



# CLATSOP COUNTY

## BOARD OF COMMISSIONERS AGENDA

### WORK SESSION

### VIRTUAL MEETING

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Wednesday, October 04, 2023

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#### BOARD OF COMMISSIONERS:

Mark Kujala, Dist. 1 – Chair  
Courtney Bangs, Dist. 4 – Vice Chair  
John Toyooka, Dist. 2  
Pamela Wev, Dist. 3  
Lianne Thompson, Dist. 5

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### JOIN THE BOARD OF COMMISSIONERS VIRTUAL MEETINGS

#### Clatsop County Board of Commissioners host virtual meetings on Zoom

The Board remains committed to broad community engagement and transparency of government. To provide an opportunity for public testimony, the Board will host virtual meetings on Zoom.

Join the meeting from your computer, tablet or smartphone ([Zoom link](#))

You can also dial in using your phone.

1-253-215-8782

Meeting ID: 850 3848 4874

Passcode: 995953

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### WORK SESSION: 10:15 AM

*Work Sessions are an opportunity for Board members to discuss issues informally with staff and invited guests. The Board encourages members of the public to attend Work Sessions and listen to the discussion, but there is generally no opportunity for public comment. Members of the public wishing to address the Board are welcome to do so during the Board's regularly scheduled meetings held twice monthly.*

#### TOPICS:

1. County Manager Update {5 min}
- [2.](#) LAWDUC Amendments to Facilitate Housing Development {30 min} {Page 2}

#### ADJOURNMENT

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As necessary Executive Session will be held in accordance with but not limited to: ORS 192.660 (2)(d) Labor Negotiations; ORS 192.660 (2)(e) Property Transactions; ORS 192.660 (2)(f) Records exempt from public inspection; ORS 192.660 (2)(h) Legal Counsel

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Agenda packets also available online at [www.co.clatsop.or.us](http://www.co.clatsop.or.us)

This meeting is accessible to persons with disabilities or wish to attend but do not have computer access or cell phone access. Please call 325-1000 if you require special accommodations at least 48 hours prior to the meeting in order to participate.

# Board of Commissioners Clatsop County

## WORK SESSION AGENDA ITEM SUMMARY

October 4, 2023

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**Topic:** LAWDUC Amendments to Facilitate Housing Development  
**Presented By:** Gail Henrikson, Community Development Director

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**Informational Summary:** Since March 2023, land use planning staff have been conducting intermittent work sessions with the Planning Commission to discuss revisions to the Land and Water Development and Use Code (LAWDUC) to facilitate housing development. Before bringing staff's proposed revisions to a public hearing before the Planning Commission, staff will discuss the proposed revisions and additional work items with your Board.

### Attachment List

- A. PowerPoint Presentation
- B. Link to [March 14, 2023, Planning Commission Meeting](#) Video
- C. Link to [April 11, 2023, Planning Commission Meeting](#) Video
- D. Link to [June 13, 2023, Planning Commission Meeting](#) Video





# LAWDUC AMENDMENTS TO SUPPORT HOUSING DEVELOPMENT

Community Development

October 4, 2023

Agenda Item #2.







# OVERVIEW

**Housing Crisis**

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**Governor's Goal to Construct 36,000 Units**

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**Scope of Proposed Revisions**

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**Additional Work Items for FY 23/24**

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# FACTORS AFFECTING HOUSING CONSTRUCTION

**Land Use Planning processes are only one of many factors affecting housing affordability and construction:**

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- Land availability and cost
- Availability and cost of construction materials
- State building code requirements
- SDCs
- Inflation and interest rates
- Local employment and salaries
- NIMBY-ism
- Litigation



# WHAT THE PROPOSED AMENDMENTS ARE INTENDED TO DO

Staff is proposing immediate- and medium-range revisions to LAWDUC in order to:

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- Reduce application fees
- Reduce the amount of time for applicants to receive approvals
- Make processes simpler and easier to understand
- Encourage the construction of more housing at all price points



# WHAT THE PROPOSED AMENDMENTS CANNOT DO

**Some needed or desired changes are outside the control of Clatsop County:**

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- Revise Oregon Residential Specialty Code (ORSC)
- Change Oregon Revised Statutes (ORS)
- Require owners to partition or sell land
- Reduce or waive SDCs



# PROPOSED CHANGE #1

## Allow duplex dwellings as Type I use

- Many zones only allow duplex units as a Type II conditional use
- Proposed change would reduce:
  - fee from \$1,200 to \$85
  - review time from several months to a few weeks (depending upon site-specific issues)





# PROPOSED CHANGE #2

## Create Uniformity Across Zones

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- Only the AC-RCR zone requires new public or private road development or road extensions to be approved through a conditional use process
- Eliminating this requirement, consistent with all other residential zones in the County would:
  - reduce fee from \$1,200 to \$85
  - reduce review time from several months or years to a few weeks (depending upon site-specific issues)



# PROPOSED CHANGE #3

## Reduce minimum lot sizes for properties with community sewer and water

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- Reduce minimum-required lot size for a duplex to 10,000 SF (most zones with water/sewer require 15,000 SF)
- Reduce minimum-required lot size for a single-family dwelling from 7,500 SF to 5,000 SF
- Reduce minimum lot width to 50' for single-family dwelling



# PROPOSED CHANGE #4

**Allow triplex and quadraplex dwellings in areas designated for Development in the comprehensive plan that are served by community water and sewer**

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- Development zones are typically served by water and sewer
- New standards would be required to address minimum lot sizes; revise definitions
- Residential Development zones include:
  - AC-RCR
  - RC-MFR
  - RC-SFR
  - RSA-MFR
  - RSA-SFR





# PROPOSED CHANGE #5

**Add “Multi-Family Dwellings”, “Mobile Home Parks” and “Boarding, rooming or group housing” as a Type I use in the following zones:**

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- RC-MFR and RSA-MFR
- These zones already allow these uses as conditional uses
- Change would:
  - reduce application fee from \$1,200 to \$85
  - reduce review time from several months or years to a few weeks (depending upon site-specific issues)



# PROPOSED CHANGE #6

## Allow existing single-family homes in commercial districts as a Type I instead of a non-conforming use

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- Many of the County's commercial zones include existing homes that were constructed before the zoning was established and/or changed
- Those homes are now considered non-conforming uses and are subject to stringent requirements and fees in order to rebuild or make changes to the home
- Change would:
  - reduce application fee from \$1,200 to \$85
  - reduce review time from several months or years to a few weeks (depending upon site-specific issues)
- Because the County has limited commercial land, additional SFDs should not be permitted



## Add stand-alone “Multi-Family Dwellings”, Manufactured Home Parks”, and “Boarding Houses” as Type II uses in commercial districts

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# PROPOSED CHANGE #7

- Many of the County’s commercial zones only allow mixed use or residential development in conjunction with a commercial or retail component
- Change would add new multi-family housing options to commercial zones
- Permitting as a conditional use would allow the County to have additional review over these proposals on limited commercial land that could otherwise provide employment opportunities





# PROPOSED CHANGE #8

**Add stand-alone “On-site employee housing”  
and as a Type I use in commercial/industrial  
zones**

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- Change would allow employers to construct on-site housing for employees (including the business owner)



## **Allow Residential Mixed Use in association with a commercial or retail component as a Type I use in commercial districts**

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# **PROPOSED CHANGE #9**

- Many of the County's commercial zones only allow mixed use or residential development in conjunction with a commercial or retail component to be approved after a public hearing
- Change would allow the residential component as a Type I use
- Fee for the residential component would be reduced from \$1,500 to \$85
- Fees for the commercial/retail component would currently remain the same



# PROPOSED CHANGE #10

## Change fee and process to partition land

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- Reduce application fee from \$1,000 to \$500 (**needs Board approval**)
- Change review process to eliminate repetitive and/or superfluous findings in staff report and utilize checklist report (**this has already been implemented**)
- ORS still requires 10-day public notice and 12-day appeal period
- Shorten processing time from several months to a few weeks (including notice and appeal)





# PROPOSED CHANGE #11

## Mass Timber Code-UP

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- Clatsop County has been selected by DLCDC to participate in the Mass Timber Code-UP Technical Assistance project
- Intended to modernize the County's planning and development codes to accommodate modular mass timber housing
- It is unknown what code changes may occur as a result of this project



# ITEMS FOR FUTURE REVIEW/ REVISION IN FY 23-24

The work items below will require more time and consultation with DLCDD and/or other jurisdictions. While not included in this initial set of proposed revisions, they are proposed to be completed by the end of this fiscal year.

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- Review ORS to determine which EFU and forest dwellings could be reviewed as a Type I use instead of as a conditional use
- Survey of other jurisdictions geohazard mitigation regulations



# ITEMS TO NOTE

## Caveats and other items to consider

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- Proposed fee reductions or procedures changes will result in reduced revenues
- Changes have not yet been reviewed by DLCD
- While most of the proposed changes have been discussed by the Planning Commission, no public input was provided during those meetings
- Some proposed changes may be met with opposition, especially changes to allow triplex and quadraplex dwellings





# NEXT STEPS

**Following discussion with your Board, staff will:**

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- Make revisions to the proposed amendments as needed
- Schedule the item for a public hearing with the Planning Commission
- Prepare required legal notices
- Public hearing with the Planning Commission tentatively scheduled for November 14
- Two public hearings before your Board in December 2023 and January 2024





# DISCUSSION

