



City of Bay City

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AGENDA BAY CITY PLANNING COMMISSION MEETING February 21, 2024 5:30 P.M.

1. CALL TO ORDER – 5:30 P.M
2. MINUTES
 - a. Planning Commission Meeting Minutes 12/20/2023.
3. VISITORS PRESENTATION
 - a. None.
4. UNFINISHED BUSINESS
 - a. None.
5. NEW BUSINESS/ PUBLIC HEARINGS
 - a. Sign Request, S-2024-01, to place two (2) larger signs – one at 4.67 ft x 10 ft (46.70 sq ft) and the other at 7.3 ft x 16 ft (116.80 sq ft) – at 6500 Williams Avenue, Bay City, OR 97107, in the South High Intensity (SHI) Zone.
6. OTHER
 - a. Review/Acknowledgement of Carport Request at 5475 Pacific Avenue.
 - b. Code Update – Codification Process.
7. PLANNING COMMISSION, CITY COUNCIL AND CITY PLANNER CONCERNS
 - a. December '23/January '24 City Planner Monthly Report
8. ADJOURNMENT

To attend by phone: (518) 992-1125 Access 389573#

Minutes:
December 20, 2023



BAY CITY PLANNING COMMISSION MEETING MINUTES
December 20, 2023 5:30 P.M.

1. **Call To Order** – Commission Member Dan Overholser called the meeting to order at 5:30 P.M. He asked City Planner for a roll call.

City Planner David Mattison read role call. All were present.

2. **Minutes** – The minutes for the November 15, 2023 meeting were presented for review.

A motion was made by Commission Member Jasper Lind to approve the November 15th minutes.

The motion was seconded by Commission Member Pat Vining.

The motion was approved unanimously.

3. **Visitors Presentation**

There were no scheduled 'visitor' presentations.

4. **Unfinished Business**

There was no unfinished business.

5. **Other**

Commission Member Overholser reorganized the scheduled agenda so that the Conditional Use Permit #CU-22-02 and the applicant (McRae) could be reviewed first before the New Business. He asked for a summary from staff.

City Planner presented the progress that has been made on the Conditional Use Permit #CU-22-02 application.

Commission Member Gary Frey presented his concerns regarding fire prevention and access. He is satisfied with the comments from Chief Alan Christianson. He thinks another 6-month review would be beneficial.

Commission Member Vining stated that staff just needs to present their report. He would be satisfied with staff's report at the June meeting.

Commission Member Frey made a motion to review the Conditional Use Permit #CU-22-02 in June 2024 with a progress report from staff.

Commission Member Penny Eberle seconded the motion.

All in favor.

Commission Member Overholser asked if Ralph wanted to present his progress.

Ralph McRae presented his progress onsite.

Further discussion followed.

No further actions were taken.

6. New Business/ Public Hearings

Additional Review of TGM Code Update – Section 13.3 Exceptions to Lot Sizes.

Commission Member Overholser described the legislative proposals and read the Order of procedures for further legislative review, and the disclosure statement. He asked staff to present a summary of the application and request.

City Planner described the issue about lot size exceptions and how it had been developed over the period of the TGM code update process.

City Manager further described the issue that had come up with lot exceptions and the changes that had occurred over the TGM code update process, and how Council felt that the Planning Commission needed to review this further.

Further discussion followed.

City Planner further presented some options beyond what had been identified in the TGM code updates for the Planning Commission members to review. He described how other cities supported pre-existing non-conforming lot sizes for development.

Commission Member Vining asked for a definition of Lot of Record. He doesn't understand how some of the Lots of Record existing in town meet the zoning requirements.

City Manager asked that the Planning Commission members look at the bigger picture than just some specific lots.

Further discussion followed.

Commission Member Vining stated that smaller lots are listed as unbuildable and doesn't understand how development can be allowed on some smaller lots and not some others.

City Manager stated that this is the opportunity for the Planning Commission to You can make exception for the smaller ones and they are okay, you can also set a minimum lot sizes and that's okay. Neither is a taking.

Further discussion followed.

Commission Member Lind further described a Lot of Record. He asked the other members what is the scale that we want to go down to? Originally platted is going to open up a mess of issues.

Further discussion followed.

Commission Member Overholser asked if there was any language that Planning Commission wanted to use? He closed the hearing. He asked if Planning Commission was ready to make a motion.

Commission Member Lind made a motion to approve proposed changes to the Lot of Record with the removal of Lot size exception, Section 13.101 and add to the City definition of Lots of Record the following similar to the City of Nehalem's codes,

- A. A parcel is a legal lot of record for purposes of this Chapter when the lot conforms to all zoning requirements, subdivision requirements, and the Comprehensive Plan provisions, if any, in effect on the date when a recorded separate deed or contract creating the separate lot or parcel was signed by the parties to the deed or contract.
- B. Lots on recorded plats may be combined under a single ownership for the purpose of developing the combined property, subject to approval of a property line adjustment.
- C. The use or development of any legal lot of record shall be subject to the regulations applied to the property when such development or use is commenced, subject to all other regulations.

The motion was seconded by Commission Member Frey.

The motion was approved unanimously, all were in favor.

7. Planning Commission, City Planner Concerns

Commission Member Eberle asked if the Planning Commission would like to have a presentation about weeds and weed control from the Soil and Water Conservation District.

Commission Member stated the City is limited in its control of weeds but if individuals can voluntarily control their own issue.

City Planner asked if he could contact the City to arrange a time.

City Planner presented the proposed Public Works change to the TGM codes that was presented to Council.

Commission Member Overholser asked if there was a motion on the proposed Public Works changes.

City Councilor Imhoff asked if there were limitation from now to limited further limitations on small lot sizes. He continued asking if there was further review of the Comprehensive Plan.

Commission Member Frey stated that the changes made were only reflective on changes made to the Development Ordinance.

Commission Member Lind made a motion to accept the proposed Public Works changes.

Commission Member Eberle seconded the motion.

8. Adjournment

A motion was made by Commission Member Vining to adjourn the meeting.

The motion was seconded by Commission Member Eberle.

The motion was approved unanimously.

The meeting was adjourned at 7:03 p.m.

Acknowledged:

Dan Overholser, Chair

Date Signed

New Business:
Sign Permit, PSI Signs
#S-2024-01



City of Bay City

Sign Permit #S-2024-01 Report

To: City of Bay City Planning Commission
From: David Mattison, City Planner
Applicant: Dillon Pyle, PSI Signs
Title: Request for Larger Signs (2).
Case File #S-2024-01

Nature of the Application:

The applicant is requesting to place two (2) larger signs – one at 4.67 ft x 10 ft (46.70 sq ft) and the other at 7.3 ft x 16 ft (116.80 sq ft) – at 6500 Williams Avenue, Bay City, OR 97107, legally described as 1S1002CA01600, in the South High Intensity (SHI) Zone. The subject property is used as a sign business (PSI Signs). The number and size of signs requested is greater than the required 32 square foot sign requirements.

Proposed Sign Locations

NW Wall



Sign - 10' x 4.67'

SW Wall



Sign - 16' x 7.3'

Relevant Facts:

The following is a summary of the facts and testimony found to be relevant to this decision.

- 1) PROPERTY LOCATION: The property is located on the northeast side of Highway 101 at 6500 Williams Avenue, Bay City, Oregon, 97107, and is further identified on Tillamook County Assessor's Map #1S1002CA Tax Lot 1600.

- 2) LOT SIZE: approximately 0.48 acres
- 3) ZONING DESIGNATION: South High Intensity Zone (SHI)
- 4) SURROUNDING LAND USE: The subject property is adjacent to residentially developed lots up the hill to the east and across Highway 101 to the south, commercial/industrial to the north, and the City WWTP to the west across Highway 101. The adjacent lots to the east are in the Moderate Intensity Zone (MI), to the south and west are in the Shorelands 3 Zone (S3), and to the north are in the South High Intensity Zone (SHI).
- 5) EXISTING STRUCTURES: There is an existing business and garage on the subject property. There is a 40 square foot sign in the upper corner of the south side of the building.
- 6) DEVELOPMENT CONSTRAINTS: The lot is generally level.

Relevant Criteria:

- a. Bay City Development Ordinance. Article 1. Introductory Provisions and Intensity Zones.

Section 1.404 South High Intensity (SHI) Area (US Highway 101)

Section 1.406 High Intensity Zone Standards

Section 1.407 Maximum Lot Coverage

b. Commercial, Industrial and other Non-Residential Uses . . . 75%

Section 1.413 Maximum Height

a. The outright permitted maximum building height in the High Intensity Zone is 24 feet.

Section 1.417 Sign Requirements (Refer to Section 3.8)

- b. Bay City Development Ordinance. Article 3. Supplementary Provisions. Section 3.8. Sign Requirements

a. Purpose. The purpose of this section is to regulate such factors as the size, location, and illumination of signs with the intent of safeguarding and enhancing the City's visual environment, traffic safety and the City's economic well-being.

b. General Requirements. The following general requirements shall apply to all signs:

1) Signs shall not contain flashing elements or moving, rotating or other such animated parts.

2) All signs and sign structures shall be erected and attached totally within the site, except where permitted to extend into a street right-of way.

3) Signs shall not extend into or over or upon any public street or right-of-way. Except a sign may extend over a public sidewalk provided the bottom of the sign structure shall be at least eight (8) feet above the grade of the sidewalk and the sign does not project more than three (3) feet into the public right-of way.

4) Signs or sign support structures shall not be located so as to detract from a motorist's view of vehicular or pedestrian traffic, or a traffic sign.

5) Only one side of a double-faced sign is counted in measuring the area of a sign. Sign area does not include foundation supports and other essential structures which do not serve as a backdrop or border of the sign.

6) All signs shall be kept in good repair and maintenance.

7) It is the responsibility of the property owner to remove any abandoned sign within 30 days of the termination of its use.

8) No sign including its supporting structure shall be placed so that its height exceeds eighteen (18) feet.

9) Permanent signs are not permitted on undeveloped sites, i.e. a lot without a use.

10) Free Standing signs shall not exceed 18' in height and shall be limited to one per use and lot.

11) All signs shall be designed and located so as to prevent the casting of glare or direct light from artificial illumination upon adjacent public streets, the night sky, or adjacent property.

12) Sign lights shall be the minimum lumens necessary to illuminate a specific area.

13) Sign lighting shall be indirect or internal so that the immediate source of illumination is not visible when the sign is lighted.

14) Signs shall not be lit outside of business hours.

c. Additional Sign Requirements.

2) High Intensity Zone Sign Requirements:

- (a) Permitted uses shall have permanent signs with an area not exceeding thirty-two (32) square feet unless a larger sign is approved by the Planning Commission.
- (c) Permitted and conditional uses may apply to the Planning Commission for a larger permanent sign through Article 2, Conditional Uses.

c. Bay City Development Ordinance. Article 2. Conditional Use Permit.

Section 2.103 Conditional Use Considerations.

Section 2.103 Conditional Use Considerations. The Planning Commission shall use the following considerations in review of applications:

- a. Conformance with the Goals and Policies of the Comprehensive Plan and the Standards and Policies of the Zone; and
- b. Compatibility of the use with the surrounding area or neighborhood in terms of lot size, building height or bulk, traffic circulation, parking, provision of signs, buffering, screening, landscaping, open space, control of smoke, glare, noise, and hours of operation.

Section 2.106 General Conditional Use Standards

c. General Environmental Standards:

- 1) No noise, smoke, heat, odor, fumes, dust, glare, vibration, or water pollution shall be detectable beyond the property line of the proposed use, except for occasional maintenance such as lawn care or for normal emissions such as from wood burning stoves or fireplaces. Glare from streetlights or flood lights shall be shielded from adjacent uses and shall be the minimum necessary to illuminate the property.

Findings:

The Planning Staff Finds the following:

Findings for the requested Signs

1. The applicant provided the following responses to the criteria listed in Section 2.103:

- a. Conformance with the Goals and Policies of the Comprehensive Plan and the Standards and Policies of the Zone. According to the City Comprehensive Plan, the South High Intensity Zone, the south commercial area in the city has traditionally contained highway oriented uses,.... Other commercial ventures, will locate in this area because of the proximity to the Highway,.... It is the intent of the Comprehensive Plan to promote high intensity uses in these areas which would not be appropriate in the Town Center area. Uses permitted are light industrial activities, mobile home parks, highway commercial uses, warehousing or large land uses, recreation vehicle parking areas, and similar uses. Highway commercial activities should be close to U.S. 101, either on highway frontage or immediately adjacent. Other uses should be attractively designed, and buffered from less intensive uses, particular residences. Although design review in these areas is less important than in the town center, it still should be used.

Goal I: 'To Maintain A High Quality Of Life In Keeping With The Natural Environment.'

Policy 1. 'The Plan and City ordinances shall promote development that complements and protects the Bay City environment.' This proposal for 2 large signs on the subject property is being taken before the City Planning Commission for review as required by City Ordinance #374, Article 3, Section 3.8.c.2.a.

Policy 3. 'Social, environmental, and economic considerations should guide the land use decisions of the City.'

Policy 4. 'The best use of the land is that which is best for the community at large, rather than special interests.'

Policy 6. 'Scenic views of Bay City and Tillamook Bay shall be used and protected in the development of land.'

The proposed signs promote the economic and business environment in the area and do not detract from the scenic view from Highway 101 or adjacent properties, as they are flush with the building and away from the bay side.

b. Compatibility of the use with the surrounding area or neighborhood in terms of lot size, building height or bulk, traffic circulation, parking, provision of signs, buffering, screening, landscaping, open space, control of smoke, glare, noise, and hours of operation.

According to the applicant, there are some surrounding businesses with larger signs and some that put up a number of small temporary signs. 1 or 2 larger signs is much more appealing than a bunch of smaller ones. The objective is to create a nice looking, clean, sharp building that is a draw for the people of Tillamook County. The building is large, at 7,000 square feet, with a large lot. Putting up two (2) sign at 32 sq ft each does not flow with the size of the building and lot. Aesthetically it will be more pleasing to have larger signs. With the arrangement of the property and without a double-sided sign at the entrance the applicant needs something visible for both northbound and southbound traffic. Signs that meet the 32 sq ft requirement are too small for vehicles to see from Highway 101.

The proposed signs are flush with the existing building and are not protruding out into the subject property to maintain focus on the business, nor are they blocking any vision clearance areas onsite.

2. Responses to the criteria listed in Section 2.106(c) are as follows:

a. General Environmental Standards:

1) No noise, smoke, heat, odor, fumes, dust, glare, vibration, or water pollution shall be detectable beyond the property line of the proposed use, except for occasional maintenance such as lawn care or for normal emissions such as from wood burning stoves or fireplaces. Glare from street lights or flood lights shall be shielded from adjacent uses and shall be the minimum necessary to illuminate the property. According to the applicant, no noise, smoke, heat, odor, fumes, dust, glare, vibration, water pollution, glare is proposed to be detectable beyond the property line. All lighting will be shielded from adjacent property and is the minimum necessary to illuminate the sign.

3. A Sign Permit (#S-2024-01) and elevation drawings was submitted to the City by the applicant on January 25, 2024.
4. Notice was sent to adjacent property owners on January 31, 2024. Published online on January 31, 2024.
5. No Comments were received.

Conclusion:

The findings of Planning Staff support the conclusion that the requested sign permit #S-2024-01 meets the criteria of the Bay City Development Ordinance Section 2.103 (a-b and Section 2.106 (c), and the proposed development of the signs, may be approved with the following conditions:

1. Submittal by the applicant and approval by the Tillamook County Community Development Department of required permits for the signs, with a copy of the County approval submitted to the City.
2. Removal of the existing wall sign onsite.

In making a decision, Planning Commission may:

1. Grant the sign permit request.
2. Grant the sign permit request, with conditions as listed above.
3. Deny the sign permit request.

Subject Property



View of the Subject Property (looking north) from Highway 101

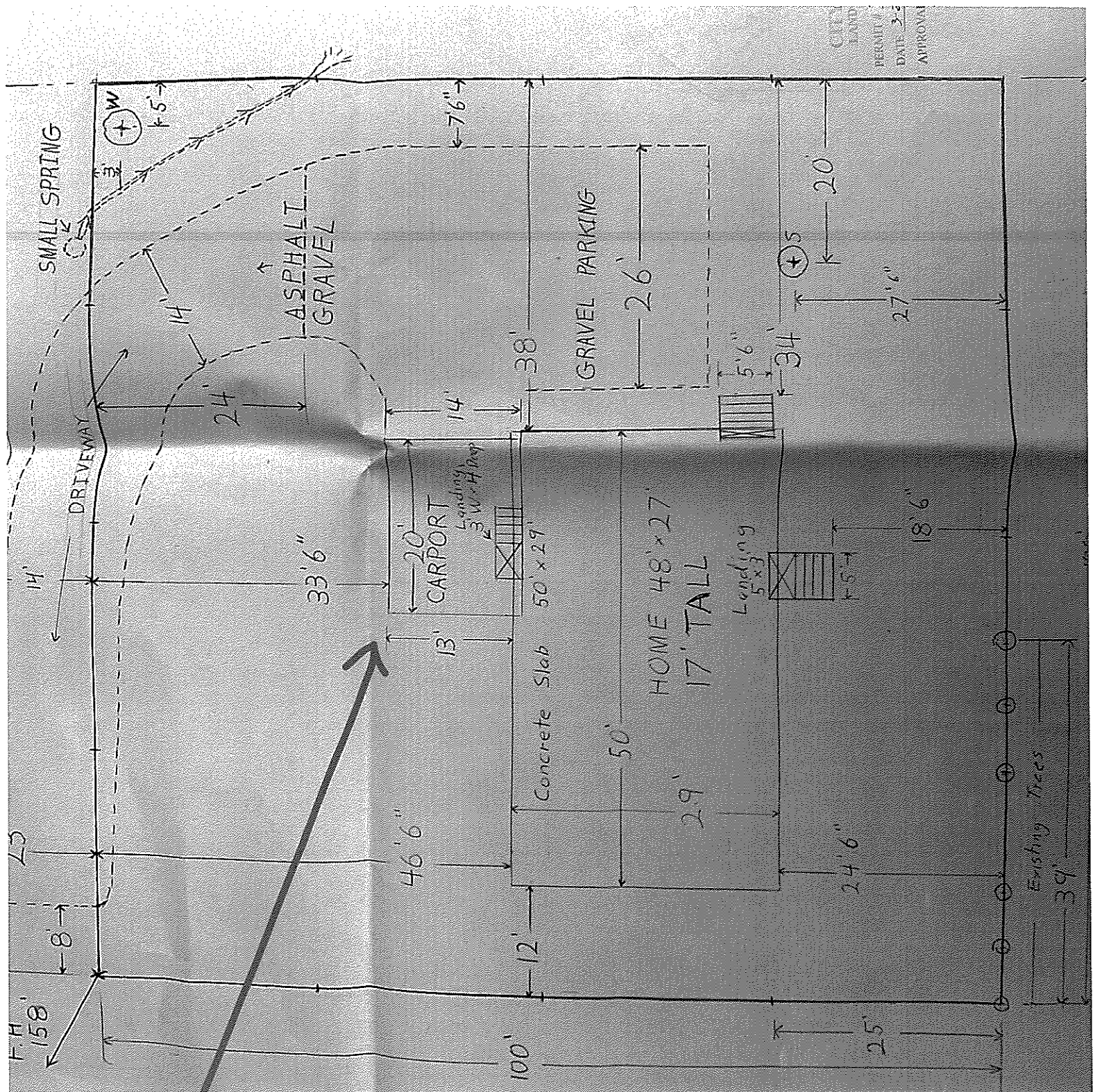


View of the Subject Property (looking east) from Highway 101



Other:

- **Carport Request**
- **Code Update**



CITY
 LEAD
 PERMIT #
 DATE 3-2
 APPROVAL



Codification

– *specifically working on the updated Development Ordinance*

- 1) Update into the prepared format (as shown at meeting).
- 2) Ready for a public hearing at the March City Council meeting.

In preparation, we will review the content in three (3) phases, and invite participation throughout:

- **Phase 1, *immediate*:** Going through the codified ordinances, checking for *typos, grammar, and references*. These are NOT substantial changes, and can be made before we codify.
- **Phase 2, *short-term*:** While going through Phase 1, make notes of “*housekeeping changes*” that should be made to bring us up to 2024 standards. These should be straightforward changes, with little controversy, but more than grammar or typos. These changes will require an ordinance process, with the necessary public hearings, but should be fairly straight forward.
- **Phase 3, *long-term*:** Identify *significant changes* we would like to make that will significantly change elements of the code. These significant changes can then be listed and prioritized, according to a work plan.

Monthly Report



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BAY CITY PLANNING DEPARTMENT MONTHLY REPORT **FOR DECEMBER 2023**

1. Zoning Permit (4)

- a. Single Family Dwelling – 5135 Bay Ridge Court – SFD/Grading & Erosion Control;
- b. Single Family Dwelling – 5505 Main Street – SFD/Grading & Erosion Control;
- c. Single Family Dwelling – 10220 7th Street – SFD/Grading and Erosion Control;
- d. Residential Addition – 5850 Main Street – Addition/Grading and Erosion Control.

2. Public Works Permit (2)

- a. Single Family Dwelling – 5135 Bay Ridge Court – Driveway;
- b. Single Family Dwelling – 5505 Main Street – Driveway.

3. Inspection (1)

- a. Single Family Development – 9925 8th Place – Fina Inspection.

4. Specific Tax Lot Questions/Inquiries/and Other Correspondences (counter, phone or email)

- Development Requirements for property on Sunnyside (8 inquiries);
- Code Changes (4 inquiries);
- Lot Size Exceptions and PC recommendations (3 inquiries);
- PC Meeting Discussion for December 20th Meeting (3 inquiries);
- Permit Process in City (3 inquiries);
- Meeting Prep for Tiny Homes on property on McCoy (3 inquiries);
- Development Requirements for property at Clam and Elliot (3 inquiries);
- Development Requirement for property on Short Street (3 inquiries);
- Development Requirements for property at 6280 Portland (2 inquiries);
- Plans for Addition for 4635 Spruce (2 inquiries);
- Development Requirements for property on 6875 McCoy (2 inquiries);
- Sign Permit requirements in City (2 inquiries);
- Vacation rental for property at 6000 D Street (2 inquiries);
- Accessory Structure Requirements for 9280 9th Street (2 inquiries);
- Permit correspondence for property on 5485 Main;
- Development Review for Lot 11 in Bay Ridge Subdivision;
- Permit submittal for property at 5135 Bay Ridge Court;
- Permit pick-up for development at 9160 8th Street;
- New address for 5145 Bay Ridge Court;
- Driveway Usage for property at 5425 High Street;
- Vacation Rentals on 8780 15th Street;
- Driveway Requirements at 5425 High Street;
- Development Requirements for property at Spruce and Elliot;
- Eave Setbacks for property in Bay Ridge subdivision;
- ADU development at 9970 8th Place;
- ADU SDC Payments at 10065 5th Street;
- Permit Procedures in City;
- Lots of Record for properties on Main Street;
- Hobsonville Hideaway Review for property on Hobsonville Point Road;
- STR on 4675 Spruce;
- STR on 6755 McCoy;
- Adjacent Development for property on Tillamook Avenue;
- Development Requirements in City;
- Letter for Public Services;
- Complaint on 7455 Baseline;
- Development requirements at 9440 6th Street;
- Permit Processing in City;
- Van at 4th and A.

5. Meetings involving Planning Department

- December 7th – Land Use Law Seminar;
– Meeting with Peter Mullner regarding Tiny Homes on McCoy;
- December 8th – Land Use Law Seminar;
- December 12th – State Housing Needs Rule-making Advisory Committee Meeting;
- BiOp Coalition Meeting;
- December 16th – Biweekly LOC/OCPDA Housing Development Policy Coord. Meeting;
- December 18th – State Housing Needs Rule-making Advisory Committee Meeting;
- Tillamook response to FEMA Comments Meeting with DLCD
- December 19th – City/County Monthly Meeting;
- December 20th – Planning Commission Hearing.

6. Planning Commission Meeting December 20th Meeting

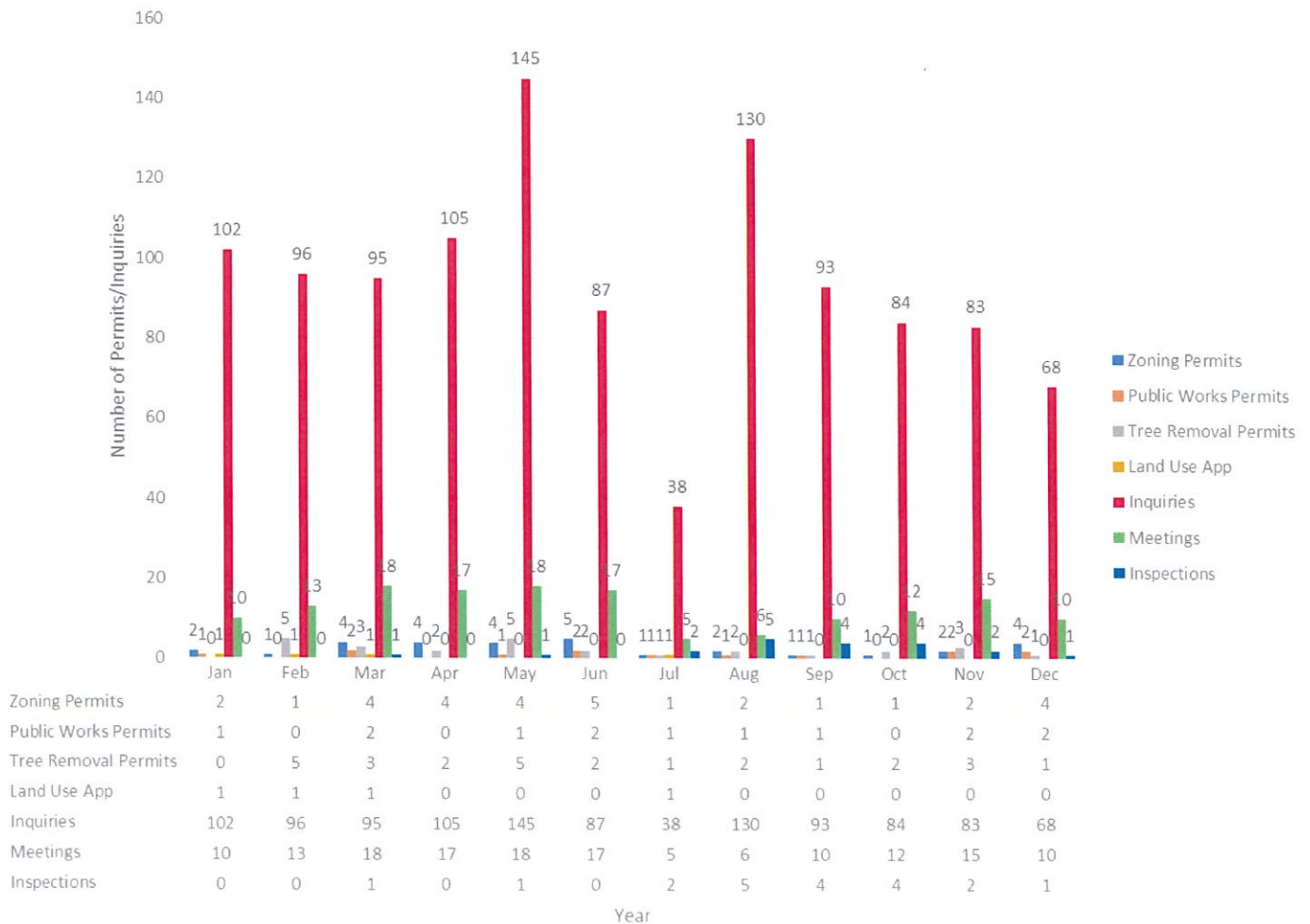
- Additional Review of TGM Code Update – Section 13.3 Exceptions to Lot Sizes;
- Review of McRae Conditional Use Permit #CU-22-02.

7. Counterwork

- Permitting, Land Use and public facility questions at counter (11);
- Permit submittals at counter (3 Zoning Permits, 1 Public Works Permits);
- *Water Bill payment drop-offs* +

Below is a summary of the planning/land use activities in 2023 – *please note the new activity 'meetings'*.

2023 Monthly Activity Review





BAY CITY PLANNING DEPARTMENT MONTHLY REPORT **FOR JANUARY 2024**

1. Zoning Permit (1)

- a. Accessory Structure – 6280 Portland Avenue.

2. Public Works Permit (1)

- a. Driveway – 6910 10th Street.

3. Meetings involving Planning Department

- January 4th – Tillamook County Housing Commission Meeting (*see details in #5 below*);
 - Weekly LOC/OCPDA Housing Development Policy Coord. Meeting (*see #6*);
- January 8th – Meeting with Laura Buhl regarding State definition of ‘Lot of Record’;
 - City Council Workshop;
- January 9th – OSGP Orientation Meeting;
 - City Council Meeting;
- January 11th – Meeting with Joel Haugen regarding Portland Avenue paving;
 - Weekly LOC/OCPDA Housing Development Policy Coord. Meeting;
- January 19th – Weekly LOC/OCPDA Housing Development Policy Coord. Meeting;
- January 23rd – City/County Monthly Meeting;
- January 25th – Weekly LOC/OCPDA Housing Development Policy Coord. Meeting

4. Land Use Application (for February Planning Commission Meeting)

- a. Sign Permit #S-2024-01 for oversized sign at 6500 Williams Avenue.

5. County Housing Commission Activities

The Housing Commission was presented with the following round of applicants requesting funding from the County Multifamily Rental Housing Fund (*Bay City projects highlighted*):

- **Bay City – Coastal Homes, LLC – 29 units multi-family housing – Hobsonville Point Road.**
- Rockaway – workforce housing upper level and commercial workspace below – Anchor Street.
- Beaver – Blaine Rehab Project for multiple single-family homes – near the Nestucca River.
- Manzanita – Home First, Manzanita Pines 60-unit workforce rentals with recreational areas.
- **Bay City – Seagulls Rest – 6 duplexes in Downtown Bay City.**
- **Bay City – Tiny Homes on Wheels on McCoy Avenue.**
- Tillamook – 4 Upper Floor Units – 1902 First Street.
- Manzanita – Maker Studios, 34 Workforce Housing Units.

There are four (4) steps for approval.

- 1) The Housing Commission reviewed the proposals based off a list of qualitative criteria; and
- 2) The Housing Finance Committee reviewed funding requests based on quantitative criteria;
- 3) The recommended results were approved by the Housing Commission; and
- 4) This recommendations will be presented to the Board of County Commissioners in the early Spring of 2024 for final approval.

The Housing Commission recommendations include the following *(Bay City projects highlighted)*:

- ✦ **Bay City – Coastal Homes, LLC – 29 units multi-family housing – Hobsonville Point Road.**
- Rockaway – workforce housing upper level and commercial workspace below – Anchor Street.
- Manzanita – Home First, Manzanita Pines 60-unit workforce rentals with recreational areas.
- ✦ **Bay City – Seagulls Rest – 6 duplexes in Downtown Bay City.**
- Tillamook – 4 Upper Floor Units – 1902 First Street.
- Manzanita –Maker Studios, 34 Workforce Housing Units.

6. LOC/OCPDA Housing Development Policy Coordination Committee

The committee is in review of a couple Legislative Concepts (LC) to “fix” Housing Issues.

State LC 19/SB 1537 (Housing Production Package) which includes the following provisions:

- Establishes HAPO to support and enforce housing laws.
- Allows home builders to use updated local rules; gives grants and loans to encourage home building; creates a fund for grants to developers of affordable housing; directs cities to approve.
- Changes to housing rules; directs cities to expedite applications for housing.
- Allows cities to change their growth boundaries with certain criteria.
- Requires DLCD and the Department of Consumer and Business Services to jointly establish and administer HAPO.
- Requires the office to assist local governments and housing developers with housing laws.
- Allows a housing developer with a pending application to opt in to amended local land use regulations.
- Expands eligibility for attorney fees for the appeal of a residential development proposal to include local governments and all needed housing.
- Establishes grant and loan programs to support housing development.
- Authorizes cities and counties to adopt a program for awarding grants to developers of affordable and mod-income housing projects to finance costs associated with the projects.
- Directs the Housing and Community Services Department to develop a revolving loan program to make interest-free loans to participating cities and counties to fund the grants with an annual fee on each grantee developer in repayment of the loans.
- Provides for the distribution of funds first to fire districts for ad valorem property taxes and then to the department in repayment of the loan that funded the grant awarded to the developer.
- Requires local governments to approve certain adjustments to land use regulations for housing development within the UGB, with procedures for the adjustments.
- Establishes a local code exemption process.
- Requires reporting to DLCD on the use of adjustments.
- Requires the department to report to an interim committee of the Legislative Assembly.
- Requires local governments to process certain applications relating to housing development as limited land use decisions.
- Develops alternative processes to amend urban growth boundaries.
- Appropriates funds to certain state departments for purposes of the Act.

State LC 40 which includes these provisions:

- Allowing an applicant of a current development project to opt-in to amended development standards without repeating elements of the process to apply in the situation where a developer has submitted an application and the changes in process.
- To allow the developer to ask the city to apply the new standards, rather than withdrawing an application and re-applying.
- "Middle Housing" partitions to be considered a single partition, clarifying the applicability for townhouses.
- Metro Urban Unincorporated Lands applies the Oregon Housing Needs Analysis to Metro urban unincorporated lands, and clarifies that Metro counties are responsible for conducting housing capacity analyses and housing production strategies.
- Single-Unit Housing Property Tax Exemption allowing a city to administratively approve or terminate an eligible property tax exemption for single-unit housing.
- House Bill 2001 technical fix to clarify that cities within Metro may utilize needed housing allocations from State without requirement needed housing projection.

State HB 4099 which provides option that if a city chooses to defer SDC charges and is not paid back by developer, State will pay debt and assume collection responsibility.

7. State OHNA RAC Meeting

Online Attendance at December 2023 Meetings (Introductory Meetings)

Next Meeting: March 2024

8. Specific Tax Lot Questions/Inquiries/and Other Correspondences (counter, phone or email)

- Development Requirements for property at 14th and Seattle (7 inquiries);
- Development Requirements for property at 1st and High (6 inquiries);
- Development Requirements for property at Elliot and Clam (6 inquiries);
- Code Changes (5 inquiries);
- Development Requirements for property at Hare and Salmon (5 inquiries);
- Development Requirements for property at 8th and Seattle (4 inquiries);
- Vacation Rental for property at 5105 Main Street (4 inquiries);
- Development Requirements for property at Sunnyside and 16th (4 inquiries);
- Further Requirements for property at 11th and Portland (4 inquiries);
- Lot size exceptions and Lot Line Adjustment for property at 3rd and Main (3 inquiries);
- Work in Wetlands at 3rd and Main (3 inquiries);
- Permit Process for property at 6280 Portland (3 inquiries);
- Vacation Rental for property at 8100 16th Street (3 inquiries);
- Development Requirements for property at Bay Ridge (3 inquiries);
- Permit pick-up for new home at 10220 7th Street;
- FEMA response;
- Paving Requirements for property at Short Street;
- Accessory Structure for property at 6865 Tillamook;
- Lot of Record Case Law;
- Vacation Rentals for property at 7465 Baseline;
- Property Pin location for 10030 8th Place;
- Drainage Issue for property at 5175 Trade;
- Development Requirements for property on Tillamook Avenue;
- Development Requirements for property at 7725 Seattle;
- Partitions at High Street;
- SCD Payments for Seagulls Rest;
- Temp Use Permit Renewal for POTB;
- Development Requirements for property at 8th and D;
- Permit Process;
- Vacation Rental for property at 10320 8th;
- Improvements for property at 6275 Portland;
- Vacation Rental for property at 6790 Union;
- Lot Line Verification for property at 7th and

- Seattle;
- Manufactured Home Requirements in City;
- Camping in Bay City;
- Property Uses allowed at 9870 7th;
- Driveway Permit for property at 8919 10th Street;
- Coastal Shorelands Grant Review In City;
- Tree Removal for property at 5545 High;
- Development Review Committee and Housing Committee issues;
- Water hook-up for property at 9950 Willowbrook;
- Lot Verification for property at 6795 McCoy;
- County Permit Approval for property at 5485 Main;
- Zoning Requirements in City;
- Inspection Discussion for property at 8750 15th;
- Tree Removal for property at 7925 15th;
- Final Sign-off for property at 9330 4th;
- Progress on construction for property at 10145 5th;
- Sign Permit application submission for property at 6500 Williams;
- Dew Point Tract B Review;
- Development Review and Submittal for property at 4635 Spruce;
- ROW Permit for property at 6975 Seattle.

9. Counterwork

- Permitting, Land Use and public facility questions at counter (18);
- Permit submittals at counter (1 Zoning Permits, 1 Public Works Permits);
- *Dog License Application submittals, reviews and sign-offs* +;
- *Water Bill payment drop-offs* +