



HAPPY VALLEY, OR
EST. 1965

Highlights of Draft Code Amendments

DRAFT CODE AMENDMENTS

**Implement Legislation &
Comply with State Law**

**Implement Housing
Production Strategy**

Minor Staff Suggestions

ASSUMPTIONS



Surgical Implementation of Legislation



Adoption at End of 2026 to Avoid Applying Portions of the Model Code per HB 2138 (2025)

*Select Draft Amendments will be highlighted.
Please see draft amendments for all changes.*

PROCEDURE/PROCESS: DEVELOPMENT OF HOUSING

Effective 7.1.26



Prior Practice

Public Hearing for Moderate/Large Developments

300' Notice + Signs

Any Participant Can Appeal to Council

New Requirement

No Public Hearing

100' Notice <20 Units, 300' Notice for 20+ Units

Only Applicant Can Appeal

PROCEDURE/PROCESS: NO HEARINGS

Effective 7.1.26



Prior Practice

- All Zone Changes Require a Hearing
- Some Variances Require a Hearing

New Requirement

- No Hearing for Zone Changes for Denser Residential
- No Hearing for Residential Variances
- Creation of a Flexible Land Division and Flexible Design Review Processes to Retain Previous Hearings, Noticing, and Public Engagement Opportunities

PROCEDURE/PROCESS: ENGINEERING TIMELINE

Effective 7.1.26



Prior Practice

No Timeline

New Requirement

- Completeness Review: 30 Days
- Review in 120 Days
- Extensions up to 245 Days

HOUSING STANDARDS: MIDDLE HOUSING DESIGN

Effective 1.1.27
(1.1.28 for CC)



Prior Practice

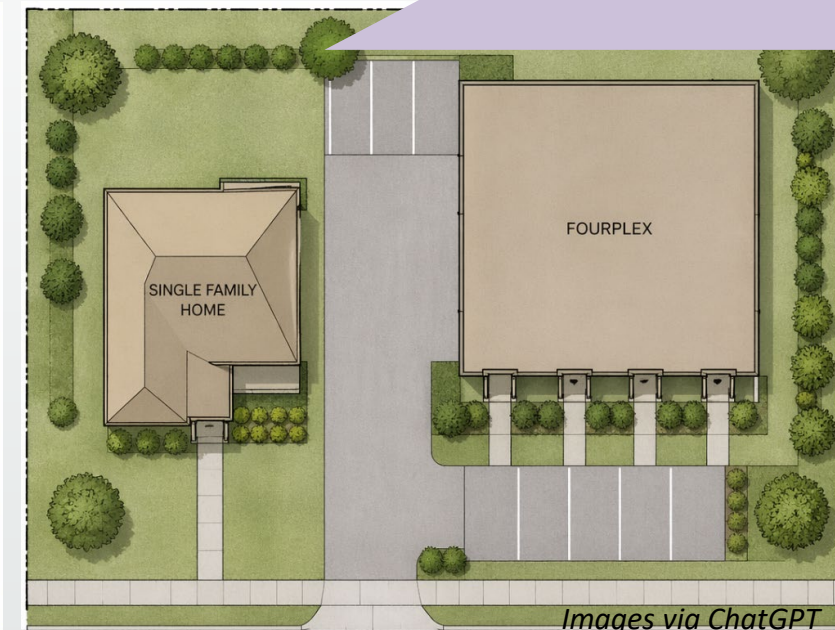
- Duplex/Triplex/Quadplex Attached Only
Cottage Clusters Detached Only

New Requirement

- Duplex/Triplex/Quadplex/Cottage Cluster
Detached or Attached

HOUSING STANDARDS: MIDDLE HOUSING + DEVELOPED LOTS

Effective 1.1.27



Images via ChatGPT

Prior Practice

Existing Dwellings Counted as One of the Units

New Requirement

Allow middle housing in Addition to:

- A single-unit dwelling;
- A single-unit dwelling + ADU; or
- A duplex

HOUSING STANDARDS: BONUS UNITS

Effective 1.1.27



Prior Practice

Discretionary for Affordable Housing

New Requirement

- Accessible (Type A) or Affordable (<120% AMI for at least 10 years)
- 1 Bonus Unit: Duplex or Triplex
- 2 Bonus Units: Townhouse, Quadplex, Cottage Cluster (Max 6)

CLEAR AND OBJECTIVE STANDARDS FOR HOUSING

Effective Now



HOUSING PRODUCTION STRATEGY IMPLEMENTATION

2025-2026

- Reduce Burdens for Multi-family Housing
- Allow Multi-Family in Medium/High Density without a PUD
- Revise Multi-Family Standards to be Clear/Objective
- Allow Exception to Shared Outdoor Areas for Multi-Family Sites Close to a Park
- Allow SROs in the Highest Density Residential Zones or through PUDs
- Allow Two ADUs per Lot

2026

- Expand Eligibility for Affordable Housing Incentives
- Make Affordable Housing Incentives Clear and Objective
- Add Incentives for Housing which incorporates Universal Design Principals