

UMATILLA CITY PLANNING COMMISSION
MEETING AGENDA
June 25, 2019 - 6:30 P.M.
Umatilla City Hall, Council Chambers

- I. CALL TO ORDER & ROLL CALL
- II. PLEDGE OF ALLEGIANCE
- III. APPROVAL OF MINUTES: April 23, 2019.
- IV. UNFINISHED BUSINESS: None
- V. NEW BUSINESS: None
- VI. DISCUSSION ITEMS:
 - A. Community Development Department Quarterly Report
 - B. West County Housing Study Results
 - C. Staff Report/Findings Overview
 - D. Special Planning Commission Meeting in August.
- VII. INFORMATIONAL ITEMS: None
- VIII. ADJOURNMENT

Umatilla City Hall is handicapped accessible. Special accommodations can be provided for persons with hearing, visual, or manual impairments who wish to participate in the meeting by contacting City Hall at (541) 922-3226 or by using the TTY Relay Service at 1-800-735-2900 at least 24 hours prior to the meeting so that appropriate assistance can be arranged.

**CITY OF UMATILLA
PLANNING COMMISSION
APRIL 23, 2019
DRAFT MINUTES
COUNCIL CHAMBERS**

I. CALL TO ORDER: Meeting called to order at 6:36 p.m.

II. ROLL CALL:

A. **Present:** Commissioners; Hilda Martinez, Jodi Hinsley, Ramona Anderson, Kelly Nobles, Boyd Sharp, Bruce McClane and Craig Simson.

B. **Absent:**

C. **Late arrival:**

D. **Staff present:** City Planner, Brandon Seitz, Community Development Director and Tamra Mabbott.

III. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF MINUTES: Minutes for February 26, 2019. Motion to approve made by Commissioner Simson, seconded by Commissioner Anderson. Motion carried 6-0.

V. UNFINISHED BUSINESS: None

VI. NEW BUSINESS:

A. **Zamora Replat RP-2-19:** The applicant, Usiel Zamora, request approval to divide an existing lot into two lots for development of attached single-family dwellings. The property is identified as Tax Lot 3500 on Assessors Map 5N2817BC.

City Planner, Brandon, summarized the staff report.

Commissioner Nobles stated he has SHPO concerns and would like to know boundary lines.

City Planner, Seitz stated at this time applicant is not moving any dirt so no ground disturbance would take place and there is no need to contact SHPO. Condition was added if any ground disturbance is made, applicant would need to contact SHPO. City Planner does not have access to boundary map.

Chair Sharp invited applicant to speak, applicant not present.

Chair Sharp called for testimony against application, none.

Chair Sharp called for a motion to close. Motion to close made by Commissioner Hinsley, motioned seconded by Commissioner Anderson. Motion carried 6-0.

No further discussion.

Chair Sharp called for a motion. Motion to approve with condition as stated and adopt the findings made by Commissioner Hinsley, motion seconded by Commissioner

Martinez. Motion carried 6-0.

- B. Fastrack Inc Subdivision SUB-1-19:** The applicant, Fastrack Inc., requests approval of a 26-lot subdivision located along the east side of Powerline Road. The proposed lots are located in the Single-Family Residential (R-1) zone. The applicant intends to develop the proposed lots with single-family dwellings. The property is identified as Tax Lot 2300 on Assessors Map 5N2820.

City Planner, Brandon, summarized staff report. Only thing that was left out was standards regarding traffic impact analysis (TIA). Single family dwelling generates 9.5 daily trips per home at 26 lots that is 247 avg daily trips. Threshold is 250, applicant has acknowledged the TIA requirements and will submit a TIA for future phases.

Commissioner Simon asked who will build the fence and maintain the landscaping?

City Planner Seitz stated city will eventually maintain it and developer will build it. City Planner also stated he needs to add a sentence to the condition to allow "as built". Public Works Department will review and approve.

Chair Sharp, would like the verbiage changed of condition of approval so he can decipher who needs to do the approval whether it be the commission or staff.

City Planner Seitz stated he uses the same verbiage all across and for him its more of a checklist, but he could change it to recommended conditions of approval.

Commissioner Anderson asked where would the access be to this new subdivision Sparrow or Eagle Avenue?

City Planner Seitz stated most people will use Sparrow or Eagle Avenue.

Commissioner Nobles asked if any park and recreation space required.

City Planner Seitz stated that was a question in the initial conversation and in the initial phase it will not have that requirement for the dedication, but the next phase will require a master plan for a park.

Commissioner Nobles asked if we could assess a fee for park funds.

City Planner Seitz stated there was a condition in McNary, that required it, the comprehensive plan had language that the McNary region lacked park space that is how they got the developer to pay for the park fee. The threshold to require that is 250 homes which eventually will be met by the developer in the South Hill region, but not at this time.

Commissioner Nobles stated this is the second of 26 lots so shouldn't this be added to the threshold of 250.

City Planner Seitz, stated the previous development was existing and a replat of existing lots and actually reduced the number of lots. Those lots were not considered

as part of this request.

Chair Sharp called for applicant

Jared Faris, 4803 Cataloia Pasco, WA – applicant, thanked the commission for consideration of his request. It is his full intention if approved to have their engineers shift to a master subdivision plan that includes a park.

Chair Sharp called for support, none.

Chair Sharp called for testimony against,

Jon Nichols 2591 Blue Jay, asked how many Planning Commissioners were involved in the Telleron Subdivision? PC required lights on east side of Powerline and he is asking that PC pay attention to what was done in the past and to fix it. There are three HOA's and they are doing nothing to maintain that landscape. He is asking City Police for more patrol and is asking City for more lights, sidewalk and stop signs.

Roy Walker- 2433 Curlew Street, vegetation on Pine blocks view at intersection with Powerline.

Cathy Ramsey- 690 Pine Tree, stated this phase will not affect her property, but how will she be notified when it gets closer to her home.

Chair Sharp stated she would be notified the same way she was notified this time.

Sharron Walken, 2433 Curlew St, asked if development will block view and that landscaping on Powerline needs to be maintained it looks like a junk yard.

Chair Sharp called for a motion to close

Motion to close made by Commissioner Simson, motion seconded by Commissioner McLane. Motion carried 6-0.

No further discussion other than how to word "condition of approval".

Chair Sharp called for a motion to approve. Motion to approve with findings and conditions made by Commissioner Nobles, motion seconded by Commissioner Martinez. Motion carried 6-0.

Chair Sharp encouraged the audience to attend City Council meeting and express concerns about Powerline weeds and garbage.

- C. **City of Umatilla Zone Change ZC-1-19:** The applicant, City of Umatilla, is proposing to amend the Chapters 1, 4, 10 and 11 of the City of Umatilla Zoning Ordinance. The amendments will allow mobile food vendors in commercial zoning districts and establishes site standards, removes the requirement to obtain a fence permit for fences under six feet in height and allows replacement of nonconforming manufactured homes.

City Planner Brandon summarized staff report.

Commissioner Anderson asked if they could make homes smaller?

Commissioner Martinez asked if the manufactured home has to be brand new or meet standard?

City Planner Seitz, stated there are a few options to set a rolling date, example within the last ten years etc.

Commissioner Simson stated ten years is easy to remember and it is relatively new.

Commissioner McLane asked how many non-conforming lots are there?

City Planner Seitz, stated there are quite a few specifically in McNary.

Commissioner Hinsley asked who enforces mobile food vendors.

CDD Mabbott stated code enforcement.

City Planner Seitz, stated they would be allowed to stay 48 hours with an adjoining business. If the option is a pod it would be dependent on the location and approval of PC.

Commissioner Nobles stated this might take motivation away from a brick and mortar. What is the feedback from the community?

City Planner Brandon stated he has not received feedback, but can do some outreach.

Commissioner Martinez stated she has had feedback from Donitas, so they may say something to City Planner Seitz.

Commissioner Anderson objection is that business owners come in and improve building and downtown and they have to pay taxes and food carts just come in and say here I am.

Commissioner Martinez, asked if City can impose a tax like Hermiston does?

City Planner Brandon stated yes, we can develop and adopt a fee, you can also put a restriction that they cannot be within 100 feet of a restaurant.

Commissioner Nobles asked what does the 48 hours mean?

City Planner Brandon stated 48 hours limitation resets if they pick up and leave every night.

Chair Sharp opened for public comment in support, none.

Chair Sharp called for testimony in opposition;

John Nichols, 2591 Blue Jay- asked without a permit how do you determine where the property line is for fence standard. Also, would prefer a 7' maximum standard.

Chair Sharp called for a motion to close public hearing. Motioned made by Commissioner Simson, motion seconded by Commissioner Nobles. Motion carried 6-0.

Open for discussion,

Commissioner Nobles agrees with a permit required; City can verify property line.

City Planner Seitz, stated we do not do field verification, it is up to property owner to verify property lines, removing permit requirements does not remove any process of verification. Short of requiring a survey every time not sure of a solution.

Chair Sharp motioned for approval of Chapter 11 changes to fence requirement/standards. Motion to approve made by Commissioner Hinsely, motion seconded by Commissioner Martinez. Motion carried 6-0.

Chair Sharp motioned for approval of Chapter 10 "Nonconforming Uses" with language that requires MH be manufactured with the last 10 years. Motioned made by Commissioner Hinsley, seconded by Commissioner Simson. Motion carried 6-0.

Commissioner Nobles asked if condition use permit for pod he can be there for 48hrs all the time if he packs up every night. How about it be changes to 48 hours within a 7-day period.

Commissioner Simson, requested we charge a fee.

City Planner Seitz, clarified requested conditions to get city license and to add a food vendor license fee.

Commissioner Mclane asked how are other jurisdictions controlling 48hour limit?

City Planner Seitz stated others are asking them to remove their mobile station every night.

Chair Sharp called for a motion to approve with additional changes of 48hours within a 7day period and an license fee for mobile vendors. Motion made by Commissioner Nobles, motion seconded by Commissioner Martinez. Motion carried 4-2.

VII. DISCUSSION ITEMS:

None

VIII. INFORMATIONAL ITEMS:

A. Project 6x26

CDD, Tamra Mabbott discussed and presented 6x26 project to revitalize downtown mural project six murals by the year 2026. Council liked the idea it is only conceptual right now the artist does live in Hermiston, but is moving to Umatilla.

IX. ADJOURNMENT: Adjourned at 8:39pm.



COMMUNITY DEVELOPMENT DEPARTMENT QUARTERLY REPORT

3rd Quarter FY 2018-2019

COMMUNITY DEVELOPMENT HIGHLIGHTS

- 1. Downtown Revitalization** – While we anticipate the major rebuild of Sixth Street next year will be the driving force for downtown revitalization, a few businesses have made modest yet noticeable improvements such as painting and cleaning. Several businesses have inquired about revitalization grants which will be processed later in the Spring. A major focus of city staff is on planning design, funding, etc. of the future “Umatilla Business Center.” The theme and design is being developed in consultation with Blue Mountain Community College, state and regional economic development agencies as well as Mark Seder & Associates Architecture. Stay tuned for more on the use of this building, aka “the old Post Office.”
- 2. Economic Development** activity was busy working with Vadata and on related infrastructure projects such as easements for the industrial wastewater pipeline, coordinating with federal, tribal, state and local agencies for related permits and use of the canal. Activity also included coordination of sewer and road improvements. Additionally, city staff have reached out to potential partners to mitigate the impact of the pharmacy closure. Kathy will be dearly missed.
- 3. Trail** planning continues with the Parks & Recreation Committee, field surveys and with input from Umatilla students. Look for Umatilla trails on the Good Shepherd Health Foundation Wellness Program website, listed as part of their prescription trails program.
- 4. ODOT Projects** such as the metal art work on the Interstate 82 overpass has been engineered and sent to ODOT for final approval. Staff has met with ODOT and other governmental agencies to discuss the traffic congestion and possible reuse of the weight station. The remedy will not be short term but there are promising options.
- 5. Tree City USA** granted the City of Umatilla official status in March 2019. Tree City USA is a nationally recognized program that is designed to promote the planting, maintenance and protection of trees in urban environments. Umatilla is one of 60 cities in the state of Oregon.
- 6. Staffing Changes.** With new growth, Community Development Department has expanded. Brandon Seitz, City Planner, was promoted to Senior Planner, a position he will hold until he completes his Oregon Building Official certification. Brandon passed his first course and is now a qualified Residential Building Official. Esmeralda Horn was promoted to serve as the Development and Recreation Services Manager where she will continue her role in managing development permits while also developing activities for residents and brand-new recreation program. Congratulations Brandon and Esmeralda!
- Although cold weather delayed construction of residential homes, building activity continued throughout the winter. The number of land use permits and building/construction permits are shown below.
- 8. West County Housing Study project,** a cooperative effort among Echo, Stanfield and Umatilla, held the first Advisory Committee Meeting and Public Open House in March 13th. There will be a total of three Advisory Committee meetings. A second Open House will be held the end of May after which time city staff will present the reports to City Council. The data is showing what we have assumed about Umatilla: there is an abundant supply of lands zoned for residential development however, there is a significant



need for more housing in order to accommodate projected growth. The figures below are excerpts from the first project report, the Housing and Residential Land Needs Assessment.

9.

FIGURE 4.3: PROJECTED FUTURE NEED FOR NEW HOUSING UNITS (2039), UMATILLA

OWNERSHIP HOUSING									
Unit Type:	Single Family Detached	Single Family Attached	Multi-Family			Mobile home	Boat, RV, other temp	Total Units	% of Units
			2-unit	3- or 4-plex	5+ Units MFR				
Totals:	621	51	0	0	0	90	0	763	66.3%
Percentage:	81.4%	6.7%	0.0%	0.0%	0.0%	11.8%	0.0%	100%	

RENTAL HOUSING									
Unit Type:	Single Family Detached	Single Family Attached	Multi-Family			Mobile home	Boat, RV, other temp	Total Units	% of Units
			2-unit	3- or 4-plex	5+ Units MFR				
Totals:	79	8	24	86	157	22	12	388	33.7%
Percentage:	20.4%	2.0%	6.1%	22.1%	40.5%	5.8%	3.1%	100%	

TOTAL HOUSING UNITS									
Unit Type:	Single Family Detached	Single Family Attached*	Multi-Family			Mobile home	Boat, RV, other temp	Total Units	% of Units
			2-unit	3- or 4-plex	5+ Units MFR				
Totals:	701	59	24	86	157	113	12	1,151	100%
Percentage:	60.9%	5.1%	2.0%	7.4%	13.7%	9.8%	1.1%	100%	

Sources: PSU, City of Umatilla, Census, Emvionics Analytics, JOHNSON ECONOMICS

FIGURE 4.1: FUTURE HOUSING PROFILE (2039)

PROJECTED FUTURE HOUSING CONDITIONS (2018 - 2039)			SOURCE
2018 Population (Minus Group Pop.)	7,079		PSU
Projected Annual Growth Rate	1.73%	OR Population Forecast Program	PSU
2039 Population (Minus Group Pop.)	10,148	(Total 2039 Population - Group Housing Pop.)	
Estimated group housing population:	2,516	Share of total pop from Census	US Census
Total Estimated 2039 Population:	12,664		
Estimated Non-Group 2039 Households:	3,222	(2039 Non-Group Pop./Avg. Household Size)	
New Households 2018 to 2039	974		
Avg. Household Size:	3.15	Projected household size	US Census
Total Housing Units:	3,391	Occupied Units plus Vacant	
Occupied Housing Units:	3,222	(= Number of Non-Group Households)	
Vacant Housing Units:	170		
Projected Market Vacancy Rate:	5.0%	(Vacant Units/ Total Units)	

Sources: PSU Population Research Center Oregon Population Forecast Program, Census, JOHNSON ECONOMICS LLC

*Projections are applied to estimates of 2018 population, household and housing units shown in Figure 1.1

REPORTS

Planning Division

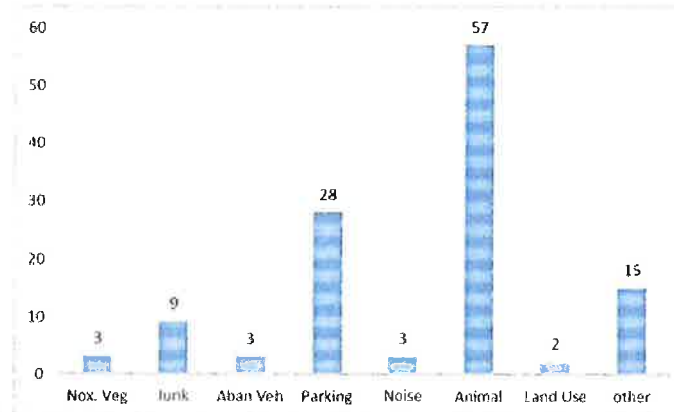
Number of Applications	Type of Application
1	Site Plan Review
1	Partition
1	Property Line Adjustment
4	Zoning Permits (Urban Growth Area)
9	Fence Permits
16	Total Permit issued

Building Division

Quarter	# of Permits Issued	\$ Value	Fees Collected
1 st Quarter	101	\$45,107,336.08	\$464,241.72
2 nd Quarter	51	\$15,799,180.78	\$165,701.68
3rd Quarter	48	\$18,736,147.24	\$350,144.66
4 th Quarter			
TOTAL:			

Code Enforcement

Code Enforcement was active third quarter even during the cold weather. In addition to the cases shown in the graph below, during third quarter Code Enforcement Officer inventoried absentee landowners and prepared letters to be sent as a reminder to mow and eliminate weeds. This proactive method of our Code Enforcement Officer, Tisa Coffey, has proven effective over the years.



JUNE 7, 2019

HOUSING STRATEGIES REPORT

CITY OF UMATILLA, OREGON

FINAL



Table of Contents

1. INTRODUCTION AND OVERVIEW	2
2. HOUSING CONDITIONS AND TRENDS (COMPREHENSIVE PLAN FINDINGS)	3
INTRODUCTION	3
DEMOGRAPHIC CONDITIONS AND TRENDS	4
HOUSING CONDITIONS AND TRENDS	4
CURRENT HOUSING NEEDS	5
PROJECTED HOUSING NEEDS	6
AGRICULTURAL WORKER HOUSING.....	10
COMPARISON OF PROJECTED NEED AND BUILDABLE LAND SUPPLY.....	10
3. COMPREHENSIVE PLAN HOUSING POLICIES	16
ASSESSMENT OF EXISTING GOAL 10 HOUSING POLICIES	17
PROPOSED GOAL 10 HOUSING POLICIES.....	20
4. HOUSING MEASURES	22
LAND SUPPLY AND REGULATORY STRATEGIES.....	23
1. <i>Urban Growth Boundary Expansion or Adjustment (“Swap”)</i>	23
2. <i>Rezone Land</i>	24
3. <i>Increase Allowed Density in Existing Zones</i>	25
4. <i>Establish Minimum Density Standards</i>	26
5. <i>Code Updates to Support a Variety of Housing Types</i>	27
6. <i>Reduce Unnecessary Barriers to Housing Development</i>	33
7. <i>Regulatory Incentives for Affordable or Workforce Housing</i>	34
INCENTIVES	35
1. <i>System Development Charge (SDC) Reductions, Exemptions, or Deferrals</i>	35
2. <i>Expedited Development Review</i>	36
3. <i>Tax Exemptions and Abatements</i>	37
FUNDING SOURCES AND USES	37
1. <i>Public-Private Partnerships (PPPs) and Community Land Trusts</i>	37
2. <i>Land Acquisition and Banking</i>	38
3. <i>Construction Excise Tax</i>	39
4. <i>Tenant Protection Programs and Policies</i>	40
5. <i>Subsidized Affordable Housing</i>	41
6. <i>Financial Assistance & Homebuyer Education Programs</i>	42

This project is funded by Oregon general fund dollars through the Department of Land Conservation and Development. The contents of this document do not necessarily reflect the views or policies of the State of Oregon.

1. Introduction and Overview

Having affordable, quality housing in safe neighborhoods with access to community services is essential for all Oregonians. Like other cities in Oregon, the City of Umatilla is responsible for helping to ensure that its residents have access to a variety of housing types that meet the housing needs of households and residents of all incomes, ages and specific needs. Towards that end, the City participated in the 2019 West Umatilla County Housing Study project with the Cities of Echo and Stanfield. The Housing Study included two reports, a Housing and Residential Land Needs Assessment and a Residential Buildable Lands Inventory (BLI). Findings from these reports can be used to inform future amendments to the City's Comprehensive Plan and Zoning Ordinance to support housing needs, consistent with Statewide Planning Goal 10 (Housing). Goal 10 states that the City must:

“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.”

This report includes the following information intended to help the City update its Comprehensive Plan:

- Findings associated with existing and future housing needs that can be incorporated into narrative sections of the City's Comprehensive Plan.
- Recommended new or updated Comprehensive Plan policies for housing.
- Recommended measures that the City can consider in the future and use to help meet future housing needs.

The first two elements above have been drafted for incorporation into the City's Comprehensive Plan Housing Element as part of a subsequent legislative update. This report, the Housing and Residential Land Needs Assessment, and the Residential BLI can be referenced in the Comprehensive Plan as technical, ancillary documents that support the housing-related findings and policy direction in the Comprehensive Plan.

This report, along with the accompanying Housing and Residential Land Needs Assessment and the BLI maps, was prepared in coordination with Umatilla City staff and a Project Advisory committee that included representatives from the regional real estate and development community. Members of the community also provided input on existing conditions, opportunities, and constraints related to housing and the findings of the draft reports at two public open houses. The project was funded by a grant from the Oregon Department of Land Conservation and Development (DLCD) and DLCD staff participated in managing the grant and reviewing materials prepared for the project.

2. Housing Conditions and Trends (Comprehensive Plan Findings)

The following is introductory information, a summary of data and findings from the Housing and Residential Land Needs Assessment Report, and a brief summary of potential housing strategies that can ultimately be incorporated into the Umatilla Comprehensive Plan as supporting narrative for Chapter 10 - Housing. Unless otherwise noted, the following findings refer to the Umatilla Urban Growth Boundary (UGB) area, not the city limits.

INTRODUCTION

Having affordable, quality housing in safe neighborhoods with access to community services is essential for all Oregonians. Like other cities in Oregon, the City of Umatilla is responsible for helping to ensure that its residents have access to a variety of housing types that meet the housing needs of households and residents of all incomes, ages, and specific needs. The City does this primarily by regulating residential land uses within the City, as well as working with and supporting non-profit and market rate developers and other housing agencies in developing needed housing.

The City sought and received grant funding from the State of Oregon in 2019 to undertake a Housing Needs Analysis project and to proactively plan for future housing needs in Umatilla. The City has undertaken and will continue to implement and update a variety of activities to meet current and future housing needs:

- Conduct and periodically update an analysis of current and future housing conditions and needs. The City most recently conducted this analysis in 2019 through the Housing Needs Analysis planning project. The results are summarized in this element of the Comprehensive Plan and described in more detail in a supporting Housing and Residential Land Need Assessment Report.
- Conduct and periodically update an inventory of buildable residential land (BLI) to ensure that the City has an adequate supply of land zoned for residential use to meet projected future needs. The City most recently conducted this analysis in 2019. The results are summarized in this element of the Comprehensive Plan and described in more detail in a supporting Buildable Lands Inventory Report.
- Adopt and amend, as needed, a set of housing-related Comprehensive Plan policies to address future housing needs.
- Regularly update and apply regulations in the City's Zoning and Subdivision Ordinances to meet housing needs identified in the Comprehensive Plan and supporting documents.
- Implement additional strategies to address housing needs in partnership with State and County agencies and other housing organizations. Potential strategies are described in more detail in the 2019 City of Umatilla Housing Strategies Report.

The remainder of this chapter summarizes these topics in more detail.

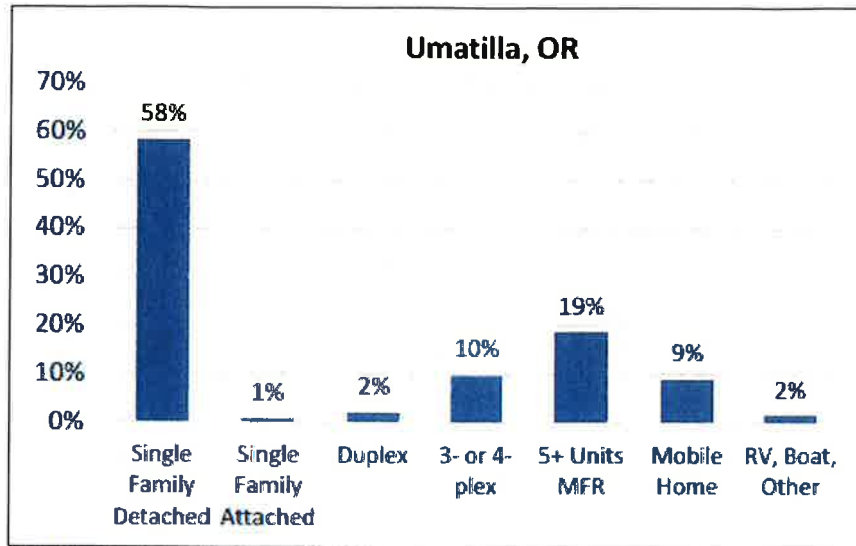
DEMOGRAPHIC CONDITIONS AND TRENDS

- Umatilla is a City of an estimated 7,320 people (City), and 8,834 people (UGB), located in Umatilla County in Northeastern Oregon. An estimated 17% of the population in the UGB lives outside the city limits.
- Umatilla has experienced rapid growth, growing over 47% in population since 2000. In contrast, Umatilla County and the state experienced population growth of 14% and 21% respectively. The City of Hermiston grew 37% over this period. (US Census and PSU Population Research Center).
- Umatilla's population is forecasted to grow to 12,664 by 2039, an increase of 3,830 people, or about 43% from the 2018 population estimate.
- The Umatilla was home to an estimated 2,247 households in 2018, an increase of roughly 550 households since 2000. The percentage of families fell slightly between 2000 and 2018 from 78% to 74% of all households. The City has a larger share of family households than Umatilla County (68%) and the state (63%).
- Umatilla's estimated average household size is 3.15 persons, holding stable since 2000. This is higher than the Umatilla County average of 2.67 and the statewide average of 2.47.

HOUSING CONDITIONS AND TRENDS

- **Housing Tenure.** Umatilla has a close to even divide between owner households than renter households. The 2017 American Community Survey estimates that 51% of occupied units were owner occupied, and 49% renter occupied. The ownership rate in Umatilla has fallen from 60% since 2000. During this period the statewide rate fell from 64% to 62%. Nationally, the homeownership rate has nearly reached the historical average of 65%, after the rate climbed from the late 1990's to 2004 (69%). The estimated ownership rate is higher in Umatilla County (66%) and statewide (61%).
- **Housing Stock.** Umatilla UGB had an estimated 2,240 housing units in 2018, with a very low estimated vacancy rate (includes ownership and rental units). Figure 1 shows the estimated number of units by type in 2017. Detached single-family homes represent an estimated 58% of housing units. Units in larger apartment complexes of 5 or more units represent 19% of units, and other types of attached homes represent an additional 13% of units. Note that in this analysis attached homes, or "attached single family" housing types generally includes townhomes, some condo flats, and complexes which are separately metered. Mobile homes represent 9% of the inventory.

Figure 1. Estimated Share of Units, By Property Type, 2017



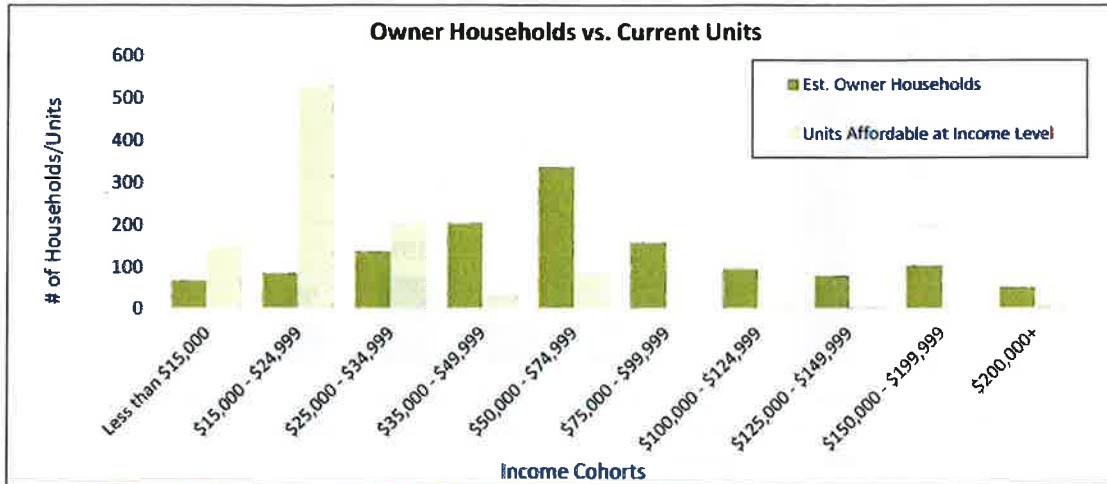
SOURCE: City of Umatilla, Census ACS 2017

CURRENT HOUSING NEEDS

A comparison of estimated current housing demand with the existing supply identifies the existing discrepancies between needs and the housing that is currently available. Figures 2 and 3 compare the estimated number of households in given income ranges, and the supply of units currently affordable within those income ranges. The data is presented for owner and renter households.

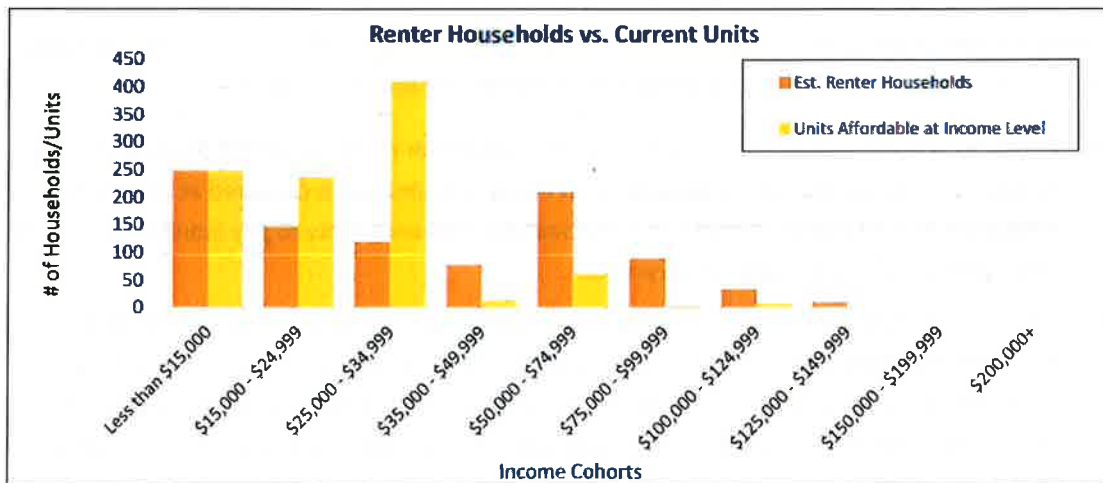
- In general, this identifies that there is currently support for more ownership housing at price ranges above \$200,000. This is because most housing in Umatilla is clustered at the low to middle price points, while analysis of household incomes and ability to pay indicates that some could afford housing at higher price points.
- The analysis finds that most rental units are currently found at the lower end of the rent spectrum, therefore the supply of units priced at \$900 or lower is estimated to be sufficient. This represents the current average rent prices in Umatilla, where most units can be expected to congregate. There is an indication that some renter households could support more units at higher rental levels. Rentals at more expensive levels generally represent single family homes for rent.
- In general, these findings demonstrate that there are sufficient housing opportunities at lower price points than might be considered “affordable” for many owner or renter households, while the community may be able to support some new single-family housing at a higher price point, or newer units at a higher rent point.

Figure 2. Comparison of Owner Household Income Groups to Estimated Supply Affordable at Those Income Levels



Sources: PSU Population Research Center, City of Umatilla, Census, JOHNSON ECONOMICS

Figure 3. Comparison of Renter Household Income Groups to Estimated Supply Affordable at Those Income Levels



Sources: PSU Population Research Center, City of Umatilla, Census, JOHNSON ECONOMICS

PROJECTED HOUSING NEEDS

The projected future (20-year) housing profile in the study area is based on the current housing profile (2018), multiplied by an assumed projected future household growth rate. The projected future growth is the official forecasted annual growth rate (1.73%) for 2040 generated by the PSU Oregon Forecast Program. This rate is applied to the year 2039. The profile of occupied future housing demand was

compared to the current housing inventory to determine the total future need for new housing units by type and price range.

- Figure 4 shows a projected increase of 58% in homeownership rates in Umatilla over the next 20 years, which would remain lower than the current statewide average (62%). The shift to older and marginally higher income households is moderate but is projected to increase the homeownership rate somewhat. At the same time, the number of lower income households seeking affordable rentals is also anticipated to grow.
- As shown in Figure 5, the results show a need for 1,151 new housing units by 2039. Of the new units needed, roughly 66% are projected to be ownership units, while 34% are projected to be rental units. This is due to the forecast of a slightly higher homeownership rate.
- In keeping with development trends, and the buildable land available to Umatilla, single family units are expected to make up the greatest share of new housing development over the next 20 years. 61% of the new units are projected to be single family detached homes, while 28% is projected to be some form of attached housing, and 10% are projected to be mobile homes, and 1% are expected to be RV or other temporary housing.
- There is new need at the lowest end of the rental spectrum (\$400 and less).
- Projected needed ownership units show that the supply at the lowest end of the spectrum is currently sufficient. (This reflects the estimated value of the total housing stock, and not necessarily the average pricing for housing currently for sale.) And the community could support more housing at higher price points, mostly in ranges above \$200,000

Figure 4 Projected Occupied Future Housing Demand by Income Level (2039)

Ownership				
Price Range	# of Households	Income Range	% of Total	Cumulative
\$0k - \$90k	92	Less than \$15,000	4.9%	4.9%
\$90k - \$130k	118	\$15,000 - \$24,999	6.4%	11.3%
\$130k - \$190k	192	\$25,000 - \$34,999	10.3%	21.7%
\$190k - \$210k	289	\$35,000 - \$49,999	15.6%	37.2%
\$210k - \$340k	476	\$50,000 - \$74,999	25.6%	62.9%
\$340k - \$360k	224	\$75,000 - \$99,999	12.1%	75.0%
\$360k - \$450k	135	\$100,000 - \$124,999	7.3%	82.2%
\$450k - \$540k	111	\$125,000 - \$149,999	6.0%	88.2%
\$540k - \$710k	146	\$150,000 - \$199,999	7.9%	96.1%
\$710k +	72	\$200,000+	3.9%	100.0%
Totals:	1,855		% of All:	57.6%

Rental				
Rent Level	# of Households	Income Range	% of Total	Cumulative
\$0 - \$400	360	Less than \$15,000	26.4%	26.4%
\$400 - \$600	213	\$15,000 - \$24,999	15.6%	42.0%
\$600 - \$900	173	\$25,000 - \$34,999	12.6%	54.6%
\$900 - \$1000	116	\$35,000 - \$49,999	8.5%	63.1%
\$1000 - \$1600	307	\$50,000 - \$74,999	22.4%	85.6%
\$1600 - \$1700	132	\$75,000 - \$99,999	9.6%	95.2%
\$1700 - \$2100	49	\$100,000 - \$124,999	3.6%	98.8%
\$2100 - \$2500	15	\$125,000 - \$149,999	1.1%	99.9%
\$2500 - \$3300	1	\$150,000 - \$199,999	0.1%	100.0%
\$3300 +	1	\$200,000+	0.0%	100.0%
Totals:	1,366		% of All:	42.4%

All Units
3,222

Sources: Census, Environics Analytics, JOHNSON ECONOMICS

Figure 5. Projected Future Need for NEW Housing Units (2039), Umatilla

OWNERSHIP HOUSING									
Unit Type:	Single Family Detached	Single Family Attached	Multi-Family			Mobile home	Boat, RV, other temp	Total Units	% of Units
			2-unit	3- or 4-plex	5+ Units MFR				
Totals:	621	51	0	0	0	90	0	763	66.3%
Percentage:	81.4%	6.7%	0.0%	0.0%	0.0%	11.8%	0.0%	100%	

RENTAL HOUSING									
Unit Type:	Single Family Detached	Single Family Attached	Multi-Family			Mobile home	Boat, RV, other temp	Total Units	% of Units
			2-unit	3- or 4-plex	5+ Units MFR				
Totals:	79	8	24	86	157	22	12	388	33.7%
Percentage:	20.4%	2.0%	6.1%	22.1%	40.5%	5.8%	3.1%	100%	

TOTAL HOUSING UNITS									
Unit Type:	Single Family Detached	Single Family Attached*	Multi-Family			Mobile home	Boat, RV, other temp	Total Units	% of Units
			2-unit	3- or 4-plex	5+ Units MFR				
Totals:	701	59	24	86	157	113	12	1,151	100%
Percentage:	60.9%	5.1%	2.0%	7.4%	13.7%	9.8%	1.1%	100%	

Sources: PSU, City of Umatilla, Census, Environics Analytics, JOHNSON ECONOMICS

- Figure 6 presents estimates of need at key low-income affordability levels in 2018 and new need. There is existing and on-going need at these levels, based on income levels specified by Oregon Housing and Community Services for Umatilla County, and the recent City of Umatilla Income Survey (2018). An estimated 56% of households qualify as at least “low income” or lower on the income scale, while 16% of household qualify as “extremely low income”. (The income survey used a different terminology of “low and moderate income” for these same income segments.)

Figure 6. Projected Need for Housing Affordable at Low Income Levels, Umatilla

Affordability Level	Income Level		Current Need (2018)		NEW Need (20-Year)	
			# of HH	% of All	# of HH	% of All
Extremely Low Inc.	30% AMI	\$16,650	354	16%	153	13%
Very Low Income	50% AMI	\$27,600	613	27%	266	23%
Low Income	80% AMI	\$44,160	1,256	56%	545	47%

Sources: OHCS, Environics Analytics, Johnson Economics

* Income levels are based on OHCS guidelines for a family of four.

AGRICULTURAL WORKER HOUSING

The State of Oregon identifies 58 units dedicated agricultural workforce housing located in four properties the City of Umatilla. This is an estimated 2.6% of the current housing supply.

Assuming that this segment of housing grows at a similar rate to all housing types, this implies a 2039 total of 88 units for the agricultural workforce, or addition of 30 units in this time.

At the same time, the State estimates numbers of migrant and seasonal farm workers (MSFW) in Umatilla County far in excess of the number of units available dedicated to this population. It is fair to estimate that the City of Umatilla, and the rest of the county, could support as much of this housing as can practically be developed given resource limitations. Therefore, continued support for such housing is appropriate.

COMPARISON OF PROJECTED NEED AND BUILDABLE LAND SUPPLY

The projected housing needs were compared with the supply of buildable residential land within the City of Umatilla UGB.

- Figure 7 presents the estimated new unit capacity of the buildable lands identified in the City of Umatilla UGB. There is a total remaining capacity of 3,493 units of different types within the study area. Much of this capacity is within the single family and medium density residential zones.
- There is a total forecasted need for roughly 1,150 units over the next 20 years based on the PSU forecasted growth rate. This is well below the estimated capacity of nearly 3,500 units. There is sufficient capacity to accommodate all projected new unit types. After this need is accommodated, there is an estimated remaining capacity of over 2,100 additional units, mostly in the high-density residential zone.
- Figure 8 shows forecasted residential need and capacity by acres, rather than units. There is a projected need for 193 acres of new residential development, but a buildable capacity of 1,253

acres. There is currently sufficient buildable capacity within Umatilla to accommodate projected need.

For more detail on these findings please refer to the Housing and Residential Land Needs Assessment Report and the Buildable Lands Inventory (BLI) maps prepared for the City.

Figure 7. Estimated Buildable Lands Capacity by Acreage and No. of Units (2019)

Jurisdiction and Zone	Projected Density (units/net acre)	Unconstrained Acres				Housing Unit Capacity			
		Partially Vacant	Vacant	Total	Share of Total	Partially Vacant	Vacant	Total	Share of Total
DR: Downtown Residential	18	0	4	4	0%	0	41	41	2%
F-2: General Rural	0.05	1	40	41	3%	0	1	1	0%
R-1: Agricultural Residential	0.25	163	63	226	18%	20	4	24	1%
R1: Single-Family Residential	5	11	558	569	45%	34	2,017	2,051	58%
R-1A: Two Acre Residential	0.5	117	36	153	12%	25	12	37	1%
R2: Medium Density Residential	8	3	200	203	16%	14	1,150	1,164	33%
R-2: Suburban Residential	1	36	1	37	3%	16	0	16	0%
R3: Multi-Family Residential	18	5	5	10	1%	60	70	130	4%
R-3: Urban Residential	5	5	5	10	1%	17	12	29	1%
Subtotal		340	912	1,253	--	186	3,307	3,493	--

Figure 8. Comparison of Forecasted Future Land Need (2039) with Available Capacity

LAND INVENTORY VS. LAND NEED	Unit Type			TOTAL
	Single Family Detached	Medium-Density Attached	Multi-Family	
Buildable Land Inventory (Acres):	1,036	203	14	1,253
Estimated Land Need (Acres):	163	21	9	193
Land Surplus (Inventory - Need:)	873	182	5	1,060

Sources: Angelo Planning Group, Johnson Economics

STRATEGIES TO ACCOMMODATE FUTURE HOUSING NEEDS

The Housing and Residential Land Needs Assessment conducted for the City in 2019 indicated that the City had an adequate supply of buildable residential land within its urban growth boundary (UGB) to meet projected housing needs during the next 20 years. If population growth occurs at a faster rate than projected at that time, the City could find that the land supply is less than projected and additional land for residential uses may be needed in the future.

Although the City is not anticipated to need to expand its UGB during the planning period, it can continue to consider and implement a variety of strategies in the future to further provide opportunities for a wide range of housing choices, efficient land use, and development of housing affordable to people with low and moderate incomes. For the planning purposes, “affordable housing” is defined as housing that is affordable to a household that spends 30% or less of its income on housing, including rent or mortgage payments and utilities. Households with low incomes are those who make 80% or less of median household income. Those with moderate incomes make 81-95% of median household income.

The City is already implementing a variety of land use and other strategies that help provide for a wide range of housing options in Umatilla. Potential strategies either not already being undertaken by the City, or with the potential to be strengthened or enhanced, are summarized in the following table. The ability to implement them will depend on available resources, community priorities and other factors.

These strategies are described in more detail in the Housing Strategies Report prepared by the City as part of its Housing Needs Analysis project in 2019.

Table 1. Overview of Recommended Housing Strategies

Potential Strategies	Primary Goal(s)
Land Supply and Regulatory Strategies	
<p>1. Urban Growth Boundary (UGB) Amendment or Adjustment (Swap) If there is a deficit of residential land and efficiency measures have been adopted to utilize existing land within the UGB, an expansion may be warranted. If land within the existing UGB is less suitable for residential development than other land outside the UGB, the City could apply to modify the UGB boundary to swap these lands.</p>	<p>Expand the supply of land available for housing.</p>
<p>2. Rezone Land Rezone land from a non-residential zone to a residential zone if there is a deficit of residential land and surplus of commercial, industrial, or other non-residential land. Rezone land from one residential zone to another residential zone to address a deficit in a certain density range or housing type.</p>	<p>Expand the supply of land available for housing.</p>
<p>3. Increase Allowed Density in Existing Zones Increase the allowed density or reduce the minimum allowed size of lots in one or more zones to allow for more compact development and/or a wider range of housing types in specific areas.</p>	<p>Use residential land efficiently, encourage diversity of housing types.</p>
<p>4. Establish Minimum Density Standards In order to ensure that land in medium or higher density zones is not consumed by lower density development, the City could consider adopting minimum density requirements.</p>	<p>Use residential land efficiently, encourage diversity of housing types.</p>
<p>5. Code Updates to Support a Variety of Housing Types Zoning code and other regulatory amendments to increase housing choices and reduce barriers to development for accessory dwelling units (ADUs), cottage clusters, townhomes, and other “missing middle” housing types.</p>	<p>Encourage diversity of housing types.</p>
<p>6. Reduce Unnecessary Barriers to Housing Development Some regulations may constrain housing development to a degree that the corresponding public benefits of the regulation do not outweigh the effect on housing development. These regulations may include off-street parking requirements, architectural design standards, landscaping standards, or other development standards such as setbacks and height regulation</p>	<p>Reduce housing development costs and barriers.</p>
<p>7. Regulatory Incentives for Affordable or Workforce Housing Creates incentives to developers to provide a community benefit (such as affordable housing), in exchange for ability to build a project that would not otherwise be allowed by the development code</p>	<p>Reduce housing development costs and barriers, promote construction of new affordable housing</p>
Incentives for Housing Development	
<p>1. System Development Charge (SDC) Reductions, Exemptions, or Deferrals Exemption or deferred payment of SDCs for affordable housing. Can be applied to regulated affordable housing and/or specific housing types (such as ADUs).</p>	<p>Reduce housing development costs and barriers.</p>

2. Expedited Development Review

Variety of strategies to reduce review and processing times for regulated affordable housing development, such as formally adopting shortened review timelines for applications or giving priority in scheduling hearings and meetings with staff.

Reduce housing development costs and barriers.

3. Tax Exemptions and Abatements

Tax exemptions or abatements offer another financial incentive to developers that can improve the long-term economic performance of a property and improve its viability. This can be a substantial incentive, but the City will forego taxes on the property, generally for ten years. Other taxing jurisdictions are not included, unless they agree to participate. Tax exemption programs are authorized by the state for specific purposes: Vertical Housing; Multiple-Unit Housing; Non-Profit Low-Income Housing.

Reduce housing development costs and barriers.

Funding Sources and Uses

1. Public-Private Partnerships (PPPs) and Community Land Trusts

Arrangements between public and private entities to create more and/or affordable housing. PPPs can promote a variety of affordable housing programs or projects and include partnerships from multiple entities (public, private, and non-profit). A Community Land Trust is a model wherein a community organization owns land and provides long-term leases to low or moderate income households to purchase the homes on the land, agreeing to purchase prices, resale prices, equity capture, and other terms.

Promote construction of new affordable housing.

2. Land Acquisition and Banking

- Land acquisition is a tool to secure sites for affordable housing. Public agencies can identify locations where prices are going up and acquire land before the market becomes too competitive, with the intention to use the land for affordable housing.
- Land banking is the acquisition and holding of properties for extended periods without immediate plans for development, but with the intent that properties eventually be developed for affordable housing. Land banks are often quasi governmental entities created by municipalities to effectively manage and repurpose an inventory of underused, abandoned, or foreclosed property.

Reduce housing development costs and barriers, promote construction of new affordable housing.

3. Construction Excise Tax

Adopt a tax on new construction of between 1 and 3% to help pay for other affordable housing strategies identified here. The tax is a one-time tax assessed on new construction. State law requires it to be spent on specific types of programs and activities.

Provide source of funding for other affordable housing programs.

4. Tenant Protection Programs and Policies

Local regulations and enforcement programs that provide protections for tenants of existing affordable housing and low cost market rate housing against evictions, excessive rent increases, discrimination, and health and safety violations.

Protect affordable units and reduce displacement

5. Subsidized Affordable Housing

Subsidized affordable housing is most often offered through a government or non-profit agency that has established the provision of housing to low-income households as part of their stated mission. Like many communities across the state, the cities of Umatilla County have a significant unmet need for more affordable rental housing. The incentives and tools discussed in this report can be used by cities to provide some funding or cost reductions to agencies that are building affordable housing.

Promote construction of new affordable housing.

6. Financial Assistance or Homebuyer Education Programs

A range of tools that can be used to maintain housing affordability or to help keep residents in their homes. Possible tools include rent assistance, home buyer education classes, loans for homeowners, or assistance to low-cost apartment owners for repairs and upgrades.

Protect affordable units, reduce displacement, promote homeownership.

3. Comprehensive Plan Housing Policies

It is essential that the Comprehensive Plan of every city in Oregon include a robust set of policies directed at meeting the current and future housing needs of each community. The consultant team reviewed the 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.
- **Encourages 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.
- **Supports 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.
- **Supports accessory dwelling units.** Comprehensive Plans may include policies specifically referencing support for this form of housing. Recent Oregon legislation requires all cities above a certain size to allow for this form of housing outright in all zones where single-family detached housing is allowed.
- **Supports 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.

- **Addresses 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.
- **Supports maintenance and rehabilitation of existing housing.** Many comprehensive plans emphasize maintenance of existing housing stock as a method to prevent unsafe conditions and keep affordable housing available within the community.
- **Supports 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.
- **Regulates 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.

ASSESSMENT OF EXISTING GOAL 10 HOUSING POLICIES

The following housing policies are in the adopted Umatilla Comprehensive Plan Goal 10 Housing Element.

SECTION 10.9 HOUSING POLICIES

- 10.9.101 Future residential development will continue to provide prospective buyers with a variety of residential lot sizes greater than minimums, a diversity of housing types, and a range in prices.*
- 10.9.102 Building permits will not be issued until final plat approval has been given.*
- 10.9.103 Federal programs that provide monies for housing assistance will be utilized as needed.*
- 10.9.104 Housing to accommodate senior citizens will be located within easy walking distance of business and commercial areas.*
- 10.9.105 The City will re-assess Housing Needs at each Periodic Review. (Ord. 544)*

Table 2 is an evaluation of current Umatilla Housing Plan Policies, as compared to these policy topic areas. Table 2 also provides examples of policy language that can be used to amend or adopt new local policies. This initial assessment is intended to facilitate community discussion about housing and to help articulate City policy direction.

Table 2. Comprehensive Plan Policy Evaluation and Recommendation

Policy Topic	Existing Goal Language	Example Additional or Alternative Language to Consider
Supports Statewide Planning Goal 10.	N/A	The City will support Statewide Planning Goal 10, “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	10.9.103: Federal programs that provide monies for housing assistance will be utilized as needed.	The City will emphasize affordable housing needs, given that meeting the needs of low and moderate income households often requires public interventions.
Supports partnerships	N/A	The City will maintain and/or develop partnerships 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.
Encourages a variety of housing types	10.9.101: Future residential development will continue to provide prospective buyers with a variety of residential lot sizes greater than minimums, a diversity of housing types, and a range in prices.	A variety of housing types will be encouraged, 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.
Supports mixed use development	N/A	Mixed use development will be supported. These developments typically include upper story housing located above retail or commercial uses.
Affirms Fair Housing Goals	10.9.104: Housing to accommodate senior citizens will be located within easy walking distance of business and commercial areas.	Fair housing goals will be supported to ensure that housing policies and standards do not discriminate against or have



Policy Topic	Existing Goal Language	Example Additional or Alternative Language to Consider
Supports ADUs	See 10.9.101	The City will allow and support the development of Accessory Dwelling Units in all residential zones in accordance with Oregon law. Accessory Dwelling Units are an important housing option that can help meet the need for affordable rental units, reduce housing costs for homeowners, and enable multi-generational living.
Supports Flexible Zoning	N/A	Flexible zoning will be utilized to respond to a variety of housing needs and keep the costs for such housing down, particularly for housing affordable to low and moderate income households.
Addresses Land Supply Goals	10.9.105: The City will re-assess Housing Needs at each Periodic Review. (Ord. 544)	Land supply goals will ensure that adequate land is zoned to meet identified housing needs, and to periodically update the jurisdiction’s inventory of such lands.
Supports Development of Manufactured Homes	See 10.9.101	Development of manufactured homes will be supported, as Oregon law requires that all zones that allow for “stick built” single family detached homes also allow for manufactured homes on individual lots.
Supports maintenance and rehabilitation of existing housing	N/A	Maintenance and rehabilitation of existing housing will be a method used to prevent unsafe conditions and keep affordable housing available within the community.
Regulates Short Term Rentals	N/A	Short term rentals will be regulated to reduce their impact on the supply and affordability of long-term housing.

PROPOSED GOAL 10 HOUSING POLICIES

The following includes the proposed legislative amendments for Umatilla's "adoption ready" Goal 10 Housing Element in the Comprehensive Plan:

~~SECTION 10.8 HOUSING FINDINGS~~

- ~~10.8.101 Housing should be developed in areas that reinforce and facilitate orderly and compatible community development.~~
- ~~10.8.102 The City should evaluate proposals for new housing construction in terms of the additional numbers of people with respect to impact on the natural environment, community services, utility support systems, projected housing needs, and the City's capital improvement programming.~~
- ~~10.8.103 There is currently sufficient buildable capacity within Umatilla to accommodate projected need. The character of this supply can help guide housing policy.~~

[this section, along with Section 10.1 – Housing Background and Discussion, is proposed to be removed and replaced with the "Housing Conditions and Trends" content in Section 2 of this report]

SECTION 10.9 HOUSING POLICIES

- 10.9.101 Future residential development will continue to provide prospective buyers with a variety of residential lot sizes greater than minimums, a diversity of housing types, and a range in prices. A variety of housing types will be encouraged, 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.
- 10.9.102 Building permits will not be issued until final plat approval has been given.
- 10.9.102 Federal programs that provide monies for housing assistance will be utilized as needed. The City will emphasize affordable housing needs, given that meeting the needs of the low- and moderate-income households often requires public intervention or subsidy.
- 10.9.103 Housing to accommodate senior citizens will be located within easy walking distance of business and commercial areas. Fair Housing goals will be supported to ensure that 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.
- 10.9.104 The City will re-assess Housing Needs at each Periodic Review. (Ord. 544) Land Supply goals will ensure that adequate land is zoned to meet identified housing needs and the City will periodically update the inventory of residential lands to ensure that supply keeps pace with growth.
- 10.9.105 The City will support Statewide Planning Goal 10, "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."

- 10.9.106 The City will allow for levels of residential density that encourage efficient use of the supply of residential land while maintaining compatibility with the character of existing neighborhoods and ensuring that appropriate standards are in place to mitigate the impacts of development.
- 10.9.107 The City will maintain and/or develop partnerships 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.
- 10.9.108 Mixed use development will be supported. These developments typically include upper story housing located above retail or commercial uses.
- 10.9.109 The City will allow and support the development of Accessory Dwelling Units in all residential zones. Accessory Dwelling Units are an important housing option that can help meet the need for affordable rental units, reduce housing costs for homeowners, and enable multi-generational living.
- 10.9.110 Flexible zoning will be utilized to respond to a variety of housing needs and keep costs for such housing down, particularly for housing affordable to low and moderate income households.
- 10.9.111 The City will periodically evaluate zoning and development code requirements for opportunities to lessen or eliminate unnecessary barriers to residential development and identify alternative regulatory approaches to achieving policy goals.
- 10.9.112 Maintenance and rehabilitation of existing housing will be a method used to prevent unsafe conditions and keep affordable housing available within the community.
- 10.9.113 The City will support development of manufactured home parks in appropriate locations in order to fulfill the need for this form of housing for people with lower or moderate incomes, consistent with state law.
- 10.9.114 Short term rentals will be regulated to reduce their impact on the supply and affordability of long-term rental housing.

4. Housing Measures

The consultant team has identified a variety of measures that the City can undertake to address current and future housing needs identified in the Housing and Residential Land Needs Assessment and BLI. Housing Needs Assessment and Buildable Lands Inventory reports. These measures have been organized into the following categories.

Land Supply and Regulatory Strategies

1. UGB Expansion or Adjustment (“Swap”)
2. Rezone Land
3. Increase Allowed Density in Existing Zones
4. Establish Minimum Density Standards
5. Code Updates to Support a Variety of Housing Types
6. Reduce Unnecessary Barriers to Housing Development
7. Regulatory Incentives for Affordable and Workforce Housing

Financial Incentives

1. System Development Charge Exemptions or Deferrals
2. Expedited Development Review
3. Tax Exemptions and Abatements

Funding Sources and Uses

1. Public-Private Partnerships (PPPs) and Community Land Trusts
2. Land Acquisition and Banking
3. Construction Excise Tax
4. Tenant Protection Programs and Policies
5. Subsidized Affordable Housing
6. Financial Assistance Programs

The remainder of this section describes these potential measures in more detail.

LAND SUPPLY AND REGULATORY STRATEGIES

1. Urban Growth Boundary Expansion or Adjustment (“Swap”)

UGB Expansion

The findings of our study do not indicate the need for a UGB expansion to accommodate projected housing needs in Umatilla between 2018 and 2038. However, in the long term, an expansion could be an option beyond the currently planning horizon or if growth rates increase beyond those currently projected. Prior to applying for a UGB expansion, the City would need to complete the following steps:

- Consider and adopt efficiency measures to ensure that land inside the UGB is being used efficiently. Many of the code update recommendations identified below are efficiency measures.
- Demonstrate that there is an insufficient supply of buildable land inside the UGB. Due to relatively low projected growth rates and new housing unit needs, the City likely will need to demonstrate that existing vacant or partially vacant land in the UGB cannot be served with public facilities.

UGB Adjustment (“Swap”)

Although the findings of the study do not demonstrate the need for a UGB expansion, anecdotally, the city has faced limitations on the current supply of buildable land because owners of large parcels are uninterested or unwilling to develop or sell their properties for future residential development. In small communities with a limited number of large developable properties, this can create a significant barrier to development, at least during the short and medium term. If owners hold onto their properties without a willingness to development over the longer term (e.g., decades), it effectively reduces the community’s supply of buildable land. At the same time, because property ownership and/or owners’ desires to develop can shift, the state of Oregon’s land use planning framework does not allow cities to exclude such land from their BLIs.

One way to address this situation is to remove such parcels from the UGB and add other properties whose owners are more willing or likely to develop their land for housing. State statutes and administrative rules allow for these UGB “swaps.” These exchanges are possible through a process of simultaneously removing and adding land to the UGB to make up for capacity lost by removing land. This process is guided by Oregon Revised Statutes (ORS) 197.764. This ORS section provides specific eligibility requirements and standards for land removed; subsection (3)(b) of this section states that “A local government that approves an application under this section shall either expand the urban growth boundary to compensate for any resulting reduction in available buildable lands or increase the development capacity of the remaining supply of buildable lands.” In exchanging land inside the UGB for land outside the boundary, cities must identify an equivalent supply of land in terms of the land’s

capacity for residential development, considering the presence of natural resource constraints and zoning or allowed density.

While permitted, UGB swaps must comply with several requirements applied to other UGB amendments or expansions, including the following:

- **Location of expansion areas.** The location of the land to be added to replace the land being removed must use OAR 660-024-0065 to determine appropriate study areas. For a city with a UGB population less than 10,000, the city must consider all land within ½ mile of the existing UGB boundary.
- **Exclusion areas.** In considering expansion areas, the city can exclude areas that cannot be reasonably serviced with public facilities, are subject to significant natural hazards, have some a high level of environmental or natural resource value, or are owned by the federal government.
- **Prioritization.** The city needs to prioritize potential expansion areas in terms of rural residential “exception” lands vs. farm and forest lands, with exception lands having first priority, and farm and forest land having the maximum protection from development.
- **Criteria for evaluating expansion areas.** Cities must look at alternative expansion areas and evaluate them using the four locational factors found in Goal 14. These include 1) efficient urban form, 2) public facilities, 3) Economic, Social, Environmental, and Energy (ESEE) consequences, and 4) impact on adjacent farm and forest activities in rural areas. The city’s analysis must consider and analyze all four factors, but the city can weigh and balance those factors based upon a set of findings and policy judgments which, unless they are without merit, will be upheld on judicial review.

In addition to meeting these state requirements, the City will want to consider other factors in this process such as:

- Will potential expansion areas have direct access to roads, sewer or water lines or will they be even more difficult or costly to serve with these facilities than land proposed to be removed from the UGB?
- Will areas proposed for inclusion be in relative proximity to commercial and other services? This is particularly important if new areas are proposed for higher density development.
- Will the areas have any other practical barriers or impediments to residential development or conflict with other strategies to meet future housing needs?

2. Rezone Land

One potential strategy to address a deficit of residential land, or of a certain category of residential land, is for the City to initiate a rezoning process. As identified in the Housing and Residential Land Needs Assessment, the City of Umatilla does not have a deficit of residential land in general or in a specific category of residential land, so there is not a basis for rezoning land to meet citywide residential land

supply needs. However, there is a relatively smaller surplus of land available for multi-family development. There is a projected need for 10 acres of land for multi-family housing, and there are 14 acres of buildable land, primarily in the R3 – Multi-Family Residential Zone. If growth rates are higher than projected, then it is more likely the City will experience a deficit of land zoned for multi-family housing than for single-family detached or medium density housing.

It is recommended that the City research opportunities to rezone land from the R1 or R2 zone to the R3 zone in order to expand the supply of land for multi-family housing. In considering the most appropriate location for rezoning land, the city should use the following criteria or factors:

- **Proximity to existing high-density areas.** Extending an existing area of high-density land would reduce impacts on the transition between lower and higher density areas and could increase the level or potential for support from surrounding property owners.
- **Proximity to services.** Ideally, higher density areas should be close to supporting commercial areas (such as downtown Umatilla) and other services (schools, parks, etc.) to help ensure that residents can easily access these services and daily needs.
- **Size and ownership.** The City should prioritize relatively large sites (3-10 acres) and sites under a single ownership or smaller number of owners. Larger sites will be more attractive for development and provide more flexibility for site design. Sites with fewer owners will make it easier to acquire land.

An alternative to rezoning lands into the R3 zone is to increase the allowed density of the R2 zone to ensure that larger multi-family developments (more than 5 units) can also be built in this zone. This alternative is addressed under Strategy #3, below.

3. Increase Allowed Density in Existing Zones

This study found that the City of Umatilla has a sufficient supply of residential land if land is built at or near the planned density levels, based on existing zoning. Increasing allowed density in existing zones is not strictly necessary to meet projected housing needs within the existing UGB, however, there are two key benefits to allowing higher densities that should be considered:

- **Housing affordability.** Smaller lot sizes and higher densities allow for some of the major costs of development—such as acquiring land and building infrastructure—to be divided among more units. This decreases the per-unit cost of development and can enable lower sale prices or rental rates.
- **Efficiency of land use and infrastructure provision.** Higher density also helps to ensure that residential land is used efficiently. If growth rates accelerate more quickly than projected, then it will be more important for the City to efficiently use land within the existing UGB. It is also more efficient for the City to provide and maintain roads, sewer, and water systems (on a per-unit basis) to higher density development.

The City’s Zoning Ordinance regulates density primarily through minimum lot size requirements in residential zones. Potential amendments to minimum lot size standards are presented in Table 3. These amendments are intended to allow for higher density development while considering the existing character and stated purpose of the zone. Minimum lot width, lot depth, or setback standards may also need to be modified to ensure they are consistent with any changes to minimum lot size standards.

Table 3. Potential Minimum Lot Size Amendments

Zone	Existing Minimum Lot Size	Proposed Minimum Lot Size
R1 – Single-Family Residential	Single-Family Detached: 8,000 sq. ft.	Single-Family Detached: 5,000-7,000 sq. ft. Duplex: 5,000-7,000 sq. ft. (same as SFD) ²
R2 – Medium Density Residential	Single-Family Detached: 5,000 sq. ft. Duplex and Multi-Family: 1 dwelling per 3,500 sq. ft	Single-Family Detached: 5,000 sq. ft. Duplex: 5,000 sq. ft. Triplex: 5,000 sq. ft. ¹ Multi-Family: 1 dwelling per 2,500 sq. ft
R3 – Multi-Family Residential	Single-Family Attached: 5,000 sq. ft. Multi-Family: 1 dwelling per 2,000 sq. ft	Single-Family Attached: 2,000 sq. ft. Duplex: 4,000 sq. ft. ² Triplex: 4,000 sq. ft. ¹ Multi-Family: 1 dwelling per 1,500 sq. ft
R4 – Downtown Residential	Single-Family Attached: 2,000 sq. ft. Multi-Family: 1 dwelling per 2,000 sq. ft	Single-Family Attached: 2,000 sq. ft. Duplex: 4,000 sq. ft. ² Triplex: 4,000 sq. ft. ¹ Multi-Family: 1 dwelling per 1,500 sq. ft

¹Triplexes currently defined as Multi-Family, recommendation is to define separately, see Strategy #5

² Duplexes not currently permitted. Recommendation is to make a permitted use, see Strategy #5.

4. Establish Minimum Density Standards

As identified in this study, the City of Umatilla has a sufficient supply of residentially zoned land to meet the projected 20-year housing needs. However, it remains important that the buildable land be used efficiently by developing at or near the maximum density of the zoning district, particularly if there is a chance that growth rates will exceed the projections.

The most direct method to ensure land is used efficiently is to adopt minimum density standards for each residential zone. A minimum density standard would prohibit residential developments that do not meet the intent of the zone.¹ For example, large lot, detached homes would be prohibited in a higher density residential zone, but the minimum density standard may allow for smaller lot detached houses,

¹ Additionally, the City may prohibit housing types that are not consistent with the purpose of the zone. For example, in the City’s higher density zones, such as the R3 – Multi-Family Residential and R-4 Downtown Residential zone, the City prohibits detached single-family dwellings and manufactured dwellings on individual lots.

cottage cluster housing, or townhomes. The minimum density standard can be tailored to local conditions and needs but is most effective if it is set at between 50 and 80 percent of the maximum density standard in the zone. Potential minimum density standards for each of Umatilla’s zones is presented in Table 4.

Table 4. Potential Minimum Density Standards

Zone	Existing Minimum Lot Size	Proposed Minimum Density
R1 – Single-Family Residential	Single-Family Detached: 8,000 sq. ft. <i>Equivalent density: ~4 units/net acre</i>	Minimum Density: 3 units/net acre
R2 – Medium Density Residential	Single-Family Detached: 5,000 sq. ft. Duplex and Multi-Family: 1 dwelling per 3,500 sq. ft. <i>Equivalent density: ~9 units/net acre</i>	Minimum Density: 6 units/net acre
R3 – Multi-Family Residential	Single-Family Attached: 5,000 sq. ft. Multi-Family: 1 dwelling per 2,000 sq. ft. <i>Equivalent density: ~16 units/net acre</i>	Minimum Density: 12 units/net acre
R4 – Downtown Residential	Single-Family Attached: 2,000 sq. ft. Multi-Family: 1 dwelling per 2,000 sq. ft. <i>Equivalent density: ~16 units/net acre</i>	Minimum Density: 12 units/net acre

5. Code Updates to Support a Variety of Housing Types

This study found that the City of Umatilla has sufficient land zoned for single-family detached housing, medium density housing, and multi-family housing. However, there are opportunities to support development of a variety of housing types by reducing unnecessary barriers, providing more flexibility, and tailoring standards to fit a variety of housing types.

There are some housing types that are can be more difficult to develop because development code standards do not address unique characteristics of this housing type or the standards are unnecessarily restrictive. These types include Accessory Dwelling Units (ADUs), cottage cluster housing, duplexes, triplexes, and townhomes. These housing types are considered part of “missing middle housing” because they fall between high density apartments and low density, detached single-family housing. If regulated appropriately, these housing types can be compatible with detached, single-family houses and, therefore, could be permitted outright in most residential zones.

Another common characteristic of these housing types is that they are often smaller individual dwelling units. Given the demographic trends summarized in this study, and the ongoing challenge of providing enough housing options for people with moderate incomes, smaller sized, modest housing units will

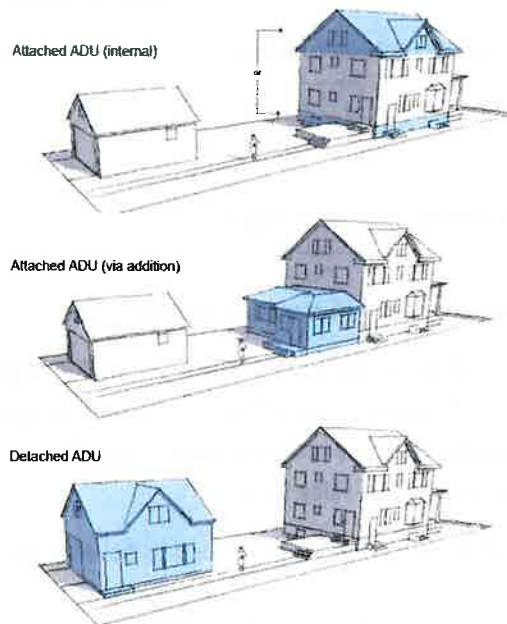
continue to be an important need in the City of Umatilla. As demonstrated by the Housing and Residential Land Needs Assessment, there is a need for ownership housing options for households with incomes between \$35,000-\$100,000. Due to the costs of land, infrastructure, and construction, it can be difficult for builders to produce new single-family detached housing that is affordable to households at this income level. These “middle housing” types can be more feasible to provide for this income level because they require less land per unit and can be more efficient to serve with infrastructure.

Accessory Dwelling Units

An Accessory Dwelling Unit (ADU) is a secondary dwelling unit on the same lot as a single-family house that is smaller than the primary dwelling. ADUs can come in three forms: a detached structure, an attached addition, or a conversion of internal living space in the primary dwelling (Figure 9). As ADUs are often invisible from the street or may be perceived as a part of the primary dwelling, they offer a method of increasing density with minimal visual impact on the character of the neighborhood.

Figure 9. Types of ADUs

ADUs in blue; main residence in white



Source: City of St. Paul, MN

ADUs are a viable housing option with several benefits:

- Building and renting an ADU can raise income for a homeowner and help offset the homeowner’s mortgage and housing costs.
- ADUs can add to the local supply of rental units and can provide a relatively affordable rental option for a person or household that prefers living in a detached unit rather than an apartment or other attached housing.

- ADUs offer flexibility for homeowners to either rent the unit or to host a family member. The proximity to the main house can be particularly beneficial for hosting an elderly family member that may need care and assistance.

The state legislature recently adopted a statute that requires cities with a population of over 2,500 and counties with a population over 10,000 to allow ADUs outright on any lot where single-family housing is allowed. This requirement applies to the City of Umatilla. The City complies with this requirement by allowing ADUs in the R1 and R2 zones, where single-family detached houses are allowed.

The Oregon Department of Land Conservation and Development has published a model code for ADUs. The model code is intended to provide basic regulations while ensuring that the standards do not present unnecessary barriers. Umatilla’s standards are generally supportive of ADU development; however, the following two amendments are recommended to better support development of ADUs:

- **Number of ADUs (10-11-11.A).** Consider allowing two ADUs on the same lot if one of the ADUs is internal or an attached addition. In these cases, the internal ADU would not be visible from the street and would have a minimal impact on the visual character of the property.
- **Off-Street Parking (10-11-11.E).** Do not require an off-street parking space for the ADU in addition to the spaces required for the primary dwelling. On some lots, it can be difficult or costly to provide an additional parking space if the house and lot were not designed to provide more parking spaces than required at the time of construction.

Cottage Clusters

Cottage clusters are groups of small, detached homes, usually oriented around a common green or courtyard. The units may be located on individual lots that are individually owned or the property may be structured as a condominium with common ownership of the land and private ownership of the houses.

Figure 10. Example of a Cottage Cluster Development



Cottage clusters are growing more popular and their development potential is significant. They provide many of the same features of conventional detached houses, but in a smaller footprint, with shared common areas, and arranged in a way that can facilitate a more community-oriented environment (see Figure 10). Cottage clusters can be developed on relatively small lots, as access and parking is shared and the units are relatively small, usually between 500 and 1,200 square feet. The visual character of cottage clusters—detached dwellings with substantial shared yard space—is generally compatible with neighborhoods of detached homes.

A cottage cluster project would be difficult to develop in the City of Umatilla today because it would need variances or adjustments to multiple standards, such as minimum lot size, minimum lot width, setbacks, and density. To support cottage cluster development, it is recommended that cottage cluster housing be defined as an allowed housing type and a specific set of standards developed. Cottage clusters should be permitted through an administrative review process with clear and objective standards. The following are some best practices for creating cottage cluster standards:

- **Density bonus in exchange for maximum unit size.** Allow for increased densities over the base zone in exchange for a cap on the size of individual dwelling units. This combination allows for more dwelling units while ensuring an efficient use of land and compatibility with detached houses on larger lots.
- **Low minimum unit size.** Given maximum house sizes of 1,000-1,200 square feet, allow a wide range of sizes—even as small as 400 square feet—and consider allowing both attached and detached housing.
- **Flexible ownership arrangements.** Do not require a single ownership structure; allow the site to be divided into individual lots, built as rental units on one lot, or developed as condominiums.
- **Supportive lot standards.** Ensure that minimum lot size, setbacks and building coverage requirements do not prohibit cottage cluster development on smaller lots.
- **Balanced design standards.** Draft basic design requirements that ensure neighborhood compatibility and efficient use of land, but that are not so specific as to restrict the ability to adapt to varying neighborhood contexts.

Duplexes, Triplexes, and Townhomes

Duplexes, triplexes, and townhomes are forms of attached housing that can be compatible with detached, single-family housing while allowing for smaller, more affordable units. The City of Umatilla defines duplexes as “Two-Family Dwellings,” includes triplexes in the definition of “Multi-Family Dwellings,” and uses the term “attached single-family residences” for townhomes. In addition to the minimum lot size adjustments identified under Strategy #3, the following code updates are recommended to better support development of these housing types:

- **Permit Duplexes in the R1 Zone.** There is substantial amount of buildable land that is zoned R1 (approximately 570 acres). There may be opportunities to provide more flexibility in this zone by

allowing duplexes along with single-family housing. Additionally, as identified above in relation to Strategy #3, it is recommended to allow duplexes on the same minimum size of lot as single-family detached houses but to limit the overall size of the building through a maximum lot coverage, maximum Floor Area Ratio (FAR), or maximum unit size standard. If the City requires duplexes to be built on larger lots then this can result in a structure that is larger than most detached houses in the area, because the builder is likely to maximize the floor area of the structure. Allowing duplexes on the same size lots while limiting the size of the structure encourages smaller individual dwelling units and building sizes that are more compatible with single-family houses.

- **Permit Duplexes in the R3 and R4 Zones.** Duplexes are not currently permitted in the R3 and R4 zones, though these zones permit townhomes and multi-family development. A duplex can be built at density level equivalent to a townhome or even a lower density apartment development if it is allowed to be built on a smaller lot. Thus, it is appropriate to allow duplexes in these zones to provide this option where existing lot sizes or market demand may call for this housing type.
- **Regulate Triplexes separately from Multi-Family.** It is recommended to separate triplexes from the definition of Multi-Family Dwellings so they may be regulated separately, where appropriate. This approach is used in the recommended minimum lot size amendments under Strategy #3.

Tiny Homes

Tiny homes have no formal definition, but generally are considered detached dwellings that are less than 400 square feet in size. The demand for tiny houses has grown considerably in recent years and they appeal to a diverse range of people and households. Some are attracted to the prospect of a low-cost, low-impact lifestyle, even if they could potentially afford a conventional home. Local governments and non-profits have also begun to experiment with using tiny homes as either temporary/transitional or permanent shelter for people with very low incomes or those experiencing homelessness.

From a regulatory perspective, one of the key challenges for tiny homes is how they are classified and permitted under the building code. Tiny homes can be built to comply with several different construction standards, and the construction standard they are built to should be considered in determining where and how they can be sited pursuant to the zoning and development code. Broadly, tiny homes can be classified as either intended to be sited permanently or temporarily.²

- Permanent tiny homes are attached to an approved foundation. Permanent tiny homes may be built either to the conventional building code—the Oregon Residential Specialty Code (ORSC)—

² For more information on building codes and tiny homes, see this policy brief from the state Legislative and Policy Research Office: <https://www.oregonlegislature.gov/lpro/Publications/Background-Brief-Tiny-Home-Regulation-2018.pdf>

- or to the standards that apply to manufactured homes, the U.S. Department of Housing and Urban Development Manufactured Home Construction and Safety Standards (HUD).
- Temporary tiny homes are mounted to a chassis or frame which may have wheels and is intended to be relatively mobile. Temporary tiny homes designed for movement on public highways are built to the standards that apply to Recreational Vehicles (RVs), particularly “Park Trailer” or “Park Model” recreational vehicles.

Figure 11. Proposed Tiny House Cluster in Bend, Oregon (The Hiatus)



Additionally, tiny homes may be proposed to be sited as a primary dwelling on an individual lot, as an Accessory Dwelling Unit (ADU), or in a cluster with other tiny homes. Table 5 lays out the various scenarios under which a tiny home may be proposed and identifies key land use and development code considerations. These scenarios should be reviewed with consultation from the local building official as to the appropriate siting for tiny homes. Additionally, public input should be sought on the standards that will guide the location and design of tiny homes in the community under each scenario.³

Table 5. Land Use and Development Code Considerations for Tiny Homes

		Construction Standard	
		Permanent (ORSC/HUD)	Temporary (RV/Park Model Standards)
Proposed Siting	Primary dwelling unit	<ul style="list-style-type: none"> • If built to ORSC standard, then it is equivalent to a “stick-built” single-family dwelling, but smaller. • If built to HUD standard for manufactured homes, must be permitted wherever “stick-built” single-family homes are permitted. 	<ul style="list-style-type: none"> • Typically prohibited by municipal ordinances related to residential occupancy of vehicles. • The City has discretion to allow temporary siting of individual tiny homes, but should address number allowed, location,

³ More information about the regulation of tiny homes is available in this American Planning Association Knowledge Base article: <https://planning.org/knowledgebase/tinyhousing/>

		Construction Standard	
		Permanent (ORSC/HUD)	Temporary (RV/Park Model Standards)
	Accessory dwelling unit	<ul style="list-style-type: none"> • If built to ORSC standard, then it is equivalent to a “stick-built” ADU, but smaller. • If built to HUD standard for manufactured homes, City has discretion as to whether to allow manufactured homes to be sited as ADUs. If aesthetics of conventional manufactured homes is a concern, then City may adopt design standards addressing features such as roof pitch and siding materials. 	<p>sanitation, and electricity. For example, the City of Portland has deprioritized enforcement of the city’s zoning code to allow the siting of temporary tiny homes in specified locations.⁴</p>
	Cluster/village	<ul style="list-style-type: none"> • This format is equivalent to the “cottage cluster” development type. It is recommended that Cities adopt a specific set of standards for cottage clusters. If the City desires to support tiny homes within clusters, then it should evaluate if any standards present barriers to tiny homes, such as minimum unit size standards. • The City has discretion as to whether to allow tiny homes built to the HUD standard to be sited in a cottage cluster. However, if the development is proposed to be classified as a manufactured dwelling park, consistent with state requirements, then it must be permitted wherever multi-family dwellings are permitted. 	<p>This format is functionally equivalent to a Recreational Vehicle (RV) park. The City has discretion to define where RV parks are allowed and under what standards. If the City desires to support more widespread use of temporary tiny homes in clusters, then the City should develop standards that are consistent with the standards that apply to RV parks, while allowing for adjustments necessary for tiny home clusters, where appropriate.</p>

6. Reduce Unnecessary Barriers to Housing Development

Some code standards can present unnecessary barriers to housing development by restricting options and adding costs to a project where more efficient solutions may be feasible. These standards often include minimum parking requirements, maximum height restrictions, architectural design standards, minimum open space requirements, or public works design standards. Based on a preliminary review of the City of Umatilla’s zoning code, the following standards may present barriers and should be reviewed more closely:

- **Maximum Height – R3 and R4 Zones (10-3C-4.D and 10-3D-4D).** The maximum height in the R3 and R4 zones is 35 feet. This height allowance will allow for 3-story buildings, though it may be difficult for some building types and roof designs to fit within this limit. Given that the R3 and R4 zones are intended to higher density development, it may be appropriate to increase the height limit to 45 feet, which would allow for all types of 3-story buildings and most 4-story buildings.

⁴ See here for more information: <https://www.portlandoregon.gov/bds/article/659268>

- **Minimum parking requirements (10-9-3).** Many developers will include off-street parking as a marketable amenity regardless of the code requirement. However, in some cases, the level of off-street parking required may exceed what the market would otherwise provide and may be unnecessary to effectively accommodating parking needs. This can become an obstacle to housing development because off-street parking lots consume land, reducing developable area on a site and net density, and can render a project economically infeasible. The City requires 2 spaces per single-family detached dwelling and 1 space per unit in a single-family attached dwelling. For duplexes, triplexes, and multi-family development, the City requires 2 spaces for the first 4 units, then 1.5 spaces for each additional dwelling unit in the same structure. A general reduction to 1 space per unit for all dwellings would reduce the potential for parking standards to present a barrier to new development. The City may also consider allowing on-street parking along the frontage of a development to be credited toward off-street parking requirements.
- **Street widths.** Street right-of-way consumes land, reducing the area within a site for housing development, and required street dedication and construction is a significant expense associated with development. Street standards are found in Chapter 4, Design and Improvement Requirements, in the Umatilla Land Division Ordinance. The typical local residential street is expected to have a 60 foot right-of-way with 36 feet of pavement.⁵ The required standard local street width in Umatilla is slightly wider than the “best practices” standards provided in the Model Development Code and User’s Guide for Small Cities (Model Code).⁶ The Model Code recommends minimum local street widths, where parking is permitted on both sides, be 28 feet of pavement within a 44- to 64-foot right-of-way. The City may consider reviewing this standard as part of a public process that considers transportation needs.

7. Regulatory Incentives for Affordable or Workforce Housing

As noted above, some development regulations can present obstacles or add costs to housing developments. These obstacles are particularly challenging for developments built by housing authorities, non-profit developers, or even for-profit developers that are attempting to build units affordable to people with lower or moderate incomes.⁷ In order to support developments that include units affordable to moderate- or low-income households, the City can offer concessions on regulatory standards. The concessions should be offered in exchange for the development dedicating a minimum

⁵ Note that pursuant to the City’s Minimum Street Standards (Land Division Ordinance Section 11-4-2(C)), rights-of-way and pavement widths may be reduced when a low density (R-1 and R-2) development’s anticipated traffic volume is less than 500 vehicle trips per day for.

⁶ See <https://www.oregon.gov/LCD/TGM/Pages/Model-Code.aspx>. State model code standards are similar to the recommended widths illustrated in the Transportation Growth Management Neighborhood Street Design Guidelines https://www.oregon.gov/lcd/Publications/NeighborhoodStreetDesign_2000.pdf

⁷ For classification of low or moderate income, see the Housing and Residential Land Needs Assessment, p. 24

proportion of the units to be regulated as affordable to people with lower or moderate income. The incentives typically include relief from certain development standards such as parking, setbacks, or density. Examples include the following:

- **Parking reductions.** In general, research shows that households with lower incomes tend to have lower car ownerships and driving rates, particularly when residents have ready access to shopping and other opportunities and services. A number of jurisdictions in Oregon provide reductions in off-street parking requirements for developments that are affordable to households with low or moderate incomes. Typically, developments must commit to providing affordable units over a significant length of time (20-60 years).
- **Height or density bonuses.** Some cities allow higher density or greater height in exchange for a commitment to provide housing units that are affordable to households with low or moderate incomes. Height bonuses are typically in terms of number of stories (e.g., one story in an area with an existing height limit of 35 or 45 feet). Density bonuses are typically stated in terms of a percentage of units (e.g., 10-20% is a common threshold). The amount of the bonus can be tied to the affordability levels provided and/or to the number of affordable units. Additionally, setback and bulk standards may be allowed to vary to accommodate the added density or to reduce development costs.
- **Allow flexibility in how affordable units are provided.** In some cases, it may be advantageous to construct the affordable units on a different site than the primary development that is receiving the concession. It may also make sense for the development to purchase existing market-rate units and convert them to affordable units. Allowing flexibility in how the units are provided can also widen the appeal of the program.

INCENTIVES

Described below are a variety of incentives related to housing development. The City of Umatilla should identify local goals for the types of housing the community is trying to incentivize when weighing the merits of pursuing the following incentives.

1. System Development Charge (SDC) Reductions, Exemptions, or Deferrals

Waiver, exemption or deferment of SDC's or development fees directly reduces the soft costs of development to applicants for desired housing types. Development fees are not regulated by state law and cities have significant leeway to waive, reduce, or defer these fees. These fees may typically be applied by planning, building or engineering departments. SDC's face more statutory limitations and other hurdles to implementation. Generally, the reductions should be applied to housing types that demonstrate a similar reduction in demand for services or impacts (e.g. smaller units, multi-family vs. single family, ADU's, housing types that generate less traffic, etc.) However, state law does not directly address reductions that are not justified on these bases. The impacts of SDC or fee waivers will differ by

jurisdiction depending on the size of the local charges. The magnitude of the fiscal impact will mirror how much of a benefit this incentive really provides to the developer.

Some jurisdictions offer full or partial SDC exemptions for affordable housing developments or subsidize them with funding from another source (e.g. urban renewal or general fund). A related type of program can allow developers of affordable housing to defer or finance payment of SDCs, which can reduce up-front costs and financing costs for the developer.

With deferral or financing of SDCs, the fiscal impacts to the City and its partners is minimal because charges are eventually paid. The period of repayment should not be a detriment to public agencies that operate on indefinite timelines. A financing program can be more beneficial to the property owner because SDC's are paid gradually, rather than in a lump sum soon after the completion of the project. However, a financing program also brings additional administrative requirements and costs to the City to track and collect payments over time.

2. Expedited Development Review

Jurisdictions can search for ways to reduce time and costs of the review and permitting process to developers building desired housing types. This incentive can be accomplished by reducing review times, consolidating steps in the process, and reducing or simplifying submittal requirements. In few industries is the old adage that “time is money” more true than in the development industry. The developer is often tying up capital and/or paying interest on loans during the pre-development process. Any reduction in process time translates into reduced costs and greater certainty to the developer and their partners.

Streamlining the process can involve an internal audit of the process to ensure it is efficient for both staff and applicants. This might involve making all permits available in one location with one main contact, providing clear and accessible information on requirements, and also allowing enough flexibility to consider innovative or new forms of development. Streamlining the review and permitting process is usually administratively feasible, though the greatest obstacle is often staff resources to expedite some projects when staff is already busy and/or limited in size. While City review processes could be streamlined, other regulatory review processes also impact the length of the permitting process. For example, state permitting of wetland fill or removal would also need to be streamlined to have a meaningful impact on permit review processes where wetlands are potentially impacted.

Recent statewide legislation also requires that cities with a population over 5,000, and counties with a population over 25,000 allow for 100-day review and decision on qualified affordable housing applications. This applies to the city of Umatilla and to the extent the city has not already complied with these requirements, they should update their land use application and review procedures to provide for the shortened timeline for qualified applications.

3. Tax Exemptions and Abatements

Tax exemptions or abatements offer another financial incentive to developers that can improve the long-term economic performance of a property and improve its viability. This can be a substantial incentive, but a city or county will forego taxes on the property, generally for ten years. Other taxing jurisdictions are not included, unless they agree to participate. Tax exemption programs are authorized by the state for specific purposes:

- Non-profit Low Income Housing (ORS 307.540 – 307.548): Exemptions for non-profit suppliers of affordable housing
- Low-Income Rental Housing (307.515 – 307.523): Broader exemption for projects that include affordable housing that can apply to private developers.
- Homeownership, Rehabilitation in Cities (307.651 – 307.687): An exemption to encourage new development and home renovation for owner (not rental) units of 120% median home price or less.
- Tax Freeze for Property Rehabilitation (ORS 308.450 – 308.481): A program that allows the owner of single-family or multi-family properties to complete renovations on a property, while freezing the assessed value at the prior level.
- Vertical Housing (ORS 307.841 – 307.867): An incentive for housing developments of two or more stories. This partial exemption grows larger with each additional floor of housing provided.
- Multiple-Unit Housing (in transit areas) (ORS 307.600 – 307.637): Intended for town centers and transit areas. May have limited use in rural counties, but may apply where there is regular transit service.

Tax abatements or exemptions alleviate property taxes on certain types of development, often for a set period of time. Exemptions can be a very strong tool to incentivize affordable housing and make proposed projects more viable, depending on how the exemptions are structured

FUNDING SOURCES AND USES

1. Public-Private Partnerships (PPPs) and Community Land Trusts

Most of the strategies discussed below fall under the umbrella of **public/private partnerships** that include a broad range of projects where the public contributes to private or non-profit development. The public involvement usually entails providing some financial incentive or benefit to the development partner in return for the partner's agreement that the development will provide some public benefit for a specified length of time. These partnerships can be used to encourage a wide range of public goals, including certain development forms, affordability levels, public space (plazas, parks), environmental features, mixed uses, etc.

A key barrier to meeting housing needs in Umatilla County has been the lack of development capacity to build the types of housing needed to serve local workers. In addition, owners of large developable properties have not been ready to sell or develop their land for housing. These factors have limited the pace and volume of housing development in the County. Partnerships with local or regional developers, builders and property owners will be a key to encouraging and realizing housing development goals in the area.

The benefit of public/private partnerships is that a city or county does not have to build internal expertise in development, property management, or complicated affordable housing programs. Partner agencies or companies with experience in these types of projects benefit from public contributions, making the projects more feasible.

Public contributions to partnerships with other agencies or companies tend to take the form of a financial contribution (grant or loan), fee or SDC waivers, building adjacent off-site improvements, or tax exemptions or abatements. Many of these tools are detailed in this report. Potential partners in the area include Umatilla County Housing Authority, Habitat for Humanity, CAPECO, the Port, active builders in the region, and key landowners.

Community Land Trusts (CLT) is a model wherein a community organization owns land and provides long-term ground leases to low-income households to purchase the homes on the land, agreeing to purchase prices, resale prices, equity capture, and other terms. This model allows low-income households to become homeowners and capture some equity as the home appreciates, but ensures that the home remains affordable for future homebuyers. CLTs may also lease land to affordable housing developers for the development of rental housing or may develop and manage rental housing themselves. Land trusts are typically run as non-profits, with support from the public sector and philanthropy, and could be linked to a land bank. Land trusts can be focused on homeownership or rental units.

Given the distinctive legal structure of CLT's it is likely best for public agencies and its cities to consider partnering with a non-profit community organization to administer this program. The cities can help identify key opportunities for this model and help to capitalize the efforts of its partner. Other CLT's working in different parts of Oregon include Proud Ground and Habitat for Humanity. The latter organization is not a CLT per se but uses a similar approach to maintaining the affordability of the homes it builds largely through volunteer labor. Initial inquiries to these organizations regarding their interest in operating in Umatilla County and the type of support they typically seek from local governments would be an important first step in implementing this strategy.

2. Land Acquisition and Banking

Land acquisition is a tool to secure sites for affordable housing. Public agencies can identify locations where prices are going up and acquire land before the market becomes too competitive, with the intention to use the land for affordable housing. The ability to identify promising sites within these

locations and act quickly and efficiently in acquiring them can tip the scales to make an affordable housing development financially feasible.

Land banking is the acquisition and holding of properties for extended periods without immediate plans for development, but with the intent that properties eventually be developed for affordable housing. Land banks are often quasi-governmental entities created by municipalities to effectively manage and repurpose an inventory of underused, abandoned, or foreclosed property. Public agencies or larger nonprofits may be better equipped than small community development corporations to do both land acquisition and banking.

Control of a key site gives a public agency ultimate say in what happens in that location. Typically, a development partner is eventually identified to develop the site, and the value of the property provides a significant incentive that the city can contribute to the project. Through reduced property transfer, the city can ensure that the development meets public goals such as affordable housing, multi-family housing, mixed uses, etc. The discounted land may also allow development forms that would not typically be economically feasible to become viable. Acquisition of new land may be expensive, but reuse of surplus public land may be possible with little new cost to the public agency.

3. Construction Excise Tax

A construction excise tax (CET) is a tax on construction projects that can be used to fund affordable housing. According to state statutes, the tax may be imposed on improvements to real property that result in a new structure or additional square footage in an existing structure. Cities and counties may levy a CET on residential construction for up to 1% of the permit value; or on commercial and industrial construction, with no cap on the rate of the CET.

The allowed uses for CET funding are defined by the state statutes. The City may retain 4% of funds to cover administrative costs. The funds remaining must be allocated as follows, if the City uses a residential CET:

- 50% must be used for developer incentives (e.g. fee and SDC waivers, tax abatements, etc.)
- 35% may be used flexibly for affordable housing programs, as defined by the jurisdiction.
- 15% flows to Oregon Housing and Community Services (OHCS) for homeowner programs.

If the City implements a CET on commercial or industrial uses, 50% of the funds must be used for allowed developer incentives and the remaining 50% are unrestricted.

To date, eight jurisdictions (Portland, Corvallis, Cannon Beach, Hood River County, Hood River City, and Newport) have passed local CETs under the new state statutes, and many others are considering adopting the tool.

The primary advantage of a CET is that it would provide a source of funding for other programs or measures aimed at helping subsidize the cost of affordable housing in the community, either through

city-led programs or those implemented by private or non-profit partners. In addition, once a CET is established, it would be straightforward to administer through the development permitting process. On the down side, CET increases development costs in an environment where many developers are already seeking relief from systems development charges, so it could impact development feasibility and increase the costs of housing more generally. However, by structuring the policy with offsetting incentives or tools to reduce development barriers, the City could potentially limit the impact on feasibility for certain projects.

Establishing a construction excise tax would necessitate that the City Council pass a new City ordinance. The City should work closely with the development and housing community in developing the fee structure. Implementing programs would need to be developed, and possibly coordinated with housing partners.

4. Tenant Protection Programs and Policies

Tenant protections include local regulations and enforcement programs that provide protections for tenants of existing affordable housing and low-cost market rate (LCMR) housing against evictions, excessive rent increases, discrimination, and health and safety violations. Tenant protections can also provide various types of assistance to renters. The purpose of these protections is help tenants of affordable units to access and retain their housing, particularly for very low-income and other vulnerable community members. Tenant protections can be implemented through policies and/or programs. The Oregon State Legislature is currently in the process of reviewing Senate Bill 608, which would regulate some tenant protection policies statewide. With the exception of rent regulation, local jurisdictions have the ability create tenant protection regulations that go beyond state requirements as long as they do not conflict with them. Homeowner protection programs could include education as well as financial and technical assistance to stabilize and combat predation of low- and moderate-income homeowners. Rent stabilization legislation was adopted by the State of Oregon during the 2019 legislative session and the state will essentially administer associated programs. The remainder of this section focuses on other types of tenant protection programs.

Notification for No-Cause Evictions. Under the provisions of ORS 90.427, landlords are required to give 30- or 60-day notification of no-cause evictions. Previously, some jurisdictions, including Portland and Milwaukie, increased the no-cause eviction notice to 90-day. However, Senate Bill 608, mandates a 90-day notice for no-cause eviction statewide. Senate Bill 608 was passed on February 28, 2019 and is effective immediately.

Renter Relocation Assistance. These programs require landlords to pay a set amount to assist tenants when lease conditions change—such as no-cause eviction, substantial rent increase, or not receiving the option to renew a lease. Relocation assistance programs have been implemented by the cities of Portland, OR and Vancouver, BC during the last several years. Recent state legislation also addresses these programs.

Rental Registration. These programs allow jurisdictions to keep an accurate inventory of residential rentals. A well-maintained inventory can help improve notification of changes to local landlord-tenant laws. Also, the program helps monitor and protect tenants while requiring more responsibility and accountability from landlords.

Rental Inspection Program. Rental inspection programs monitor rentals to protect tenants and require more accountability from landlords. Inspection programs can be combined with a registration program or stand-alone. Also, the types of housing or dwellings that are required to register for the program can vary to all housing, affordable housing, multi-family housing, or other criteria. Several Oregon jurisdictions have rental inspection programs, including the cities of Gresham and Salem.

Several of these programs require relatively significant administrative time and resources and may not be appropriate for the City at this time but could be considered for implementation in the future.

5. Subsidized Affordable Housing

For the lowest-income renters to secure housing that is affordable typically requires some type of rental subsidy to reduce the cost of rent. These programs typically take the form of affordable properties, where the rent of all or a portion of the units is maintained at a lower-than-market level or the renter is only required to pay a set percentage of their income towards rent despite the nominal rent level. Another form of subsidy is through a housing choice voucher assigned to the household which is portable.

Subsidized affordable housing is most often offered through a government or non-profit agency that has established the provision of housing to low-income households as part of their stated mission. Housing Authorities such as Umatilla County Housing Authority are often one of the largest, if not the largest providers of affordable housing in any given area. Housing Authorities administer many of the largest HUD affordable housing programs including public housing, project-based Section 8, and Section 8 vouchers. Housing Authorities also often serve the lowest income renters, often qualifying as “extremely low income” or earning 30% or less of the Area Median Income.

Other non-profit agencies also specialize in providing subsidized rental housing. Often these properties or units are affordable to those at somewhat higher income levels than public housing, and may focus on a specific population such as seniors or farmworkers. Properties built by non-profit housing agencies often require a complex combination of programs, tax credits, and other financing to complete the development.

Like many communities across the state, the cities of Umatilla County have a significant unmet need for more affordable rental housing. Cities can support the development and maintenance of subsidized affordable housing by ensuring that the Comprehensive Plan states support and that the zoning code and other standards do not place obstacles to the development of affordable housing where similar

market-rate structures are permitted. The incentives and tools discussed in this report can be used by cities to provide some funding or cost reductions to agencies that are building affordable housing.

6. Financial Assistance & Homebuyer Education Programs

There is a wide range of programs intended to provide incentives to property owners and builders to build and maintain housing stock (in addition to the state-authorized tax incentives discussed above). These tools can be used to maintain housing affordability or to help keep residents in their homes. These programs are typically aimed at property owners or renters, but public agencies can be well versed in these resources and ensure that public incentives can dovetail with these programs to have maximum impact. These programs include:

Homebuyer Education Classes (CAPECO)

- Classes for first time homebuyers are offered throughout the state sponsored by Oregon Housing and Community Services. In Umatilla County, CAPECO offers classes and one-on-one counseling to teach the basics of the home buying process, including housing choice, spending plan, and financing.

Greater Eastern Oregon Development Corporation (GEODC)

- Northeast Regional Housing Rehabilitation Loan Program: This program provides 0% interest, deferred payment loans to qualified homeowners to rehabilitate and maintain housing so households can stay in place and lower-cost housing stock can remain in service. This program is funded through Community Development Block Grant funding among other sources.

USDA Housing Programs

The USDA provides a wide range of rural housing and community development grants and loans that may be applicable in some or all of Umatilla County. Many of these programs are aimed directly at providing financing in areas and for projects that have difficulty gaining financing from other sources.

- Farm Labor Direct Loans and Grants
- Housing Preservation & Revitalization Demonstration Loans and Grants
- Housing Preservation Grants
- Multi-Family Housing Direct Loans
- Multi-Family Housing Loan Guarantees
- Multi-Family Housing Rental Assistance
- Single Family Housing Direct Loans
- Single Family Housing Loan Guarantees

-
- Mutual Self-Help Housing Technical Assistance Grants (to orgs to implement Habitat-for-Humanity model)
 - Rural Housing Site Loans (to purchase sites for low- and moderate-income housing)

Regional or local housing coordinators should maintain familiarity with these programs and consider the ways that other programs can leverage these resources to amplify the total incentives

**CITY OF UMATILLA PLANNING COMMISSION
REPORT AND DECISION
FOR
REPLAT RP-2-19**

DATE OF HEARING: April 23, 2019

REPORT PREPARED BY: Brandon Seitz, City Planner

I. GENERAL INFORMATION AND FACTS

- Applicant:** Usiel Zamora, PO Box 151, Patterson, WA 99345.
- Property Owners:** Usiel Zamora, PO Box 151, Patterson, WA 99345.
- Land Use Review:** Replat of Lots 1, 2 and 3 of Block 77 of Wardwell's Addition, City of Umatilla.
- Property Description:** The property is Tax Lot 3500 located on Assessors Map 5N2817BC.
- Location:** The property is located on the south of 5th Street and between F and G Streets.
- Existing Development:** The property is currently undeveloped.
- Proposed Development:** The applicant intends to divided the property into two lots for development of attached single-family dwellings.
- Zone** Downtown Residential (DR).

Adjacent Land Use(s):

Adjacent Property	Zoning	Use
North	Light Industrial	5 th Street and Two Rivers Terminal an Agricultural business
South	Downtown Commercial	Two existing commercial buildings. One is currently occupied by Turouoise a trade store and one is currently unoccupied.
East	Downtown Residential	Vacant land
West	Downtown Residential	Existing single-family dwellings

II. NATURE OF REQUEST AND GENERAL FACTS

The applicant, Usiel Zamora, request approval to divide an existing lot into two lots for development of attached single-family dwellings. The City's Land Division Ordinance (LDO) does not directly address replat requests, however, Section 11-2-6(A) addresses land division approval criteria. Therefore, the City will process the request subject to the standards contained in Section 11-2-6 of the LDO similar to a subdivision or partition request.

III. ANALYSIS

The criteria applicable to this request are shown in underlined text and the responses are shown in standard text. All of the following criteria must be satisfied in order for this request to be approved.

CITY OF UMATILLA ZONING ORDINANCE

SECTION 10-3D-4: DEVELOPMENT STANDARDS:

	Freestanding Dwellings Or Structures	Attached Dwellings Or Structures
Minimum lot area	5,000 square feet	2,000 square feet
Minimum lot width	50 feet	20 feet
Minimum lot depth	90 feet	90 feet
Minimum yard setbacks:		
Front and rear yards	12 feet	12 feet
Side yard	8 feet	0 feet
Side street yard	12 feet	12 feet
Garage	18 feet from any street except an alley	18 feet from any street except an alley
Maximum building height	35 feet	35 feet

Findings: The applicant is proposing to divide the existing lot into two lots for development of attached single-family dwellings. Therefore, the proposed lots are subject to the dimensional standards for attached dwelling or structures. Lot 1 would be 73 feet in width and 94 feet in depth with a lot area of 6,862 square feet. Lot 2 would be 77 feet in width and 94 feet in depth with a lot area of 7,238 square feet. The proposed lots exceed the minimum dimensional standards for a freestanding or attached dwelling/structure.

Conclusion: The proposed lots exceed the minimum dimensional standards for a freestanding or attached dwelling or structure.

CITY OF UMATILLA LAND DIVISION ORDINANCE

SECTION 11-2-6: LAND DIVISION APPROVAL CRITERIA:

No plat for a subdivision or partition may be considered for approval until the city has approved a tentative plan. Approval of the tentative plan shall be binding upon the city and the applicant for the purposes of preparing the subdivision or partition plat. In each case, the applicant bears the burden of proof to demonstrate that the proposal satisfies applicable criteria and standards.

A. Approval Criteria: Land division tentative plans shall only be approved if found to comply

with the following criteria:

1. The proposal shall comply with the city's comprehensive plan.

Findings: The City of Umatilla's Zoning Ordinance (CUZO) and LDO implement the comprehensive plan goals and policies. If a request is found to meet or be capable of meeting the applicable standards and criteria in the CUZO and LDO the request is considered to be consistent with the comprehensive plan.

Conclusion: The CUZO and LDO implement the comprehensive plan goals and policies. If a request is found to meet or be capable of meeting the applicable standards and criteria in the CUZO and LDO the request is considered to be consistent with the comprehensive plan. This request is found to meet or be capable of meeting all of the applicable standards and criteria in the CUZO and LDO as addressed in this report.

2. The proposal shall comply with the I-82/U.S. 730 interchange area management plan (IAMP) and the access management plan in the IAMP (section 7) as applicable.

Findings: The interchange area management plan (IAMP) extends along U.S. Highway 730 from its intersection with U.S. Highway 395 west to Eisele Drive just west of the U.S. Post Office within City Limits. The property is not within the IAMP area.

Conclusion: The property is not located within the I-82/U.S. 730 Interchange Management Area. This criterion is not applicable.

3. The proposal shall comply with the city's zoning requirements.

Findings: The property is located with the DR zoning district and the applicable City zoning requirements are addressed above. The proposed lots comply with all of the dimensional standards as addressed in this report.

Conclusion: The request is for approval to replat an existing lot into two developable lots. All of the proposed lots will meet the minimum dimensional standards as addressed in this report.

4. The proposal shall comply with the city's public works standards.

Findings: The City's public works standards are engineering design and safety standards for construction of streets, sidewalks, curbs, water/sewer lines, other utilities and for installation of improvements. The applicant did not submit engineering construction plans with this request. While the request will create one new lot for development both of the proposed lots will be located within the same block. It is anticipated that the applicant will request permission to connect to City services at the time of development. However, no new City streets are proposed as part of this request.

The property owner will be responsible for installation of curbs, gutters and sidewalks along the property abutting a city street or agree to sign and record a nonremonstrance agreement with the City, as required by Section 7-2B-2 of the City Code, prior to issuance of a building permit.

Conclusion: The proposal will result in a new lot for development, however, no new streets or dedication of public right of way is proposed or necessary. As addressed above

improvements within the existing city rights of way are required at the time of issuance of a building permit. New connections to City services and installation of curb, gutter and sidewalks will be required to meet the City's public works standards.

5. The proposal shall comply with applicable state and federal regulations, including, but not limited to, Oregon Revised Statutes 92, 197, 227, and wetland regulations.

Findings: The CUZO and LDO implement the applicable provision of ORS 92, 197, 227. The subject property does not contain wetlands as shown on the National Wetlands Inventory (NWI) or figure 5-1.2 in the City's comprehensive plan. Except as implemented through the City's ordinance, applicable state and federal regulations will be required to be met as a condition of approval.

Conclusion: This request is found to meet or be capable of meeting all of the standards and criterion as addressed in this report, the proposal will comply with applicable state and federal regulations, as implemented through the City's ordinances. The applicant will be required as a condition of approval to comply with all other state and federal requirements.

6. The proposal shall conserve inventoried natural resource areas and floodplains, including, but not limited to, mapped rivers, creeks, sloughs, and wetlands.

Findings: The subject property does not contain inventoried wetland or other water bodies as identified in the City's comprehensive plan. The subject property is not located in a flood plain. The property is believed to be located with the Umatilla Site (35-UM-1) a historic site on the State and National Register. The City's comprehensive plan is not updated to reflex the current boundaries of the 35-UM-1 site and the City does not have access to the updated boundaries. As this request is for a replat and does not include any ground disturbing activities notice was not sent to the State Historic Preservation Office (SHPO). Any future development that would involve ground disturbing activities including development of attached single-family dwelling will likely require additional review and assessment from SHPO.

Conclusion: As address above there are no know natural resource areas, floodplains or other water bodies located on the property. However, the property is believed to be located within the Umatilla Site (35-UM-1) a historic site on the State and National Register. Therefore, a condition of approval will be imposed requiring the applicant to coordinate with SHPO to obtain all necessary permits and/or assessment for any ground disturbance proposed on the site. If any historic, cultural, or other archaeological artifacts, or human remains are discovered the applicant shall immediately cease ground disturbing activities and notify the appropriate agencies.

7. The proposal shall minimize disruption of natural features of the site, including steep slopes or other features, while providing for safe and efficient vehicle, pedestrian, and bicycle access.

Findings: The subject property is not identified as having slope (steep slopes) in figure 7.1-2 of the City of Umatilla's comprehensive plan. There are no identified natural features on the subject property. No streets are proposed as part of this request therefore vehicle, pedestrian and bicycle access will not be affected.

Conclusion: The subject property does not have inventoried natural features as identified

in the City's Comprehensive Plan. Therefore, no disruption of natural features will occur as a result the replat request. No new streets are proposed or necessary to provide access to the site.

8. The proposal shall provide adjacent lands with access to public facilities and streets to allow its full development as allowed by the City's codes and requirements.

Findings: The subject property is located within an existing block in the downtown area. There are no adjacent lands to provide access to.

Conclusion: The subject property is located within an existing block in the downtown area. The adjacent parcel has access to the exiting public facilities and streets. This criterion is not applicable.

9. The proposal shall be designed with streets that continue or connect to existing and planned land division plats on adjoining properties. All proposed streets shall comply with standards of this Title and the Public Works Standards.

Findings: As addressed above the subject property is located in an existing developed block in the downtown area. In addition, no streets are proposed or necessary to serve the proposed replat.

Conclusion: The subject property is located within an existing developed block in the downtown area. No streets are proposed as part of this request. This criterion is not applicable.

SECTION 11-4-5: LOTS:

Lot and parcel size, shape, and orientation shall be consistent with the applicable zoning district and for the type of use contemplated. No lot or parcel dimension shall include the adjacent public right of way.

- A. Through lots with public streets on both front and rear or both sides shall be avoided except when essential to provide separation of residential development from adjacent arterial or collector streets. An easement at least five feet (5') in width shall be located adjacent to the right of way and there shall be no right of access to the major street. A permanent barrier may be required along the right of way, within the easement.

Findings: The property is a corner lot and has street frontage on the front and side property lines. Therefore, the property is not considered a through lot.

Conclusion: The property is not a through lot. This criterion is not applicable.

- B. Lot and parcel side lot lines shall be at right angles to fronting streets or radius to curved streets to the extent practical, in order to create lots and parcels with building sites which are nearly rectangular.

Findings: The proposed lots will have lot lines that are right angles. The resulting lots would be rectangular in shape to the extent practical.

Conclusion: The proposed lots are rectangular in shape and the proposed lot line appear to be at right angles.

- C. Lots shall have a width to depth ratio not to exceed 2.5.

Findings: Lot 1 will be 73 feet in width and 94 feet in depth with a width to depth ratio of 1.2. Lot 2 will be 77 feet in width and 94 feet in depth with a width to depth ratio of .8.

Conclusion: Both of the proposed lots will not exceed the allow 2.5 width to depth ratio.

- D. All lots and parcels shall have a minimum street frontage on a public street of fifty feet (50'), except that lots or parcels fronting a cul-de-sac or curved street may have a minimum street frontage of forty feet (40'), so long as the minimum lot width required by the zoning district is provided at a distance equivalent to the required front yard setback.

Findings: Both of the proposed lots will exceed fifty feet (50') of street frontage.

Conclusion: Both of the resulting lots will exceed the minimum fifty feet (50') of street frontage.

- E. Flag lots shall not be acceptable for land divisions, but may be approved if the following circumstances apply:

1. For one or two (2) lot land divisions when it is not practical to create or extend a public street or partial public street due to the nature of surrounding development.
2. When topographic conditions or other physical constraints make it impractical or infeasible to create or extend a public street.
3. When the size and shape of the site limit the possible arrangement of new lots or parcels and prevent the creation or extension of a public street.
4. When allowed, the flag portion of a new lot shall have a minimum width of fifteen feet (15') to accommodate a driveway a minimum of twelve feet (12') wide. Two (2) adjacent flag lots may reduce the street frontage and pole width to twelve feet (12') wide, if joint access easements are created and a driveway is provided with a minimum width of twenty feet (20').

Findings: No flag lots are proposed as part of this application.

Conclusion: No flag lots are proposed as part of this application. These criteria are not applicable.

IV. SUMMARY CONCLUSIONS AND DECISION

This request for tentative replat approval meets or is capable of meeting through appropriate conditions of approval the land division requirements of the City of Umatilla's Land Division Ordinance. Therefore, the Umatilla Planning Commission APPROVES this request (RP-2-19) to Replat Lots 1, 2 and 3 of Block 77 of Wardwell's Addition, City of Umatilla, based on the findings of fact and conclusion contained in Section III of this report subject to the conditions of approval contained in Section V of this report.

V. CONDITIONS OF APPROVAL

1. A tentative plat must be submitted to the City of Umatilla, Umatilla County Surveyor and Umatilla County GIS Department for review prior to submitting the final plat.

2. Final plat approval must be obtained and recorded within one year from the date of this approval, as required by Section 11-3-1(A) of the Land Division Ordinance, unless the applicant applies for and receives approval of an extension as specified under Section 10-14-16 of the City of Umatilla Zoning Ordinance.
3. The final plat must comply with the requirements of ORS chapter 92 and the requirements in Sections 11-3-1 and 11-3-2 of the City of Umatilla Land Division Ordinance.
4. If any historic, cultural or other archaeological artifacts are discovered during construction and installation of any required improvements, the applicant/developer shall immediately cease construction activity and notify appropriate agencies including, but not necessarily limited to the City of Umatilla and the Confederated Tribes of the Umatilla Indian Reservation (CTUIR).
5. The applicant shall coordinate with the State Historic Preservation Office to obtain all of the necessary permits prior to any ground disturbing activities.
6. Failure to comply with the conditions of approval established herein may result in revocation of this approval.
7. The applicant shall submit a copy of the final recorded plat to the City of Umatilla.
8. The applicant shall obtain all federal, state and local permits or licenses necessary to record the final plat.

VI. EXHIBITS

Exhibit A Notice Map

Exhibit B Preliminary Plat for Pardo Addition (reduced)

PARDO ADDITION

A Replat of Lots 1, 2, & 3 of Block 77 of Wardwell's Addition
 City of Umatilla, Umatilla County, Oregon
 Township 5 North, Range 28 East, W.M.,
 Southwest 1/4 of the Northwest 1/4 of Section 17,

for:
 Usiel Zamora Pardo
 P.O. Box 151
 Paterson, Washington 99345

PROPERTY DESCRIPTION:

The legal description of this property, being partitioned as set found in
 Deeds 2017-8840332, of the Umatilla County Records of Deeds,
 Recorded October 23, 2017, and is more particularly described as:

Lots 1, 2, & 3 of Block 77 of Wardwell's Addition to the Town
 & City of Umatilla, County of Umatilla, and State of Oregon.

SURVEYORS CERTIFICATE & NARRATIVE:

I, Ronald V. McKinnis, being a Registered Professional Surveyor of the State of Oregon, certify that I have correctly Surveyed and
 Monumented the lands depicted on this Plat, and that this Plat meets all the requirements as established by Chapter 92,
 Oregon Revised Statutes.

This survey is based on Edward's survey for Luce, County Survey #00-064-B in Block 100, Wardwell's Addition.
 This survey was completed with a Trimble 5800 GPS RTK Total Station.

OWNER'S DECLARATION & DEDICATION:

We, the undersigned owners of the lands as shown on this plat do hereby Dedicate the Easements as indicated on the face of this
 Plat for the uses as stated. We do hereby acknowledge that we have read this Plat, that it has been prepared in accordance with the provisions of ORS Chapter 92, and we recognize this Plat as the Official Plat and Map of the Replat
 as filed in the County of Umatilla, State of Oregon.

By OWNER: _____
 Usiel Zamora Pardo

On this _____ day of _____, 2019, the above individuals appeared personally
 before me and are known to me to be the identical individuals who executed the plat dedication
 and acknowledged that they did so freely and voluntarily.
 Before me: _____
 Notary Public for Oregon
 My Printed Name is _____
 My Commission No. is _____
 My Commission Expires _____

APPROVALS:

I certify that I have examined and
 approved this Partition Plat on this
 day of _____, 2019

 Umatilla City Planning Director

I certify that I have examined and
 approved this Partition Plat on this
 day of _____, 2019

 Umatilla County Surveyor

I certify that I have examined and
 approved this Partition Plat on this
 day of _____, 2019

 Umatilla County Commissioner

 Umatilla County Commissioner

 Umatilla County Commissioner

I certify that I have examined and
 approved this Partition Plat on this
 day of _____, 2019

 Umatilla County Assessor
 & Tax Collector

Umatilla County
 Office of County Records
 Recording Information
 Seal

Exhibit B

- LEGEND**
- SET MONUMENTS - 5/8" x 30" Iron Rebar
 W/ Plastic Caps Stamped - L.S. # 2431
 - FOUND SECTION MONUMENTS - as Noted
 - FOUND MONUMENTS - 5/8" x 30" Iron Rebar
 W/ Plastic Caps, LS 951, Or As Noted
 - ∅ CALCULATED CORNER (Not Set)
 - SECTION LINES
 - STREET CENTER LINES
 - REPLAT BOUNDARY
 - (000) RECORD or DEED DISTANCE
- SURVEYS:**
 Edwards for Luce, 2000, C.S. #00-064-B
 Edwards for City of Umatilla, 2010, C.S. 10-184-A
 Wallulis for Nordquist, 1999, C.S. #99-197-AX
 Replat Block 76, 2000, C.S.#00-018-B

ENGINEERING - LAND SURVEYING - WATER RIGHTS
R. V. MCKINNIS ENGINEERING
 79980 Fremont Loop Road
 Hermiston, Oregon 97038
 (503) 567-5017

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
RONALD V. MCKINNIS
 JAN 23 1960
 2021
 Expires 12-31-30

I do hereby certify that this is a true and exact
 copy of the Original Partition Plat as filed for
 Usiel Pardo in Umatilla County.

Ronald V. McKinnis

