

Oregon City Planning Directors Association

1201 Court Street NE, Salem, OR 97301 Ph: (503) 588-6550 ▪ Fax: (503) 399-4863

OCPDA Board Meeting Agenda

March 20, 2019

3:00 pm (PDST)

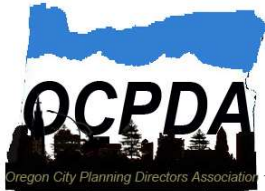
Call-in Information

1-800-504-8071

PIN: 2196588#

Agenda

1. Roll Call
2. Approval of January minutes
3. Legislative Update
4. Project Updates
 - a. Annual Membership Letter
 - b. Website update(s)
 - c. 2019 Planning Commissioner Training at LOC conference
5. Additional Discussion
6. Adjourn



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Board Meeting Minutes - Wednesday January 30, 2019 12:00 pm (PST) Teleconference

Call to Order

Jim Maret called the meeting to order at 12:06 pm.

Roll Call

Board Members Present

Jim Maret
Erin Doyle
Julia Hajduk (left at 1:15 pm)
Renata Wakeley (left at 12:57 pm)
Steve Koper (left at 12:57 pm)
Dan Fleishman (left at 12:57 pm)
Dustin Nilsen
Chris Damgen
Nick Snead (joined at 12:08 pm)
Heather Richards (joined at 12:33 pm)

Public members Present

Jason Yaich (Corvallis) joined 12:08 pm

Approval of Minutes

Julia Hajduk moved to approve the minutes for the September 2019, October 2019 and December 2018 meetings; Dan Fleishman seconded. Minutes were approved with unanimously.

Officers

Jim Maret and Nick Snead presented a plan to switch their roles as officers for the remainder of the terms. Jim stated his desire is to become better acquainted with OCPDA's schedule and programs before fulfilling the duties of President. Nick stated he was comfortable with the switch as he has been President previously and would provide the organization with a better continuity moving forward.

Dustin Nilsen moved to appoint Nick Snead as President and Jim Maret as Vice-President for the remainder of their terms; Renata Wakeley seconded. The motion passed unanimously.

2019 Budget

Erin Doyle provided a presentation of the recommended budget on a line-by-line basis. The proposed budget is attached to these minutes as Attachment A. The board discussed member dues levels, external conference support, website maintenance, and the historic planning commission training numbers.



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Renata Wakeley moved to approve the budget as presented; Julia Hajduk seconded. The budget was approved unanimously.

Future Meetings

The Board agreed to take this agenda item out of order to allow more members to participate. After discussion of poll results for best days for availability it was agreed that the third Wednesday was the preferred day for future meetings. However, it was not clear what the preferred time to start would be in the afternoon. Erin Doyle offered to send the issue to the board to vote online and would select a time based on those results.

The subsequent vote from the board indicated that a 3 pm start time would work best.

February Meeting in Salem

There was discussion as to the timing of the event given the limited notice that would be provided. Erin Doyle agreed to send out a poll to the membership to determine the best day for the February event.

The Board discussed the topics that they would like presentations on. Items discussed were housing, general legislative update, annexation, and agency program updates. In particular, the Board was hoping to have a meaningful conversation on HB 2001 related to housing planning and impacting policy decisions. The state agency that members were interested in hearing from was primarily the Department of Land Conservation and Development.

The subsequent poll determined that the date of the February event would be February 14, 2019.

Legislative Update

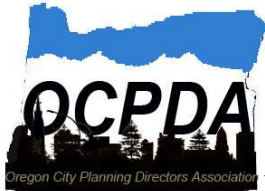
Given the limited time, Erin Doyle presented on a limited number of issues. The Board determined that it would provide a letter with concerns related to HB 2001, and discussed the possibility of having someone available to testify. Other bills that were discussed were SB 608 (relating to rent control and renter protections); HB 2108, HB 2109, and HB 2577 (relating to annexation policies); and HB 2436, HB 2437, HB 2438, and HB 2439 (relating to removal fill and wetland development).

Other Business

No other business was presented.

Adjourn

Jim Maret adjourned the meeting at 1:30 pm.

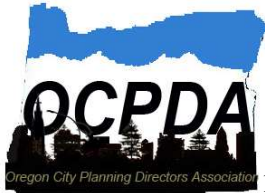


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Attachment A – Recommended Budget for 2019

Income		2019 Proposed Budget	2018 Actual	2018 Adopted Budget
	Nov. Ending Balance	\$ 30,317.68		\$ 31,584.00
	Beginning Cash			\$ 0
	Dues	\$ 5,000.00	\$ 3,880.00	\$ 5,500.00
	Seminars	\$ 120.00	\$ 3,373.00	\$ 6,500.00
	Training- PC	\$ 2,500.00	\$ 1,925.00	\$ 2,500.00
	Interest	\$ 0	\$ 0	\$0
Total Income		\$ 37,937.68	\$9, 178.00	\$ 46,084.00
Expense				
	Contingency	\$ 3,000.00		\$ 3,000.00
	Reserves	\$ 8,000.00		\$ 8,000.00
	Travel	\$ 0	\$0	\$ 0
	Pres. Travel/Mtgs	\$ 200.00		\$ 500.00
	Conference Contributions			
	SUB: OAPA	\$ 1,000.00	\$ 0	\$ 1,000.00
	SUB: Other	\$ 0	\$ 0	\$ 1,000.00
	Directory	\$ 100.00	\$ 0	\$ 300.00
	Meetings	\$ 1,000.00	\$ 968.00	\$ 500.00
	Misc.		\$ 357.75	
	SUB: Credit Card Service Fee	\$ 100.00		\$ 200.00
	SUB: Liability Insurance	\$ 300.00		\$ 300.00
	PC Training	\$ 1,750.00	\$ 893.50	\$ 2,500.00
	Personnel (LOC Service)	\$ 500.00	\$ 204.25	\$ 2,000.00
	Postage	\$ 100.00	\$ 35.54	\$ 300.00
	Print/Copy/Fax	\$ 300.00	\$ 234.83	\$200.00
	Supplies	\$ 100.00	\$ 0	\$ 200.00
	Awards Program	\$ 0	\$ 0	\$ 0
	Bank Charges	\$ 0		\$60.00
	Website Maintenance	\$ 2,000.00	\$ 1,960.00	\$ 2,900.00
	Newsletter	\$ 0	\$ 0	\$ 0
	Seminars (Spring)	\$ 120.00	\$ 5,312.15	\$ 6,000.00
	Work Prog-Priorities	\$ 0	\$ 0	\$ 0
Total Expense		\$ 18,570.00	\$ 9,966.02	\$ 23,370.00
Net Income		\$ 19,367.68	-\$ 788.02	\$ 22,714.00



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March 18, 2019

Below are bills of potential interest to the OCPDA Board, with a brief status update and links to relevant information. This list is not intended to be a comprehensive summary of the legislative session.

Summaries are from the legislative information system (<https://olis.leg.state.or.us/liz/2019R1>).

HB 2001

Summary

Requires cities with population greater than 10,000 and counties with population greater than 15,000 to allow middle housing in lands zoned for single-family dwellings within urban growth boundary. Requires Land Conservation and Development Commission to draft model code. Requires cities and counties to amend their comprehensive plan and land use regulations to conform with requirement by December 31, 2020, or to directly apply model code developed by commission. Requires Department of Consumer and Business Services to amend Low-Rise Residential Dwelling Code to apply to low-rise middle housing and to amend State of Oregon Structural Specialty Code to not apply to low-rise middle housing. Allows attorney fees, beginning January 1, 2021, for prevailing applicant whose proposal to develop middle housing is denied. Prohibits conditioning approval of accessory dwelling unit within urban growth boundary on off-street parking availability or owner occupancy. Prohibits local governments from requiring system development charges to be paid by developer of middle housing before occupancy permit is issued. Declares emergency, effective on passage.

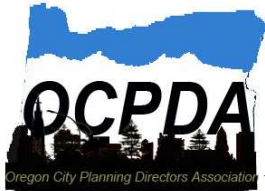
Status

An amendment was presented on March 18 (available [here](#)) at a second public hearing. Further updates are likely.

HB 2003

Summary

Requires Oregon Department of Administrative Services to develop methodology to conduct regional housing needs analysis and, for certain cities and Metro, to inventory existing housing stock and to establish housing shortage analysis. Requires department to implement analyses and inventory every four years. Requires department to report findings to interim committees of Legislative Assembly no later than January 1, 2021. Requires Metro, and each city with population greater than 10,000 or within Metro, to develop estimate of its housing need no less than once every eight years and, within 12 months of determining estimated housing need, to adopt housing strategy to meet estimated housing need. Requires Land Conservation and Development Commission to annually identify 10 priority cities that experience difficulties implementing housing strategy. Appropriates moneys from General Fund to Department of Land Conservation and Development to assist 10 priority cities with implementation of housing strategy. Allows development or rezoning of public property in urban growth boundary for affordable housing if compatible with surrounding zoning. Authorizes Secretary of State to audit system development charges and bring enforcement action to correct violations. Requires Building Codes Division of Department of Consumer and Business Services to maintain list of local governments' system development charges and proposed modifications. Requires local governments to deliver copies of records to division. Appropriates moneys from General Fund to department for maintaining records, making records publicly available and reimbursing local governments for costs of compliance. Awards attorney fees to prevailing intervening developers of affordable housing in Land Use Board of Appeals



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decisions. Assigns local government burden of proving on appeal necessity of reduction in density or height in housing development application. Allows nonresidential places of worship to develop multiple affordable dwellings on land where nonresidential place of worship is allowed use. Becomes operative on January 1, 2020. Takes effect on 91st day following adjournment sine die.

Status

A first public hearing was held on March 5 and a second has been scheduled for March 21. It is likely that an amendment will be presented for the March 21 meeting, but it is not available at this time.

[HB 2055](#)

Summary

Establishes Workforce Housing Accelerator Program within Housing and Community Services Department. Requires program to assist local government efforts to increase workforce housing through technical assistance and direct funding. Establishes Greater Oregon Housing Account within Oregon Housing Fund to fund program.

Status

The bill passed out of the House Human Services and Housing Committee on March 18. It moves to the Ways & Means Committee next.

[HB 2075](#)

Summary

Establishes Development Readiness Program within Department of Land Conservation and Development to assist local governments with land use goals relating to housing and economic development. Establishes Development Readiness Fund to fund program. Declares emergency, effective on passage.

Status

A public hearing was held in the Housing Agriculture and Land Use Committee on January 29.

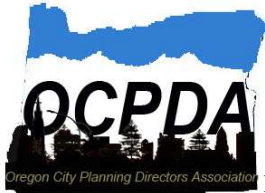
[HB 2108](#)

Summary

Authorizes district or city to require consent to eventual annexation of property before providing extraterritorial service to property. Creates exception if extraterritorial service is provided pursuant to certain intergovernmental agreements, if consent is not requirement of intergovernmental agreement or of comprehensive plan adopted for area in which property is situated and if extraterritorial service is service other than water service, sewer service, storm water service, constructing first paved access to property or service provided by municipal electric utility. Declares emergency, effective on passage.

Status

A public hearing was held in the House Agriculture and Land Use committee on February 5.



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[HB 2109](#)

Summary

Requires that, in election proposing annexation, votes from city and territory to be annexed be counted separately to determine separate majorities if territory to be annexed includes 100 acres or more.

Requires that votes from city and territory to be annexed be combined to determine single majority if territory to be annexed includes less than 100 acres.

Status

A public hearing was held in the House Agriculture and Land Use committee on February 5.

[HB 2228](#)

Summary

Establishes Local Government Technical Assistance Program within Housing and Community Services Department. Requires program to provide assistance to League of Oregon Cities and Association of Oregon Counties to develop regional housing and development staff to assist cities and counties in providing needed housing. Appropriates funds for program to department.

Status

A public hearing was held on February 4. An amendment is drafted and will be incorporated into the bill on March 20.

[HB 2306](#)

Summary

Requires city or county to issue residential building permits upon substantial completion of construction of public improvements in residential subdivisions.

Status

A public hearing was held in the House Human Services and Housing Committee on March 18. An amendment is likely forthcoming.

[HB 2560](#)

Summary

Directs Department of Land Conservation and Development to study methods to mitigate impacts of technology towers on aesthetics. Declares emergency, effective on passage.

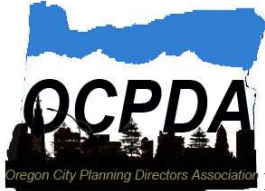
Status

A public hearing was held in the House Agriculture and Land Use Committee on February 21.

[HB 2577](#)

Summary

Requires three-year waiting period for annexation of property that is zoned to allow residential use as permitted use in zone and is in residential use when annexation is initiated. Declares emergency, effective on passage.



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Status

A public hearing was held in the House Agriculture and Land Use Committee on February 5.

[HB 2916](#)

Summary

Expands transitional housing accommodations allowed inside urban growth boundary to include all recreational structures. Removes limits on operators of and number of campgrounds providing transitional housing accommodations. Declares emergency, effective on passage.

Status

A public hearing was held in the House Human Services and Housing Committee on March 18.

[HB 3017](#)

Summary

Restricts requirement that local governments apply clear and objective standards to only buildable lands.

Status

No hearing has been scheduled.

[HB 3018](#)

Summary

Requires city to allow single-family dwellings in residential lots platted and zoned for such uses.

Status

A public hearing was held in the House Agriculture and Land Use Committee on March 12.

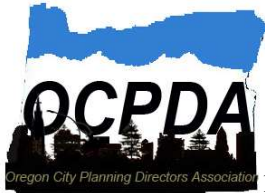
[HB 3226](#)

Summary

Requires local governments to allow building across lot lines if owner has recorded covenant not to sell separately. Establishes conditions under which covenant may be recorded.

Status

A public hearing is scheduled in the House Agriculture and Land Use Committee for March 19.



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[SB 10](#)

Summary

Establishes permissible density requirements within urban growth boundaries of cities within metropolitan service district or with population more than 10,000 for areas adjacent to transportation corridors and zoned to allow residential development.

Status

A public hearing was held in the Senate Housing Committee on February 15. A second public hearing is scheduled for April 1, where an amendment will be discussed. A proposal for the amendment is available [here](#).

[SB 92](#)

Summary

Authorizes city to provide for as much as 20-year ramp-up to full taxation rate for property in annexed territory. Adds, for purposes of "island annexation," corporate boundaries of another city as permitted portion of boundary surrounding territory to be annexed.

Status

No public hearing has been scheduled.

[SB 534](#)

Summary

Requires city to allow single-family dwellings in residential lots platted and zoned for such uses.

Status

A public hearing was held in the Senate Housing Committee on March 11. (This is the same as HB 3019 and is more likely to be the vehicle to move.)

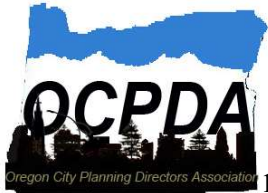
[SB 608](#)

Summary

Prohibits landlord from terminating month-to-month tenancy without cause after 12 months of occupancy. Provides exception for certain tenancies on building or lot used by landlord as residence. Allows landlord to terminate tenancy with 90 days' written notice and payment of one month's rent under certain conditions. Exempts landlord managing four or fewer units from payment of one month's rent. Provides that fixed term tenancy becomes month-to-month tenancy upon ending date if not renewed or terminated. Allows landlord to not renew fixed term tenancy if tenant receives three lease violation warnings within 12 months during term and landlord gives 90 days' notice. Limits rent increases for residential tenancies to one per year. Limits maximum annual rent increase to seven percent above annual change in consumer price index. Requires Oregon Department of Administrative Services to publish maximum annual rent increase percentage. Declares emergency, effective on passage.

Status

Signed by Governor on February 28, 2019. Bill is now in effect.



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[SB 621](#)

Summary

Prohibits local governments from restricting use of lawful dwellings for vacation occupancy.

Status

A public hearing was held in the Senate Housing Committee on March 5.

[SB 927](#)

Summary

Allows local governments to develop historic resource program to designate resources for protection. Removes requirement for owner consent to designate resources. Establishes minimum components for program. Requires additional action by local government to designate resources designated on National Register of Historic Places on or after effective date of Act. Requires that existing protections be maintained. Appropriates moneys from General Fund to Land Conservation and Development Commission to provide grants or technical assistance to local governments in developing and implementing program.

Status

A public hearing is schedule in the Senate Environment and Natural Resources Committee on March 26.