



June 2022, City Council Meeting Agenda Item No. 11

Draft Housing Code Amendments Options



GLADSTONE
Oregon

Public Hearing





- Options
 - Sidewalks



City must allow middle housing in areas zoned for Low Density Residential Use

Compliance required by June 30, 2022

Duplexes		
Townhomes		
Triplexes		

Quadplexes		
Cottage Clusters		

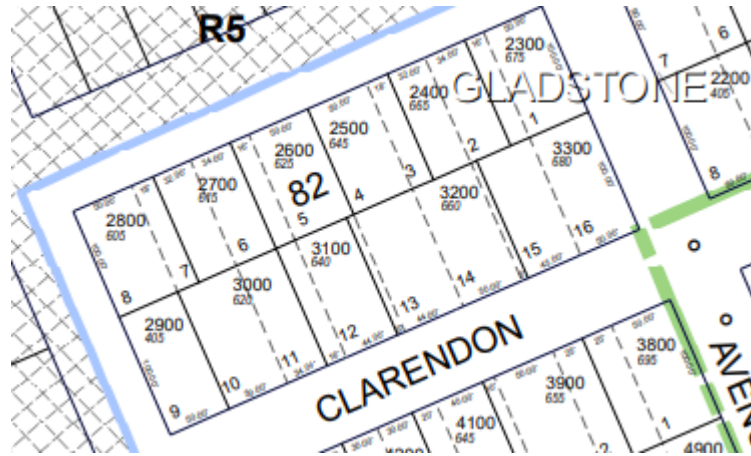
Sidewalks – not required to be included in amendments for HB 2001

- Currently required for multifamily dwelling development of three or more units through Design Review per 17.50.010 and 17.50.020(3)
- Currently required for all development that is part of a land division that requires land use approval per 17.50.010 and 17.50.020(3)
- With amendments related to HB 2001 Sidewalks will only be required for multifamily developments with five or more units.



Sidewalk Option A

- Leave sidewalks as is and they will be required for multifamily developments with five or more units and land divisions that require land use approval including middle housing land divisions.



Sidewalk Option B

Add to the Design Standard Sections in 17.10.060 and 17.12.060 :

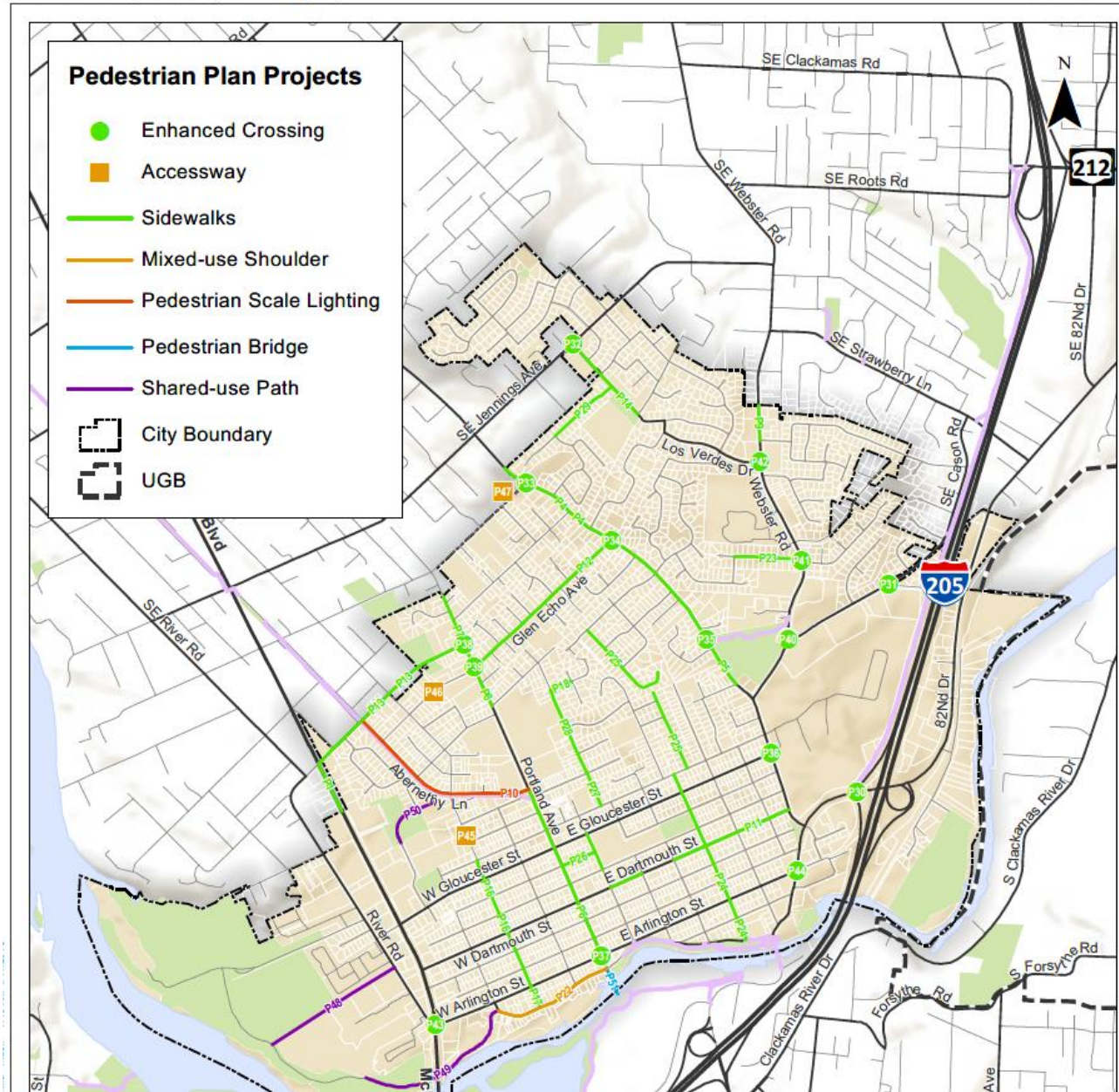
- (3) Curbs and Sidewalks. Provide curbs, associated drainage, and sidewalks within the right-of-way or easement for public roads and streets (from 17.50.020(3)). Improvements installed by a developer, shall conform to the standards of this title, GMC Chapter 12.02 (street excavation requirements) and to any supplemental design and construction specifications adopted by the city for such improvements (from 17.42.030).



Sidewalk Option B Exceptions

- This shall apply to new structures and and Expedited Land Divisions as defined by ORS 197.360; with the following exceptions:
 - (i) There is no existing sidewalks within 200 feet of the subject parcel, and no planned sidewalk network in the area as identified in the Transportation System Plan.
 - (ii) When sidewalks and other frontage improvements would be located on land with cross slopes greater than nine percent as shown on the site plan submitted with the building permit.





PLANNING COMMISSION RECOMMENDATION:

Gladstone Planning Commission recommended that the City Council approve the draft amendments proposed for the Comprehensive Plan and Gladstone Municipal Code, as found in the City Council agenda packet.