

Housing Issues – Land Use Land Development Process

Problem:

**Difficult/Lengthy land use process
discourages potential developers**

Housing Issues – Land Use

Land Development Process

County Actions:

- **Establish County Goal of 90-day review/decision**
- **Actively Support Role of Planning Commission**
- **Work with developers – share ideas/knowledge**
- **Continue Funding for Planning Staff**

Housing Issues – Land Use

Accessory Dwelling Unit (ADUs)

Problem:

- **Not allowed in all residential zones –
inside the UGB**
- **Most are converted to vacation rentals
displacing worker housing**
 - **500+ vacation rentals in County
without required land use permits**

Housing Issues – Land Use

Accessory Dwelling Units (ADUs)

County Actions

- **Expand allowance of ADUs to all residential zones inside the UGB**
- **Require vacation rental owners to get required land use permits**
- **Consider conditions on ADUs to limit conversion to vacation rentals**

Housing Issues – Land Use

Available Land For Development

Problem:

- **Buildable land scarcity**
- **Analysis of buildable land/zoning 40 years old**
- **Vacant land - right zoning restricted by Wetlands, Landslide, Access, Sewer**
- **1100 acres south county inside UGB unavailable until Master Plan is developed**

Housing Issues – Land Use

Available Land For Development

County Actions

- **Evaluate Opportunities for Transfer of Development Rights**
- **Conservation Subdivisions**
- **Master Plan for 1100 acres**
- **Legislative Action – Remove “Unique Farmland” Designations for cranberries and lilies**

Housing Issues – Land Use

Recreation Vehicles - RVs

Problem

- **Predominance of Unsafe Living Conditions**
- **Overabundance of RVs in County**
- **Allowance in MH Parks - Displacement of MHs**
- **Vacationers (14 days/month) - Legal**
- **Emergency Living – Illegal (more than 14 days)**
- **Permanent Living – Illegal**
 - **RV Parks**
 - **Mobile Home Parks**
 - **Private Land**
 - **Federal Forest Land**

Housing Issues – Land Use

Recreation Vehicles - RVs

County Actions

- **Continue Code Enforcement Actions**
- **Discourage RVs in MH Parks**
- **Encourage Development of RV Parks for Park Models**
- **Encourage Development of new MH Parks/PUDs**
- **Encourage Re-development of existing MH Parks**
 - Ex. – Langlois Federal Investment Tax Program – Opportunity Fund**
- **Expand Zones that allow PUD MH/RV Parks**
- **Develop Code Standards for PUD MH/RV Parks**

Housing Issues – Land Use 2019 Legislation

- HB 2106 – Resource Dwelling Extensions
- HB 2469 – Allows 2nd Dwelling on Forest Lands
- HB 3024 – Allows Restoration of Dwelling on Farm Land from 1973

Need to Make County Zoning Ordinance Changes