REQUEST FOR COUNCIL ACTION

DATE ACTION REQUESTED: August 15, 2011

Order No.	Ordinance No. 2011-2746	Resolution No.	Motion	Information
___	XX	___	___	___

SUBJECT: Development Code amendment to lot coverage standards	**Contact Person (Preparer) for this Motion: Barton Brierley, AICP** **Dept.: Planning and Building** **File No.: DCA-11-005**

HEARING TYPE: ☒ **LEGISLATIVE** ☐ **QUASI-JUDICIAL** ☐ **NOT APPLICABLE**

RECOMMENDATION:

Adopt **Ordinance No. 2011-2746,** amending the Newberg Development Code lot coverage standards to:

1. Increase the percentage of a lot that can be covered by buildings in the R-1 zone from 30 percent to 40 percent if all buildings are single story.
2. Exclude small accessory buildings from the calculation of lot coverage.
3. Exclude non-residential uses in residential zones from needing to meet the lot coverage standards.
4. Add definitions and purpose statements.
5. Allow additional parking coverage on a lot if pervious paving materials are used.

EXECUTIVE SUMMARY:

1. **Project origin and process**. At the May Planning Commission hearing, Doug Lanz appeared before the Commission and requested a change to allow an increase in the percent lot coverage in the R-1 Zone. The Commission asked Mr. Lanz to work with staff to prepare a draft for their consideration. At the June Planning Commission meeting, the Planning Commission initiated the amendment. The Commission then held a hearing on July 14, 2011, and recommended approval of the changes.

2. **Current lot coverage standards.**

The current maximum lot coverage is as follows:

Zone	Maximum Lot Coverage (Buildings)	Maximum Parking Coverage	Maximum Combined Coverage (Buildings + Parking)
R-1	30%	30%	60%
R-2, R-P	50%	30%	60%
R-3, AR	50%	30%	70%

3. **Purpose for lot coverage standards**

The amendment would adopt the following as purposes for the changes:

a. Control storm drainage. The more land that is covered by impervious surfaces, the less that can absorb rainwater, and thus the more need for storm water control facilities. Note that the current

proposal would modify the amount of the lot that could be covered by a *building*, but would not modify the total amount of the lot that could be covered by impervious surfaces. Also note that the City is currently undergoing a thorough review of storm water standards in an effort to control runoff and meet state and federal storm drainage standards. These may result in additional requirements for storm drainage control.

b. Provide for outdoor living area on a lot. By limiting the amount of lot coverage, the development code effectively requires that some of the lot be retained for lawns, gardens, backyard barbeque areas, and other recreational activities.

c. Limit development density to that appropriate for the zone**.** We often speak of "density" in terms of the number of dwelling units per acre of land. For the casual observer, "density" also refers to the look and feel of a neighborhood. A neighborhood with large, two story homes built to minimum setbacks will feel more dense than one with smaller, single story homes with greater setbacks, even if number of dwellings per acre is less. Limiting lot coverage limits the total bulk of building allowed on a lot.

4. **Discussion of proposal**

The amendments would do the following:

a. **Increase the percentage of a lot that can be covered by buildings in the R-1 zone from 30 percent to 40 percent if all buildings are single story.** This would allow larger single story homes on a lot, but limit two story homes to the current 30 percent coverage maximum.

b. **Exclude small accessory buildings from the calculation of lot coverage.** The proposal would buildings that do not require building permits from the lot coverage calculations. These include one-story sheds under 200 square feet.

c. **Exclude non-residential uses in residential zones from needing to meet the lot coverage standards.** The proposal would exclude schools, churches, and other non-residential uses in residential zones from having to meet the lot coverage standards.

d. **Add definitions and purpose statements.** The proposal would add more clear definitions of lot coverage, and modify the figure in the code.

e. **Allow additional parking coverage on a lot if pervious paving materials are used**. The proposal would count ½ the paved area as parking coverage if pervious paving materials are used. For example, 1,000 square feet of grasscrete would count the same as 500 square feet of asphalt when calculating parking coverage maximums.

FISCAL IMPACT: No direct impacts.

STRATEGIC ASSESSMENT: The City recently changed the minimum lot size in the R-1 zone. The proposed amendments will increase the amount of indoor living area allowed on lots. Since the total combined lot and parking coverage standards remain the same, there would be no impact on storm water runoff. Since the proposal is limited to single story buildings, overall development bulk is consistent with the objectives of the R-1 zone.

ATTACHMENTS:

Ordinance 2011-2746 with

Exhibit A: Development Code Amendment

Exhibit B: Findings

1. Planning Commission Resolution 2011-294 (exhibits by reference)
2. Minutes from July 14, 2011 Planning Commission hearing
3. Submittal from Doug Lanz

ORDINANCE NO. 2011-2746

AN ORDINANCE AMENDING THE NEWBERG DEVELOPMENT CODE'S LOT COVERAGE STANDARDS

RECITALS:

1. Lot coverage standards help control storm drainage, provide for outdoor living areas on lots, and limit the bulk of development to that appropriate for the zone.

2. Newberg recently amended the Development Code to modify the minimum lot size allowed in the R-1 zone. The changes made no change in the maximum building coverage standards.

3. Allowing additional lot coverage for single story residences in the R-1 zone, without increasing the total combined parking and lot coverage standards, would allow additional indoor living areas on lots, and still not increase storm water impacts or increase the bulk of development allowed.

4. The Planning Commission recommends that small accessory buildings and non-residential uses should be exempt from needing to meet the lot coverage standards.

5. The Newberg Planning Commission initiated a Development Code amendment, held a hearing on July 14, 2011, and recommended the City Council adopt the proposed amendments.

6. The City Council held a hearing on August 15, 2011 to consider the proposed amendments.

7. The Code of Newberg is amended and shown in Exhibit "A." Exhibit "A" is hereby attached and by this reference incorporated.

THE CITY OF NEWBERG ORDAINS AS FOLLOWS:

1. The Code of Newberg is amended and shown in Exhibit "A," which is attached. Exhibit "A" is hereby adopted and by this reference incorporated.

2. The findings shown in Exhibit "B" are hereby adopted and by this reference incorporated.

- **EFFECTIVE DATE** of this ordinance is 30 days after the adoption date, which is: September 14, 2011.

ADOPTED by the City Council of the City of Newberg, Oregon, this 15th day of August, 2011, by the following votes: **AYE:** **NAY:** **ABSENT:** **ABSTAIN:**

_____
Norma I. Alley, City Recorder

ATTEST by the Mayor this 18th day of August, 2011.

_____
Bob Andrews, Mayor

LEGISLATIVE HISTORY

By and through Newberg Planning Commission at 7 / 14 / 2011 meeting. Or, ___ None.
(committee name) *(date)* *(check if applicable)*

Exhibit "A" to Ordinance 2011-2746
Newberg Development Code Lot Coverage Amendments

Note: Existing text is shown in regular font.
Added text is shown in double-underline
Deleted text is shown in ~~strikethrough.~~

Section 1. Newberg Development Code Section 15.405.040 shall be amended as follows:

15.405.040 Lot coverage and parking coverage requirements.

A. Purpose. The lot coverage and parking coverage requirements below are intended to:

1. Limit the amount of impervious surface and storm drain runoff on residential lots.

2. Provide open space and recreational space on the same lot for occupants of that lot.

3. Limit the bulk of residential development to that appropriate in the applicable zone.

~~A. For all buildings and uses the following shall mean the maximum permitted lot coverage, maximum coverage of public or private parking areas or carports, and/or combined maximum lot and parking combined coverage required in the various districts expressed in percentage of the area of the lot or development site in which district such coverage is permitted or required (see Appendix A, Figure 4).~~

B. Residential uses in residential zones shall meet the following maximum lot coverage and parking coverage standards. See the definitions in NMC 15.05.030 and Appendix A, Figure 4.

1. Maximum Lot Coverage.

a. R-1 : 30 percent, or 40 percent if all structures on the lot are one-story.

b. R-2 and RP: 50 percent.

c. AR and R-3: 50 percent.

2. Maximum Parking Coverage. ~~Maximum coverage for parking lots, aisles and access, and parking structures, where 50 percent or more of the perimeter of such structure is open on its sides:~~ R-1 , R-2, R-3, and RP: 30 percent.

3. Combined Maximum Lot and Parking ~~Area~~ Coverage.

a. R-1 , R-2 and RP: 60 percent.

b. R-3: 70 percent.

~~B.~~C . All other districts and uses not listed in subsection (A) of this section shall not be limited as to lot coverage and parking ~~area~~ coverage except as otherwise required by this code.

Section 2. The definitions in Newberg Development Code Section 15.05.030 shall be amended as follows:

"**Accessory Structure, Exempt"** means a structure for which a permit is not required by the applicable building code, and which may or may not be subject to standards of this code. Until amended, this includes, but is not limited to, the following structures accessory to single family and two-family dwellings:

1. Nonhabitable one-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 200 square feet and a height of 10 feet measured from the finished floor level to the average height of the roof surface,

2. Prefabricated swimming pools where the pool walls are entirely above grade, excluding barriers subject to building permit requirements.

3. Swings and other playground equipment.

4. Patio and porch covers not over 200 square feet and supported by an exterior building wall.

5. Porches and decks, where the floor or deck is not more than 30 inches above adjacent grade at any point and where in the case of a covered porch, the covered portion of the porch does not come closer than 3 feet to property lines.

6. Frame-covered nonhabitable accessory buildings not more than 500 square feet in area, one story in height and not closer than 3 feet to a property line, where the structure is composed of a rigid framework that supports a fabric membrane.

Exempt Accessory Structure. See **"Accessory Structure, Exempt."**

"Lot coverage" means that portion of a lot which, when viewed directly from above, would be covered by a building, or any part of a building, except any area covered by a structure where 50 percent or more of the perimeter of such structure is open from grade, or any exempt accessory structure. (See also Appendix A, Figure 4.)

"Parking coverage" means that portion of a lot covered by parking lots, aisles and access, and parking structures, where 50 percent or more of the perimeter of such structure is open on its sides. It includes one-half the area covered by approved pervious paving materials such as grasscrete, permeable asphalt, or permeable pavers.

Section 3. Appendix A, Figure 4 shall be replaced with the following figure.

<u>Figure 4. Lot Coverage and Parking Coverage</u>

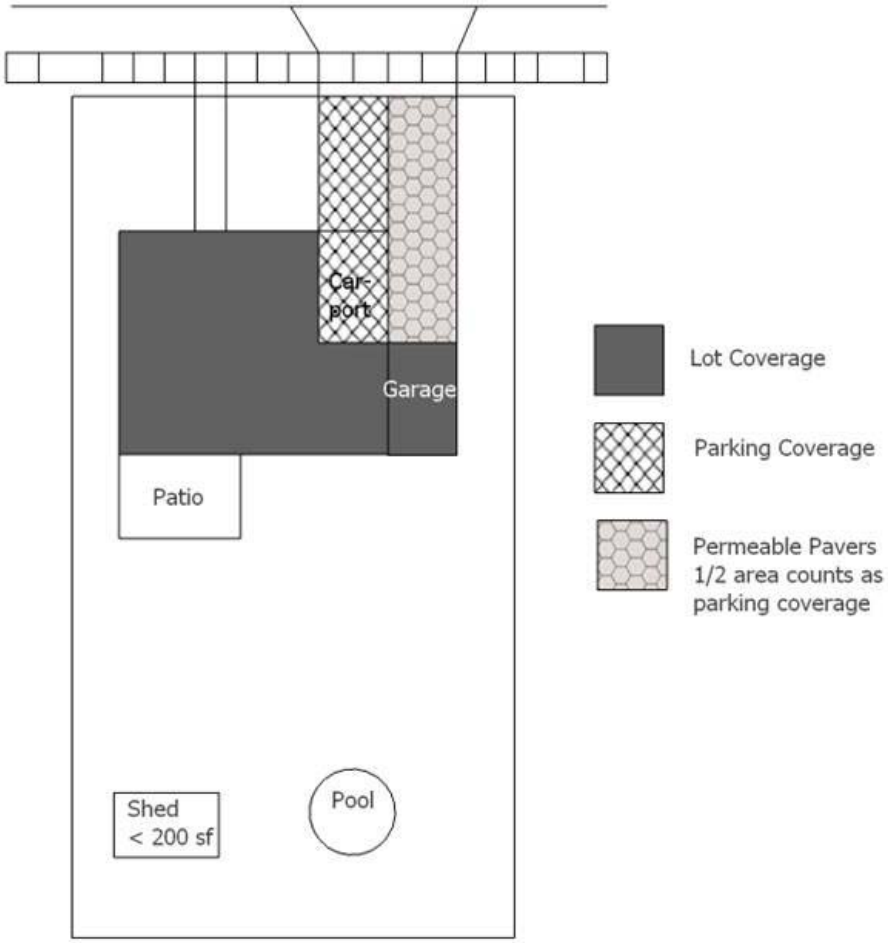

Exhibit "B" to Ordinance 2011-2746
Findings

NEWBERG COMPREHENSIVE PLAN POLICIES

RECREATION POLICY G.2. *To provide adequate recreational resources and opportunities for the citizens of the community and visitors.*

Finding: The amendments would continue to allow areas on lots for private recreation by limiting lot coverage to no more than 40 percent, and retaining the combined parking and lot coverage maximum percentage at 60 percent.

URBAN DESIGN GOAL J.1: *To maintain and improve the natural beauty and visual character of the City.*

Finding: The amendment retains the visual character of R-1 areas by limiting the lot coverage of two-story buildings to 30 percent, while allowing 40 percent lot coverage for one story buildings.

RESIDENTIAL LAND USE PLAN CLASSIFICATIONS III.2

Residential land is divided into three categories. Density rather than housing type is generally the most important development criteria used to classify residential areas. Mobile home parks and mobile home subdivisions are permitted outright in the medium density residential zone. Manufactured homes on individual single family lots are permitted. (As amended by Ord. 2380, 6-6-94).

The following is a summary of the three residential land use categories:

a. Low Density Residential (LDR)

The objective of this designation is to provide a wide range of housing types and styles, while allowing for an overall density of up to 4.4 units per acre.

Typical housing types will include single-family attached and detached housing. Clustered housing areas within Planned Unit Developments or condominiums ***must include adequate open areas to maintain the low overall density of this classification****.*

Services shall include improved streets, underground utilities (except electrical transmission lines), street lighting, sidewalks, and in some cases, bikeways.

Finding: The amendments would continue to require 40% total open area on a lot in the R-1 zone, allowing open space, outdoor recreational use, and an overall low density.

PLANNING COMMISSION RESOLUTION NO. 2011-294

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NEWBERG RECOMMEDING THE CITY COUNCIL ADOPT AMENDMENTS TO THE NEWBERG DEVELOPMENT CODE REGARDING LOT COVERAGE

RECITALS:

1. Newberg recently amended the Development Code to modify the minimum lot size allowed in the R-1 Zone. The changes made no change in the maximum building coverage standards.

2. The Planning Commission believes it would be appropriate to allow additional lot coverage for single story residences in the R-1 Zone.

3. The Commission would like to exempt small accessory buildings and non-residential uses from needing to meet the lot coverage standards.

4. The Commission held a hearing on July 14, 2011, considered testimony, and deliberated.

NOW THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Newberg that it recommends that the City Council adopt the amendment to the Newberg Development Code and Newberg Comprehensive Plan as shown in Exhibit A.

This recommendation is based on the findings shown in Exhibit B and on testimony.

Adopted by the Newberg Planning Commission this 14th day of July, 2011.

AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 2 (Bliss, Stuhr)

ATTEST:

Dawn Karen Bevell
Planning Commission Secretary

Philip D. Smith
Planning Commission Chair

Exhibit A: Development Code Text Amendments
Exhibit B: Findings

PLANNING COMMISSION MINUTES
July 14, 2011
7 p.m. Regular Meeting
Newberg Public Safety Building
401 E. Third Street

TO BE APPROVED AT THE AUGUST 11, 2011 PLANNING COMMISSION MEETING

I. ROLL CALL:

Present:	Philip Smith, Chair	Thomas Barnes, Vice Chair
	Lon Wall	Allyn Edwards
	Art Smith	
	Kale Rogers, Student PC (arrived 7:08 p.m.)	
Absent:	Gary Bliss (excused)	Cathy Stuhr (excused)
Staff Present:	Barton Brierley, Building & Planning Director	
	Steve Olson, Associate Planner	
	DawnKaren Bevill, Minutes Recorder	

II. OPEN MEETING:

Chair Smith opened the meeting at 7:00 p.m. and asked for roll call.

III. CONSENT CALENDAR:

Vice Chair Smith entertained a motion to accept the minutes of the June 9, 2011 meeting.

MOTION #1: Art Smith/Edwards approve the minutes from the Planning Commission Meeting of June 9, 2011. (5 Yes/ 0 No/ 2 Absent [Bliss, Stuhr]) Motion carried.

IV. COMMUNICATIONS FROM THE FLOOR:

None.

V. LEGISLATIVE PUBLIC HEARINGS:

APPLICANT:	**City of Newberg**	
REQUEST:	**Amend the Newberg Development Code definitions and requirements for manufactured dwellings, and create a new manufactured dwelling district.**	
FILE NO.	**DCA-11-001**	**RESOLUTION NO.: 2011-293**
CRITERIA:	**15.302.030(C)**	

Opening of the Hearing:
Chair Smith opened the hearing and asked for the staff report.

Barton Brierley gave the staff report and the Manufactured Housing PowerPoint presentation.

What the Amendments Do:
Create a manufactured dwelling district where only manufactured housing is allowed (does not apply to anywhere on the map at this point)
Adopt state definitions for manufactured housing.
Update, reorganize, and resolve inconsistencies

Purpose of Amendments:
Encourage creation of new areas for manufactured housing
Clean up existing rules regarding manufactured housing to match state law and current practices

New R-4 Manufactured Housing District
New zone that allows:
Manufactured homes on individual lots (single or double wide)
Mobile home parks
Manufactured dwelling parks
Manufactured dwelling subdivisions
Not tied to any specific site at this time

Updates to Meet State Laws:
RVs allowed in manufactured dwelling or mobile home park indefinitely.
Clear and objective standards applied to manufactured housing.

Other Updates:
Current codes mix recreational vehicles and mobile home rules. Changes clearly separate them.
Mobile Home Park "license" no longer required.
Manufactured homes in manufactured dwelling subdivision need not be owner occupied
Conflicts removed (Mobile home park Type I vs. Type II)
Rules updated allowing temporary placement of an RV or manufactured dwelling during home construction.

Staff Recommendation:
Staff recommends adoption of Resolution 2011-293, recommending that the City Council adopt the proposed amendments.

Questions:
Commissioner Wall asked if the City has an actual RV definition. Barton Brierley referred to the definition on page 15 of the meeting packet; *"The unit shall be identified as a recreational vehicle by the manufacturer and meet applicable federal standards for construction."* Commissioner Wall is concerned with that definition, as it is broad and does not factor in condition.

Chair Smith asked staff if recreational vehicles must be allowed as dwellings that take up a space in a park. Mr. Brierley replied that a manufactured dwelling space can be occupied by a manufactured home, mobile home, or recreational vehicle. State law does not allow the local government to prohibit RVs in manufactured dwelling spaces. You cannot require a certain age for mobile homes in a mobile home park but he is unsure about recreational vehicles.

Commissioner Barnes stated an RV would not be allowed to take up a space in most manufactured home parks because it is private property, and the park management would not allow it. Mr. Brierley stated the

park can set rules to not allow RVs but the City code cannot prohibit the RVs. Commissioner Barnes asked if the existing manufactured home parks in the City could apply for a zone change to the R-4 zone. Mr. Brierley replied, yes the park owner could apply.

Chair Smith asked why the word "district" is used instead of R-4 zone. Mr. Brierley explained that all the zones in the code are referred to as a district.

Kale Rogers asked what percentage of lot coverage the R-4 zone falls under. Mr. Brierley explained that the R-4 zone would not have a coverage limit as currently proposed. Commissioner Barnes stated there is 60% coverage (structures and parking) in existing mobile home parks.

Chair Smith opened public testimony.

Undecided:
Rene Garoutte lives in Springbrook Estates. She asked why a park would want to change to an R-4 zone and, if the zone change was approved, would that increase or decrease the property taxes. Commissioner Smith replied that the reason the city is considering creating an R-4 zone is because the Taskforce on Affordable Housing recognized manufactured housing as an important source of affordable housing in the City which should be encouraged. They thought having a zone specifically designed to encourage manufactured housing would help to increase and maintain this kind of housing in the City. Mr. Brierley stated that if the park wanted to be zoned R-4 they would need to apply and go through the normal zone change process. Only the County Tax Assessor could answer the property tax question, but he does not believe their taxes will be affected. Commissioner Barnes stated the taxes are on the home and not on the land. Mr. Brierley explained it could facilitate long-term maintenance of the park, which would provide some stability to the area.

Chair Smith closed public testimony.

Deliberation:
Commissioner Edwards stated the age of an RV is not the concern but instead the safety and functionality of the vehicle or the unit.

Chair Smith does not think specifying lot coverage for manufactured home parks is needed due to the density and design of the typical park. On the matter of dilapidated housing or recreational vehicles, he believes it would be difficult to write a rule and suggested passing this resolution as currently written and see if difficulties arise in the future.

Commissioner Edwards agreed that concerns about vehicle condition and lot coverage could be addressed if needed in the future. He is in favor of the resolution.

MOTION #2: Barnes/Wall moved to approve Planning Commission Resolution No. 2011-293. (5 Yes/ 0 No/ 2 Absent [Bliss, Stuhr]) Motion carried.

APPLICANT:	**City of Newberg**	
REQUEST:	**Amend the Newberg Development Code lot coverage limit in the R-1 zone from 30% to 40% for one story homes, and modify lot coverage requirements.**	
FILE NO:	**DCA-11-001**	**RESOLUTION NO.: 2011-294**

CRITERIA: 15.302.030(C)

Opening of the hearing:
Chair Smith opened the hearing and asked for the staff report.
Barton Brierley gave the staff report and PowerPoint presentation.

Proposal:
Add definitions and purpose statements for lot coverage.
Exclude small accessory buildings from lot coverage calculations.
Allow additional parking coverage if permeable paving materials are used.
Increase the lot coverage in R-1 from 30% to 40% for single story residences.
Exclude non-residential uses from needing to meet lot coverage standards.

Purpose for Lot Coverage Standards:
Control Storm Drainage
Provide for Outdoor Living Area on a Lot
Limit Development Density to that Appropriate for the Zone

The purpose for lot coverage standards is:
Control Storm Drainage (combined lot/parking coverage left at 60%)
Provide for Outdoor Living Area on a Lot
Limit Development Density

Application to Non-residential uses:
No longer applies to non-residential uses

Staff Recommendation:
Staff recommends the adoption of Resolution 2011-294, recommending that the City Council adopt the proposed amendments.

Questions:
Commissioner Wall asked if there is a mechanism to apply for a variance for greater lot coverage. Mr. Brierley replied yes, there are two basic processes. An adjustment is an administrative process and limits the increase to 2%; this is fairly inexpensive. A variance procedure is for increases of more than 2%. Up to 100% can be increased in a variance if justified.

Commissioner Edwards pointed out a grammar correction on page 45, Discussion of proposal (b); *"The proposal would **"exclude"** buildings…"* Commissioner Edwards asked for clarification regarding frame-covered nonhabitable accessory buildings. Mr. Brierley explained that refers to a building that is covered by a tarp, and the definition comes directly from the building code. No building permit is needed if the structure is not more than 500 square feet.

Chair Smith stated this is the first time the Planning Commission will vote on a resolution to change the City Code based on the initiative of a citizen. He thanked Mr. Doug Lanz, Managing Partner for the Terrace Heights Subdivision and Northwest Classic Custom Homes, for bringing his concerns to the City.

MOTION #3: Art Smith/Barnes moved to approve Planning Commission Resolution No. 2011-294. (5 Yes/ 0 No/ 2 Absent [Bliss, Stuhr]) Motion carried.

VI. ITEMS FROM STAFF:

Correspondence:

Barton Brierley stated that a letter from Mr. Leonard Rydell was submitted to the City Council in response to the appeal of the Planning Commission's decision to approve the Habitat for Humanity partition on Ninth Street. The City Council could not view the letter, since it was new evidence and the appeal hearing was a record hearing. Mr. Rydell understood the letter could not be given to the City Council but asked if it could be given to the Planning Commission to read and take into account when making future decisions.

Update on Council items:

The City Council upheld the Planning Commission decision on the Habitat for Humanity appeal. On July 18, 2011 the City Council will be hearing the Civic Corridor Sign Standards, the Annexation standard changes, and the South Industrial UGB Amendment (at the point of deliberation).

The next Planning Commission Meeting is scheduled on Thursday, August 11, 2011.

VII. ITEMS FROM COMMISSIONERS:

Commissioner Barnes invited the Planning Commission to attend the opening of the Chehalem Kayak Launch on July 23, 2011 from 2:00 – 4:00 p.m.

VIII. ADJOURN:

Chair Smith adjourned the meeting at 8:20 p.m.

Approved by the Planning Commission on this 11th day of August, 2011.

AYES: **NO:** **ABSENT:** **ABSTAIN:**

Planning Recording Secretary *Planning Commission Chair*

Attachment 3

Pacific Northwest Land Development inc.

Oregon City, Oregon

To: City of Newberg, Oregon

Planning Commission

Dear Commission Members;

We are writing to you at the request of the commission chair to explain our position on the need to change the current residential lot building coverage code of 30%. This letter focuses on single level homes only. We feel along with others in the city that the 30% lot coverage is to restrictive for a single level home. As we look at different examples of the 30% coverage you will see that it is economically unfeasible to build a new single level home in the city of Newberg due to this code.

As you are all aware we are living in very difficult times for building new single family homes. But we feel that Newberg as a unique opportunity for growth in new homes, based on your location and appeal to a certain segment of people that want to live in your city. I am speaking of people who are retired or close to retirement. These folks are looking to your city for its quiet appeal and friendly atmosphere. They are looking for high quality homes that offer modern living on a single level, with large gathering areas within the home for family and friends. Most are moderate to high income folks, looking for more luxury and efficiency in their home. As this may well be their last home. And that is very good business for the city of Newberg to have these people living in your city.

Most of these folks have raised their families and are now empty nesters. They have different needs in housing then do younger couples with children. Most have had the typical two story homes and are now looking for a different living style that is designed to meet current and future needs. They are looking for more living area in a single level home without staircases that may pose a problem to them down the road. They also want larger garages as many have a couple of vehicles and they may want work space in the garage. They may also want a small out building or shed for their yard. What they are not looking for, are large yards to maintain. As many travel and don't want the upkeep of a large yard. And this is not just for the empty nesters but for other as well. People's living styles are changing the single level home on smaller lot sizes is becoming more and more desirable to all groups for living ease and resale value.

As you will see by the exhibits that are attached; we can easily achieve this by simply increasing the buildable lot coverage from its current 30% to a more desirable 40%. As you will notice we are not asking for extreme lot coverage, but common sense lot coverage.

Exhibit "A" '5000 square foot lot' a single level home with a small two stall garage of 400 square feet. (20'x20' smaller than is commonly built). You will see that the largest living space area that can be built is only 1100 square feet. There is no way that a builder can build this home effectively due to the fact that the square foot cost would be over $100.00 per square to build. The reason is that. Kitchens and baths tend to be the most expensive rooms in a house, costing over $180.00 a square foot and up. In order to spread that cost through the house, we need other square footage (typically: bedrooms and living areas which cost less than $40.00 a square foot) to balance that cost out. It should also be noted that the owner of this home would not even be able to place a small 8'x8' shed on the property; as that would put them over the current 30% lot coverage. With a change in lot coverage to 40% the house could now be built to 1600 square feet making the price per square foot much more feasible and the house much more desirable to live in.

Exhibit "B" '5000 square foot lot' a single level home with a larger garage of 520 square feet (still undersized for a three stall garage, (22'x24'=528). You can see that the largest living area that can be built is only 980 square feet. A home of this size would never get built by any builder. It is both cost prohibited as well as totally unpractical to build in any modern market. No out buildings (shed) of any kind can be placed on this property at the current code coverage of 30%. But by changing the code to 40% lot coverage we can now build a 1480 square foot home with the garage. And now we have a nice little starter home, that fits the lot well and offers buyers a much improved value on the square foot cost to build as we are spreading the cost of the kitchens and baths across the house.

Exhibit "C" '7500 square foot lot' a single level home with a small 400 square foot two stall garage. With the larger lot size, a 20'x20' garage would never be built. Most garages are at least 22' wide and at least 20' to 23' deep especially when you factor in the placement of a furnace and hot water heater that will be in the garage taking up space. With the additional cost of the land factored in and only being able to produce a house of 1847 square feet of living space, it would be very expensive to build this home under the current code. Most people that want a little larger single level home want it for the ability to spread the rooms out for more convenient living. They are factoring in their lifestyle as well as their future needs. This is a section of home building that we are very familiar with. As you can see there is still a large area of unused land on this property. We feel that a more balanced approach should be taken to these moderately sized homes. Most people who are looking for this style of home have already down sized from larger two story homes and are looking for the more living space with open floor plans, that are now being offered. They want less yard to care for and more outdoor living space, as is proven out in current trends for outdoor kitchens and fireplaces in the market. Gone are the days of large oversized master bedrooms and multi living areas. The new and future trends point to smaller bedrooms and having home offices to work from. Along with one central living area that is open to other parts of the home. Being able to have guests come and stay comfortably at your home.

Exhibit "D" '7500 square foot lot' a single level home with a larger two stall plus garage. It should be noted that all of the these garages we are showing you are all very undersized to what the market is asking for. If we increased the garage size to what the current market size is in new housing it would make the house living space even smaller. As you can see the house is not in proportion to the lot size or building envelope.

We thank you for taking a look at this matter council members. We are asking for the change of lot coverage from 30% to 40% lot coverage. We strongly believe that this is needed in both the market place and for the future of your city.

Sincerely yours

Douglas Lanz

Pacific Northwest Land Development

LOT COVERAGE

LOT AREA: 5,000 SQ. FT.
FOOTPRINT: 1,500 SQ. FT.

PERCENTAGE: 30%

LIVING AREA REMAINING (single story): 1,100 SQ. FT.

LIVING AREA @ 40% COVERAGE WOULD BE: 1,600 SQ. FT.

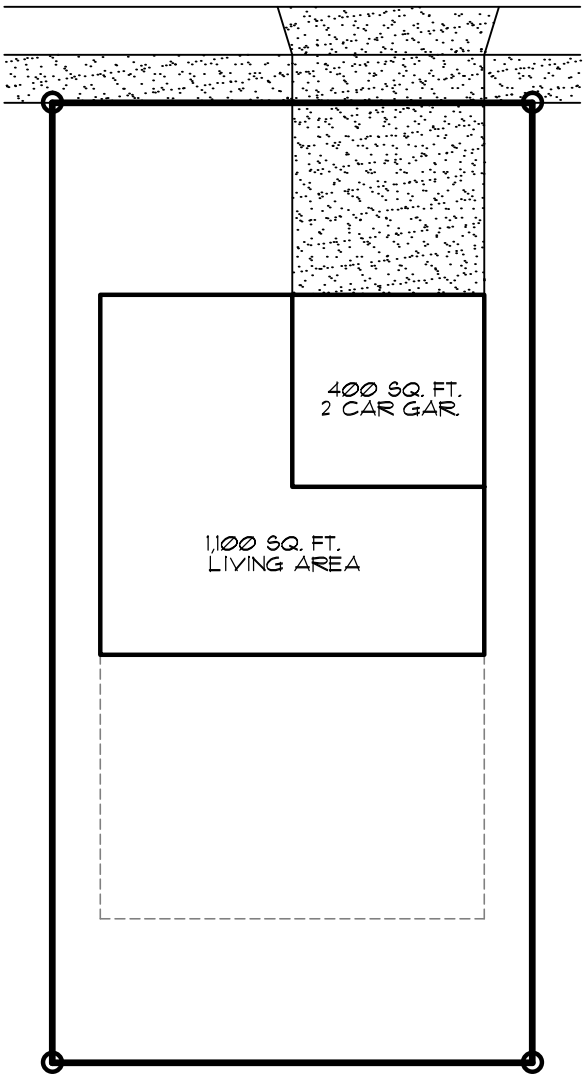

EXHIBIT "A"

N

LOT COVERAGE

LOT AREA: 5,000 SQ. FT.
FOOTPRINT: 1,500 SQ. FT.

PERCENTAGE: 30%

LIVING AREA REMAINING (single story): 980 SQ. FT.

LIVING AREA @ 40% COVERAGE WOULD BE: 1,480 SQ. FT.

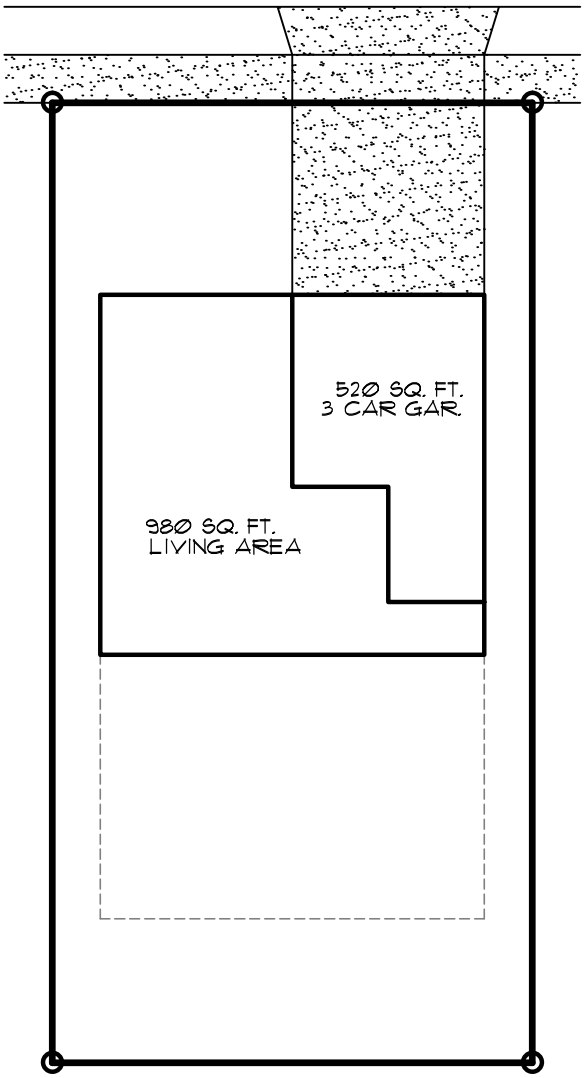

EXHIBIT "B"

N

LOT COVERAGE

LOT AREA: 7,500 SQ. FT.
FOOTPRINT: 2,250 SQ. FT.

PERCENTAGE: 30%

LIVING AREA REMAINING (single story): 1,847 SQ. FT.

LIVING AREA @ 40% COVERAGE WOULD BE: 2,600 SQ. FT.

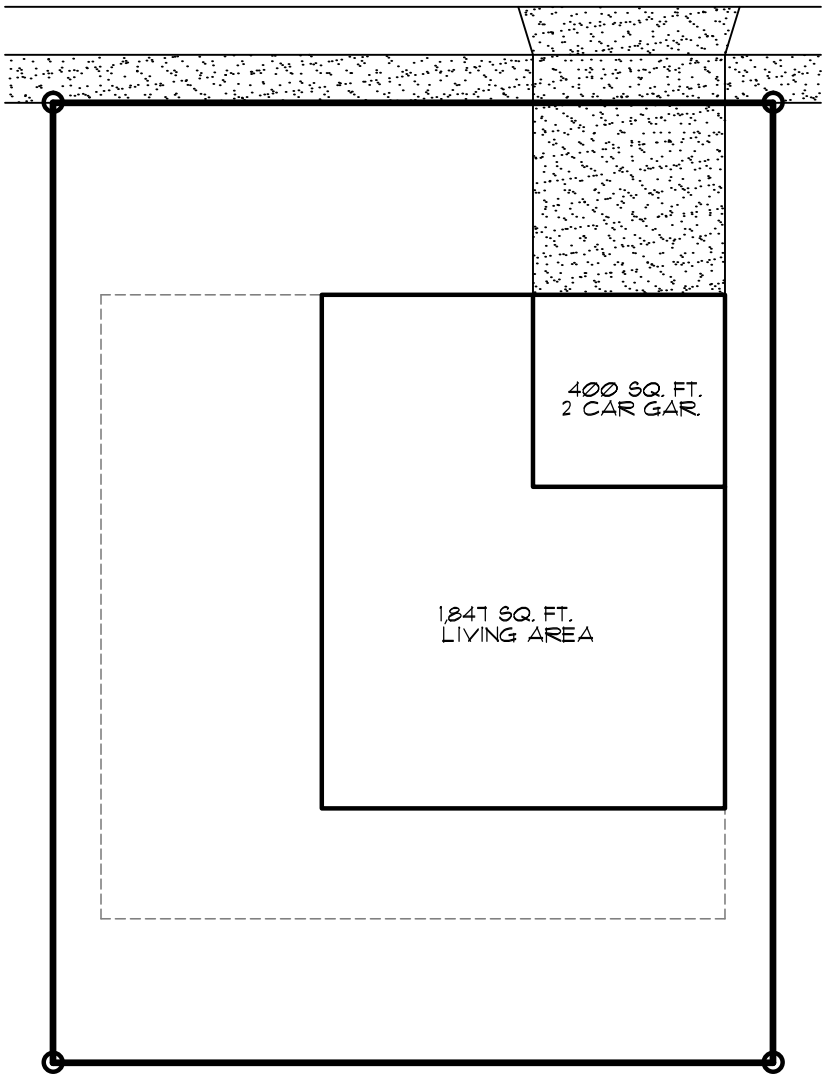

EXHIBIT "C"

N

LOT COVERAGE

LOT AREA: 7,500 SQ. FT.
FOOTPRINT: 2,250 SQ. FT.

PERCENTAGE: 30%

LIVING AREA REMAINING (single story): 1,727 SQ. FT.

LIVING AREA @ 40% COVERAGE WOULD BE: 2,480 SQ. FT.

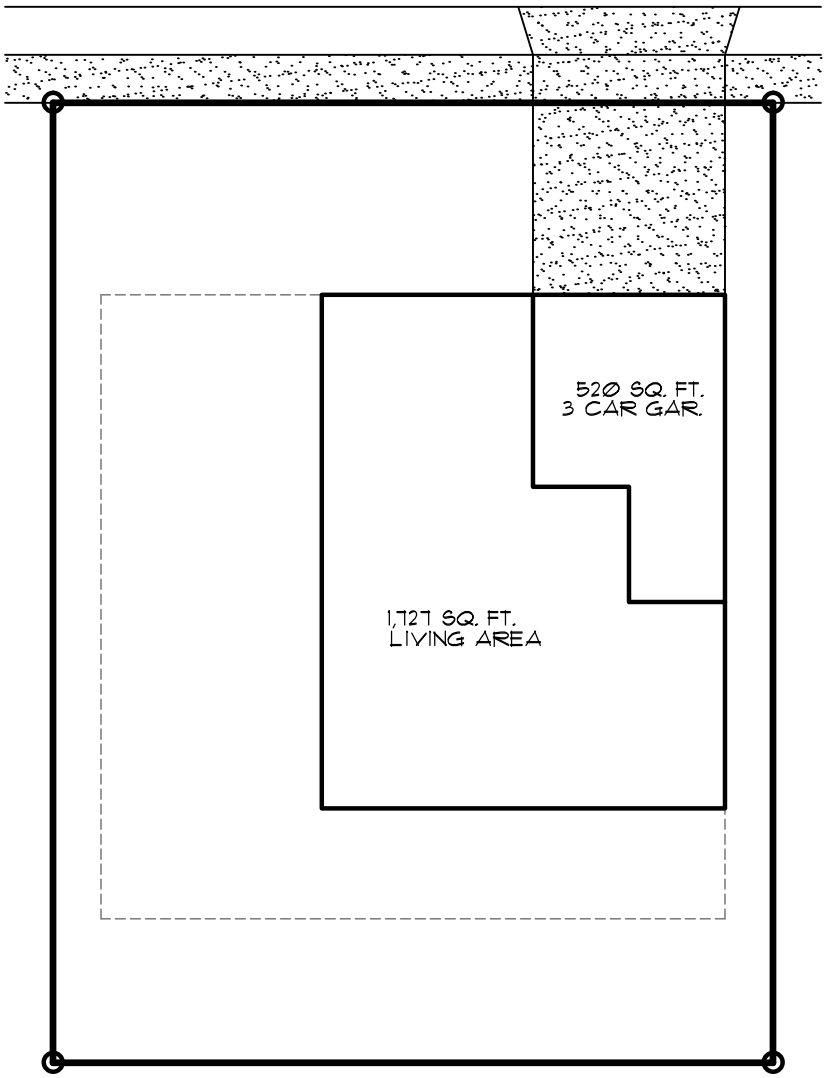

EXHIBIT "D"

N