
AGENDA ITEM SUMMARY

Meeting Date: 3/17/2020
Meeting Type: Work Session
Staff Contact/Dept.: Mark Rust/DPW
Staff Phone No: 541-726-3654
Estimated Time: 30 minutes
Council Goals: Encourage Economic Development and Revitalization through Community Partnerships

**SPRINGFIELD
PLANNING COMMISSION**

ITEM TITLE: DEVELOPMENT CODE UPDATE PROJECT – QUARTERLY CHECK IN

ACTION REQUESTED: No formal action is needed or requested. This meeting is an opportunity for the Planning Commission to provide input and feedback on the Development Code Update Project process.

ISSUE STATEMENT: Staff will give the Planning Commission an update on the Development Code Update Project.

The Purpose of the Development Code Update Project is to change the Springfield Development Code to support efficient, timely, and clear development review. The updated Development Code will support Springfield's economic development priorities and will honor Springfield's home town feel now and in the future.

ATTACHMENTS: Attachment 1: Communication Memorandum
Attachment 2: Handout – Questions & Answers: Middle Housing Legislation – Oregon House Bill 2001
Attachment 3: Handout – Development Code Update Project: Draft of Proposed Housing Code Changes

DISCUSSION: **Background**
Staff last presented to the Planning Commission on this project on February 4, 2020. At this meeting staff updated the Planning Commission on the Development Code Update Project progress and upcoming steps.

Discussion
Staff is working on public outreach efforts to engage the community to receive feedback and input on the draft housing code sections. Staff will review some of the housing code sections with the Planning Commission at the work session. A community open house event is being planned within the next couple of months.

Recruitment for the Phase 2 Technical Advisory Committee closes on March 4, 2020. Staff will present the applications received to the Committee for Citizen Involvement on March 17th with a request for appointments.

Next Steps
Staff will convene the initial meeting of the Technical Advisory Committee for Phase 2 in April.

COMMUNICATION MEMORANDUM**SPRINGFIELD
PLANNING COMMISSION****Meeting Date:** 3/17/2020
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ITEM TITLE DEVELOPMENT CODE UPDATE PROJECT – QUARTERLY CHECK IN

BACKGROUND Staff last presented to the Planning Commission on this project on February 4, 2020. At this meeting staff updated the Planning Commission on the Development Code Update Project progress and upcoming steps.

DISCUSSION
Phase 1 – Housing code
Staff released the public review drafts of the housing code sections as well as supporting materials to explain the code changes (see attachments 2 and 3). Staff is working on public outreach efforts to engage the community to receive feedback and input on the draft housing code sections. A community open house event is being planned within the next couple of months.

Staff will review in more detail some of the middle housing code provisions that are contained in the public review draft of the housing code sections. Specifically the cottage cluster housing and multi-plex (duplex, triplex, and fourplex) provisions will be discussed.

Phase 2 – Employment lands (commercial and industrial) code
A new Technical Advisory Committee (TAC) will be formed for this next phase and the process of auditing the existing commercial and industrial lands code sections will begin. Recruitment for the Phase 2 Technical Advisory Committee closes on March 4, 2020. Staff will present the applications received to the Committee for Citizen Involvement on March 17th with a request for appointments.

NEXT STEPS Staff will convene the initial meeting of the Technical Advisory Committee for Phase 2 in April.

Staff will continue working on public outreach efforts to engage the community to receive feedback and input on the draft housing code sections. A community open house event is being planned within the next couple of months.

The Planning Commission will receive another quarterly check in on June 16, 2020 to present an update to the public outreach and community engagement steps as well as on the progress on the Phase 2 of the project.

RECOMMENDED ACTION No formal action is needed or requested. This meeting is an opportunity for staff to report to the Planning Commission on the City Council direction received at the March 9, 2020 meeting and for the Planning Commission to provide input and feedback on the Development Code Update Project process.



Questions & Answers

Middle Housing Legislation - Oregon House Bill 2001

What is Middle Housing?

Middle Housing is defined by the new Oregon legislation as duplexes, triplexes, fourplexes, cottage clusters, and townhouses. These housing types are intended to provide additional housing opportunities that fit along the spectrum of housing choice between detached single unit homes and multi-unit apartment buildings.

What is the new Middle Housing Legislation?

In June of 2019, the Oregon State Legislature passed new middle housing laws (HB 2001) intended to provide more housing opportunities for a variety of housing types in traditionally single unit home neighborhoods, and to increase the overall housing supply in and around cities. The new laws require the City of Springfield to adopt code amendments to allow:

- A duplex on each lot or parcel:
 - That is zoned for residential use; and
 - On which the City's land use regulations allows development of a detached single-unit dwelling
- Duplexes, triplexes, fourplexes, cottage clusters, and townhouses in areas zoned for residential use that allow for development of detached single unit homes.

The City may regulate siting and design of the middle housing provided that the regulations do not, individually or cumulatively, discourage the development of all middle housing types permitted in the area through unreasonable costs or delay.

Do the new middle housing laws ban single unit homes?

The new law specifically does not prohibit single unit homes. Single unit homes continue to be allowed in areas zoned for single unit homes. The City has not proposed to rezone any land to not allow single unit homes. The legislation is intended to re-legalize more housing opportunities for a variety of housing types. Historically, duplexes, triplexes, and small housing units were allowed and built alongside single unit homes in neighborhoods. Over time the opportunity to build a variety of housing options was limited or removed.

Will development standards for middle housing change?

With the implementation of the middle housing legislation development standards are not allowed to individually or cumulatively discourage the development of all middle housing types through unreasonable costs or delay. New or revised development standards could include maximum building height limits, setbacks, lot coverage and other standards similar to existing standards that are in place today.



When will new middle housing development be allowed?

The City of Springfield started the Development Code Update project in September of 2018 and was already in the early stages of code revisions when the new middle housing laws were passed in June of 2019. The first phase of the Development Code Update project is working on revisions to the housing code sections.

The Springfield City Council gave direction to staff to incorporate the middle housing requirements into phase one of the project which is considering housing code amendments. These amendments are anticipated to be in place within the first three months of 2021 with the exact date dependent on the public hearings process. After formal adoption, the new regulations will be able to be utilized for new middle housing development.

What about single unit home conversions?

Implementation of the middle housing legislation will likely allow conversion of existing single unit homes into duplex, triplex, or fourplex units. Other standards such as building code, fire code, and System Development Charges (SDC's) will continue to apply.

What changes to Accessory Dwelling Unit (ADU) standards are needed?

The new middle housing laws require cities to allow ADU's without requiring additional onsite parking or requiring owner occupancy of one of the units. The City of Springfield must modify its existing code provisions for ADU's to not require an additional onsite parking space. As of January 1, 2020 the City is no longer requiring an additional onsite parking space for ADU's.

What is the process for adopting new land use regulations?

The Springfield City Council must initiate changes to the City's development code, which has already taken place for the Development Code Update project which also incorporates implementation of the middle housing laws. After a public involvement process, the Springfield Planning Commission will hold a public hearing to collect feedback from the community on a recommended draft code.

After reviewing feedback from the community and the proposed changes to the development code, the Planning Commission will make a recommendation to the City Council. The City Council will then hold a second public hearing process, taking any additional testimony from the public, and then make a final decision on an ordinance to adopt the changes.

This process is anticipated to be complete for the housing phase of the Development Code Update project within the first three months of 2021, depending on the public hearings process.

How do I get involved or stay informed?

You can visit the web page for the Development Code Update project at:

springfield-or.gov/city/development-public-works

Click the "Sign Up Now" button under the Interested Parties heading to get on our e-update list to receive project information periodically.



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Development Code Update Project: Purpose, Scope and Timeline

What is the purpose of the updates?

The Springfield Development Code is the principal document that implements local, state, and federal land use, transportation, and environmental laws applicable in the City of Springfield. The current Development Code was adopted in 1987. Other than general “housekeeping” updates that occurred from 1998 to 2005, the Code has been revised only to comply with state or federal laws, or as directed by the Springfield City Council in response to a specific issue or objective.

The City Council recognizes that the Springfield Development Code is difficult to use, understand, and implement. Resolving the complexities and outdated nature of the code will help achieve the economic and housing goals for our community. The Council has directed staff to complete a full Development Code Update over approximately three years, from 2019 to 2022.

The Purpose of the Development Code Update Project is to change the Springfield Development Code to support efficient, timely, and clear development review. The updated Development Code will support Springfield’s economic development priorities and will honor Springfield’s home town feel now and in the future. Phase 1 of the Development Code Update Project is focused on housing.

The objectives of the Development Code Update Project are to:

1. Enable quick review of development applications.
2. Provide easy to understand code language presented in a clear and user-friendly format.
3. Provide a straight-forward processing path to development decisions.
4. Support/further economic development in all sectors.
5. Protect and enhance the beauty of our city to boost or stabilize property values, encourage investment, and improve the image of the community.
6. Comply with mandatory regulatory requirements including implementation of HB 2001.
7. Implement the City’s adopted policies.

Implementing the new state mandated middle housing laws (HB 2001) is included in the draft housing code language. Middle housing includes duplexes, triplexes, fourplexes, cottage clusters, and townhouses. These housing options are proposed to be allowed throughout the City’s residential areas including in traditional single unit home neighborhoods.



How have the requirements changed?

City leaders, Technical Advisory Committee members, and staff have worked on proposed draft changes that will provide a clear and objective approval path to develop housing.

What's Not Changing

- Density – how many units per acre
- Application/Permit fees
- System Development Charges (SDCs)
- Building Code requirements
- Fire Code requirements
- Infrastructure Improvement standards
- Storm water requirements
- Wetland and Floodplain standards

What is Changing

- Permitted Uses – Most residential housing types (Single unit, duplex, triplex, fourplex, cottage housing, and townhomes) will be allowed in all residential zones
- Development Standards – Height limits, setbacks, lot coverage
- Lot size – Proposed to be reduced to achieve planned density
- Remove Solar Development Standards

What is the process for making the changes?

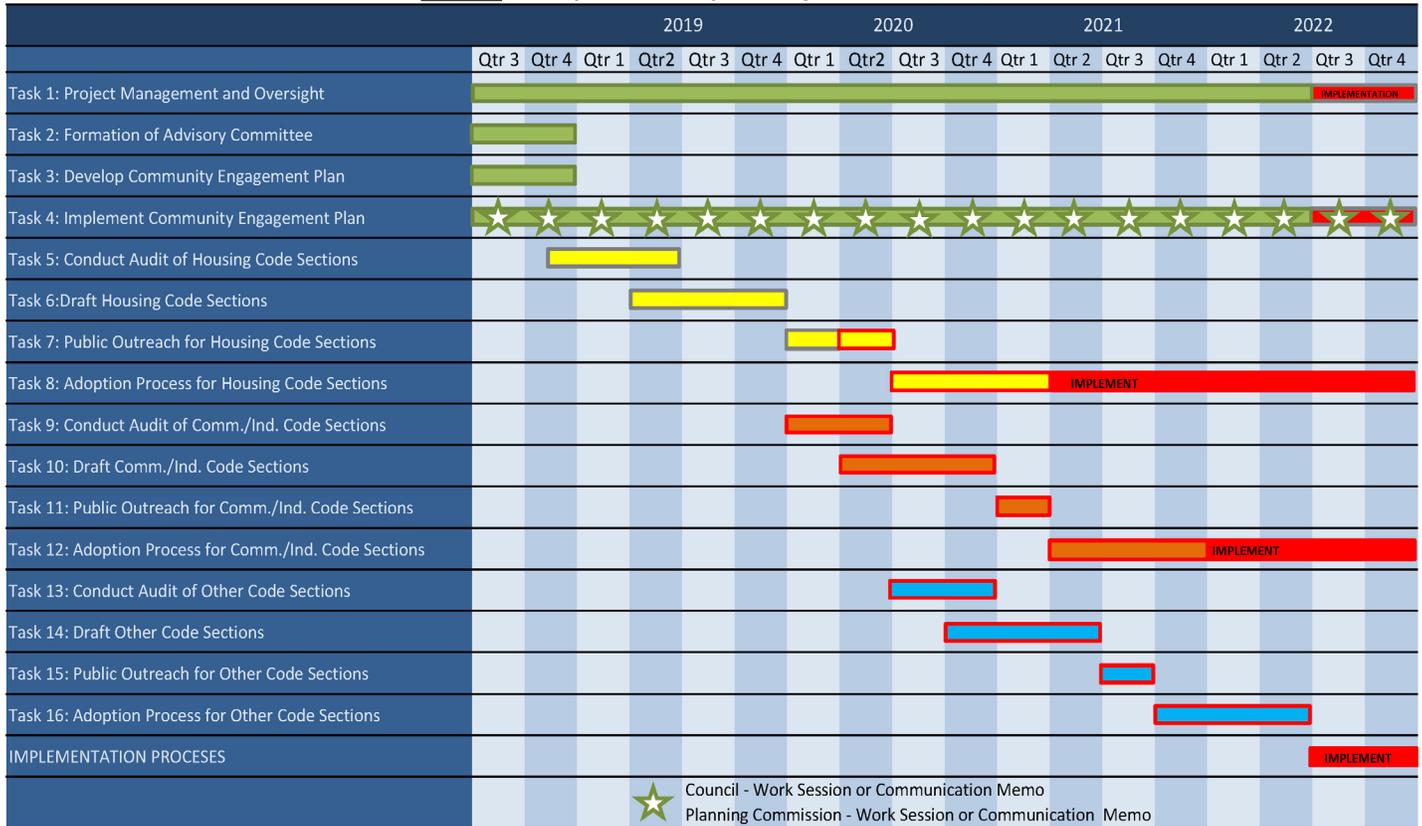
The project will ultimately be replacing all of the existing development code with new development code in a phased approach over the next couple of years. The first phase, focusing on housing code sections, which began in September 2018 should be wrapped up by early 2021. The work involved in translating the above objectives into specific standards is detailed and nuanced.

City leaders as well as an appointed Technical Advisory Committee have been working to develop new draft housing code sections to replace some of the existing development code sections related to housing. The draft housing code sections are an early and rough draft that needs considerable work before they are finalized. Input is being sought from the public on this early draft before additional work is done to finalize the next draft.

After the public involvement process the Springfield Planning Commission will hold a public hearing to collect feedback from the community on recommended draft code revisions. After reviewing information from the community and the proposed changes to the development code, the Planning Commission will make a recommendation to the Springfield City Council. The City Council will then hold a second public hearing process, taking any additional testimony from the community, and then make a final decision on an ordinance to adopt the changes. This process is anticipated to be complete for the housing phase of the Development Code Update project within the first three months of 2021, depending on the public hearings process. On the next page of this handout is a timeline and the key milestones for the project.



REVISED Development Code Update Project Schedule (9/27/19)



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Who can I contact if I have questions?

Project Manager: Mark Rust, AICP, Senior Planner at mrust@springfield-or.gov or 541.726.3654

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