



City of Independence

Agenda

Planning Commission Meeting
Monday, February 3, 2025 @ 7:00 PM
Civic Center - Council Chambers

	Page
1. CALL TO ORDER	
2. ROLL CALL	
3. MINUTES	
3.1. Regular Meeting 01-09-2025	3 - 5
4. VISITORS / PUBLIC COMMENTS	
5. STAFF REPORTS / PRESENTATIONS - OTHER	
6. UNFINISHED BUSINESS	
7. NEW BUSINESS	
7.1. Request to Extend Subdivision Approval for Brandy Meadows Staff Report Staff Report., Attachment A	7 - 11
7.2. Potential Rezone along Gun Club Road Staff Report Staff Report, Attachment A	13 - 15
7.3. Goals for Revisions to Standards for Infill Development Staff Report Staff Report., Attachment A	17 - 24
8. OTHER DISCUSSION / INFORMATION ITEMS	
9. ADJOURNMENT	

Meeting Attendance Information:

The Planning Commission will hold this meeting in person in City Hall Council Chambers, via video conference (Zoom) or by phone. Meetings are also live streamed on the City's YouTube channel at: <https://www.youtube.com/c/CityofIndependenceOR>.

- The public may attend the meeting by coming to City Hall at 555 S. Main St.
- For **Zoom login** visit:
<https://us06web.zoom.us/j/85369869502?pwd=5TFYMKu3Lc0bl94uLwBwbWMShsm0pe.1>
- To participate in the meeting by **phone**, dial **1-253-215-8782** and enter **Webinar ID: 853 6986 9502** and **Passcode 724361**.

Written comments are also welcome and may be delivered to City Hall or emailed to: PlanningComments@ci.independence.or.us, no later than 3:00 pm the day of the meeting.

The meeting location is accessible to people with disabilities. A request for an interpreter for the hearing impaired, or for other accommodations for persons with disabilities, should be made at least 72 hours in advance of the meeting to Myra Russell, City Recorder, 503-838-1212/TTY: 800-735-2900.



**City of Independence
Planning Commission Meeting
Monday, January 6, 2025**

Meeting Minutes

1. **CALL TO ORDER.** The meeting was called to order at 7:03 pm by Chair Corby Chappell

2. **ROLL CALL**

Planning Commissioners Present:

Sally Coen	Becky Jay
José Oliveros	Alex Paraskevas
Jordan Carpenter	Corby Chappell

Commissioners Absent: Evan Sorce (excused)

Others Present: Fred Evander, Planning Manager; Myra Russell, City Recorder; Shannon Corr, Council Liaison

3. **MINUTES.** The minutes of the November 4, 2024, meeting were submitted in the agenda packet.

ACTION:

Commissioner Jay moved to approve the minutes as submitted;
Commissioner Carpenter seconded. Motion passed 6-0-0:

AYES: Coen, Jay, Oliveros, Paraskevas,
Carpenter

NAYS: None

ABSTENTIONS: None

4. **VISITORS / PUBLIC COMMENTS.** None

5. **STAFF REPORTS / PRESENTATIONS.** None

6. **UNFINISHED BUSINESS.** None

7. **NEW BUSINESS**

7.1. Public Hearing – LA 2025-01- Small Change to Fence Standards.

- Hearing script read by Chair Corby Chappell. The hearing opened at 7:08 pm.
- Conflicts of Interest/Ex-Parte Contacts/Bias. None declared.
- Staff Report. Evander went over the staff report as presented in the agenda packet. So long as 50% of properties on block or cul de sac has chain link, property owner can also have chain link on same areas of fence. This is to maintain fencing

standards. Based on analysis, Staff Evander recommended the change to code. Commissioner Paraskevas asked about citizen that has requested change, if this code change would help her. Evander said yes, she would be able to have chain link on side fences. Commissioner Oliveros asked about historic district, no chain link in historic district

- Testimony: None.
- Record/Hearing declared closed. 7:15 PM

Discussion and deliberation. Council consensus to move forward.

ACTION:

Commissioner Carpenter moved to forward a recommendation of approval on the revised fencing standards, LA 2025-01, to the Independence City Council; Commissioner Parakevas seconded. Motion passed 6-0-0:

AYES: Coen, Jay, Oliveros, Paraskevas, Carpenter, Chappell

NAYS: None

ABSTENTIONS: None

7.2. Site Design Review - Approval Extension Request-SDR 2023-Pegg Industries, LLC. Staff Evander asked for this to be moved to 7.1. Evander explained Extension Request. Approved by commission on April 3, 2023, Pegg Industries would like 1 year extension. Commissioner Coen asked about extension standard, Evander stated it's one year.

ACTION:

Commissioner Carpenter moved to approve the Site Design Review extension request; Commissioner Coen seconded. Motion passed 6-0-0:

AYES: Coen, Jay, Oliveros, Paraskevas, Carpenter, Chappell

NAYS: None

ABSTENTIONS: None

7.3. Discussion – Limited Land Use Decisions – Draft Codes
Staff Evander explained limited land use decisions and recommended taking a look at subchapter 11 of the development code. Shifted items around to change them to Type 1 limited land use. Included table to explain land types and notices. Consolidated information for Type 1 and Type 2 processes. Explanation of notices, appeals, timeframe for approval. Laid out the process in a more linear fashion. If this looks ok, at the next meeting can look at related changes with variances, etc. Chair Chappell questioned how much of the work done last year would not be done by the Planning commission with these new changes. Evander mentioned that last year there were legislative projects to work on and the planning commission will still work on those kinds of

projects. Some projects that planning commission did traditionally will no longer come to planning commission. Planning commission will get any appeals. The city requested an extension until June for the Planning commission to review subdivisions. The hope is to make the process simpler for Staff and applicants. The Commission wants Staff Evander to proceed with sending these changes to the City Attorney.

8. **OTHER DISCUSSION / INFORMATION ITEMS**

8.1 Video: This was supposed to fix the housing crisis. Video was about missing middle housing. Discussion: understanding the issues and how people are addressing the issues. How to do gentle density, does strata titling play a role, what are other things to consider. What regulations are limiting. Commissioner Jay noted that the larger lots are older properties that may need new infrastructure which could be expensive.

9. **ADJOURNMENT**

Commissioner Paraskevas moved to Adjourn at 8:02 PM



SUBDIVISION APPROVAL EXTENSION REQUEST (FILE NO. SDR | 2022-02) STAFF REPORT

MEETING DATE:	February 3, 2025
RECOMMENDATION:	APPROVE EXTENSION
FILE NUMBER:	SUB 2022-02 (Brandy Meadows Phases 5 through 9)
PROPERTY OWNER:	Brandy Group LLC and David and Joan Setniker
APPLICANT:	Larry Dalke
REQUEST:	Divide the Property into 98 Lots with 186 Dwelling Units
PROPERTY:	Taxmap: 8.4.29, Lot 704 and Taxmap 8.4.32, Lot 100
ZONING:	Mixed Residential (MX) Zone
CRITERIA:	Independence Comprehensive Plan Independence Development Code (IDC) • Subchapter 10 General Provisions • Subchapter 11 Administrative Provisions • Subchapter 23 Mixed-Density Residential (MX) Zone • Subchapter 90 Subdivision Regulations a. Subchapter 90.60 Subdivisions and Major Partitioning Regulations b. Subchapter 90.80 Improvements c. Subchapter 90.90 Design and Development Standards
ATTACHMENT:	A. Extension Request (1 page)

I. BACKGROUND

On December 23, 2024, Zach Pelz of AKS Engineering and Forestry submitted a request to extend the subdivision approval for Brandy Meadows Phases 5 through 9, a phased 98-lot subdivision that would accommodate 186 dwelling units.

The Independence Planning Commission approved the Subdivision Application for the project on June 14, 2023, with 22 conditions of approval. The appeal period for the project expired on June 27, 2023.

Following the approval of the project, interest rates increased, and the applicant delayed the project to minimize the financial impacts associated with the market fluctuations. The applicant seeks to extend the approval to June 27, 2026 (three years from the date that the decision became final) to accommodate the additional time needed to deliver a financially feasible project.

No changes to the originally approved proposal were requested as part of the extension request.

II. PROCESS

The Independence Planning Commission may extend the subdivision approval for one-year, subject to the requirements of Independence Development Code Section 11.080(D). This section states:

D. The following criteria shall govern the review of the extension.

1. The extension request shall be filed no later than 45 days before the expiration of the previous approval.

Staff Response: The request for the extension was originally submitted on December 23, 2024, well in advance of the 45-day period required by this section.

2. The proposed extension shall be in substantial conformance with the originally approved plan.

Staff Response: The proposed extension did not seek any revisions to the original approval. This standard is achieved.

3. The applicant shall submit a reason for the need to extend the approval and satisfactorily demonstrate that they plan to complete the work articulated in IDC 11.070(B) within the one-year extension period.

Staff Response: The applicant has stated that increases in building and financing costs have had an impact on project delivery. Given the time frame necessary to complete the improvements before recording a plat, the applicant has sought an additional year to begin work on the needed site enhancements. The anticipated timeframe to move forward has been provided. This standard is met.

4. No substantive changes shall have occurred to the applicable Code provisions on which the approval was based. If there have been substantive changes to the applicable Code provisions and the subject plan does not comply with the changes, an extension shall not be granted, and a new application shall be required.

Staff Response: The code under which the project started has not been changed. The request is consistent with this standard.

III. ANALYSIS AND FINDINGS

Given the analysis of the code criteria offered above, staff believes that the application meets the criteria in IDC 11.080(D). The extension was submitted with an appropriate amount of time to process the request, the proposal has not changed from the original submittal, and the code under which the proposal was submitted has not been amended. Additionally, the applicant has submitted adequate information to detail why the project was not started to date, and how the proponent plans to move forward with the project. Given these considerations, the approval can be extended.

IV. RECOMMENDATION

Based on the findings noted above, staff recommends that the Planning Commission approve the request to extend the subdivision approval based on the requirements in IDC Section 11.080.

The Commission may elect to:

1. Approve the extension of the subdivision till June 27, 2026, or
2. Deny the extension if the Commission feels that a legislative amendment or other applicable change has warranted a reconsideration of the approval.

Potential motion:

I move to approve the extension of the land use approval granted under SUB 2022-02, Brandy Meadows Phases 5 through 9, with the conditions and findings articulated within the Notice of Decision for the project.



December 23, 2024

Fred Evander, City Planner
City of Independence
555 South Main Street
Independence, OR 97351

RE: Request for 1-year Extension of City of Independence Planning File No. SUB 2022-02

Mr. Evander,

On behalf of our client, Larry Dalke (Applicant), please accept this request for a 1-year extension of the subdivision approval granted in City of Independence Planning File No. SUB 2022-02. The Independence Planning Commission approved File No. SUB 2022-02 on June 14, 2023, and the decision became effective on June 27, 2023. Per Independence Development Code (IDC) Sections 11.070.A.2 and 11.070.B.1, this subdivision approval is valid for a period of two years from the effective date of the decision unless a subdivision plat is recorded, or a request for an extension is submitted by the applicant.

Planning File No. SUB 2022-02 is set to expire on June 27, 2025. Because Applicant will not be ready to record a subdivision plat by this deadline, Applicant respectfully requests a 1-year extension as is authorized in IDC 11.070.A. The City can find that this 1-year extension request meets the applicable criteria in IDC 11.080 because:

- This request is being submitted at least 45 days prior to the June 27, 2025, deadline (11.080.B and 11.080.D.1);
- This request will be considered by the Independence Planning Commission during an official public hearing (IDC 11.080.C);
- No changes to the approval granted in SUB 2022-02 are requested, and subsequently the extension is in substantial conformance with the originally approved plan (IDC 11.080.D.2);
- The extension request is necessary to accommodate market fluctuations in building and financing costs that are associated with the construction of the improvements. Applicant now anticipates completing substantial construction on the work necessary to receive approval for the phase 1 plat approval by June 27, 2026 (IDC 11.080.D.3); and,
- Finally, there have been no substantive changes to the IDC that call into question the compliance of the approval in SUB 2022-02 (IDC 11.080.D.4).

We appreciate the City's consideration of this request. Please do not hesitate to reach out with any questions.

Sincerely,

AKS ENGINEERING & FORESTRY, LLC

A handwritten signature in black ink, appearing to read 'Zach Pelz', written over the company name.

Zach Pelz, Principal

3700 River Road N., Keizer, OR 97303
(503) 400-6028 | pelzz@aks-eng.com



INDEPENDENCE

Oregon's Story Begins Here

POTENTIAL GUN CLUB REZONE STAFF REPORT

FROM: Fred Evander, Community Planner

TO: Planning Commission

MEETING DATE: February 3, 2025

FILE NUMBER: LA 2025-02

RE: **POTENTIAL GUN CLUB REZONE**

ATTACHMENTS: A. Potential Zoning Change Map

At the Independence Planning Commission meeting of February 3, 2025, the Commission will discuss if they would like to pursue a rezone of the Legacy Oaks Apartments and the four acres to the south of complex (rezoning the area from Medium-Density Residential (RM) to High-Density Residential (RH)).

Currently, the Legacy Oaks Apartments are built in a housing style that is more typical of the High-Density Residential (RH) Zone than the RM designation. The complex includes 196 units and was built with a range of two- and three-story apartment buildings.

The property to the south has the potential to be developed in a similar manner, though the current standards would not allow the housing type. Under the current zoning, the property would only be allowed to develop with single-family homes, duplexes and townhomes, at a maximum density of 12 units per acre. A rezone to the Residential High-Density Residential Zone would allow Polk Community Development Corporation (the proponent for the rezone) to develop the site with apartments and at a maximum density of 20 units per acre (closer to the development type that is found at Legacy Oaks).

The proposed rezone would affect four parcels in total – one of which is owned by the company that runs the Legacy Oaks Apartments, and three of which are owned by Partnership for Community Living, a local non-profit, who is working with the Polk Community Development Corporation, to develop affordable housing on their parcels. To assist Polk CDC in providing the affordable housing, the City was recently awarded funds to help improve infrastructure in the area.

Given the state investment in infrastructure for the area, the existing multifamily adjacent to the site, and the possibility of increasing the amount of affordable housing that could be provided in Independence, staff sees merit in the rezone.

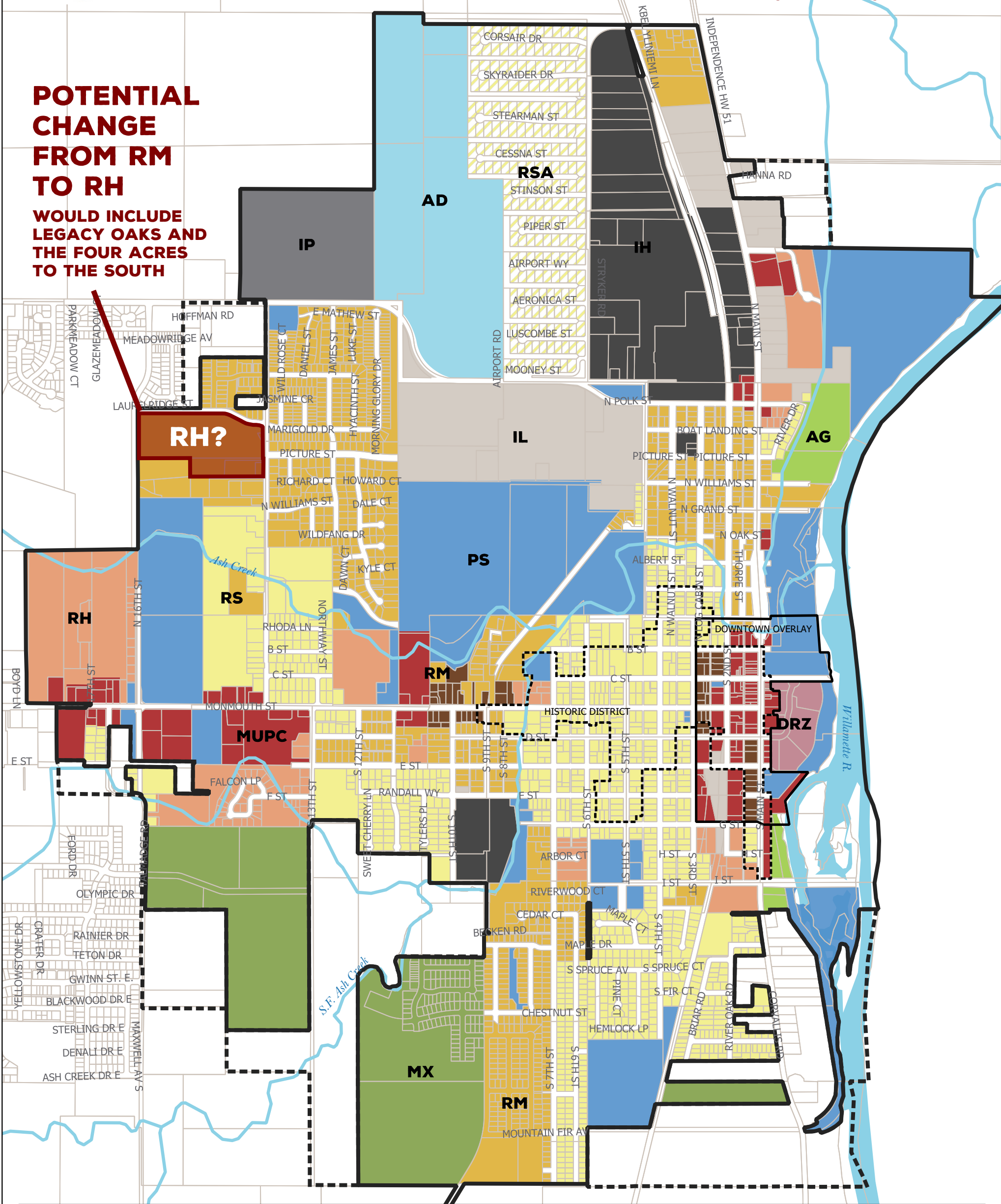
The Commission will discuss the potential rezone at the meeting on February 3. If the Commission would like to move forward with the idea, staff will prepare the necessary materials and schedule a time to hold a public hearing on the issue.



CITY OF INDEPENDENCE ZONING MAP

Potential Zoning Change

**POTENTIAL
CHANGE
FROM RM
TO RH**
**WOULD INCLUDE
LEGACY OAKS AND
THE FOUR ACRES
TO THE SOUTH**



LEGEND

ZONE

- Low-Density Residential (RS)
- Medium-Density Residential (RM)
- High-Density Residential (RH)
- Residential Single-Family Airpark Overlay (RSA)
- Mixed Residential (MX)

- Mixed-Use Pedestrian Friendly Commercial (MUPC)
- MUPC-Transitional (MUPC-T)
- Downtown Riverfront Zone (DRZ)
- Light Industrial (IL)
- Heavy Industrial (IH)
- Industrial Park (IP)
- Airport District (AD)

- Agricultural (AG)
- Public Service (PS)
- City Limits
- Urban Growth Boundary
- Downtown Overlay
- Historic District



REVISED STANDARDS FOR INFILL DEVELOPMENT STAFF REPORT

FROM: Fred Evander, Community Planner

TO: Planning Commission

MEETING DATE: February 3, 2025

FILE NUMBER: No File Number Assigned

RE: **REVISED STANDARDS FOR INFILL DEVELOPMENT**

ATTACHMENTS: A. Potential Actions from the Housing Production Strategy (6 pages)

At the Independence Planning Commission meeting of February 3, 2025, the Commission will start discussing goals for a project that would revise City standards related to new housing in existing neighborhoods (i.e. infill development). The City was awarded a grant in 2023 to consider the issue.

Among the potential goals that the city would like to consider as part of the project include:

1. Allowing a wider range of middle housing types in the Low Density Residential (RS) and Medium Density Residential (RM) Zones (see Action 2.4 of the Housing Production Strategy)
2. Allowing cottage cluster housing (see Action 2.5)
3. Allowing for small lot detached homes in the Medium Density Residential (RM) and High Density Residential (RH) Zones (see Action 2.7)
4. Improving standards and review processes for small infill housing projects (see Action 2.10)

Additionally, as part of the project, the city would like to ensure that the potential scale of new development is adequately addressed by the zoning requirements. Current standards allow new development (even single-family homes) that would be much larger than a typical home in Independence.

During the meeting in February, the Commission will look at a variety of maps related to housing and lot characteristics and begin to consider potential infill development types. Considerations of these items will hopefully help frame a Commission discussion about goals for the upcoming project.

I look forward to the discussion.

EXPAND HOUSING TYPES IN RS & RM ZONES

Action 2.4

Allow a wider range of middle housing types in the Low Density Residential (RS) and Medium Density Residential (RM) Zones

IMPLEMENTATION TIMELINE

1-2 Years	3-4 Years
5-6 Years	7-8 Years

ACTION IMPACT

High	Medium	Low
------	--------	-----

IMPACT TARGETS

AFFORDABILITY

***	Deeply Affordable
***	Affordable
***	Workforce
***	Market-Rate

HOUSING TYPE

***	Single-Family
***	Middle Housing
***	Multi-Family

TENURE

***	For Sale
***	For Rent

DEMOGRAPHIC

***	People of Color
***	People Experiencing Homelessness
***	People with Disabilities
***	Seniors

Description

The RS and RM Zones currently only allow single-family detached houses, ADUs, townhomes, and duplexes. Expand permitted housing types in the RS and RM Zones to include triplexes and quadplexes to provide more affordable housing options in the zones. Ensure that the housing types are allowed at densities that would encourage their development, especially on smaller infill lots (see [Actions 2.6](#)).

Magnitude of Impact

Medium impact. Together, the RS and RM Zones have approximately 41 acres of buildable land. This code change would create opportunities for smaller and more affordable units on these sites.

Additionally, triplexes and fourplexes may be more feasible to develop than single-family homes or duplexes due to lower land costs per unit, which enables lower rents/prices. This action is expected to create opportunities for workforce or market-rate housing for rent and sale, both of which are needed in Independence. The action however will likely not result in the production of affordable or deeply affordable units without other targeted actions.

Implementation Steps and Considerations

- Consider allowing for triplexes and quadplexes at the same density that is allowed today for townhouses (1 unit per 2,500 square feet).
- This code update may include new design and site development standards for the housing types to ensure they are designed to be compatible with existing development patterns and intensities in the RS and RM Zones.
- Sections 37-43 of SB 1537 require local governments to allow certain adjustments to local code for housing development projects that are within UGB. Adjustments can include reductions in requirements for setbacks; common area, open space, and landscaping; parking minimums; minimum and maximum lot sizes; building lot coverage, height maximums; and bike parking. Consider allowed adjustments when calibrating the standards for triplexes and quadplexes in these zones to ensure that projects granted the adjustments still meet the desired form and density for the zones.
- Consider packaging this code change with code changes outlined in [Actions 2.6](#) and [2.7](#) to maximize the overall benefit of changes to the zones.

Allow cottage cluster housing in all residential zones

IMPLEMENTATION TIMELINE

1-2 Years	3-4 Years
5-6 Years	7-8 Years

ACTION IMPACT

High	Medium	Low
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IMPACT TARGETS

AFFORDABILITY

- *** Deeply Affordable
- *** Affordable
- *** Workforce
- *** Market-Rate

HOUSING TYPE

- *** Single-Family
- *** Middle Housing
- *** Multi-Family

TENURE

- *** For Sale
- *** For Rent

DEMOGRAPHIC

- *** People of Color
- *** People Experiencing Homelessness
- *** People with Disabilities
- *** Seniors

Description

Define cottage cluster housing as distinct housing type in the code and allow it in all residential zones that allow single-family dwellings. Establish new design and site development standards to ensure projects meet the desired intent for the housing type and facilitate the construction of smaller, more affordable units.

Magnitude of Impact

Medium impact. Affordable homeownership housing is a priority for the HPS, and this action could allow for the development of for-sale housing units affordable to moderate-income households. Cottage cluster housing is a proven model for delivering smaller, more affordable detached housing, particularly on infill sites. The development type is often attractive for occupants and tends to blend better with neighboring developments when compared to other housing types. The impact of this action depends in part on whether cottage cluster standards align with market feasibility for development.

Implementation Steps and Considerations

- Adopt a maximum floor area cap of 1,200-1,500 square feet to encourage smaller, more affordable units.
- Establish minimum lot sizes of 7,000-10,000 square feet to ensure cottage clusters can be built on smaller infill lots.
- Consider establishing new design and site development standards to ensure projects meet the desired intent of the housing type.
- The Department of Land Conservation and Development (DLCD) has developed a model code for cottage cluster housing that larger cities have applied to comply with House Bill 2001. This code could be a useful reference for an Independence-specific code.
- Establish a set of clear and objective standards for cottage clusters so that even in cases where planning commission review is triggered, approval can be achieved through clear and objective decision criteria.

Establish a minimum density in the Low Density Residential (RS) and Medium Density Residential (RM) Zones

IMPLEMENTATION TIMELINE

1-2 Years	3-4 Years
5-6 Years	7-8 Years

ACTION IMPACT

High	Medium	Low
------	--------	-----

IMPACT TARGETS

AFFORDABILITY

***	Deeply Affordable
**	Affordable
**	Workforce
**	Market-Rate

HOUSING TYPE

***	Single-Family
**	Middle Housing
**	Multi-Family

TENURE

***	For Sale
**	For Rent

DEMOGRAPHIC

**	People of Color
***	People Experiencing Homelessness
**	People with Disabilities
**	Seniors

Description

Introduce a minimum density RM and RH Zone to discourage the development of detached single-family homes on larger lots, encourage efficient use of the remaining buildable land, and promote the development of middle and multi-family housing.

Magnitude of Impact

Medium impact. Establishing minimum density could encourage a higher share of townhouse/plex units in the zones, which would help to ensure the remaining buildable land (about 41 acres) is developed with a mix of housing units. While this action is expected to encourage the development of smaller, more affordable homes, the approach will not likely result in the production of affordable or deeply affordable units without additional targeted action.

Implementation Steps and Considerations

- Specific density or lot area standards are not proposed at this stage. Further study of desired housing/building types is recommended to best calibrate the minimum density.
- Calibrate minimum densities with new density standards for triplexes and quadplexes (see [Action 2.6](#)) to ensure that all allowed housing types are allowed at densities that would encourage their development, especially on smaller infill lots.
- Consider packaging this code change with the changes outlined in [Actions 2.4](#) and [2.7](#) to maximize the overall benefit of the proposals.

Allow for small lot detached houses in the Medium Density Residential (RM) and High Density Residential (RH) Zones

IMPLEMENTATION TIMELINE

1-2 Years	3-4 Years
5-6 Years	7-8 Years

ACTION IMPACT

High	Medium	Low
------	--------	-----

IMPACT TARGETS

AFFORDABILITY

- *** Deeply Affordable
- *** Affordable
- *** Workforce
- *** Market-Rate

HOUSING TYPE

- *** Single-Family
- *** Middle Housing
- *** Multi-Family

TENURE

- *** For Sale
- *** For Rent

DEMOGRAPHIC

- *** People of Color
- *** People Experiencing Homelessness
- *** People with Disabilities
- *** Seniors

Description

Reduce the minimum lot size for single-family detached houses to 2,500-3,500 square feet in the RM and RH Zones to ensure efficient use of land and offer opportunities for smaller single-family dwellings that may be more affordable than detached homes on larger lots.

The existing minimum lot size of 5,000 square feet for a single-family detached house in RM and RH Zones is a barrier to more attainable, smaller houses on smaller lots. To build on lots smaller than 5,000 square feet, the current code requires attached houses (townhomes or rowhouses) to be constructed. Based on input from developers and community members, having the additional option to construct a conventional detached single-family home is desirable.

Magnitude of Impact

Medium impact. Allowing small lot detached homes in the RM and RH Zones could potentially allow for the subdivision of large lots into more home sites, increasing opportunities for housing development and potentially facilitating the development of for-sale units that are affordable at workforce income levels.

Implementation Steps and Considerations

- Consider how reduced lot sizes align with density standards. A subdivision with 3,500 square-foot lots would have a density of 9-10 units per gross acre, which is within the current maximum density of the zone.
- Maximum lot coverage standards are 40% in the RM Zone and 45% in RH Zone. Typical square footages for 3-bedroom 2-bathroom single-family detached homes, a very common home size, are around 1,500 square feet. Coupling this action with an increase in lot coverage standards to 50% or 55% would allow for the development of this common home size.
- Demand for houses on smaller lots may be less than for homes on conventionally sized lots. However, given the lack of affordable for-sale housing, many households may be willing to trade smaller lots for lower costs.

-
- Sections 37-43 of SB 1537 require local governments to allow certain adjustments to local code for housing development projects that are within UGB. Adjustments can include 10% reductions for minimum and maximum lot size. Consider allowed adjustments when calibrating lot size standards to ensure that projects granted the adjustments still meet the desired form and density for the zones.
 - Consider packaging this code change with the changes outlined in **Actions 2.4** and **2.6** to maximize the overall benefit of the changes to the zones.
-

Improve standards and streamline review processes for smaller infill housing projects

IMPLEMENTATION TIMELINE

1-2 Years	3-4 Years
5-6 Years	7-8 Years

ACTION IMPACT

High	Medium	Low
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IMPACT TARGETS

AFFORDABILITY

- *** Deeply Affordable
- *** Affordable
- *** Workforce
- *** Market-Rate

HOUSING TYPE

- *** Single-Family
- *** Middle Housing
- *** Multi-Family

TENURE

- *** For Sale
- *** For Rent

DEMOGRAPHIC

- *** People of Color
- *** People Experiencing Homelessness
- *** People with Disabilities
- *** Seniors

Description

Improve the design and development standards that apply to infill housing in existing neighborhoods. Existing development, design, and subdivision standards were primarily created to regulate development projects on larger “greenfield” sites on the edge of the city. The standards are ill-suited for infill development and may present unnecessary barriers to smaller infill housing projects. The regulations also may fail to result in housing that is compatible with the scale and character of the surrounding neighborhood.

Magnitude of Impact

Medium impact. Infill housing projects are an efficient use of buildable land and can result in more affordable housing types than conventional “greenfield” projects, if infrastructure costs are lower. Ensuring standards best suit the surrounding neighborhood will help alleviate resident concerns about the impact of infill development on existing neighborhoods.

Implementation Steps and Considerations

- Consider adjusting development standards (such as lot coverage, setbacks, and height) or adding new standards to ensure new housing is compatible in scale with existing housing in the surrounding neighborhood.
- Engage with local infill developers to understand the barriers and challenges to the review process. Consider aligning the developer outreach with engagement conducted to implement resources for small developers as outlined in [Action 1.5](#).
- Ensure approval pathways for infill projects are clear, objective, and non-discretionary.
- Sections 37-43 of SB 1537 require local governments to allow certain adjustments to local code for housing development projects that are within UGB. Adjustments can include reductions in requirements for setbacks; common area, open space, and landscaping; parking minimums; minimum and maximum lot sizes; building lot coverage, height maximums; and bike parking. Consider allowed adjustments when calibrating the standards for infill projects to ensure that projects granted the adjustments still meet the desired form and density for the zones.