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**Planning Commission
HB 2001 Implementation Subcommittee**

**Monday, July 19th, 2021
6:30 p.m., Zoom Community Auditorium**

***Minutes are unofficial until approved by Planning Commission Subcommittee.
Subcommittee approved minutes as presented on September 20th, 2021.***

1. CALLED TO ORDER:

Senior Planner Dan Riordan called the meeting to order at 6:32 p.m. via Zoom Video Conference

COVID-19: Due to the emergency declaration resulting from COVID-19 (Coronavirus disease) and protocols, the Planning Commission limited in-person contact and social distancing. **The Planning Commission conducted the meeting remotely by video conferencing.** The meeting was remotely video conferenced by Planning Commission Coordinator Cassi Bergstrom as well as televised live from the projector screen at the Community Auditorium by Tualatin Valley Community Television (TVCTV) Government Access Programming LIVE Channel 23 on their website. To view the recorded meeting, please visit <http://tvctv.org/>. The public was allowed to attend via Zoom or observe in the Community Auditorium as space allowed (no more than 10 persons total at one time). Written comments on items not on the agenda and written testimony regarding the public hearing were accepted if submitted by July 19th, 2021, 3 p.m. to Senior Planner Dan Riordan.

SUBCOMMITTEE MEMBERS PRESENT BY ZOOM WEBINAR: Commissioners Virginia “Ginny” Sanderson and Julie Danko; City Councilor Elena Uhing; Virginia Ohler and Val Valfre, West Tuality Habitat for Humanity; Matt Weatherdon, Construction Manager with Chad Davis Construction; Kerry Vanderzanden, Architect.

SUBCOMMITTEE MEMBERS ABSENT: Commissioner Lisa Nakajima.

STAFF PRESENT BY ZOOM WEBINAR: Community Development Director Bryan Pohl, Senior Planner Dan Riordan, Planning Commission Coordinator Cassi Bergstrom.

OTHER ATTENDEES PRESENT BY ZOOM WEBINAR: Vice Chair Hugo Rojas; Commissioner Joel Redwine; Commissioner Dale Smith;

2. PUBLIC MEETING:

- A. Welcome and Introductions
- B. Overview of HB 2001

Bryan Pohl, Community Development Director, gave an explanation of House Bill 2001 implementation and what the City is trying to achieve with the public hearing process.

Senior Planner Dan Riordan gave a Power Point presentation. House Bill 2001 “middle housing law” was created to address the housing shortage in Oregon, and Forest Grove meets the population threshold and will need to implement the changes. The Forest Grove Development Code must be amended to allow duplexes on single family lots, along with tri-plexes and quad-plexes, cottage clusters, and townhomes to be allowed in areas that allow detached homes. This will allow for more less expensive, market rate housing.

Under State of Oregon law, the Development Code needs clear and objective standards for allowing these types of housing. The words “compatible, similar, or adequate” are not clear and should not be used in the approval process. Middle housing types cannot be prohibited in historic districts but they still need to comply with the design standards that have been adopted. The Oregon Department of Land Conservation and Development (DLCD) has prepared a model code for adoption.

Kerry Vanderzanden inquired where the model code is located, and Mr. Riordan responded that it is uploaded on the website. Mr. Vanderzanden wondered about the review of the middle housing types. Mr. Riordan responded that a review process is still required to meet minimum density, lot size, setbacks, etc.

C. Guiding Principles for Implementing HB 2001 and Implementation Framework

Mr. Riordan continued his presentation, going into the guiding principles for adopting the code. The guiding principles include public involvement, protection of lands, equity, context sensitive design, and housing costs (from a market perspective).

Mr. Vanderzanden asked what the definition of middle housing is, and Mr. Riordan stated that middle housing includes duplexes, tri-plexes, quad-plexes, townhomes, and cottage clusters (900 square feet maximum square footage).

Matt Weatherdon inquired about setbacks, maximum size of middle housing homes, and parking. Mr. Riordan responded that setbacks will still be regulated based on building and development code. There is no maximum square footage requirement other than the cottage cluster type of homes, and parking is an issue because true model code reduces required off-street parking.

Mr. Vanderzanden brought up the infrastructure and new hookups with the middle housing types, those costs will be need to be looked at closely. Mr. Weatherdon commented that it is a challenge for builders to make houses affordable when the cost of permits, land, and materials is so high.

D. Implementation Scope of Work and Timeline

Mr. Riordan went on to explain the HB 2001 implementation options, which include:

- Option 1: Apply the OAR Chapter 660, Division 46 (Minimum compliance);
- Option 2: Apply the State's Model Code in its entirety;
- Option 3: Apply different standards for middle housing and single family detached dwellings;
- Option 4: Do not regulate specific aspects of middle housing.

Mr. Riordan gave examples of when approaches are appropriate for implementation. The decision for HB 2001 approach needs to be applied by June 30, 2022 or the model code applies. Councilor Ewing inquired if the options can be combined, and Mr. Riordan stated it can be a hybrid approach.

Mr. Riordan went over the HB 2001 timeline: Planning Commission will have further subcommittee meetings in September and October and a public review draft adoption package will be hopefully released in November. A community comment period will be scheduled from December through January, and a Planning Commission public hearing a decision will be made March 2022. City Council will then have public hearings with two readings in April and May 2022, and the ordinance will be in effect by June 30, 2022. It will be a pretty aggressive timeline.

E. Overview of Baseline Information

Mr. Riordan laid out the zoning designations that are subject to HB 2001: Suburban Residential (One dwelling per net acre), C-Low/R-10 (Average 10,000 square foot lot size), B-Standard/R-7 (Average 7,000 square foot lot size), A-Medium/R-5 (Average 5,000 square foot lot size), Medium Density/Multifamily Low (12 units per net acre), or High Density/Multifamily High (20.28 units per net acre). HB 2001 requires setting a minimum lot size for single family and middle housing types. The Community Commercial and Multifamily zones are not directly affected by HB 2001. The question is whether these residential designations should be revised or consolidated to meet the requirements of HB 2001. Mr. Riordan showed the current zoning designations using the City Comprehensive Plan Map.

Mr. Riordan showed tables and data explaining the development trends in the City. The share of households by housing type showed that Forest Grove holds a majority of single family detached homes, but there is a variety of other housing types as well. A graph was shown showing the tenancy by type of housing. HB 2001 goal is to allow more ownership opportunity. A table was shown showing the family income levels and the projected housing mix.

F. Next Steps

Mr. Riordan went over the next steps and policy questions that will need to be considered. These questions are:

- Should the City's existing single family residential development zones be consolidated, and if so how?
- What should the minimum lot size requirements be for single family detached dwellings? This governs lot sizes for other housing types
- Should the definition of duplex include accessory dwelling units, or should they be considered different housing types?
- Should garages be excluded from counting toward required off-street parking requirements?
- Should the City apply middle housing standards to the Residential Multifamily High and Community Commercial zones?

Councilor Ewing asked Mr. Riordan for clarification regarding the accessory dwelling units (ADU) and their requirements. Councilor Ewing inquired if the system development charges would apply to the ADU's as well as concern regarding the older infrastructure in the historic districts. Mr. Riordan responded Water Master Plan is looking at the infrastructure and will address the potential issues. Mr. Pohl explained that all the middle housing types would still be required to pay the system development charges. The ADU fees may be slightly less than a duplex, but they are still substantial.

9. **ANNOUNCEMENT OF NEXT MEETING:** The next meeting is to be in early September.

10. **ADJOURNMENT:**
The meeting adjourned at 7:54 p.m.