

Planning Commission



October 20th, 2020

Legislative Text Amendment

- **Application AM-2020-100 :** For a legislative text amendment to meet the requirements of House Bill (HB) 2001 and includes other minor “House Cleaning” changes to Land Use Code Chapter 153.
- **Notice:** The Planning Commission held 2 workshops on the proposed updates on August 18th & September 15th.
 - Notice to DLCD was posted on September 16th.
 - Newspaper notice for this meeting was published on October 6th.
- **Criteria:** State Wide Planning Goals 10 & 2, House Bill (HB) 2001 and OAR 660 Division 46.
- **Presentation:** This presentation is available in PDF form on the City website along with all other materials.

Legislative Text Amendment

AM-2020-100

To meet requirements of House Bill (HB) 2001 and other minor updates.

- **The Staff Report explains the background of HB 2001 and provides a staff recommendation.**
 - Text of OAR 660 Division 46 is with Staff notes is posted in the meeting packet.
 - Text of DLCD's model code is also posted in the meeting packet.
- **Exhibit A, shows the recommended changes in line with the original code in "track changes".**
 - There are purpose statements at the end of each section that explains the changes in more detail.
- **Exhibit A is split into two parts. The first being changes required and/or needed due to HB 2001 and the second being minor changes to the general code.**
 - The minor updates or "House Cleaning" changes are thoughts and ideas and/or corrections that arise over time that are then bundled into a larger update such as this.

Background on HB 2001

- **HB 2001 was approved in 2019.**
- **Primary purpose of the bill was to increase the potential of developing middle housing (duplex, triplex, fourplex).**
- **The Department of Land Conservation and Development (DLCD) was tasked with creating rules based on that intent and other specific items stated in the bill.**
- **These rules are codified in Oregon Administrative Rule (OAR) Chapter 660 Division 46.**
- **DLCD was also tasked with creating a model code that any community could adopt to meet these requirements. Communities are required to update their land use code by June 30, 2021 or the model code applies directly.**

HB 2001 - Key Findings

Codified in OAR 660 Division 46

- **Requires Cities of 10,000 to 25,000 to allow duplexes on any lot zoned for residential use that allows single family dwellings.**
 - The proposed code will combine Single family and Duplex lot size requirements in all residential zones.
- **A City may impose reasonable site and design standards.**
 - The proposed code changes do not include design standards.
- **A City is allowed to restrict these standards in hazard areas.**
 - The proposed code maintains the original zoning lot sizes for duplexes in hazard areas such as floodplains.
- **A City may choose to allow multifamily unit to be detached.**
 - Proposed definition changes will allow this option for site built dwellings only.
- **A City may not require more than 1 off-street parking space per unit for a duplex and no parking for ADUs.**
 - The proposed code will change parking from 2 space per unit to 1 & none for ADUs.

Other changes due to HB 2001

(Ripple effect)

- **Other sections of the code; while not directly required by the legislation, needed to be altered or clarified due to the legislation.**
 - Water and sewer required (153.016)
 - Attached housing & Townhomes (153.084)
 - Parking standards (153.085)
 - Cluster Developments (153.094)
 - Exceptions to lot sizes (153.116)
 - Flag lots (153.191)
- **There are purpose statements on Exhibit A, at the end of each section that explains the changes in more detail.**

House Cleaning changes

The proposed changes in Exhibit A do not substantially change the code but help to re-organize, clarify and generally provide a more usable document for the City and public.

- **Key changes**

- Added “Vendor site” to definitions and “Food Vendor” to the use tables to aid in managing Food trucks.
- Reduced the type of review needed for Eating and Drinking establishments that serve alcohol.
- Adjusted parking space dimensions.
- Aligned manufactured home placement requirements with State ORS. Specifically adding garage requirement.
- Minor word changes to land division sections: subdivision, partition, re-plats.
- Re-organization of the lot consolidation section.

Questions/Comments?

- Recommendation to Council as Written.
- Recommendation to Council with proposed changes.
- Bring proposed changes to next PC meeting for further review.

MOTION IN FAVOR

*The Staff Report and record of tonight's proceedings are hereby incorporated as Findings of Fact in Favor of these Amendments. I Move that the text amendments as presented in Exhibit A be **Recommended** to City Council for approval.*