



STAFF REPORT

Date:	August 5, 2021
Applicant:	City of Adair Village
Nature of Application(s):	Development Code Amendments – New Residential Zone - R-4 & Corresponding Use Standards. Comprehensive Plan Amendment – Land Use Chapter
Property Location:	City Wide
Applicable Criteria:	Section 2.700, 3.200(2) & 3.520
Staff Contact	Patrick Depa, Associate Planner

BACKGROUND

In 2019, Oregon House Bill 2001 (2019) (HB 2001) passed a lot of requirements for “Large Cities” (defined as cities with a population of 25,000 or more and each county or city within a metropolitan service district) and “Medium Cities” (defined as cities with a population of more than 10,000 and less than 25,000 that are not within Metro’s jurisdiction). Even though Adair Village is not subject to these large sweeping mandatory amendments, there are many other propositions in the bill that deal with affordable housing, mobile home parks, higher density developments and middle housing options; all of which must have clear and objective standards for development including single family residential dwellings.

Middle housing, which HB 2001 defines as duplexes, triplexes, quadplexes, cottage clusters, and townhouses, provides an opportunity to increase housing supply in developed neighborhoods and can blend in well with detached single-family dwellings. With HB 2001 came some model code that address these types of developments. The City evaluated both the large and medium city model codes and researched and reviewed multiple municipality codes from cities that are similar in size and makeup as Adair Village to put together what is before you.

Creating this new district will provide another housing option to the City when certain parcels are annexed. In addition, by adopting these specific use standards we can address and regulate siting and design for middle housing options, specifically cottage clusters. These use standards will help balance concerns about neighborhood compatibility and other factors against the need to address Oregon’s housing shortage by removing barriers to development. Following HB 2001, these regulations do not, individually or cumulatively, discourage middle housing development through unreasonable costs or delay.

DECISION CRITERIA

Decision Criteria. All requests for an amendment to the text or to the Zoning/ Comprehensive Plan Map of this Code may be permitted upon authorization by the City Council in accordance with the following findings:

(a) The proposed amendment is consistent with the intent of the Comprehensive Plan.

These amendments are appropriate to provide housing options outlined in the comprehensive plan to address new data, growth, and legislative changes. The purpose of this Code is to establish standards and procedures for the orderly development of land within the City of Adair Village in conformance with the Adair Village Comprehensive Plan to support protection of property rights, provide due process of law and to promote the public health, safety and welfare of the Citizens of Adair Village. Multiple sections of the Comprehensive Plan support these amendments.

SECTION 9.490 HOUSING GOALS & OBJECTIVES

1. To provide a housing policy plan that seeks to increase opportunities for all citizens to enjoy affordable, safe, energy efficient housing.
2. The City recognizes the need for an adequate supply of housing that includes a variety of types and designs that are responsive to community needs.

POLICIES & RECOMMENDATIONS

General

1. The City shall support through implementation of the Adair Village Land Use Development Code housing types and programs that address the needs of all its citizens.
2. The City shall provide a variety of housing opportunities for its citizens through implementation of the Adair Village Land Use Development Code.

Housing Types

1. The City shall support and encourage a range of lot sizes, housing types and densities within the locational criteria of the Adair Village Land Use Development Code.

SECTION 9.590 LAND USE GOALS & POLICIES

2. The City shall encourage higher density compact residential development to provide more efficient land utilization and to reduce the cost of housing, public facilities and services.
3. A variety in lot sizes, housing types and street patterns shall also be encouraged.
9. To guarantee the widest range of housing opportunities, the City shall create residential categories that provide development choices.

SECTION 9.890 GROWTH MANAGEMENT GOALS & POLICIES

9. Ensure efficient urban development through compact pedestrian friendly development within the natural environment that includes neighborhoods that with a mix of housing types and lot sizes.

(b) There is a need for the proposed amendment to comply with changing conditions or new laws.

These amendments directly follow and are updated based on HB 2001 (2019).

(c) The amendment will not have an undue adverse impact on adjacent areas or the land use plan of the City.

These amendments will have a positive impact on addressing land use decisions more accurately and ensuring compatibility of already developed areas.

(d) The amendment will not have an undue adverse environmental impact.

None of the proposed amendments intersect with or change any environmental policies or goals.

(e) The amendment will not have an undue adverse impact on public facilities.

All of the proposed amendments will provide a better and positive analysis of the City's public facilities and not adversely impact future needs. The City's existing municipal sewer and water system will continue to improve and assist in mitigating any impact on the City's growth potential.

(f) The amendment will not have an undue adverse impact on transportation.

All the amendments address data and areas of development that are specific to transportation goals outlined to accommodate future growth. These amendments address the spatial relationship between the development and adjacent streets to create better access management.

(g) The amendment will not have an undue adverse impact on the economy of the area.

All of the amendments will impact the City's economy in a positive manner by addressing current housing needs allowing the City to make better informed land use decisions on its residential zoned lands.

(h) The amendment is consistent with the intent of the applicable Statewide Planning Goals.

Goal 10 requires incorporated cities to encourage the availability of an adequate number of needed housing types in price and rent ranges commensurate with the financial capabilities of its households. Cottage cluster housing, townhouses or condominiums will create many more options when dealing with infill development. The amendments support Goal 10 and are consistent with providing more diverse housing styles to meet the needs of a growing population.

Goal 2 reads in part: "to establish a land use planning process and policy framework as a basis for all decisions and actions related to the use of land and to assure an adequate factual base for such decisions and actions". These amendments and the process by which they can be applied have been prepared to address this goal.

Goal 9 is addressed by the current economic patterns driving a housing shortage with the introduction of these housing options to satisfy the needs of our community and surrounding areas by providing housing choices in proximity to large commercial and industrial hubs that need people to fill jobs.

CONCLUSIONS

The material and hearing before you address the code amendments needed to anticipate growth in a proactive fashion. Good codes are the foundation upon which great communities are built. The development code is intended to be a responsive document that will guide the growth of the City of Adair Village while also responding to necessary change through amendment and refinement.

These new sections of the development code represent a set of development regulations to better accommodate the future needs of the City's housing patterns. This new code will be the framework that regulates an innovative way to create more housing diversity.

The R-4 District and Cottage Development supports the following principles:

1. Encourages the creation of more usable open space for residents of the development through flexibility in density and lot standards;
2. Supports the growth management goal of more efficient use of urban residential land;
3. Provides development standards to ensure compatibility with surrounding land uses; and,
4. Allows diversity of land uses as well as establishes smaller lot sizes and creative residential development within residential zones.

The housing principles begin with a primary goal to ensure that all implementing ordinances established through the Comprehensive Plan are in full compliance with all State policies and rules. We believe that all of the proposed amendments are in full compliance with all applicable state policies and rules.

If acceptable, we respectfully recommend that the Planning Commission may wish to consider recommending approval to City Council.

RECOMMENDED MOTION

“I move that the findings under the decision criteria in the staff report be adopted as presented and the Planning Commission recommend approval to City Council for the proposed Development Code amendments.”