

City Council Action Item Cover Sheet

DATE: October 3, 2018

Agenda Item:

Response to Newport Affordable Housing Initiatives

Question Before Council:

For your consideration

Person/Group Initiating Request:

Planning Commission

Item Summary/Background:

Councilor Glenn asked the Planning Commission to look at the May 9 Newport report on Affordable Housing Initiatives. The only issue that the Planning Commission could address was the recommendation for Accessory Dwelling Units. The Commission reviewed code and discussed the matter. Our summary is drafted in the form of a memo to Council.

TO: Yachats City Council
FROM: Planning Commission
DATE: September 18, 2018
RE: Newport Housing Initiatives

Per your request to review the Newport Housing Initiatives, the Planning Commission has explored the suggested options in the memo from Councilor Glenn and concluded only the allowance of Accessory Dwelling Units (ADUs) fell under the jurisdiction of the Planning Commission. We believed the other suggested incentives were policy matters that the Council should address.

As you are aware, the State mandated the allowance of ADUs in cities of greater than 2,500 people. Lincoln County is processing legislation to require that ADUs be allowed regardless of population. This County legislation does not impact Yachats as the City's urban growth boundary is the same as the City limits, meaning there is no buildable property in the City under County jurisdiction. Therefore, Yachats is not required to allow ADUs.

Our current Municipal Code allows for the building of ADUs in zones C-1 and R-4. ADUs could be built within certain limits in zone R-3. In zones R-1 and R-2, significant code changes would be required to allow the building of ADUs.

City Planner Larry Lewis provided the Commission with a model building ordinance for ADUs. The number of questions that would need to be debated and resolved is significant. The Commission spent parts of two work sessions reviewing these questions and the applicable sections of the Yachats Code. A number of issues were identified during the discussions that the Commission believed must be addressed before moving forward. Some of these questions are:

- Should the City require that an owner reside in the ADU or primary home
- Should minimum lot sizes be established for erecting an ADU
- Should ADUs be prohibited from being used as vacation rentals
- What type of parking requirements should be required

Additionally, the Commission strongly believes that the expectation of residents living in an R-1 zone is that they reside in an area where only one family or dwelling is on each tax lot. The Commission suggests residents be allowed to provide input on this topic before the Commission proceeds with the details of developing an ordinance. Residents already seem highly concerned about parking issues in both residential and commercial zones.

We also note that the City faces continuing water shortages, which will likely increase in severity with the growth in tourism, increasing number of homes, and intensifying climate change. The Commission discussed water resources with Water Plant Lead Rick McClung, who indicated Public Works will be revising their water Master Plan in the coming year, which will provide more detail on water resources and maximum capacity the City can supply to residents without purchasing water from other jurisdictions.

Given these factors, if the Council wants to proceed with making ADUs allowable in the residential zones, we recommend they more formally solicit citizen input on the potential change and provide the Commission with more specific direction about what is desired.