

AGENDA

WASHINGTON COUNTY BOARD OF COMMISSIONERS

Agenda Category: Public Hearing – First Reading and First Public Hearing
Land Use & Transportation; County Counsel (CPO all)

Agenda Title: **CONSIDER PROPOSED ORDINANCE NO. 786 – AN ORDINANCE TO AMEND RESIDENTIAL STANDARDS OF THE COMMUNITY BUSINESS DISTRICT (CBD) AND THE OFFICE COMMERCIAL (OC) DISTRICT**

Presented by: Andrew Singelakis, Director of Land Use & Transportation
Alan Rappleyea, County Counsel

SUMMARY:

Ordinance No. 786 proposes to amend the Community Development Code (CDC) to reduce the cost and expected processing time of residential development applications in the Community Business District (CBD). The ordinance also expands available options to meet open space and recreational requirements for residential development in the CBD and the Office Commercial (OC) District. The intent is to provide incentives targeted at mixed-use development.

The proposed ordinance is posted on the county's land use ordinance web page at the following link:

<http://www.co.washington.or.us/LUT/Divisions/LongRangePlanning/2014-land-use-ordinances.cfm>

Ordinance No. 786 proposes to amend the following sections of the Community Development Code:

- Section 313 COMMUNITY BUSINESS DISTRICT (CBD) to change the residential application process from a Type III procedure to a Type II procedure.
- Section 404 MASTER PLANNING to provide additional planned development options that meet open space and active recreation requirements for new residential development in the CBD and OC District.

Clerk's Desk Item: Staff Report (*click to access electronic copy*)

DEPARTMENT'S REQUESTED ACTION:

Read Ordinance No. 786 by title only and conduct the first public hearing. At the conclusion of the hearing, order engrossment of the ordinance to include the changes described in the staff report. Continue the hearing to September 23 and October 7, 2014 and direct staff to prepare and mail notice of the amendments consistent with requirements of Title X of the County Charter.

COUNTY ADMINISTRATOR'S RECOMMENDATION:

Agenda Item No. _____
Date: 09/02/14

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RESIDENTIAL STANDARDS OF THE COMMUNITY BUSINESS DISTRICT (CBD) AND
THE OFFICE COMMERCIAL (OC) DISTRICT BCC
09/02/14**

On August 6, 2014, the Planning Commission (PC) conducted a public hearing for this ordinance. The PC voted 7-0 to forward Ordinance No. 786 to the Board of Commissioners with text revisions to CDC Section 313-3.40(2). A staff report describing those changes will be provided to the Board prior to the hearing and posted on the land use ordinance web page. Copies of the report will be available electronically and at the Clerk's desk prior to the hearing.

Consistent with Board policy, testimony about the ordinance is limited to three minutes for individuals and 12 minutes for a representative of a group.