

**PORT ORFORD PLANNING COMMISSION AGENDA
GABLE CHAMBERS, PORT ORFORD CITY HALL
REGULAR MEETING
Tuesday, May 7th, 2024, 3:30 PM**

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If unable to join in person; please join the meeting from your computer, tablet or smartphone.

<https://meet.goto.com/915991237>

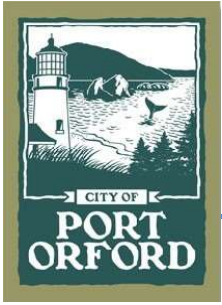
You can also dial in using your phone.

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Access Code: 915-991-237

1. Call to Order
2. Chair Comments
3. April 2nd Minutes (A)
4. Public Comments (On Agenda Items Only)
5. Planning Matters
 - A. Technical Assistance Grant from DLC” Housing Implementation:
 - B. Follow-up discussion from Public Workshop held April 9, 2024; packet for review includes:
 - i. Public Workshop Participation Notes compiled by subject (pg. 2-6)
 - ii. Oregon Planners’ Network (OPN) notes regarding “tiny homes” (B)
 - iii. City of Bandon Resolution No 24-05 re: Recreation Vehicles as Temporary Housing
 - iv. One ADU question which Crystal Shoji will address
 - v. House Bill 2984 Engrossed, provided by Mayor Mary Schamehorn at the workshop (C)
6. Discussion Items
 - A. Planning clearances approved since last meeting; 1940 Oregon, 455 11th street, 356 7th st.
 - B. Process for review and/or modification of existing Conditional Use Permits (pg. 7-9)
 - C. Dark Sky Brochure Draft
7. Other Business
 - A. Potential new Date/Time
 - B. City Planner Comments
 - C. Planning Commission Comments
8. Public Considerations
9. Future Meetings
 - A. June 4th (Subject to Change at meeting)
10. Adjourn



City of Port Orford Planning: Public Workshop Write-up

ADU's (Accessory Dwelling Unit)

- Allow
- Size of lot is important
- ADU should not use the same hookups as the dwelling
- Consider the number of ADU's on any lot
- Consider different types – attached or shared lot
- Consider the size of the ADU
- Consider Parking and context of neighborhood
- Consider availability of potable water
- Other

Single Room Occupancy Apartment

- Studio Apartments
- Shared kitchens
- Single room – shared bathroom components
- Attic Space for rent
- Consider separate entrance requirement
- Other

Guest House

- No kitchens (or is there an option?)
- Curry County limits to 500 square feet
- Guest house would be a separate building
- Consider specific locations
- Other

Manufactured Homes

- Definitions and standards that differ from stick-built homes need update
- Manufactured homes built to different standards than modular homes (Federal)
- Modular homes don't go in mobile home parks
- Mobile home parks don't normally allow foundations in their parks
- Park model is 400 square feet or more; tiny homes are less
- Other

Planned Unit Development

- Current 3-acres requirement; doesn't encourage use for affordable housing
- Gold Beach has 7-unit success; one at 24/25 Arizona (Jordan White developed in Gold Beach)
- Other

Affordable Housing

- No local definition of affordable housing – federal affordable housing has 30% of income requirement
- Building costs and maintenance costs are high
- Systems Development charges raise costs
- Workforce housing is key

- House Bill
- Other #2984, passed May 15, 2023, defines affordable housing in ORS 197.308 – provides a number of conditions related to ownership, City size, etc.

Alternative Housing and Living Options✓

- Alternative housing types do not necessarily lower the cost
- Shipping containers need foundations, insulation and have to comply with energy code; – classified as modular or manufactured homes
- Dome housing, yurts and others need to be explored
- Computer printed homes
- Straw bail and cobb homes
- Alternative water collection should be considered✓
- Alternative sewer options
- Rainwater catchment ✓
- Compost toilets✓
- Restrictive building heights limit affordability; should be adjusted to permit in some areas
- Rubbermaid small homes
- Tiny homes
- Solar options

Main Interests Expressed by Participants

- Preserving and conserving what is special about Port Orford
 Limited time for development: alternative home, RV, tent, non-permanent support services for a limited period of time until further development occurs
- Lifting code restrictions that discourage building workforce housing
- Workforce housing for the future of Port Orford ✓✓✓✓✓✓

- Offering as many options as appropriate within the zones
- Alternative housing
- Ensuring that we can increase density for affordable housing
- Making custom-friendly codes that allow more diverse building
- Flexibility, not rigid prohibitions
- Affordable housing ✓
- Cluster cottages (with or without land ownership) ✓✓✓
- Housing density
- Equitable methods for housing and systems

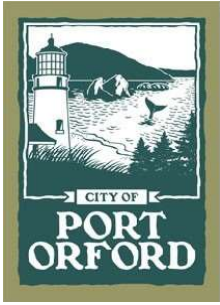
Main Concerns Expressed by Participants

- No change for the sake of change that causes density and livability problems for those who already live here ✓
- Graduated living allowance
- Diluting regulation in hopes of attracting developers and providing incentives that do not result in affordability ✓
- Water system; water and sanitation ✓✓ ✓✓✓✓✓✓✓
- Building costs
- Affordable long-term housing for working people ✓✓✓
- Too many second homes
- Golf course creating a burden with housing needs
- Ensuring and encouraging quality structures
- Good intentions gone awry that make things worse (example, arbitrary height limits)
- Tiny homes
- Cluster housing

- Allowing greater diversity in housing options
- Too many RV parks
- Too much traffic

Most Useful Option for Increasing Affordable Housing Expressed

- Create alternative building code for alternative housing types
- Most useful for workforce housing – make it pencil out for developers
- Increase density ✓✓✓✓✓✓
- Develop interim housing timelines while building permanent housing to allow for camping on a property
- Dropping square footage
- Build small housing villages; grants or funded construction
- Allow variances for increasing building height under certain conditions
- Decrease regulation✓
- Lower SDC's ✓; lower SCD's for multi-family housing
- Address building costs and zoning limitations
- Water
- Allow smaller structures; no minimum square footage for dwellings ✓✓
- Unlimited building heights
- No minimum lot size
- Permitting ADU's



City of Port Orford Planning: CUP Extension Discussion

Planning Commission Chair Thelen:

At the November Port Orford Planning Commission meeting, a brief mention was made of adding criteria in the Municipal Code for CUP extensions. This action is seriously needed and long overdue! I hope that the commission will take up the task soon.

Following is my suggestion for revising the language, as a possible starting point for your discussion.

From the current PO Municipal Code:

"17.32.060 Time limit on a permit for conditional use.

Authorization of a conditional use shall be void after one year or such lesser time as the authorization may specify unless substantial construction has taken place. However, the Planning Commission may extend authorization for an additional period not to exceed one year, upon written application to the Planning Commission."

Suggested revision, with language to be removed underlined, **new language in bold type**:

Authorization of a conditional use shall be void after one year or such lesser time as the authorization may specify unless substantial construction has taken place. However, the Planning Commission may extend authorization for an additional period not to exceed one year **a maximum of one additional year**, upon written application to the Planning Commission **and review of the conditions of approval at a quasi-judicial public hearing**.

To suggest this revision, I have consulted the Model Development Code for Small Cities from DLCD, which is available at this link: <https://www.oregon.gov/lcd/TGM/Pages/Model-Code.aspx>

Most helpful were Article 4.4.040 (B) (14) on PDF page 44 regarding CUP renewals, and Article 4.1.040 regarding quasi-judicial hearings (beginning on PDF page 11).

Of course, your discussion should include reviewing applicable ORS provisions as well as advice of the city planner, Ms. Shoji, and the city attorney. What seems to me essential is a full review of the terms of the original CUP, whether the applicant for renewal is in compliance, and whether the conditions should be revised under the extension.

Thank you for your consideration,

Penny Suess
834 Deady Street
Port Orford

Originally submitted on November 10, 2023 via e-mail

B. PORT ORFORD

C. 17.32.060 Time limit on a permit for conditional use.

Authorization of a conditional use shall be void after one year or such lesser time as the authorization may specify unless substantial construction has taken place. However, the Planning Commission may extend authorization for an additional period not to exceed one year, upon written application to the Planning Commission. (Ord. 278 § 6.050, 1977)

GOLD BEACH

Section 6.060. Time Limit on Permit for Conditional Use.

1. Authorization of a conditional use shall be void after one year or such lesser time as the authorization may specify unless substantial construction has taken place. Substantial construction, in this case, means obtaining all necessary permits required by governmental agencies to commence construction of any structures or to commence the principal activity permitted by the conditional use permit.

2. Once the construction of the structure or facility specified in the conditional use permit is completed the conditional use permit is considered to be issued on a permanent basis.

3. The Planning Director may at their discretion issue conditional use permits which must be periodically reviewed to ascertain that the conditions of the permit are being complied with on a continuing basis.

4. The Planning Director may grant an extension if:

- a) An applicant makes a written request for an extension of the development approval period;
- b) The request is submitted to the Planning Director prior to the expiration of the approval period;
- c) The applicant states reasons that prevented the applicant from beginning development within the approval period; and
- d) The Planning Director determines that the applicant was unable to begin development during the approval period for reasons for which the applicant was not responsible.

Upon written application by the applicant, the Planning Director may extend authorization for an additional period not to exceed one year

CURRY COUTY

Section 7.050. Time Limit on a Permit for Conditional Uses.

1. Authorization of a conditional use and permitted use, inside an urban growth boundary shall become null and void under the subsections (a) and (b) below unless substantial construction has taken place or an extension has been granted under Section 7.050 (5). Substantial construction in this case means obtaining all necessary permits required by governmental agencies to commence construction of any structures or to commence the principal activity permitted by the Conditional Use Permit.
 - a) Authorization for uses in Sections 3.040 and 3.060 shall be void after four years.
 - b) Authorization for all other uses shall become null and void after one year.
2. Once the construction of the structure or facility specified in the Conditional Use Permit or Permitted Use is completed the Conditional Use Permit and Permitted use is considered to be authorized on a permanent basis.
3. Authorization of a Conditional Use Permit for transportation-related uses shall be null and void after a period specified by the decision specified by the decision maker as being reasonable and necessary based on seasonal weather conditions, right-of-way acquisition, and other pertinent factors. This period shall not exceed three years.
4. Notwithstanding the requirements of 7.050(a) and (b), a discretionary decision approving development on agricultural or forest outside an Urban Growth Boundary (UGB) is void two years from the date of the final decision if the development is not initiated in that period.
5. The County may grant one extension period of up to 24 months if:
 - a) An applicant makes a written request for an extension of the development approval period;
 - b) The request is submitted to the County prior to the expiration of the approval period;
 - c) The applicant states reasons that prevented the applicant from beginning development within the approval period; and
 - d) The County determines that the applicant was unable to begin development during the approval period for reasons for which the applicant was not responsible.
6. The two year limit and standards for granting extensions of the Conditional Use Permits and Permitted Use authorization in subsection 5 above do not apply to those Conditional and Permitted Use Permits that do not involve structural development.
7. Additional extensions may be authorized under this section providing the applicable criteria for the decision have not changed.
8. Approval of an extension granted under this section is subject to appeal as a land use decision.