

March 17th, 2022

McMinnville Planning Commission
Heather Richards, Planning Director
231 NE 5th Street
McMinnville, OR 97128

RE: HB 2001 Implementation

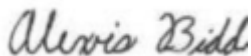
Dear Commissioners:

1000 Friends of Oregon is a non-profit, charitable organization dedicated to working with Oregonians to support livable communities. Friends of Yamhill County (FYC) works to protect natural resources through the implementation of land use planning goals, policies, and laws that maintain and improve the present and future quality of life in Yamhill County for both urban and rural residents. Our organizations' memberships include McMinnville residents who support the mission and values of the Oregon land use program.

Both 1000 Friends of Oregon and FYC are pleased to see the proposed code amendments to implement HB 2001. In particular, we are supportive of the proposed amendments that go above the minimum requirements of implementing middle housing options. Allowing detached configurations for middle housing types will increase the housing choices for McMinnville residents. Additionally, allowing Single Room Occupancy and Tiny Homes as housing types in your residential zones will improve the affordability of the infill housing.

Our only recommendations are that you consider reducing the parking requirements for middle housing types, or count street parking on a lot's frontage as a credit towards parking requirements. Both Bend and Milwaukie have implemented or are in the process of implementing HB 2001 with reduced or zero parking requirements for duplexes, triplexes, and townhomes. Parking requirements significantly increase both the cost of housing and the impermeable surface area of a lot. In some cases, requiring parking will cause a driveway to be wider and take away street parking – causing a needless and expensive increase in paved surface. While this is not a required standard of HB 2001, it is the right thing to for McMinnville.

Sincerely,



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