

Planning Commission update for City Council 2/20/25

DLCD grant recap:

As reported previously, we are recommending changes so that our zoning code complies with new state laws, as well as proposing amendments to encourage new housing, including

- Elimination of minimum size of manufactured homes.
- Certain Childcare facilities and residential care facilities are required to be allowed in all zones where people live by state law.
- Accessory dwelling unit code added (ADUs).
- RV Park section added using State laws and other municipal codes.
- Manufactured Dwelling parks are updated with new Oregon rules.
- Planned unit development (PUD) procedures streamlined; PUD no longer required to be minimum of 3 acres; property size in residential zones remains at 5000 square feet per home.
- More complete rules for home occupation and procedures for staff review of them.
- Some design elements added to planned unit developments in keeping with current practices in the 10-MU mixed use zone.

Our draft ordinance has been reviewed by DLCD, and PC will need to meet once more to discuss language to implement requirements of Oregon SB 1537 before it goes to Council for adoption. This involves referencing ORS 197.195 in our code, which lays out how the City processes limited land use decisions for some application types, and for site plan reviews.

DLCD also suggested moving one piece of the proposed ADU ordinance—that ADUs can't be used as a short term rental—to the STR part of our business code. This would keep all of the STR code out of zoning, which is subject to land use litigation. The PC may request that Council add that one item to the STR business code along with the proposed amendments to the zoning code.

Updated zoning amendments Timeline:

March 11 Planning meeting

March 20 City Council Public Hearing, finalize documents.

April 17 Council adoption or Continuation.

Council members and the public are welcome to attend and participate in the March 11th Planning commission meeting. City Council members are welcome at all PC meetings that do not include quasi-judicial land use hearings. The zoning code updates are legislative, so you are all welcome.

Submitted by PC chair Thelen