

City of Astoria Community Development Department

“Where Preservation Meets Progress”



City Council
March 20, 2017

City Council Goal

- “Promote housing that Astorians can afford.”
- **Affordable Housing Study** (July 2015)
- **Affordable Housing Strategy** (Nov 2015)
- Work Session: July 2016
 - ADU Proposal
- Work Session: February 2017
 - Construction Excise Tax and City Owned Properties
- Community Development Website: **“Projects”**

Progress Report

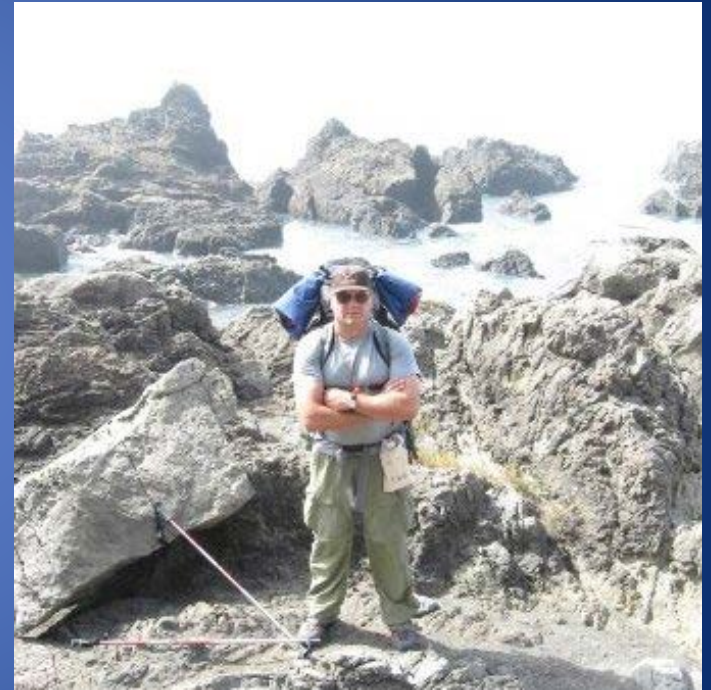
- ✓ Create a vacant house **registry**
- Promote **workforce housing**
 - Merwyn Hotel (Adaptive Reuse)
 - Uniontown Apartments (Renovation)
 - Unionridge Apartments (Preservation)
 - Heritage Square (New Construction)
- Revise the **Development Code** to increase housing options
- Diversify **public financing** options to incent gap financing

Construction Excise Tax 101

- **SB 1533** enables local cities to establish program (2016 Legislature)
- Allows cities to apply an “excise tax” on the building valuation (not the permit cost)
- No restrictions on commercial and industrial valuation
- Percentage determines the amount of funding
- Council sets percentage and use of funds
- EX: Incent derelict building conversions and provide gap financing source

Construction Excise Tax 101

- **Jim Long:** City of Bend Housing Program Manager
- Long time veteran of housing issues, a **North Coaster**, and a US Navy veteran
- League of Oregon Cities 2015 – Housing Tour



Accessory Dwelling Units 101

- “Granny flats” or “mother in-law” units
- **Types:** Internal conversions, attached, and detached
- Source of workforce housing:
 - Singles
 - Young couples
 - Single parent
- Astoria has issued only **three building permits** for ADUs in the last 10 years!

Article 3: ADUs – APC Proposal

- Initiated ADU review in January 2016
- Allow **detached** conversions and **new construction**
- Allow **tiny homes** to function as ADUs if built to standards
- Lift restrictions on age of home
- Limit to **one ADU** unit per single family lot
- Limit occupancy, size, and height
- Ban on new **homestay lodging** in new ADUs
- Parking: **1 space required**; on street credit if built on city standard street

Article 3: ADUs – APC Proposal

Prototypical Residential Block: Homes and Accessory Dwelling Units

Allowable Lot Coverage by Zone
(including accessory structures)

R-1: 30%

R-2: 40%

R-3: 50%

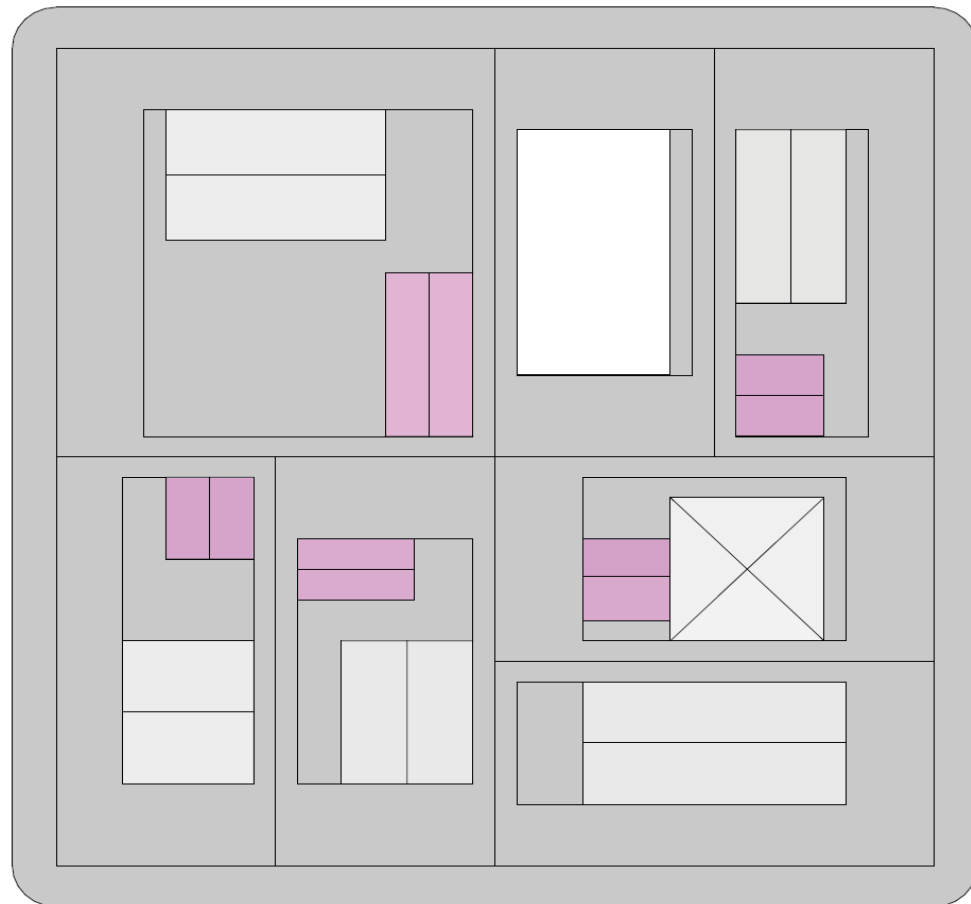
Maximum Square Footage of an
Accessory Structure

SMALLER OF:

800 SF

40 % of main dwelling

Main	ADU
2,000 SF	= 800 SF
1,500 SF	= 600 SF
1,000 SF	= 400 SF



Shown: Homes and ADUs as allowable in an R-3 zone (example)

Article 3: ADUs – APC Proposal

Design Review

- Design is dictated by existing rules on historic districts and design overlay districts
 - Multiple Historic Districts: EX: Shively McClure
 - Design Overlay Districts: EX: Gateway, RVP
 - Historic Landmarks Commission or Design Review Commission review for new construction
 - Extra layer of review to ensure compatibility

Type 4: Legislative Public Hearing



Take public testimony and...

- Vote to hold 1st reading of APC Proposal
- Amend APC Proposal and vote to hold 1st reading
- Continue hearing to date certain (EX: April 3)
- Table proposal

City Council Goal

- *“Promote positive economic development... and streamlining processes.”*
- **Annual Report FY 15-16:** Top to bottom review of development review process
- Article 9: Administrative Procedures is one aspect of larger development review overhaul
- Parallel but separate from ADU proposal; kept together for administrative efficiencies


Article 9: APC Proposal

- Categorize all permits into four types
 - **Type I:** Ministerial
 - **Type II:** Administrative (Public Notice)
 - **Type III:** Quasi-Judicial (Public Hearing)
 - **Type IV:** Legislative (Public Hearing)
- Add Community Development Director roles
- Add pre-application checklist to manage expectations
- Increase public notice radius for mailings
- Require **on site notice** for Type III (Hearing) permits

Type 4: Legislative Public Hearing

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Community Development Department

Applicant Checklist (Print, Copy to File)

Application			
Required	Complete		
<input type="checkbox"/>	<input type="checkbox"/>	Signed Application, Narrative of Applicable Criteria, Supporting Documentation (letter of support, title report, appraisal, etc)	
Site Plan			
Required	Complete		Notes
<input type="checkbox"/>	<input type="checkbox"/>	11 x 17 inch paper drawn to scale	
<input type="checkbox"/>	<input type="checkbox"/>	Site plan: including all relative details such as trees, access, building footprints, signs, setbacks, lot coverage, property lines, solid waste/recycling, and adjacent structures	
<input type="checkbox"/>	<input type="checkbox"/>	Elevations: Architectural details of each side of the structure with topographic info and heights	
Building Materials (photos of samples or similar materials is strongly encouraged)			
Required	Complete	Materials: size, type, dimensions, and product specifications	Notes
<input type="checkbox"/>	<input type="checkbox"/>	Doors	
<input type="checkbox"/>	<input type="checkbox"/>	Siding	
<input type="checkbox"/>	<input type="checkbox"/>	Roofing	
<input type="checkbox"/>	<input type="checkbox"/>	Railing	
<input type="checkbox"/>	<input type="checkbox"/>	Balustrades	
<input type="checkbox"/>	<input type="checkbox"/>	Windows	
<input type="checkbox"/>	<input type="checkbox"/>	Trim	
<input type="checkbox"/>	<input type="checkbox"/>	Decorative Elements	
<input type="checkbox"/>	<input type="checkbox"/>	Other: Porches, decks, and accessory buildings	
Photographs			
Required	Complete	Color or Black & White	Notes
<input type="checkbox"/>	<input type="checkbox"/>	Historic: Check LCPS, Heritage Museum, City files	
<input type="checkbox"/>	<input type="checkbox"/>	Current Conditions: Digital photos accepted	
Site Conditions			
Required	Complete	11 x 17 inch paper drawn to scale	Notes
<input type="checkbox"/>	<input type="checkbox"/>	Utility Plan	
<input type="checkbox"/>	<input type="checkbox"/>	Landscape Plan	
<input type="checkbox"/>	<input type="checkbox"/>	Transportation/Parking Plan (Traffic Analysis/Study)	
<input type="checkbox"/>	<input type="checkbox"/>	Professional Survey (Lot Lines, Easements, Right of Way)	
<input type="checkbox"/>	<input type="checkbox"/>	Geologic/Geotechnical Survey (Slide Zone)	
<input type="checkbox"/>	<input type="checkbox"/>	Preliminary Engineering (Civil, Environmental, or Structural)	

Applicant Name: _____ File #: _____
 Site Address: _____

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