

ORDINANCE 356-2018

AND ORDINANCE AMENDING THE HUBBARD DEVELOPMENT CODE TO COMPLY WITH SENATE BILL 1051, ALLOWING ACCESSORY DWELLING UNITS IN RESIDENTIAL ZONES AND PROVISIONS FOR RESIDENTIAL DEVELOPMENT IN CONJUNCTION WITH PLACES OF WORSHIP.

FINDINGS

- A. Oregon Revised Statutes (ORS) 197.646 requires local governments to implement land use regulations to comply with a new requirement in land use statutes.
- B. Oregon Senate Bill 1051 was passed in 2017 with the purpose of increasing housing for Oregonians.
- C. Section 6 of SB 1051 requires all Oregon cities with a population greater than 2,500 to allow in areas zoned for detached single-family dwellings the development of at least one accessory dwelling unit (ADU) for each detached single-family dwelling, subject to reasonable local regulations relating to siting and design.
- D. The Population Research Center (PRC) at Portland State University provides population estimates and forecasting for Oregon Cities and Counties. The PRC's Coordinated Population Forecast for Hubbard in 2017 is 3,375. Hubbard is therefore subject to the requirements of SB 1051 Section 6.
- E. Section 8 of SB 1051 requires all Oregon cities to allow places of worship located in residential zones to develop detached housing with affordable housing provisions, subject to local development standards.
- F. The Hubbard Planning Commission convened two duly noticed public work sessions on a package of code amendments, referenced as Planning file # LA 2018-01 on May 15, 2018 and June 19, 2018
- G. On July 17, 2018, the Hubbard Planning Commission held a duly-noticed public hearing on Planning file # LA 2018-01, an application by the City of Hubbard regarding amendments to the text of the Hubbard Development Code to comply with the requirements of SB 1051. At the hearing the public was given a full opportunity to be present and heard on the matter. In consideration of information provided by staff and the public, and upon deliberation, the Planning Commission voted 4-0-0 to recommend to the Hubbard City Council the adoption of the staff report findings and the approval of the code amendments, as revised.
- H. On August 14, 2018, the Hubbard City Council held a duly-noticed public hearing on Planning file # LA 2018-01, an application by the City of Hubbard regarding amendments to the text of the Hubbard Development Code to comply with the requirements of SB 1051. At the hearing the public was given a full opportunity to be present and heard on the matter. In consideration of information provided by staff and the public, the recommendation of the Planning Commission, and upon deliberation, the

Hubbard City Council voted _____ to adopt the staff report findings and approve the code amendments, as presented / revised.

BASED ON THE FINDINGS, THE CITY OF HUBBARD ORDAINS AS FOLLOWS:

Section 1. The Hubbard City Council does hereby adopt those certain findings of fact, findings, and supporting documentation as amended and included within the staff report dated July 20, 2018 as Exhibit A and by this reference made a part hereof.

Section 2. The Hubbard City Council does hereby adopt the amendments to the Hubbard Development Code attached as Exhibit B of the staff report, attached hereto and by this reference and made a part hereof.

Section 3. The first reading of this ordinance was conducted on September 11, 2018 and was passed and adopted by the City Council on September 11, 2018 by the following vote.

AYES: _____

NAYS: _____

ABSENT: _____

WHEREUPON, the Mayor declared the motion to be carried and the ordinance adopted.

Passed and approved by the City Council of the City of Hubbard this 11th day of September, 2018.

Charles Rostocil, Mayor

ATTEST:

Vickie L. Nogle, MMC
Director of Administration/City Recorder

Approved by the City Attorney:

Beery Elsner and Hammond LLP