



City of Prineville

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

PLANNING COMMISSION STAFF REPORT

File No.: AM-2019-102

Applicant/Owner: City of Prineville

Location: City of Prineville

Notice to DLCD: 10/17/2019

PC Review: 10/15/2019

Newspaper Notice: Planning Commission Notice – 11/22/2019

Public Hearing: Planning Commission – 12/03/2019

Staff: Joshua Smith,
Planning Director

Proposal: Legislative Text Amendment for Accessory Dwelling Units (ADUs).
Updates code language for access and allows units to connect to existing well and septic systems when City service are either not available or the existing primary dwelling is not connected.

Background

The City of Prineville adopted our current Accessory dwelling language in 2011 by Ordinance 1180. It was updated in 2017 by Ordinance 1229 as part of a larger code update aimed at simplifying and clarifying. Also in 2017, the State legislature passed Oregon Senate Bill 1051 requiring cities and counties of a certain size to allow ADUs. In 2018 HB 4031 corrected an error in the Senate bill. The House Bill limited ADUs in the County to only areas within an Urban Growth Boundary zoned for single family dwellings. The County has passed their code update; therefore, City staff is recommending changes to the City code.

Consistent with Statewide Planning Goals 10 & 14

Oregon Statewide Planning Goal 10 requires Cities to provide for the housing needs of the State. The City has completed a housing needs analysis that showed a need for housing at a lower income level that ADUs could provide, whether it's for family members, friends or a standard rental. Goal 14 requires Cities to provide orderly and efficient transition from rural to urban land use. By coordinating the code language for use of ADUs within the UGB, the City and County will be providing for that transition.

Staff Conclusions and Recommendation

The proposed changes should not negatively effect property values or impose new regulations. The code update will allow ADUs in areas of the City that did not allow them before because City services (Water and Sewer) were not available. With the County changing their code to allow such a use without City services within the UGB, its logical to align our codes to prevent a gap in the system where a property annexed into the City but without services could not have an ADU. ADUs without City services would be required to connect to existitng and approval well and septic systems that are built to handle the extra capacity. The City has had several requests for this type of use in areas with no service; therefore additional ADUs are expected. Staff recommends these updates be recommended to City Council for approval.

EXHIBITS

Exhibit A - Staff recommended changes