



Community Perspectives

The feedback shared by community members will help us prioritize the solutions we recommend in the Action Plan.

All the issues and solutions presented are “on the table” for consideration; those that the community views as more important will be identified as priorities in the Action Plan.

Public Feedback Summary

MOST IMPORTANT ISSUES

- Allowing apartments to be built without commercial space requirements
- Increasing housing options by identifying code barriers to building middle housing types
- Housing needs in Oakridge:
 - Senior housing
 - Accessible housing
 - Transitional housing
 - Workforce housing
- Improving the safety of walking, biking, and rolling along and across Hwy. 58.
- Requiring STR owners to register their unit(s) with the City

Public Feedback Summary

OTHER ISSUES

- In corporate Wildfire preparedness and community resilience into any new design standards for commercial and residential development
- Information on mobile home park code enforcement pertaining to safety

Draft Action Plan & Next Steps

Draft Action Plan

OUTLINE

The Draft Action Plan will document recommended amendments to the Comprehensive Plan and Development Ordinance. It will:

- List and describe recommended changes.
- Show how the proposed amendments meet project objectives.
- Document community support for the proposed changes.
- Provide direction for a “Phase 2” code update project and legislatively adopted amendments.

Schedule Review

Planning Commission Work Session #1	January 2023
Draft Action Plan	February 2023
PMT Meeting #3	February 2023
Joint City Council and PC Work Session #1	March 2023
PMT Meeting #4	April 2023
Final Action Plan	April 2023
City Council Meeting #1	May 2023
Phase 1 Title VI Report	May 2023
Project Expiration	July 15, 2023



Questions and Comments?

THANK YOU!