



LAWDUC AMENDMENTS TO FACILITATE HOUSING DEVELOPMENT

Community Development
October 4, 2023





OVERVIEW

Housing Crisis

Governor's Goal to Construct 36,000 Units

Scope of Proposed Revisions

Additional Work Items for FY 23/24



FACTORS AFFECTING HOUSING CONSTRUCTION

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

- Land availability and cost
- Availability and cost of construction materials
- Infrastructure availability and capacity
- 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:

- 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:**

- 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

- 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

- 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

- 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:

- 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

- 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



PROPOSED CHANGE #7

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

- 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**

- 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

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

- 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

- 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.

- 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
- HB 3197: Clear and objective standards for housing.



ITEMS TO NOTE

Caveats and other items to consider

- 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:

- 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

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