



**DATE: DECEMBER 23, 2019**

**TO: MAYOR AND CITY COUNCIL**

**FROM: BRETT ESTES, CITY MANAGER**

**SUBJECT: COMMUNITY DEVELOPMENT DEPARTMENT STATUS REPORT**

**DISCUSSION/ANALYSIS**

Permit activity for the Community Development Department has dropped slightly, however; code amendments have picked up and will continue into the coming months. The Community Development Department staff are continuing to address day to day needs while initiating new projects and keeping existing long-range projects on track. Mike Morgan and Rosemary Johnson continue to finish long-range projects. Heidi Dlubac is assisting with code enforcement and permitting of Homestay Lodging approved by Council in December 2018. The following long-range projects are proceeding:

**Uniontown Reborn:** As noted in the prior report, the Planning Commission opened the public hearing on August 6, 2019 and continued the hearing to August 27, 2019. The Planning Commission approved the amendment to move ahead for City Council consideration. City Council considered First Reading of the proposed amendment (A19-05) on September 30, 2019. The City Council closed the public hearing on this item. Second Ordinance Reading occurred on October 7, 2019. Staff are working to update the website with final materials.

**Pre-Disaster Mitigation Plan Update:** On October 1, 2019, City staff and the State of Oregon Department of Land Conservation and Development facilitator met to complete a risk assessment for the City of Astoria. At the October 1<sup>st</sup> meeting, City staff reviewed and ranked the probability and vulnerability of nine (9) hazards: Coastal Erosion, Drought, Earthquake, Flood, Landslide, Tsunami, Volcanic Ashfall, Wildfire, Wind/Winter Storm. This information will be discussed and integrated with other agency risk assessments. Interagency staff will meet again regarding the Countywide Pre-Disaster Mitigation Plan on January 28, 2020.

**Planning Commission Initiation of Development Code Amendments to Address Emergency Warming Shelters:** At their December 10, 2019 meeting, the Planning Commission held a work session to discuss Emergency Warming Shelter code language. City Planner, Barbara Fryer, is working on the proposed amendments and anticipates a March Planning Commission hearing on an amendment proposal, with a City Council public hearing and consideration of an Ordinance possibly in April.

**Accessory Dwelling Unit Development (ADU) Code Updates:** Recent changes in State law requires a holistic look at the issue of ADUs and their permitting. State law now prohibits cities over 2,500 people from requiring owner occupancy and parking for ADUs. At the December 10, 2019 Planning Commission work session, the Planning Commission reviewed options for addressing accessory dwelling units and missing middle housing types. Staff anticipate having a second work session with Planning Commission in January with specific code language. Staff anticipates the Planning Commission will consider a formal Development Code Amendment in March, with City Council public hearing and consideration of an Ordinance possibly in April.

**Homestay Lodging:** Heidi Dlubac continues to work with citizens in processing their permits for homestay lodging and working on code enforcement efforts.

**Bridge Vista Overlay Code Amendments:** Staff is working to update all resources based on previously approved Development Code amendments including the website, the GIS based applications and information to the public.

**Riverfront Vision Plan Urban Core Implementation:** In January 2020, the City Council will hold final hearings for consideration of an ordinance to put any Urban Core changes into effect.

**Columbarium:** The Planning Commission held a work session at their December 10, 2019 meeting to discuss permitting Columbaria as an accessory use to semi-public uses such as places of worship. Staff anticipates the Planning will consider a formal Development Code amendment in March, with a City Council public hearing and consideration of an ordinance possibly in April.

**Small Wireless Facilities:** City Planner, Barbara Fryer, took this proposal to the Planning Commission in a work session in December. Staff anticipates the Planning will consider a formal Development Code amendment in March, with a City Council public hearing and consideration of an ordinance possibly in April.

**Code Enforcement:** Community Development staff are making progress on addressing code enforcement issues. Some items are being addressed while others staff is continuing to work with citizens to gain compliance. Barbara Fryer has been deputized to issue citations when needed.

**Fee Schedule Update:** Community Development and Engineering staff are working to bring forward to City Council an update to the fee schedule for their respective Departments. Staff anticipate bringing the proposed amendments forward in February.