



# April 2022, Planning Commission Meeting Agenda Item No. 3

## Draft Housing Code Amendments



# Public Hearing

- Project overview
- Staff Report
  - Gladstone Municipal Code
  - Statewide Planning Goals
  - Metro's Functional Plan (Metro Code 3.07)
- Next steps



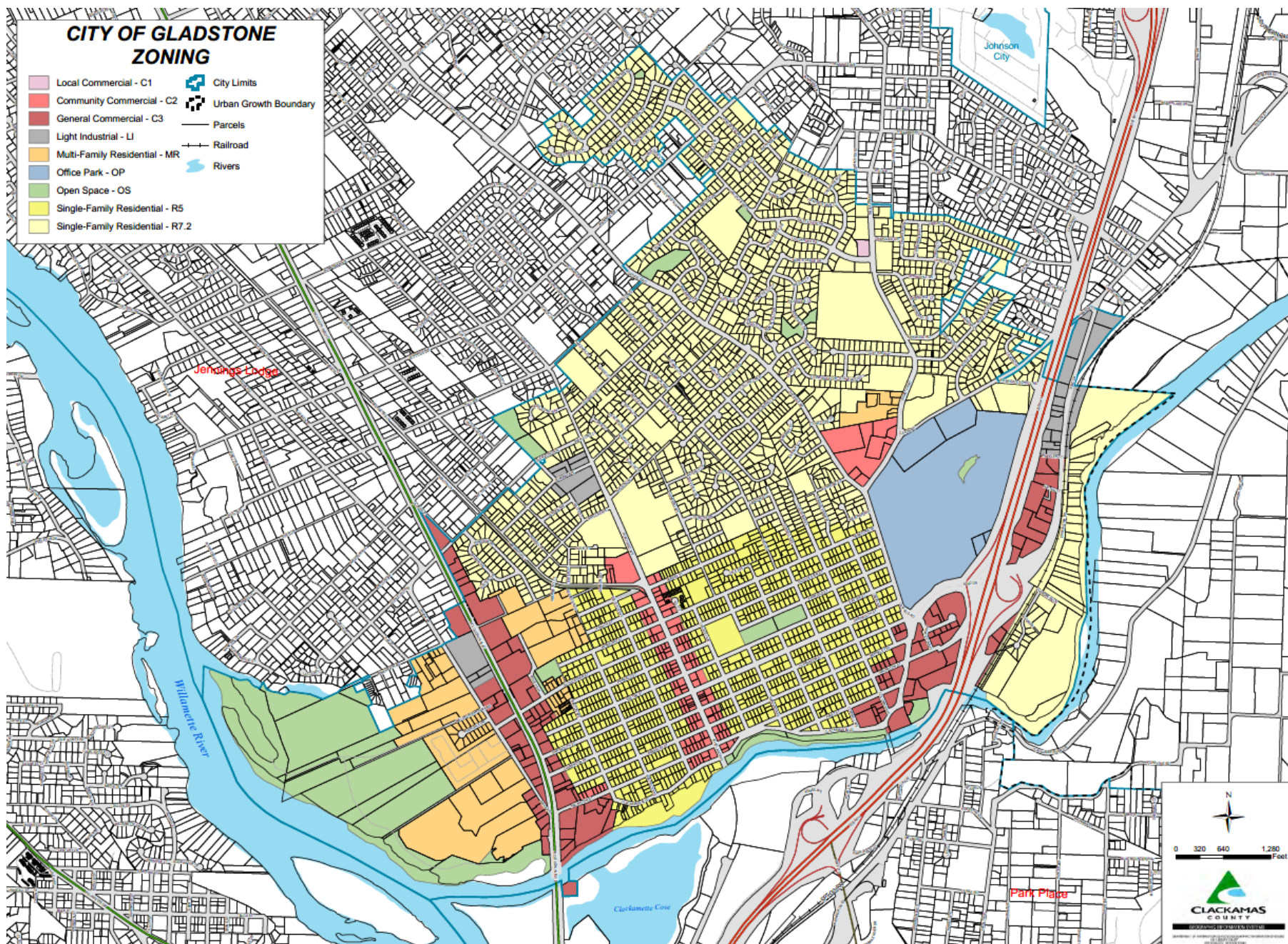


# City of Gladstone Zoning Code Rewrite Project

- In the spring of 2021, the City of Gladstone initiated the Zoning Code Rewrite project (the project) to update Title 17 of the Municipal Code related to needed housing.
- Intent is to align local policies and standards to the recently adopted Housing Bill 2001 (HB 2001) and clarify a few other housing related items in the current code.
- The work is made possible with the assistance of MIG, consultant John Southgate, and Department of Land Conservation and Development (DLCD).







# HB 2001 Applies to the R5 and R7.2 Low Density Residential Zoning Districts

- Gladstone  
Zoning Map



## **Section 17.68.010 Authorization to initiate amendments.-**

- (1) An amendment to the text of this title or the Comprehensive Plan may be initiated by the City Council, the City Planning Commission or the City Administrator or his designee.
  
- (2) An amendment to the Zoning Map or to the Comprehensive Plan Map may be initiated by:
  - (a) The City Council;
  - (b) The City Planning Commission;
  - (c) The City Administrator or his designee; or
  - (d) By application of a property owner, contract purchaser or authorized agent of the subject property.



## **Section 17.94.060** **Planning Commission decisions-**

1) A public hearing shall be held before the Planning Commission and a recommendation made by the Planning Commission to the City Council on the following types of applications:

- (a) Annexations;
- (b) Zone changes;
- (c) Comprehensive plan amendments;
- (d) Amendments to the text of this title, unless the City Council finds that an emergency exists requiring only a hearing before the City Council on the amendment.
- (e) Requests for revocation, pursuant to GMC Section 17.94.100 (revocation of approvals), of previous application approvals granted by the city;
- (f) Map amendments pursuant to GMC Section 17.27.080 (map administration) or GMC Section 17.29.080 (map administration).



# Statewide Planning Goals and Guidelines -

**Goal 1:** Citizen Involvement – Public Hearing and noticing

**Goal 2:** Land Use Planning - Process

**Goal 3 -7:** Agricultural and Forest Lands; Open Spaces, Scenic and Historic Areas; and Natural Resources; Air, Water and Land Resources Quality; Areas Subject to Natural Disasters and Hazards - NA

**Goal 8:** Recreational Needs

**Goal 9:** Economy of the State

**Goal 10:** Housing - The amendments do not propose to reduce the density of land zoned for residential purposes and are in line with state legislation related to middle housing. The proposed amendments would allow middle housing in the low density residential zones

**Goal 11:** Public Facilities and Services

**Goal 12:** Transportation –

**Goal 13:** Energy Conservation

**Goal 14:** Urbanization

**Goals 15-19:** Willamette River Greenway, Estuarine Resources, Coastal Shore lands, Beaches and Dunes, and Ocean Resources - NA

## **CONSISTENCY WITH METRO'S FUNCTIONAL PLAN (METRO CODE 3.07) -**

The proposed amendments are mandated by the state, inconsistencies within the Metro Functional Plan will need to be brought into compliance with the HB 2001 and Division 46 of the OARs, by the agency.

## **CONSISTENCY WITH TRANSPORTATION PLANNING RULE (OAR 660-012-0060) –**

Chapter 639, Section 3(5) of Oregon Laws 2019 provides that “[w]hen a local government makes a legislative decision to amend its comprehensive plan or land use regulations to allow middle housing in areas zoned for residential use that allow for detached single-family dwellings, the local government is not required to consider whether the amendments significantly affect an existing or planned transportation facility.”



# Gladstone Comprehensive

## Plan Goals-

**Land Use Planning Goals:** *“To provide and maintain a high standard for Gladstone’s quality of life.” And “To ensure a factual base for land use decisions and actions and to establish a planning process and policy framework for this purpose.”*

**Land Use Planning Objectives:** 1) “To provide for adequate levels of housing, services, shopping, employment, transportation and recreation facilities for the city’s residents. 2) To relate land use actions to housing, open space, recreation, transportation, utilities, shopping facilities, jobs, police and fire protection, and other social needs. 3) To protect property values and livability. And 4) To direct development away from flood plains, hazard areas, stream banks, places with unique natural value, and other desirable permanent public open spaces.”

**Residential Use Policy:** 5. Allow housing types ranging from low to high density units, providing for variation in the design of housing units.

# Gladstone Comprehensive Plan

## Goals-

**Housing Goal:** “To meet the housing needs of all segments of the population through optimum utilization of housing resources for the construction, rehabilitation and maintenance of the diversity of housing types at appropriate locations, price ranges and rent levels, while preserving and enhancing the integrity and identity of existing residential neighborhoods.”

**Housing Objectives:** 1) “To provide for the housing needs of a minimum population of 12,000 by the year 2000. 2) To utilize housing resources to the maximum. 3) To minimize housing costs. 4) To promote and preserve the integrity, aesthetic quality and compatibility of neighborhoods. 5) To adapt the type and density of housing to the nature of the neighborhood in order to provide the widest possible range of housing choice and to enhance neighborhood stability and identity. 6) To minimize adverse social, economic and environmental impacts.”



## **STAFF RECOMMENDATION:**

**Gladstone Planning Commission recommends that the City Council approve the draft amendments proposed for the Comprehensive Plan and Gladstone Municipal Code, as found in the Planning Commission packet and amended by the Planning Commission.**