



January 2020 PLANNING COMMISSION MEETING

Agenda Item No. 3

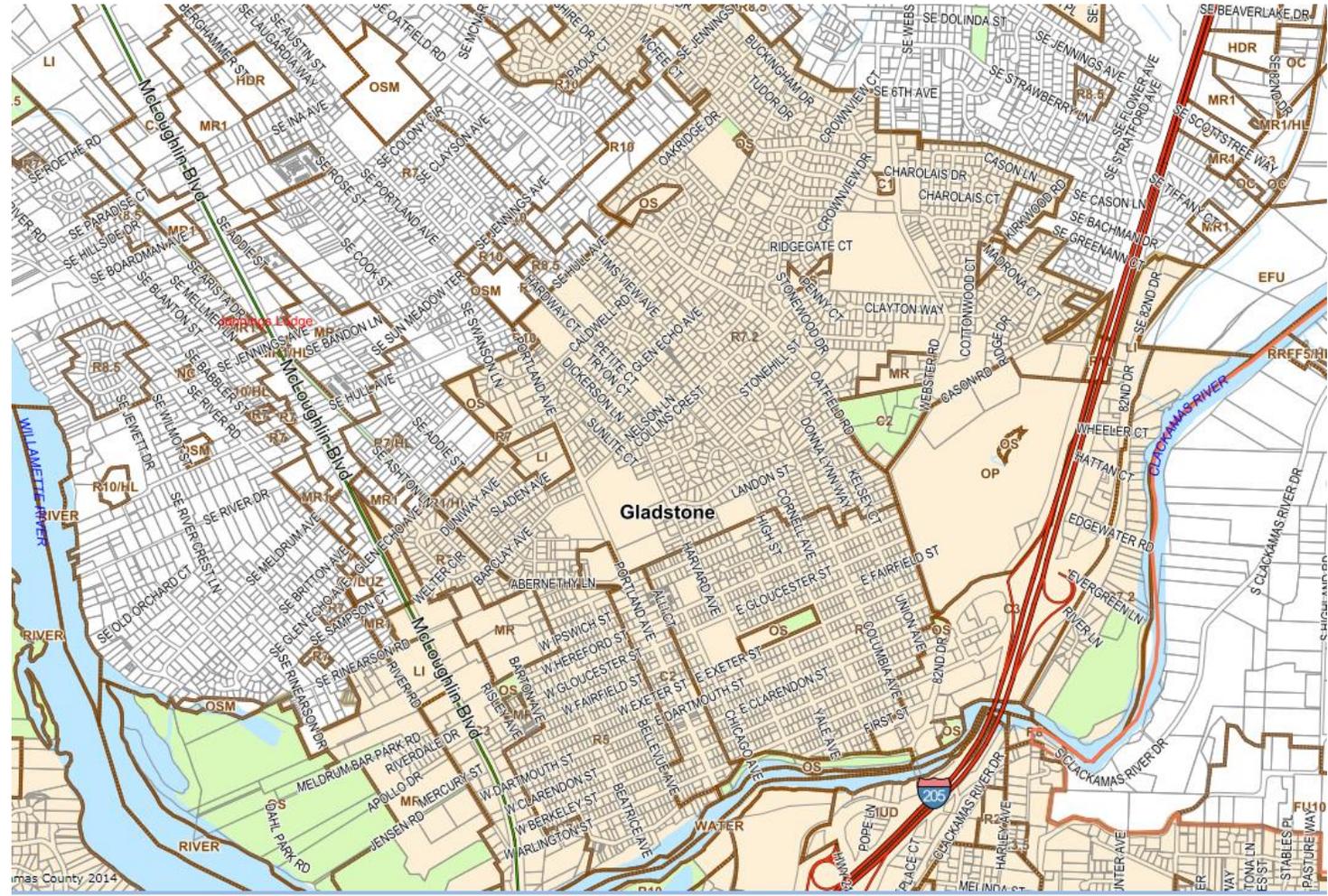
Recent Legislation

Recent Legislation

HB 2003 – Complete a Housing Needs Analysis by 9/1/2020.

SB 1051 – Provide Clear and Objective Criteria for Housing Developments, Allow ADUs on all residentially zoned lots within Metro Area

HB 2001 – Remove parking and owner occupancy requirements for ADU, Allow at least a duplex on all residentially zoned lots, Allow for plexes in certain areas. Model Code December 2020.



HB 2003

- 2019 Preliminary Housing Needs Analysis
- Refine and Finalize Housing Needs Analysis for Gladstone
- Develop and adopt a housing strategy

Exhibit 344. Unconstrained buildable acres in vacant and partially vacant tax lots by Plan Designation, Gladstone city limits, 2019

Source: ECONorthwest Note: The numbers in the table may not sum to the total as a result of rounding.

Plan Designation	Total buildable acres	Buildable acres on vacant lots	Buildable acres on partially vacant lots
Residential			
Low Density Residential	18	2	16
Medium Density Residential	2	0	2
High Density Residential	0	0	0
Total	20	3	17

Gladstone will have demand for 318 new dwelling units over the 20-year period, with an annual average of 16 dwelling units.

Exhibit 348. Forecast of demand for new dwelling units, Gladstone city limits, 2019 to 2039

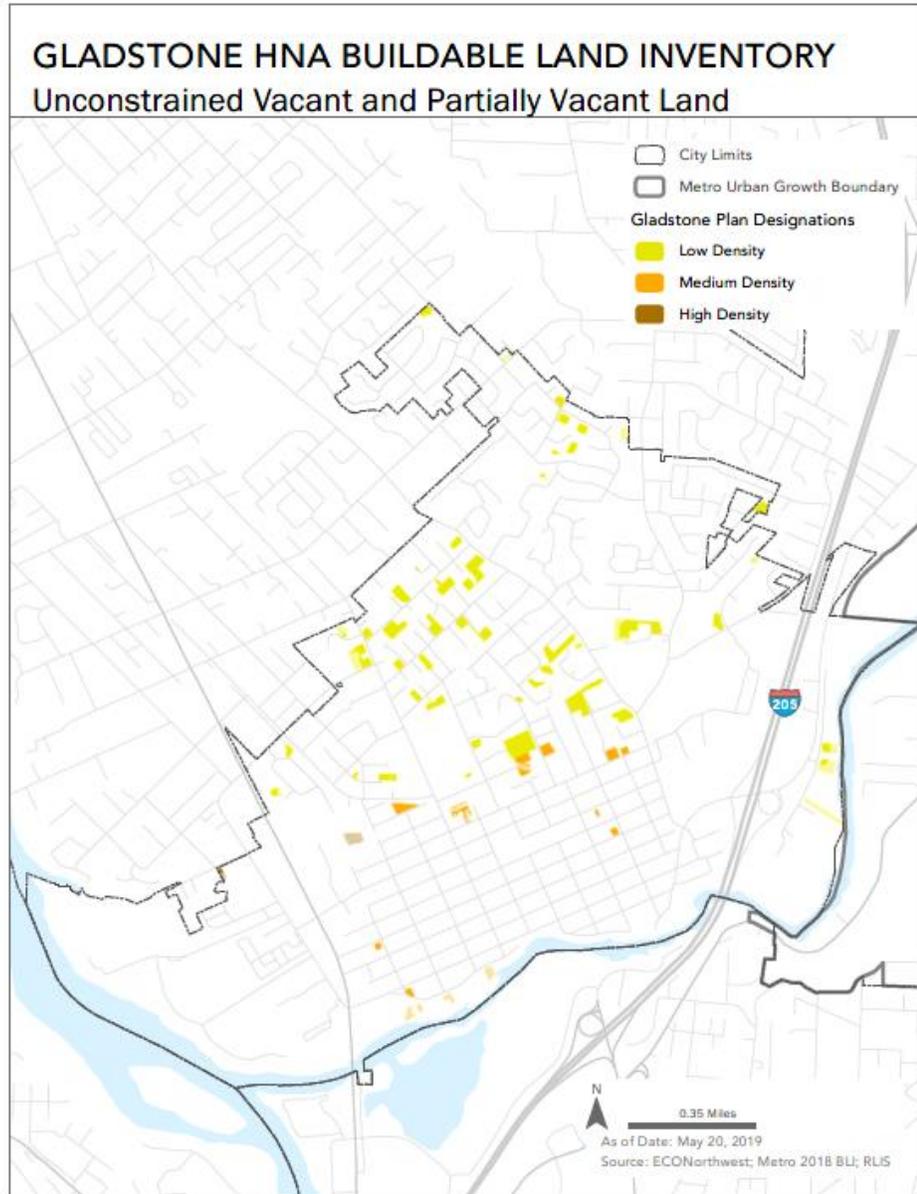
Source: Metro's 2040 Household Distributed Forecast, July 12, 2016. Calculations by ECONorthwest.

Variable	New Dwelling Units (2019-2039)
Household Forecast 2019	4,542
Household Forecast 2039	4,860
Total New Dwelling Units (2019-2039)	318
Annual Average of New Dwelling Units	16

Exhibit 349. Forecast of demand for new dwelling units, Gladstone city limits, 2019 to 2039

Source: Calculations by ECONorthwest.

Variable	Mix of New Dwelling Units (2019-2039)
Needed new dwelling units (2019-2039)	318
Dwelling units by structure type	
Single-family detached	
Percent single-family detached DU	50%
equals Total new single-family detached DU	159
Single-family attached	
Percent single-family attached DU	20%
equals Total new single-family attached DU	64
Multifamily	
Percent multifamily	30%
Total new multifamily	95
equals Total new dwelling units (2019-2039)	318



A range of affordability and design is

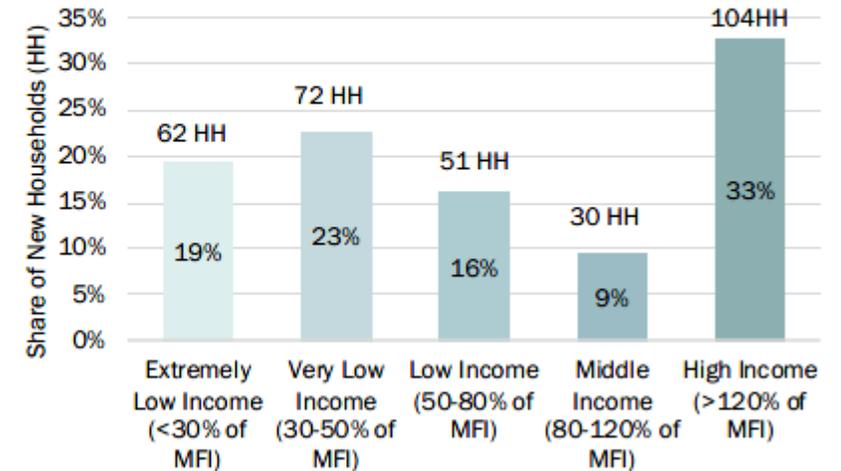
needed

About 42% of Gladstone's future households will have income below 50% of Clackamas County's median family income (less than \$40,700 in 2016 dollars) and about 25% will have incomes between 50% and 120% of the county's MFI (between \$40,700 and \$97,680).

This trend shows a need for affordable housing types, such as government-subsidized affordable housing, manufactured homes, apartments, townhomes, duplexes, and small single-family homes.

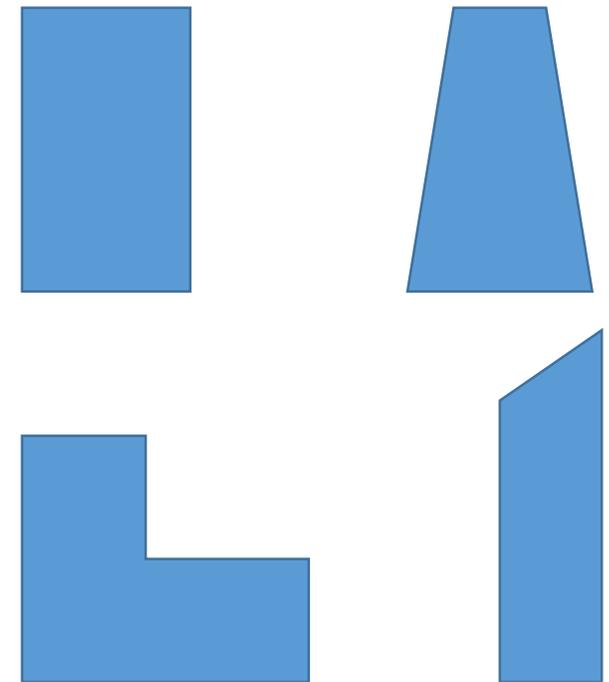
Exhibit 352. Future (New) Households, by Median Family Income (MFI) for Clackamas County (\$81,400), Gladstone, 2019 to 2039

Source: U.S. Department of Housing and Urban Development. U.S. Census Bureau, 2012-2016 ACS Table 19001.



SB 1051: Applications for housing developments must have a clear and objective option. The standards, conditions and procedures may include regulations related to density or height; and may not solely, or cumulatively, discourage needed housing through unreasonable cost or delay. At least one ADU for each detached single-family dwelling, shall be allowed subject to reasonable local regulations relating to siting and design.

GMC	Current	Possible
<p>R-7.2 Low Density</p>	<ul style="list-style-type: none"> ▪ 17.10.050 Dimensional Standards (side setback shall be 20% of Average lot width or fifteen feet, whichever is less, with a minimum of five feet). ▪ Design features 	<ul style="list-style-type: none"> ▪ Five feet (5') ▪ Define and Determine which features shall be included
<p>R-5 Medium Density</p>	<ul style="list-style-type: none"> ▪ Design features such as Offset on building face or roof [minimum sixteen inches (16")] 	



HB 2001

Requiring ADUs to have additional parking and owner occupancy is not “reasonable”. Middle housing requires at least a Duplex on each lot or parcel zoned for residential use that allows for detached single family dwellings and triplexes, quadplexes, cottage clusters, and townhouses “in areas zoned for residential use....”.

LOCATION
Downtown Salem

ADDRESS
1365 Chemeketa St. NE
Salem, OR

LOT SIZE / DENSITY
4,350 sf / 30 per acre

DWELLING SIZE
750 - 1,250 sf

RENT VS. OWN
Owned and rented



31.
Triplex converted from a single dwelling home built in 1900. The three units consist of a main two-story unit, a one-bed/one-bath attic unit as well as a lower level unit. The two upper units share entrances off the front porch and the basement unit has a separate entrance along the side.



29.
Built in 2016, the development consists of two buildings, one duplex, and one triplex on a single tax lot. Parking is attached and accessed by an alley in the back.

LOCATION
Lair Hill
Neighborhood

ADDRESS
3312 SW 1st Avenue
Portland, OR

LOT SIZE / DENSITY
10,000 sf / 22 per acre

DWELLING SIZE
1,872 sf

RENT VS. OWN
Typically owned

Source: Housing Choices Guide Book – partially developed by a grant from Transportation and Growth Management Program.

HB 2001

Townhouses – attached units, each on a separate lot, and each with its own entry from a public or shared street.



1. Rowhouses arranged around shared open space designed to fit in character with other single dwelling homes; garages off shared alley courts. As few as two attached units and as many as five attached units. There are approximately 344 units in this development.

LOCATION
Stonewater at Orenco

ADDRESS
7113 NE Stonewater Street, Hillsboro, OR

LOT SIZE / DENSITY
1,875 sf / 23 per acre

DWELLING SIZE
1,200 sf

RENT VS. OWN
Typically owned



2. The Mason St. Townhomes development consists of thirteen new rowhouse-style condos and one existing single dwelling home arranged around shared garden and common house. Designed by Orange Splot and Communitecture. Project will be completed in 2018.

LOCATION
NE Portland

ADDRESS
5900 NE Mason St. Portland, OR

LOT SIZE / DENSITY
24,400 sf / 20 per acre

DWELLING SIZE
1,000 - 1,600 sf

RENT VS. OWN
Typically owned

Source: Housing Choices Guide Book – partially developed by a grant from Transportation and Growth Management Program.

HB 2001

Cottage Clusters – small, single-level, detached units, often on their own lots and clustered around shared open space.



15. Eighteen clustered homes located three blocks from downtown White Salmon. The development features twelve different home designs in a variety of sizes. Parking is a combination of detached garages and surface parking. Pathways connect between the units. Designed by Ross Chapin Architects.

LOCATION

Wyer's End Cottages

ADDRESS

509 SE 5th Avenue
White Salmon, WA

LOT SIZE / DENSITY

1,900 sf / 23 per acre

DWELLING SIZE

500 - 1,700 sf

RENT VS. OWN

Typically owned

LOCATION

Downtown Salem

ADDRESS

701 Cottage Street NE
Salem, OR

LOT SIZE / DENSITY

17,500 sf / 20 per acre

DWELLING SIZE

630 sf

RENT VS. OWN

Rented

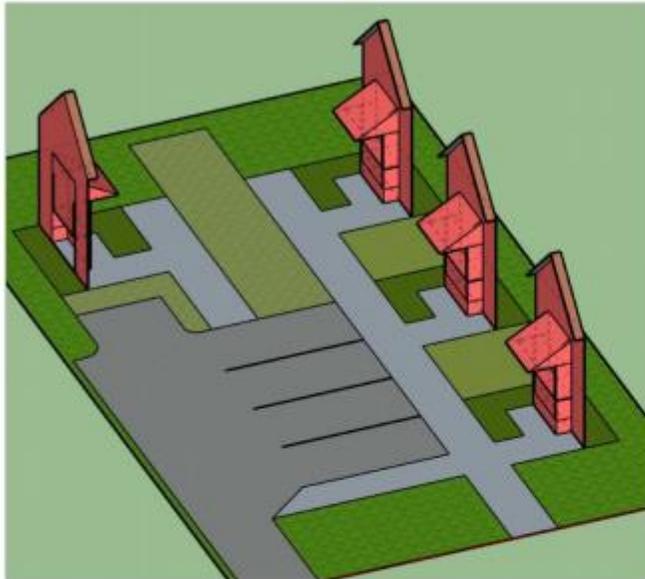


19. Built in 1936, eight individual single-story cottages face a shared common green on one lot. No parking is provided on site, however on street diagonal parking is adjacent to the site.

HB 2001

Cottage Clusters – small, single-level, detached units, often on their own lots and clustered around shared open space.

Milwaukie Cottage Cluster Analysis–



On a 6,000 sf site, no building area remains to place cottages once all of the setback requirements are met. Only the front porches could be constructed, as porches are allowed to intrude into the front setback of each cottage.

- Front site setback: 15 ft
- Side site setbacks: 5 ft each side
- Rear site setback: 15 ft
- Space between cottages: 10 ft
- Minimum front yard depth: 10.5 ft
- Minimum rear yard depth: 7.5 ft
- Cottage other setback: 5 ft
- Minimum private open space per cottage: 100 sq ft
- Minimum dimensions of all sides of private open space: 10 ft
- Minimum common open space area per cottage: 100 sq ft
- Minimum dimension of one side of common open space: 20 ft

GMC	Current
<p>Planned Unit Dev. 17.38</p>	<ul style="list-style-type: none"> ▪ A PUD may be established on a site of at least eighty thousand square feet in any zoning district or combination thereof. ▪ Setbacks for the perimeter of shall be the same as required for the underlying zoning district.
<p>R-7.2 Low Density</p>	<ul style="list-style-type: none"> ▪ Minimum Density. Subdivisions and PUDs shall provide a minimum density of eighty percent (80%) of the maximum density per net acre. For the purpose of this provision, maximum density shall be one (1) dwelling unit per seven thousand two hundred (7,200) square feet of lot area or six (6) units per net acre.

HB 2001

GMC	Current
<p>R-7.2 (17.10) Low Density</p>	<p><u>Lot Area:</u></p> <ul style="list-style-type: none"> ▪ (a) For a single-family dwelling, the minimum lot area shall be seven thousand two hundred (7,200) square feet; ▪ (b) For a two-family or multi-family dwelling, the minimum lot area shall be three thousand six hundred (3,600) square feet per dwelling unit; <p><u>Setback Requirements:</u></p> <ul style="list-style-type: none"> ▪ (a) A front setback shall be a minimum of twenty feet (20') except that a front porch may project a maximum of five feet (5') into a required front setback area; ▪ (b) Except on a corner lot, the total side setback shall be a minimum of twenty percent (20%) of the average lot width or fifteen feet (15'), whichever is less, but in no case shall a side setback be less than five feet (5'); ▪ (c) A rear setback shall be a minimum of fifteen feet (15'); ▪ (d) On a corner lot, the street side setback shall be a minimum of twenty feet (20') and the other side setback shall be a minimum of five feet (5'); ▪ (e) Architectural features such as cornices, eaves, gutters, chimneys and flues may project a maximum of two feet (2') into a required setback area; <p><u>Building Height:</u> Maximum building height shall be thirty-five feet (35').</p>

HB 2001 Dates:

**ADU Parking and Owner Occupancy
Requirement must be removed**

Model Code Available: December 2020

**Gladstone Municipal Code Amendments:
Adopted by July 2022**

- **City of Gladstone is considered a “Large City” because there are more than 1,000 residents and Gladstone is located inside Metro boundary**