

July 13, 2017

The Portage Township Planning Commission July 13, 2017 meeting was called to order by chair Melanie Watkins at 7:03 PM. Present were Watkins, Ted Soldan, Connie Sherry, Dave Rulison, John Ligon, and Peggy Anderson. Guest Bruce Peterson was also present.

The minutes from the previous meeting were approved on a motion by Peggy Anderson, seconded by Dave Rulison, and passed.

Bruce Peterson submitted a document based on Briley Township's schedule of regulations, special approvals, site plans, for the consideration of the planning commission. (see attached)

Connie Sherry submitted a draft of a Tiny House Ordinance (see attached). This document was discussed, including setbacks, assurance that the tiny house would meet all fire codes, etc. It was decided to use this document as a basis to continue work on tiny houses.

The application form for rental housing was discussed. The commission talked about Air BnB, and short term rentals. Melanie will work on making the changes discussed by the commission.

Soldan moved to send the rental certificates, checklist, and application form to the township board. His motion was seconded by Connie Sherry and passed.

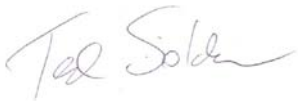
The Municipal Civil Infractions ordinance was discussed. The ordinance talks about an appeals process, and says that appeals will be handled by the township "bureau." There was some discussion about whether the current Zoning Board of Appeals could also function as the bureau. Bruce Peterson agreed to contact the MTA and seek their guidance on this issue.

Medical marijuana was discussed, and it was decided to let the township board deal with it.

Laura suggested the commission amend the zoning ordinance to include a requirement for a permit for decks attached to homes. Soldan made a motion to make the change to the ordinance. The motion was seconded by Anderson and passed with one dissenting vote.

A motion was made to adjourn by Connie, seconded by Rulison, and passed.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Ted Soldan", written in dark ink.

Ted Soldan, Secretary

Planning Commission July 13, 2017

1. TED SOLOAN
- 2 Dave Ruben
- 3 Constance Cherry
- 4 Bruce Kela ~~son~~
- 5 Peggy Lee Anderson
- 6 ~~Chap~~ ~~h~~
- 7 Melanie Watkins

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## Zoning Districts Requirements For Principle and Accessory Buildings

District:	Lot Area	Rd. Frontage	Front	Side	Rear	Max. Height	Min. Floor	Notes:
			Min-----Min-----	Setbacks-----				
Farm & Forest FF	43,560 Ft2	125'	30'	20'	30'	35'	900 Ft2 *1	(Year Round Occupancy)
Rural Residential RUR	43,560 Ft2	125'	30'	20'	30'	35'	900 Ft2 *2	
Resort Residential RER	40,000 Ft2	150'	30'	20'	30'	35'	900 Ft2 *3	
Lakeshore Residential LAR	12,000 Ft2 *4	100'	25'	10'	25'	35'	900 Ft2 *5	
Low Density Single-Family R-1	12,000 Ft2	80'	30'	10'	30'	35'	1,400 Ft2	
Med. Density Single-Family R-2	Single Family 10,000 Ft2	80'	30'	10'	30'	35'	Single Family 900 Ft2	
	Two Family 20,000 Ft2						Two Family 750 Ft2	
High Density Single-Family R-3	Single Family 7,500 Ft2	75'	30'	10'	30'	35'	Single Family 900 Ft2	
	Two Family 15,000 Ft2						Two Family 750 Ft2	
Med. Density Multi-Family R-4	Single Family 7,500 Ft2	75'	30'	10'	30'	45'	Single Family 900 Ft2	
	Two Family 15,000 Ft2	100'	30'	10'	30'		Two family 750 Ft2	
	Multi Family 4,500 Ft2	100'	30'	10'	30'		Multi Family <b>NOT LISTED</b>	
Neighborhood Business B-1	12,000 Ft2	100'	≥50' See pg. 39 ≥ 25' See pg. 39 ≥ 5' See pg. 40			35'	See Screening Pg. 40	
General Business B-2	15,000 Ft2	100'	(See Above)			35'	See Screening Pg. 40	
General Manufacturing M-1	15,000 Ft2	100'	50'	≥ 10' See pg. 45		45'	P.C. Reviews – Pg. 44	
Mixed Use MU	15,000 Ft2	100'	50'	≥ 10' See pg. 45		35'		

\*1 & \*2 & \*3 = Seasonal Occupancy = 500Ft2

\*4 = Rental Cottages/Cabins = 1,500 Ft2/Dwelling Unit – Minimum = 20,000 Ft2, Other Uses = 20,000 Ft2

\*5 = Seasonal Dwellings = 500 Ft2 – Rental Cottages/Cabins = 500 Ft2

Dear Senator Beyer,

The Springfield Shelter Rights Alliance, a program of the Springfield Alliance of Equality and Respect, is writing in support of HB2737A, which will enable the construction of small homes in Oregon. We can increase our supply of safe, affordable housing by removing barriers in the state building code that prevent the construction of high-quality small homes.

Decent, well-constructed small homes are a cost-efficient way to help meet these housing needs for both basic shelter and also for homeownership. We need to try a range of strategies to address our current housing crisis in Springfield and Eugene. Constructing small homes is one important strategy for creating affordable housing.

The International Code Council (ICC) writes the primary building code that Oregon follows. In their 2018 update, the ICC recognized and addressed the role that very small houses can play in addressing housing costs and homelessness. HB2737A adopts the standard that was extensively vetted and passed by the ICC for their 2018 update.

HB 2737A would modify clearance and access requirements for sleeping lofts in tiny houses, maintaining code conformance with all other aspects of the building code. This ensures the safety of occupants while allowing the flexibility needed to build very small homes.

HB 2737A has gone through an extensive workgroup process. The workgroup came to consensus on the amendments included in HB 2737A. Since it takes Oregon 2 to 5 years to adopt each ICC update, the passage of HB 2737A would expedite the state's adoption of the 2018 update, enabling us to respond now to Oregon's housing crisis.

If you have any questions, please contact Andy Heben of Square One Villages at 937.681.8044 or [andrew@squareonevillages.org](mailto:andrew@squareonevillages.org)

Sincerely,

Michael Carrigan  
On behalf of the Springfield Shelter Rights Alliance