APPENDIX C:

CLATSOP COUNTY PLAN AND POLICY REVISION RECOMMENDATIONS

JANUARY, 2019

MEMORANDUM

Draft Policy and Code Strategies – Preliminary Recommendations
Clatsop County Comprehensive Housing Study

DATE	January 22, 2019 (Revised)
TO	Clatsop County Comprehensive Housing Study Technical Advisory Committee
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OVERVIEW

Angelo Planning Group (APG), in partnership with Johnson Economics, is assisting Clatsop County with a Comprehensive Housing Study for Clatsop County and five of its cities – Astoria, Cannon Beach, Gearhart, Seaside and Warrenton. The goal of the study is to obtain information about the type, size, location and price of housing required to meet the current and future needs of county residents and to understand the market forces, planning and zoning regulations and local barriers that impact housing development in Clatsop County.

As one of the first steps in the study, APG reviewed the housing policies and zoning or development code standards associated with housing and residential development in the County and cities, including a review of each jurisdiction's Comprehensive Plan and development code. As a follow-up step, APG has identified potential changes to local policies and code requirements to address local housing needs and barriers. These recommendations have been reviewed with the project Technical Advisory Committee and other community members and further refined based on results of that review.

COMPREHENSIVE PLAN POLICIES

APG reviewed each jurisdiction's Comprehensive Plan to assess whether it includes the following types of supportive policies:

- **Supports Statewide Planning Goal 10**. Comprehensive Plans typically do and should include a general policy that mirrors Statewide Planning Goal 10 (Housing), stating that the overall goal of the jurisdiction is to *"encourage the availability of adequate numbers of needed housing units at price ranges and rent levels which are commensurate with the financial*

capabilities of Oregon households and allow for flexibility of housing location, type and density."

- **Emphasizes affordable housing needs**. Given that meeting the needs of low and moderate income households often requires public intervention or subsidy, it is important to include policies emphasizing the needs of these households.
- **Supports partnerships**. Most Comprehensive Plan housing elements include policies aimed at supporting other public agencies, non-profits and market rate developers who focus on meeting the needs of low and moderate income households and community members with special housing needs.
- **Encourage a variety of housing types**. In addition to a broad goal or policy about meeting a full range of housing needs, Plans often include policies noting the need for a variety of housing types, including single family attached housing, duplexes, triplexes, multi-family housing and townhomes, as well as less traditional forms of housing such as cottage cluster housing and accessory dwelling units.
- **Affirms Fair Housing goals**. Local governments are required to ensure that their housing policies and standards do not discriminate against or have adverse effects on the ability of "protected classes" to obtain housing, consistent with the federal Fair Housing Act.
- **Support for mixed use development**. Some Plans explicitly support the development of mixed use projects, which typically include upper story housing located above retail or commercial uses.
- **Support for accessory dwelling units**. Comprehensive Plans may include policies specifically referencing support for this form of housing. Recent Oregon legislation requires all cities below a certain size to allow for this form of housing outright in all zones where single-family detached housing is allowed.
- **Support flexible zoning**. Some Plans include policies which emphasize the need for zoning to be flexible enough to meet a variety of housing needs and keep costs for such housing down, particularly for housing affordable to low and moderate income households.
- **Address land supply goals**. Many Comprehensive Plans include policies which reference the need to ensure that adequate land is zoned to meet identified housing needs, and to periodically update the jurisdiction's inventory of such lands.
- **Support development of manufactured homes**. Oregon law requires that all zones that allow for "stick built" single family detached homes also allow for manufactured homes on individual lots. Each jurisdiction must also allow for manufactured home parks in at least one residential zone.
- **Regulate short term rentals**. Many communities, particularly those with high levels of tourism, regulate short-term rental housing to reduce its impact on the supply and affordability of long-term rental housing.

As noted in the previous Policy Review Memo, a majority of the jurisdictions' Plans include policies that address these issues, although some gaps are present. Table 1 summarizes recommended police amendments for selected jurisdictions to address these gaps.

Table 1. Comprehensive Plan Policy Update Summary

Policy Amendment	*Clatsop County*	*Astoria*	*Cannon Beach*	*Gearhart*	*Seaside*	*Warrenton*
Affirms Fair Housing goals	x	x			x	
Supports mixed use development					x	
References ADUs	x		x	x	x	x
Supports flexible zoning	x			x	x	
Addresses land supply goals	x			x		
Supports manufactured homes	x		x			

ZONING AND DEVELOPMENT CODE STANDARDS

In addition to reviewing Comprehensive Plan policies, APG reviewed the zoning ordinance or development code for each jurisdiction and summarized information about the following type of standards in the earlier policy review memo. Summary observations include:

- **Residential zones**. All jurisdictions include a range of zones, with most providing for low, medium and high-density zones, and others providing a greater variety of zones. Most of the County's residential zones are applied to areas within unincorporated communities. No changes to the range of zones is recommended.
- **Housing types allowed**. All jurisdictions allow for a range of housing types. The mix of housing types allowed within the range of zones varies, as does the application of conditional use requirements to specific types of housing. Several changes are recommended, in part to ensure that land in higher density zones remains available for moderate and higher density housing forms (e.g., more compact single family homes and lots, duplexes, tri-plexes, rowhouses and apartments).
- **Manufactured homes**. This type of housing is generally allowed on individual lots as required by state law although it is subject to conditional use standards in Seaside. Modest changes are recommended in selected jurisdictions to address the letter and intent of statewide requirements and to ensure that these types of homes remain a viable option to meet housing needs of low and moderate income residents.
- **Accessory dwelling units**. These are allowed in each jurisdiction, except Gearhart and Seaside. Modest changes are recommended to increase the potential for these types of units, while ensuring that they provide more potential for long-term rental units, rather than short-term rentals.
- **Cottage Cluster Housing**. This form of housing is explicitly defined and allowed only in Astoria. It is recommended to be allowed in most other jurisdictions.
- **Densities and minimum lot sizes**. These vary somewhat significantly across the communities, with Astoria and Seaside allowing for the highest densities. Some changes are recommended to these standards.
- **Height standards**. These vary across the jurisdictions. On average allowed heights are lowest in Cannon Beach and highest in Seaside. Changes are recommended to standards in Cannon Beach.
- **Off-street parking requirements.** Most communities require two spaces for single-family detached dwellings. Some cities require fewer spaces for other housing types. Modest changes are recommended to help reduce costs associated with off-street parking.
- **Residential design standards.** Most communities do not apply specific architectural design standards to most housing types. No changes are recommended at this time.

Table 2 summarizes potential changes for selected jurisdictions.

Table 2. Potential Development Code Changes

Code Provision	*Astoria*	*Cannon Beach*	*Gearhart*	*Seaside*	*Warrenton*	*County*
Housing Types Allowed	Allow duplexes on corner lots in R-1 Allow ADUs outright in R-1 Do not allow SFD in R-3	Allow duplexes on corner lots in R-1 Allow triplexes in R-2 Do not allow new SFD homes in R-3	Allow ADUs in all zones, assuming septic can accommodate	Allow ADUs in all zones; restrict use as short-term rentals Allow triplexes in R-2 Do not allow SFD in R-3 All MH on SFD lots outright in all zones	Allow ADUs outright in all zones where currently allowed Allow triplexes in R-M Do not allow SFD in R-H	No changes suggested
Densities/ Minimum lot sizes allowed	Reduce minimum lot sizes for SFD, duplexes in R-2 and R-3 zones Consider minimum density in R-3 zone	Reduce minimum lot sizes for SFD, duplexes in R-2 and R-3 zones, if demonstrated to enhance land use efficiency	Consider reducing minimum lot sizes in all zones if packaged wastewater treatment can be implemented	Reduce minimum lot sizes for SFD in all zones Reduce minimum lot sizes for duplexes in R-2 Reduce minimum lot size for attached housing in R-3 Consider minimum density in R-3	Reduce minimum lot sizes for SFD in R-10 and R-M Reduce minimum lot sizes for duplexes in R-M Reduce minimum lot sizes for trilexes in R-H, C-MU	Consider reduced lot sizes in selected RCR zones if service available

Code Provision	*Astoria*	*Cannon Beach*	*Gearhart*	*Seaside*	*Warrenton*	*County*
ADU requirements	Consider changing owner occupancy requirement	Increase maximum allowed size	Establish standards	Allow and establish standards using DLCD guidelines	Increase minimum allowed size Consider changing owner occupancy requirement Ensure clear, objective standards	Consider eliminating additional off-street parking requirement
Cottage cluster housing	Allow in additional zones	Allow and create specific standards	Allow and create specific standards	Allow and create specific standards	Allow and create specific standards	
Off-street parking requirements	No changes suggested	No changes suggested	Reduce for SF attached, MF	Reduce for SF attached, MF	No changes suggested	No changes suggested
Building Heights		Increase to 35' in R-3, RAM	Increase to 35' in R3, RCPD	PD: None? SR: 35'	No changes suggested	No changes suggested