MISSION STATEMENT: TO CREATE A HEALTHY, SAFE, DIVERSE, AND PROSPEROUS CITY BY ENGAGING COMMUNITY MEMBERS TO DEVELOP AN ENRICHED QUALITY OF LIFE.

COUNCIL MEETING AGENDA
CITY COUNCIL – CITY OF ONTARIO OREGON
TUESDAY, MAY 18, 2021, 6:00 PM, MT
Zoom Link

Pursuant to the Public Meetings Laws and Rules within the Oregon Revised Statutes, the City Council has the authority, ability, and standing to take action on any items on the Agenda, or add items to the Agenda, during the Study Session or Regular Meeting, as long as all public meeting notice requirements have been met.

1) CALL TO ORDER

Roll Call: Freddy Rodriguez _____ Sam Baker _____ John Kirby _____ Ken Hart _____
Michael Braden _____ Eddie Melendrez _____ Mayor Riley Hill _____

2) PLEDGE OF ALLEGIANCE

This Agenda was posted on May 14, 2021. Copies of the Agenda are available from the City Hall Customer Service Counter and on the city's website at www.ontariooregon.org.

3) MOTION TO ADOPT THE AGENDA

4) PUBLIC COMMENTS Citizens may address the Council; however, Council may not be able to provide an immediate answer or response. Out of respect to the Council and others in attendance, please limit your comment to three (3) minutes. Please state your name and city of residence for the record.

5) SPECIAL ACTION

A) Proclamation: National Public Works Week

6) PRESENTATIONS

A) Resolution #2021-115: Commemorating the NISEA Soldiers in the 442nd Infantry Regiment Combat Team

7) OLD BUSINESS

A) Resolution #2021-111: Bid Award for Technology Backup Services

8) NEW BUSINESS

A) Committee Appointments
B) Park and Cemetery Support
C) Appointment of a City Councilor to the Downtown Attraction Work Group

9) PUBLIC HEARING

A) Adoption of Ontario Housing Needs Analysis, Residential Buildable Lands Inventory and Policy Recommendations (the 2021 Housing Report) is intended as a background document to Chapter 10: Housing of the Ontario Comprehensive Plan as well as amend title 10 the Ontario Comprehensive Plan, and Title 10A substantive zoning regulations, which are intended to increase housing productivity and population growth within the Ontario Urban Growth Area (UGB); AND Ordinance #2790-2021 an ordinance to amend title 10 the Ontario Comprehensive Plan, and Title 10A substantive zoning regulations, which are intended to increase housing productivity and population growth within the Ontario Urban Growth Area, on First Reading by Title Only
B) Accept Right of Way Along Fortner Street as per the Approved Partition under Planning Action 2020-06-22 PTN

10) DISCUSSION ITEMS

A) Code Enforcement Follow-up & Information
B) Homeless Discussion

The City Council may recess/adjourn to Executive Session under ORS 192.660(2) as follows: (a) Employment of Public Officers, Employees, or Agents; (b) Discipline of Public Officers, Employees, or Agents; (d) Labor Negotiations; (e) Real Property Transactions; (f) Exempt Public Records; (g) Trade Negotiations; (h) Litigation /Consult with Legal Counsel; (i) Performance Evaluation of Public Officers and Employees; (j) Trade Negotiations; and/or (l) Labor Negotiations.

11) CORRESPONDENCE, COMMENTS AND EX-OFFICIO REPORTS

12) ADJOURN

National Public Works Week Proclamation

May 16 – 23, 2021

"Stronger Together"

WHEREAS, public works professionals focus on infrastructure, facilities and services that are of vital importance to sustainable and resilient communities and to the public health, high quality of life and well-being of the people of Ontario, Oregon; and,

WHEREAS, these infrastructure, facilities and services could not be provided without the dedicated efforts of public works professionals, who are engineers, managers and employees at all levels of government and the private sector, who are responsible for rebuilding, improving and protecting our nation's transportation, water supply, water treatment and solid waste systems, public buildings, and other structures and facilities essential for our citizens; and,

WHEREAS, it is in the public interest for the citizens, civic leaders and children in the City of Ontario to gain knowledge of and to maintain an ongoing interest and understanding of the importance of public works and public works programs in their respective communities; and,

WHEREAS, the year 2021 marks the 61st annual National Public Works Week sponsored by the American Public Works Association/Canadian Public Works Association be it now,

RESOLVED, I, Riley J. Hill, Mayor**,** do hereby designate the week May 16 – 22, 2021 as National Public Works Week; I urge all citizens to join with representatives of the American Public Works Association/Canadian Public Works Association and government agencies in activities, events and ceremonies designed to pay tribute to our public works professionals, engineers, managers and employees and to recognize the substantial contributions they make to protecting our national health, safety, and quality of life.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the State (to be affixed),

DONE at the **City of Ontario, Oregon** this 18th day of May 2021.

____

Riley J. Hill, Mayor

AGENDA REPORT
PRESENTATIONS
May 18, 2021

TO: Mayor and City Council

FROM:

THROUGH: Adam J. Brown, City Manager

SUBJECT: RESOLUTION #2021-115: COMMEMORATING THE NISEA SOLDIERS IN THE 442ND INFANTRY REGIMENT COMBAT TEAM

DATE: May 10, 2021

PROPOSED MOTION:

I MOVE THE CITY COUNCIL APPROVE RESOLUTION #2021-115, A RESOLUTION COMMEMORATING THE NISEI SOLDIERS IN THE 442 INFANTRY REGIMENT COMBAT TEAM

SUMMARY:

BACKGROUND:

CURRENT SITUATION:

ANALYSIS:

A. **STRATEGIC PLAN**

B. **FINANCIAL**

C. **TIMING**

D. **POLICY/LEGAL**

ALTERNATIVES:

RECOMMENDATION:

Staff recommends

ATTACHMENTS:

1. RES_CC_442 Infantry Combat Team_5 10 2021 (1)

RESOLUTION 2021-115

A RESOLUTION OF THE ONTARIO, OREGON CITY COUNCIL RECOGNIZING THE LEGACY OF SERVICE, COURAGE, AND SACRIFICE OF THE NISEI SOLDIERS IN THE 442 INFANTRY REGIMENTAL COMBAT TEAM (RCT), THE 100TH BATTALION, AND THE MILITARY INTELLIGENCE SERVICE DURING WWII

WHEREAS The 442 Regimental Combat Team is the most decorated unit for its size and length of service in the history of the US military. The unit, totaling about 18,000 men, was awarded over 4,000 Purple Hearts, 4,000 Bronze Stars, 560 Silver Star Medals, and seven Presidential Unit Citations; and

WHEREAS 21 members of the 442/100 RCT received the Congressional Medal of Honor; the most received by any Army unit since the inception of this award in 1861; and

WHEREAS The 100th/442 RCT rescue of the "Lost Battalion" in a battle of courage and sacrifice that many military historians consider one of the ten most significant battles in our history; and

WHEREAS The 522nd Field Artillery Battalion of the 442nd RCT was a principal liberator of the Dachau death camp; and

WHEREAS MIS soldiers interpreted and provided the key information leading to the shoot-down and death of Admiral Isoroku Yamamoto, Japan's brilliant strategist and the architect of the attack on Pearl Harbor; and

WHEREAS MIS soldiers translated and interpreted the Japanese master counter-attack plan in the Philippine Sea, leading to one of the decisive US victories in the Pacific, shortened the war in the Pacific and saved thousands of lives.

NOW THEREFORE, BE IT HEREBY RESOLVED BY THE ONTARIO CITY COUNCIL:

The soldiers of the 442 RCT, although their American citizen families were interned in relocation camps, understood, lived and many died united by the values of On (obligation), Giri (duty), Meiyo (honor), Chugi (loyalty), Ganbari (tenacity), and Gaman (perseverance). The Nisei soldier of WWII leaves us a legacy of service, courage, and sacrifice. For these soldiers, they were fighting to win two wars: the war against the Germans in Europe and the war against racial prejudice in America. Their story, their example, their legacy, are ones that should never be diminished by time. Our city is forever grateful for what these brave heroes achieved and sacrificed in the name of freedom.

EFFECTIVE DATE: Effective immediately upon passage.

PASSED AND ADOPTED by the Ontario City Council this 18th day of May 2021, by the following vote:

AYES:

NAYES:

ABSENT:

APPROVED by the Mayor this 18th day of May 2021.

ATTEST:

_____________________ Riley J. Hill, Mayor

_____________________ Tori Barnett, MMC, City Recorder

AGENDA REPORT
OLD BUSINESS
May 18, 2021

TO: Mayor and City Council

FROM: Peter Hall, Human Resources Manager
Kenneth Monson, Technology Specialist
Sheri Smith, OPD Office Manager/IT Supervisor

THROUGH: Adam J. Brown, City Manager

SUBJECT: RESOLUTION #2021-111: BID AWARD FOR TECHNOLOGY BACKUP SERVICES

DATE: May 13, 2021

PROPOSED MOTION:

I MOVE THE CITY COUNCIL APPROVE RESOLUTION #2021-111, A RESOLUTION REQUESTING TO AWARD TECHNOLOGY BACKUP SERVICES TO MICRO TECHNOLOGY SYSTEMS, INC FOR ONE YEAR AT A RATE OF $2,946 PER MONTH AND A ONE-TIME ONBOARDING FEE OF $4,600.

SUMMARY:

Information technology backup and support services are being sought to meet the increasing use and demands from City Hall without increasing personnel costs from hiring an additional employee.

After receiving no bids from the initial invitation for proposals, staff worked with representatives from Xerox and Micro Technology Systems, Inc. to find a services solution.

Staff also reached out to 8C School District, Treasure Valley Community College, and Malheur County Education Service District (ESD) on the recommendation of Councilor Hart. While none of these entities were interested, an employee from ESD reached out and offered a bid from his private business, Marlin Computer Consulting, LLC.

BACKGROUND:

City Council approved $30,000 in the fiscal year 2020-2021 budget for backup and support services for the Information Technology Department. The specific purpose of these services is to provide backup services to the IT Specialist should vacation or sick time be taken. Additionally, the services would provide support and resources for other IT projects.

The city sent out an invitation for proposals for technology backup and support in November 2021. Although no bids were initially received, two companies came into contact with the city and worked with staff to submit proposals.

CURRENT SITUATION:

Micro Technology Services will provide 15 support hours per month with unused hours rolling into the following month. These hours can be used for projects or to cover for sick or vacation time on an as-needed basis. Additionally, MicroTech will provide services from the TechCare Protection Suite (Antivirus Protection, Internet Security, etc.), site monitoring, and local server backup. The agreement from MicroTech would span for one year, at which time, the agreement would be re-visited.

Xerox offers blocks of hours to be purchased based on the level of expertise required. Staff requested additional information regarding the same services offered by MicroTech; however, Xerox officials did not respond to this request.

Marlin Computer Consulting provides server backup, anti-virus, and server monitoring services and on-site or remote support.

ANALYSIS:

A. STRATEGIC PLAN

IT provides internal services which are not listed specifically in the strategic plan; however, these services are a vital part of city functions.

B. FINANCIAL

MicroTech charges $4,600 for a one-time onboarding. This includes installation of remote monitoring software, antivirus software, internet security software, and backup software. Onboarding will also include documentation of our network and systems, a network audit findings report, and a network findings meeting.

The TechCare Protection Suite will be billed at $930 per month, site monitoring at $115 per month, and local server backup at $175 per month. The 15 hours of care will be billed at $115 per hour or $1,725 per month.

Initial set up fees and the two months of the contract will fall under FY 20-21 with costs totaling $10,492. The remaining 10 months of the agreement will last through FY 21-22 totaling $29,460.

It is important to note that the city will save approximately $6,000 in FY 21-22 by eliminating the need for it's antivirus licenses.

Xerox's pay-as-you-go model would be billed based on purchase quantity and the level of expertise required. Service costs outside of work hours were not provided after staff requested them. 10-49 hours are billed at $135 per hour. 50-99 hours are billed at $130 per hour. 100+ hours are billed at $125 per hour. A desktop technician is billed at 0.5 units per hour, project manager at 0.75 units per hour, engineers at 1.0 units per hour, and senior engineers at 1.5 units per hour.

The number of hours provided during the year could range from 160 to 480.

Services for Marlin Computer Consulting includes an RMM Bundle, Physical server for $1,750, RMM Bundle, Virtual Machine for $5,100, RMM Bundle, Workstation for

$18,425, Cloud Backup for $26,400, and Physical Server Support for $6,000 for a grand total of $57,675. Additional costs for hourly support would include on-site support billed at $115/hour and remote support billed at $90/hour.

C. **TIMING**

An agreement would begin as soon as possible.

D. **POLICY/LEGAL**

There are no policy/legal implications.

ALTERNATIVES:

Not Award - The Council could take no action and not award a contract for IT services. City staff believes this would continue to expose the risk level that currently exists without any backup IT service provider. Having a private sector backup service allows us to provide depth without adding employees and legacy costs.

RECOMMENDATION:

Staff recommends awarding the bid to Micro Technology Systems based on the broader level of service provided at a lower cost.

ATTACHMENTS:

1. Services Agreement_MicroTech
2. Services Agreement_Xerox
3. IFB_Vendors_Technology Backup_11 2 2020
4. Services Agreement_Marlin
5. Res 2021-111 Bid Award for IT Backup and Support

Micro Technology Systems, Inc.
TechCare Services Agreement

This Agreement is made this 13th day of April, 2021, by and between MicroTechnology Systems, Inc. (MicroTech), with its principal place of business at 125 E. 50th St., Garden City, Idaho, 83714, and **City of Ontario** (Client), with its principal place of business at **444 SW 4th Street, Ontario, Oregon, 97914**.

The Parties agree as follows:

1. Term. The effective date of this Agreement will be **May 1, 2021** and shall be for an initial term of twelve (12) months, unless otherwise terminated earlier as provided herein. Thereafter, this Agreement shall automatically renew for an additional term for twelve (12) months on each and every anniversary date of this Agreement, unless either party provides the other with written notice thirty (30) days prior to the end of the then existing term of their intent to terminate this Agreement.

2. Services.

(a) TechCare Services. MicroTech shall provide the services described on Schedule 1 which is attached to this Agreement and incorporated herein (collectively the "TechCare Services").

(b) Charges and Rates for Service. The charge for TechCare Services during the Term of this Agreement shall be those set forth on Schedule 1-A – TechCare Service Schedule of Charges. MicroTech may increase its monthly service rate or hourly rate by up to ten percent (10%) on each anniversary date of this Agreement with a 30-day notice.

3. Additional Services. In addition to the TechCare Services, MicroTech shall provide any additional services set forth on Schedule 2 – Additional Services Schedule of Charges which is attached to this Agreement and incorporated herein. Additional Services and Licensing fees are resold from third party vendors and costs are subject to change.

4. Regular Business Hours. Services covered under this Agreement will be performed during regular business hours, which are defined as Monday through Friday, between 8:00 AM and 5:00 PM Mountain Time, unless otherwise defined herein. Services performed outside the definition of regular business hours ("Extended-hour services") will be invoiced to Client at the designated hourly rate listed in Schedule 1-A.

5. Cancellation. Client and/or MicroTech may cancel this Agreement for any reason upon thirty (30) days advanced written notice, at any time during the first one hundred and twenty (120) days from the effective date of this Agreement. Thereafter, this Agreement may be terminated only as follows.

(a) Termination by Client.

(i) Termination for Cause. "Termination for cause" shall be defined to mean that MicroTech has breached any term of this Agreement. If Client determines that MicroTech has breached any term of this Agreement, Client shall first provide written notice to MicroTech of such breach of this Agreement (Notice of Breach). Thereafter, MicroTech shall have fifteen (15) days from date of receipt of the Notice of Breach to meet with Client and attempt to cure such breach. If after such fifteen (15) day period Client in its sole discretion does not believe that the breach has been cured, Client at its sole and exclusive remedy may terminate this Agreement.

(ii) Termination at Will. Client may terminate this Agreement at any time for no reason by providing MicroTech with thirty (30) days prior written notice that it is terminating this Agreement. If Client elects to terminate this Agreement pursuant to this Section 5(a), Client shall within thirty (30) days of the Termination Notice pay to MicroTech fifty percent (50%) of the remaining balance that would have been due under this Agreement calculated as follows: the number of months remaining in the Term of this Agreement measured from the first day of the month of the date of the Notice of Termination through the scheduled termination date of this Agreement, multiplied by the total amount Client would have paid MicroTech per month under this Agreement for the remaining Term, multiplied by one-half. Ie: Early Termination fee will be 50% of the remaining contracted services.

(b) Termination by Microtech.

(i) Termination for Cause. "Termination for cause" shall be defined to mean that MicroTech has determined a problem or issue with Client or Client's IT systems that is obstructing Microtech from effectively performing services as defined in Schedule 1, Schedule 1-A, and Schedule 2. If Microtech determines termination for cause is necessary, Microtech shall first provide written notice to Client of such problem or issue (Notice of Obstruction). Thereafter, Client shall have fifteen (15) days from date of receipt of the Notice of Obstruction to meet with Microtech and attempt to cure such problem or issue. If after such fifteen (15) day period Microtech in its sole discretion does not believe that the obstruction has been cured, Microtech at its sole and exclusive remedy may terminate this Agreement.

(ii) Termination at Will. Microtech may terminate this Agreement at any time for no reason by providing Client with thirty (30) days prior written notice that it is terminating this Agreement. If Microtech elects to terminate this Agreement pursuant to this Section 5(b), Microtech shall within thirty (30) days of the Termination Notice pay to Client fifty percent (50%) of the remaining balance that would have been due under this Agreement calculated as follows: the number of months remaining in the Term of this Agreement measured from the first day of the month of the date of the Notice of Termination through the scheduled termination date of this Agreement, multiplied by the total amount Client would have paid MicroTech per month under this Agreement for the remaining Term, multiplied by one-half. Ie: Early Termination fee will be 50% of the remaining contracted services

6. Disclaimers.

(a) Causes Beyond MicroTech's Control. MicroTech shall provide standard information technology computer networking or infrastructure support. MicroTech shall not be liable for failure to provide those services if such failure is due to any cause or condition beyond MicroTech's control.

(b) No Warranty for Error-Free Service. MicroTech does not warrant the uninterrupted or error-free operation of any of Client's machines or software products.

(c) Limit of Responsibility. MicroTech makes every attempt to safeguard and protect client data from damage, loss, or altered files. Because of events that can occur that are beyond MicroTech's control, due to hardware and software failures, and acts of third parties, MicroTech is not responsible for damaged, lost, or altered client data.

(d) Limited Warranty. MicroTech warrants to Client that, during the term of this Agreement, MicroTech will perform the Services in a professional and workmanlike manner (the "Limited Warranty"). In the event of any breach of the Limited Warranty that is reported to MicroTech during the term of this Agreement, MicroTech's sole obligation and Client's sole right and remedy for such breach shall be the re-performance by MicroTech of the services that were not performed in a professional and workmanlike manner, unless such re-performance of the services by MicroTech fails to correct such breach within fifteen (15) days, in which case the Client may, after providing written notice to MicroTech in accordance with Section 5(a)(i) above, terminate this Agreement for cause. Notwithstanding the foregoing, the failure to correct or replace hardware devices and/or software programs that were not provided by MicroTech; and/or the delayed timeframe by suppliers of replacement hardware devices/components and/or software programs that are delayed through no fault of MicroTech shall not be deemed to be a breach of the Limited Warranty.

(e) Services As Is. Except for the limited warranty expressly described above, all services, software, and products provided to client under this agreement are provided on an "as is" basis and without any express, implied, statutory, or other warranties of any kind whether oral or in writing, or arising by usage of trade or course of dealing. Without limiting the generality of the foregoing, MicroTech disclaims any and all implied warranties (including, without limitation, any implied warranties of merchantability, fitness for a particular purpose, and non-infringement). The Limited Warranty provided hereunder extends only to Client and Client's permitted assigns.

(f) No Warranty for Third Party Products. Client acknowledges that Client may purchase, lease or license certain products, programs, software, equipment, services, or hardware from third parties associated with Client's informational technology systems ("Third Party Products"), some or all of which may be recommended by MicroTech. Further, Client acknowledges that MicroTech, as part of its TechCare Services may purchase, lease or license Third Party Products. MicroTech shall not be responsible to Client for any damage or loss resulting from such Third Party Products for, including but not limited to, transmission or communication errors, use or failure of hardware or equipment, use or failure of software, failure of delivery or courier services, or for any act, error, omission, or circumstance associated with such Third Party Products beyond MicroTech's reasonable control. Further, MicroTech shall have no obligation or responsibility under this Agreement for the use of any Third Party Products regardless if MicroTech recommends, installs or monitors such Third Party Products.

(g) Force Majeure. Neither party shall be in default for failing to perform under this Agreement (other than a failure to make payment when due or to comply with restrictions upon the use of the products and services) if such failure arises out of any act, event, or circumstance beyond the reasonable control of such party, whether or not predicted or foreseeable. The party so affected will resume performance as soon as reasonably possible.

(h) Disclaimer. Except as provided in this Agreement and any related agreements, MicroTech specifically disclaims any and all warranties of any kind, express, implied or statutory, including, but not limited to, any WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

7. Limitations on Damages. Under no circumstances shall MicroTech be liable for any losses or damages that are not brought to its attention by client in writing within thirty (30) days of the event giving rise to the alleged liability, and no action arising out of the agreement may be brought by client more than one (1) year after the occurrence of the event giving rise to the alleged liability. MicroTech shall not be liable for any incidental, consequential, special, indirect, delay, economic or property damages whatsoever (including any damages for loss of profits, data or goodwill, business interruptions, damaged or corrupted data, or other commercial, economic, or pecuniary loss) arising out of or relating to this agreement, even if MicroTech was advised of the possibility of such damage. In no event shall MicroTech's aggregate liability for damages under this agreement (regardless of the form of action, whether in contract, tort, strict liability or otherwise) exceed the amount paid by client for services during the twelve (12) months immediately prior to the claim giving rise to the alleged damages.

8. Proprietary Information.

(a) Safeguards of Client Information. All information related to Client's business which is required to be submitted by Client to MicroTech pursuant to this Agreement shall be safeguarded by MicroTech to the same extent that MicroTech safeguards information relating to its own business. If, however, such information is publicly available, already known by MicroTech, or is rightfully obtained from third parties, MicroTech shall bear no responsibility for its disclosure, inadvertent or otherwise.

(b) Safeguards of MicroTech Information. Client shall safeguard all proprietary MicroTech information as it would its own. MicroTech's proprietary information includes this Agreement and any other documents from MicroTech that are identified as MicroTech's proprietary information.

9. MicroTech Obligations. MicroTech shall perform all services which it agrees to perform pursuant to this Agreement in a workmanlike manner consistent with industry standards. If MicroTech breaches the provision, its sole obligation shall be to re-perform the services in question promptly and properly.

10. Attorney's Fees. If either party defaults or initiates any legal action under this Agreement (including appeal), the prevailing party shall be entitled to recover reasonable attorney's fees and costs.

11. Non-Solicitation. Neither party shall hire or solicit for hire or engage as an independent contractor or employee of the other during the term of and for one year after the termination of this Agreement, without the express written consent of the other party. If Client breaches this Section 11, Client agrees to pay MicroTech within thirty (30) days of hiring the MicroTech employee an amount equal to 28% of the employee's first year salary.

12. Invoicing. TechCare Services agreement will be invoiced at the end of each month for agreement services provided in the following month. Terms are net twenty (20) days on all invoices. Services provided above, or in addition to, the hourly allotment will be invoiced at time of service. All invoices will be mailed to the Client address listed in paragraph 1 of this Agreement. In the event that the billings address changes, the Client agrees to notify MicroTech in writing within thirty (30) days of effect at the following address:

MicroTechnology Systems, Inc.
125 E. 50th St.
Garden City, ID 83714

13. Late Fee Charges. In the event MicroTech has not received payment in full for the charges under this Agreement when due, a service charge shall be added to the amount due in an amount equal to one and one-half percent (1 ½ %) per month.

14. Successors and Assigns. This Agreement may be assigned by either party and shall be binding upon the successors and assigns of the parties.

15. Choice of Law. This Agreement will be interpreted in accordance with the laws and statutes of the State of Idaho and each party specifically agrees to the application of such laws to such party and his rights, duties, obligations and agreements, hereunder or arising out of the subject matter hereof.

16. Attachments. Every attachment or schedule attached and referred to in this Agreement is hereby incorporated in this Agreement.

The appropriate authorized signatures below indicate acceptance of this Agreement.

MICROTECH	CLIENT
Bill Mogensen	
Print Name	Print Name
Bill Mogensen	
Signature	Signature
Account Manager	
Title	Title
4/13/2021	
Date	Date

Schedule 1

TechCare Services

Remote Monitoring and Reporting

- Agent Provided by third party vendor
- Agents send selected data back to management console
- Console monitored by MicroTech
- Reports configured to send to Client

Patch Management

Patch Management for Microsoft software provided in one of three ways:

- Third party vendor remote monitoring tools
- Microsoft Windows Server Update Services
- Windows updates services on local systems

Antivirus Monitoring & Threat Hunting

Antivirus / threat hunting software agent provided by third party vendor(s). Systems monitored through third party management console for:

- Virus pattern file updates
- Virus system scan completion
- Virus activity reporting
- Malicious hacking activity

DNS Protection Services

DNS Protection agent provided by third party vendor. Systems monitored through third party management console for:

- Protects users against known malicious websites
- Provides web & content filtering
- DNS reporting

Backup Monitoring

- If service selected by client, local backup provided by Windows backup application or Third Party Vendor
  - Backup success or failure monitored by MicroTech through remote monitoring console
- If service selected by client, remote offsite online backup services provided by Third Party Vendor
  - Backup encryption provided by Third Party Vendor
  - 30 file version history
  - Daily synchronization with offsite servers
  - Backup success or failure monitored by MicroTech through remote monitoring console

TechCare Support Hours

Included as part of the TechCare Services are TechCare hours ("TechCare Hours"). TechCare Hours are charged each month for_performing regular maintenance, troubleshooting, user requests, or ongoing support for information technology hardware, software, or line of business applications existing on Client's systems, including but not limited to items such as Microsoft server and desktop operating systems, Microsoft productivity software, antivirus software, backup software, other third party software, infrastructure hardware, and line of business applications. Line of business applications is to include but not limited to, accounting or industry software. Support services can be delivered remotely (not on premise) or on-site (on premise). If in any month Client exceeds the TechCare hours or for matters not included in TechCare Hours, Client shall be charged at rate specified in schedule of charges. Remote support TechCare Hours are billed in fifteen-minute increments; onsite support TechCare Hours are also billed in fifteen-minute increments with a one (1) hour minimum.

TechCare Services Exclusions

Certain projects are excluded from TechCare Services and are not part of TechCare Hours; those projects excluded are additions, changes, or removal from existing operating/software systems on the network. Some examples include but are not limited to:

1) Installation and implementation / configuration of new hardware, operating systems, or software.
2) Upgrades to existing hardware, operating systems, or software.
3) Training on hardware, operating systems, or software.
4) Removal of existing hardware, operating systems, or software.

Schedule 1-A

TechCare Service Schedule of Charges

Monthly TechCare Hours

- Monthly rate for monthly block hours -- **$1,725.00** per month
- Monthly rate for monthly hours block is based on **15** support hours per month.
- Block Hourly rate is **$115.00**
- Monthly rate for site administration is **$115.00** (1 hour non- useable)
- Extended support hours charged at time plus one half to monthly hour allotment
- Remote support hours billed in 15-minute increments
- Onsite support hours, 1 hour minimum and 15-minute increments thereafter
- Travel billed in 15-minute increments
- Monthly hours not used roll into the following month through the term of This Agreement
- Monthly hours not used through the term of This Agreement expire upon the anniversary date and have no dollar value. Hours will not be refunded.

Scheduled Onsite Visits – **No Scheduled Onsite Time**

One time setup / onboarding service fee – **$4,600.00**

Additional future services

- Additional hours used over allotted hours will be billed at the current time and material rate.
- Additional extended support hours will be billed at the current time and material rate + ½ per hour

Projects

- Projects will be proposed on an individual basis based on a) estimated number of hours to complete and will be billed at a determined hourly rate, or b) an agreed upon flat rate.

Schedule 2
Additional Services Schedule of Charges

<u>TechCare Essentials Protection Suite Nodes</u>

- **$10.00** per node per month
- Antivirus agents provided by third party
- Advanced threat hunting agent provided by third party
- DNS Protection Services provided by third party
- Remote monitoring agents provided by third party

<u>Backup Software Licensing Rates – Optional</u>
Shadow Protect local backup agents provided by Storage Craft

- Shadow Protect server license -- **$44.00** per server per month

<u>Microsoft Office 365 Accounts</u>

- Microsoft Office 365 accounts resold through Pax8
- Hosted Exchange -- **$4.00** per account per month
- Business Basic -- **$5.00** per account per month
- Business Standard -- **$12.50** per account per month
- Business Premium **--$20.00** per account per month

<u>Listed Fees above</u>

- Additional Services and Licensing fees listed on this page are resold from third party vendors and costs are subject to change.

Xerox IT Services NetKare Contract

What is NetKare?

NetKare provides customer access to Xerox IT Services technical break/fix skill sets to support their IT needs, purchased in "unit blocks" (10-unit minimum purchase.)

- One-unit minimum charge on all calls
- Billed in quarterly increments thereafter
- Units charged dependent on skill set utilized (see modifiers below)
- Can be used for project-based services (dollar value, not unit)

By purchasing unit blocks in advance, Xerox IT Services provides a discounted fixed rate (off T&M) and a monthly NetKare usage report for review. NetKare used for project-based work will be deducted at dollar value, not unit count.

Purchase Quantity	Unit Cost	Desktop Technician	Project Manager	Engineer	Senior Engineer
10 -49	$135.00				
50 - 99	$130.00	Billed @ 0.50 U	Billed @ 0.75 U	Billed @ 1.0 U	Billed @ 1.5 U
100 +	$125.00				

What is Time and Materials Pricing?

Xerox IT Services T&M offerings provide customers access to our technical skill sets to support their IT infrastructure. T&M rates include the following caveats:

- Flat hourly rate with a two-hour minimum charge
- Billed in quarterly increments after the first 2 hours
- The rate is dependent on skill set utilized
- Rates do not include parts

Time and material pricing does not include the discount to hourly rates available with NetKare units.

How do I Request Service?

Phone: 1-877-XEROXIT

Email: XIT-Dispatch@xerox.com

Desktop Technician	Project Manager	Engineer	Consultant
$95.00	$175.00	$200.00	$275.00

What are the Available Operating Hours and SLAs?

Xerox IT Services' technical resources are available between 8:00AM and 5:00PM Monday through Friday (except holidays.) After hours and weekend support is available by request and pending engineer availability – overtime charges will apply. We will guarantee an engineer will reach out to the ticket's point of contact within 4 hours of ticket creation to arrange next steps. We cannot guarantee any SLAs on issue remediation with or without a NetKare contract. Best effort will be utilized to schedule ticketed work at the earliest possible date.

Engineer Service Tiers (Example Services and Products)

Desktop Tech (T1):	PC (desktop and laptop) | peripheral and printer support including break-fix, upgrades, software installation and patching | Other PC/client related business needs | Staging and non-technical labor
Project Manager:	Project management and coordination efforts of Xerox IT Services' resources | sub-contractors and 3rd party vendors | client-based augmentation available | project planning | risk assessments | scheduling | quality management
Engineer (T2):	Server installation | Microsoft Exchange/Server | VEEAM | Symantec Backup | Allworx | O365 migrations | Watchguard UTM appliances | Basic Networking | VMware ESXi/Horizon | Hyper V | Active Directory | Barracuda Archiving/Web/Backup | ASA 5506 | Simplivity Hyper Converged Solutions | Data migration (cloud/SAN) | Aruba switching | Controller-less wireless APs | Meraki switching and firewalls | Azure Cloud based technologies |SAN implementations | (3PAR/MSA/EqualLogic) | Disaster Recovery (SRM/VEEAM/Zerto | Brocade IPX
Consultant (T3):	Advanced Routing and Switching| Brocade VDX | Cisco and Microsoft Advanced Unified Communication & Collaboration | WAN and LAN design and implementation | Advanced Security solutions (FirePower/Palo Alto) | Security design and implementation (Edge/ISE/ClearPass) | Telepresence/CMS/TMS (Cisco) | Controller-based wireless technology

Terms and Conditions

- All work will be completed remotely unless service remediation forces on premise work. Travel time will bill at same engineering rates per hour if greater than 30 miles from Xerox IT Services offices.
- Research time, troubleshooting, and RCA will be billed at same hourly rate as service.
- All open tickets that carry over a month end will be billed in full and a new ticket created for the next month.
- Service requests that exceed a client's NetKare balance will bill at T&M rates.
- A signature or email approval upon work complete will close the service call.

Approval Authority	
Company Name:	Units Purchased:
POC Name:	Ph#:
Signature:	Date:

Bid Number: 11-2020-01
444 SW 4th St.
Ontario, OR 97914

Invitation for Proposals

Bid for Technology Backup and Support

BID INFORMATION

Proposal Title:... Bid for Technology Backup and Support
Soliciting Department: .... Technology
Proposal Number: 11-2020-01
Proposal Issue Date:.................................... November 2, 2020
Proposal Due Date:...................................... November 27, 2020
Proposal Due Date Time: .... 3:00 pm
Proposal Opening Location: .... City Council Chamber
Proposals to be delivered to: .... Sheri Smith
444 SW 4th Street
Ontario, OR 97914

PURPOSE

The purpose of this invitation for bid is to retain an entity to support the City of Ontario Technology Department in various projects and to provide backup to the Technology Specialist during leave. Duties include technical backup for the Technology Department and project support.

BACKGROUND

The City is seeking backup for the position of Technology Specialist to provide redundancy and ensure the city employee has flexibility to take vacation and sick leave as necessary without losing IT support for the City.

PROPOSAL SPECIFICATIONS

Definitions and Abbreviations:

City – The City of Ontario which includes each department of the City (e.g. the Ontario Technology Department).

Contractor - The selected bidder will be referred to as the contractor.

Issuing Office: **Ontario Technology Department**
Sheri Smith
444 SW 4th St.
Ontario, OR 97914
541-881-3238

Proposal Scope:

Location: The City is requesting technical support for all facilities; this includes City Hall, Airport, Community Development Center, Cemetery, Water Treatment Plant, Wastewater Treatment Plant, City Shop, and Fire Station 2.

Work to be Done: The City is looking for technical backup and occasional project support.

Service Level Expectation: The expectation of the awarded bidder is to be familiar with all technical aspects and responsibilities of the City Technology Department. Services will include providing necessary assistance in the event the City Technology Specialist is on leave or requires additional guidance beyond their knowledge.

The bidder is also expected to provide up to 40 hours of time to work on projects at the direction of the Technology Specialist and Technology Supervisor each month.

Contracted employees should have technical knowledge related to Ubiquiti, Sophos UTM, Microsoft Windows Server, Microsoft Windows 10, Microsoft Office 365, HP Enterprise, pfSense, Apple iOS, VMware ONE.

City assets include 8 interconnected sites, 1 data center with 5 hosts/16 guest vms, 15 switches, 12 wireless access points, 5 edge firewalls, 15 P2P wireless radios, 80 end users, 30 iOS mobile devices.

Contracted employees will be required to become CJIS certified to have access to the Police Department.

The proposal should include a project cost estimate for use in putting together a financial proposal.

The physical location of City Hall is 444 SW 4th Street, Ontario, OR 97914.

Start Date: It is hoped that contracted services will begin as early as December 1, 2020. Services can begin after award of contract by the Ontario City Council and execution of the contract.

Length of Contract: The contract will expire on June 30, 2021 and be re-evaluated based on available funding.

Equipment: Contractor must provide basic hand tools and ladders or lifts.

Authority: This contract is solicited under the authority of the City of Ontario.

Ownership and Availability of data: The proposals will be public documents.

Applicable Law: The solicitation and any resulting contract shall be governed in all aspects by the laws of the State of Oregon. All entities both public and private shall comply with applicable Federal, State, and local laws and regulations.

Ethics in Contracting: By submitting their proposals, proprietors certify that their proposals are made without collusion or fraud and they have not offered or received any kickbacks or enticements from any other offer, supplier, manufacturer or subcontractor in connection with their proposal, and that they have not conferred on any public employee having official responsibility for this procurement transaction any payment, loan, subscription, advance, deposit of money, or services.

Insurance: Contractors working for the City of Ontario shall maintain insurance coverage as stated in policy #5100. The following are the minimum acceptable limits of liability:

A. $1,000,000.00 per occurrence of bodily injury and/or property damage.
B. $1,000,000.00 per offense of personal and advertising injury.
C. $1,000,000.00 Annual Aggregate for products/completed operations.
D. $2,000,000.00 General Aggregate
C. $50,000.00 Fire Damage Liability

Ownership of Proposal Documents: All proposals and other materials submitted will become the property of the City of Ontario. Failure to complete the Design Build Proposals as outlined above may preclude consideration of the bid/proposal.

Indemnity: The Proposer will indemnify, hold harmless and exempt the City, its officers, agents, servants, and employees from and against any and all suits, actions, legal proceedings, claims demands, damages, cost, expenses, and attorney fees incident to any work done in the performance of the contract. The Proposer will not be liable for any claims, demands, damages, cost, expenses, or attorney fees arising out of an act or omission on the part of the City, its officers, agents, servants, and employees.

Reserved Rights: The City of Ontario reserves the right to reject any and all proposals for any reason(s).

Termination of Agreement:
Cancellation of the contract by the City may be for:

a. Default by the contractor
b. Lack of financing

Default is defined as the failure of the contractor to fulfill the obligations of their quotation or contract. In the case of default by the contractor, the City may cancel the contract immediately and procure the articles or services from another source and hold the contractor responsible for any excess costs occasioned thereby. In the event that the City no longer needs the service or commodity specified in the contract due to relocation of offices, or lack of funding, the City may cancel the contract by giving 30 day notice of cancellation without penalty or fine.

The City may terminate this agreement if any condition of the contract is not met. The City shall offer the proprietor a reasonable amount of time, 30 days, to come into compliance with the conditions of the contract. If the conditions are not corrected, the City will give 30-days' notice for the proprietor to vacate. The proprietor may terminate this agreement upon written 60-days' notice.

Payment: Payments for services shall be paid by the City within 30 days of billing.

PROPOSAL INSTRUCTIONS

All proposals must be sealed and addressed to the Ontario Technology Supervisor. Proposals must include an original and 3 copies and be received by the proposal date and time to be considered. Proposals must address the following information.

Letter of Interest – A brief letter stating your interest in participating in the project.

Description of Business – Tell the City about your business and experience in supporting technology infrastructure and user support.

Experience – Describe your level of experience working in supporting technology infrastructure and user support.

Bid: Please outline your cost for performing these services.

Implementation Schedule – Please describe your schedule for using the property and the important timelines you need to make this lease work.

Case Resolution – Please provide evidence of response time for answering calls for service and minimizing network outages.

EVALUATION OF PROPOSALS

The proposals will be evaluated by Ontario staff based upon the proposal instructions.

Proprietor's Business
Proposed Use
Proposed Area of Use
Experience
Project Cost and Pro Forma
Implementation Schedule
Case Resolution

Alternatives may be presented to the Ontario City Council, at the discretion of the City Manager, prior to a recommendation being made by city staff. The proprietor may be asked to meet with city staff to discuss the proposal and negotiate the terms of the contract. A contract will be reviewed by the City of Ontario counsel.

Acknowledgement

Agreement: I, ____________________, representing ____________________ certify that I offer to furnish materials or services in strict accordance with the requirements of this bid including terms and conditions listed in the bid specifications. I certify that the prices quoted are correct and he/she agrees that this proposal is valid for a period of 30 days from due date noted above.

Authorized Signature (In Ink) ______________________________ Title ____________________________________

Date Signed ______________________________

PROPOSAL FORM – Technology Backup and Support Proposal

Company Name:____
Company Address: ____
City: ________________________ State: ____ Zip Code_________

Company Contact Name: ____

Phone Number: ______________ Fax:______________________
Email: ____

☐ Yes ☐ No	Acknowledgement Form Signed
☐ Yes ☐ No	Proposal Form complete
☐ Yes ☐ No	Proposal Attached including all sections under Proposal Instructions Complete

	Cost	Expected Frequency per year.
Remaining 2020	$	
2021	$	
Hourly Rate for out-of-scope maintenance	$	

____
Signature of Authorized Representative Date

Marlin Computer Consulting, LLC

695 Skyhawk Drive
Ontario, OR 97914 US
541-709-5975
support@marlincomp.com
MarlinComp.com

MARLIN
COMPUTER CONSULTING, LLC

Estimate

ADDRESS
City of Ontario

ESTIMATE 1012
DATE 04/27/2021
EXPIRATION DATE 05/26/2021

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
04/28/2021	On-site Support	On-site visit for end-user support; break-fix; Vacation/sick leave coverage as on-call. Price per hour, pay as you go contract pricing invoiced monthly	0	115.00	0.00
04/28/2021	Remote Support	Remote end-user support; break-fix; Vacation/sick leave coverage as on-call. Price per hour, pay as you go contract pricing invoiced monthly	0	90.00	0.00
04/28/2021	RMM Bundle, Physical Server	Annual RMM bundle for physical servers includes monitoring, management, enterprise level antivirus, AI-based antivirus/malware, remote access tool for IT [Windows Only]	5	350.00	1,750.00
04/28/2021	RMM Bundle, Virtual Machine	Annual RMM bundle for virtual servers includes monitoring, management, enterprise level antivirus, AI-based antivirus/malware, remote access tool for IT [Windows Only]	17	300.00	5,100.00
04/28/2021	RMM Bundle, Workstation	Annual RMM bundle for workstations includes monitoring, management, enterprise level antivirus, AI-based antivirus/malware, remote access tool for IT [Windows Only]	67	275.00	18,425.00
04/28/2021	Cloud Backup	Up to 500 GB pooled storage for file & system state backup; per protected machine/OS [Windows Only]. Includes semi-annual testing/verification. 22 = 11 TB pooled storage	22	1,200.00	26,400.00
04/28/2021	Cloud Backup Overage	Per GB over pool allowance, monthly	0	0.10	0.00
04/28/2021	Local Backup	Included with Cloud Backup; local storage/NAS separate	1	0.00	0.00
04/28/2021	Computer Inventory Management	Maintain inventory tracking, end of warranty, recommend/assist with replacement at end-of-life	1	0.00	0.00
04/28/2021	Physical Server Support	Annual support for physical servers; includes one new server setup,	1	6,000.00	6,000.00

		migration of VMs to new server at physical server end-of-life			
04/28/2021	Server Work	Basic to intermediate server work, such as: install software, manage print server, disable account at employment termination. Hourly, pay as you go	0	145.00	0.00
04/28/2021	Advanced Server work	Advanced or Complex server-based services, such as: scripting, automation, restructure Active Directory/Group Policy, O365 config, Azure/SSO/SSPR, RADIUS. Hourly, pay as you go	0	225.00	0.00
04/28/2021	Admin Training	For in-house IT Administrator; training per hour	0	300.00	0.00
04/28/2021	IT Staff RMM Access	Provides in-house IT access to RMM portal: tools, reports, data, backups; per user	0	900.00	0.00

1-year contract required;
MCC technicians to remain CJIS compliant/certified;
Requires admin rights in necessary systems for full support

TOTAL **$57,675.00**

Accepted By

Accepted Date

RESOLUTION #2021-111

A RESOLUTION REQUESTING TO AWARD TECHNOLOGY BACKUP SERVICES TO MICRO TECHNOLOGY SYSTEMS, INC FOR ONE YEAR AT A RATE OF $2,946 PER MONTH AND A ONE-TIME ONBOARDING FEE OF $4,600.

WHEREAS, The City of Ontario continues to experience an increase in dependency on information technology services**;** and

WHEREAS, Cybersecurity threats continue to rise worldwide; and

WHEREAS, The city has limited staff and resources to match the increasing demands; and

WHEREAS, The city FY 20-21 and FY 21-22 budgets appropriate $30,000 each for technology backup services; and

WHEREAS, the City wishes to award the bid to Micro Technology Systems, Inc. for technology backup services at a rate of $2,946 per month and a one-time onboarding fee of $4,600.

NOW THEREFORE, BE IT HEREBY RESOLVED by the Ontario City Council, to award technology backup services to Micro Technology Systems, Inc.

EFFECTIVE DATE: Effective immediately upon passage.

PASSED AND ADOPTED by the City Council of the City of Ontario this 18th day of May 2021, by the following vote:

AYES:

NAYES:

ABSENT:

APPROVED by the Mayor this 18th day of May 2021.

____

Riley J. Hill, Mayor

ATTEST:

____

Tori Barnett, MMC, City Recorder

Committee/Council Liaison Appointments - 2021

Committee	Term Expires	Current Member	Applicant-Interested	Appointed
Airport [4 year term]				
Public Member	12/23	Vacant	Clyde Esplin	
Public Member (Alternate)	12/23	Vacant	Barbara Brody	
Audit [Perpetual term]				
Budget [4 year term]				
Business Loan Fund [Perpetual term]				
Diversity Advisory [3 year term]				
Marijuana Ad-Hoc				
Parks [3 year term]				
Planning Commission [4 year term]				
Public Member	12/24	Vacant	James Grissett	
Public Works [3 year term]				
V&C [3 year term]				

Airport: 1st Monday each month, 6:00 p.m. @ City Hall
Audit: As needed @ City Hall
Budget: As needed @ City Hall
Business Loan Fund: As needed @ City Hall
Diversity Advisory: 3rd Wedneday each month, 5:30 p.m., @ City Hall
Marijuana Ad-Hoc: As needed, Evenings @ City Hall
Parks: 3rd Thursday each month, 5:30 p.m. @ City Hall
Planning: 2nd Monday each month, 6:00 p.m. @ City Hall
Public Works: 2nd Tuesday each month, 3:00 p.m. @ City Hall
V&C: 1st Thursday each month, 7:00 a.m. @ Chamber Office

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RECEIVED 05/04/2021

CITY OF ONTARIO
REQUEST FOR BOARD OR COMMISSION APPOINTMENT

Mail or personally deliver to: *City of Ontario -- City Recorder*
444 SW 4th St., Ontario, OR 97914
(541) 881-3232 *FAX (541) 889-7121*

The Ontario City Council appoints individuals to numerous Boards, Committees, and the Planning Commission. Persons who wish to serve need to provide the following information.

NAME: Esplin (Last) Clyde (First,) D (Middle Initial)

HOME ADDRESS: 2476 Lauren Dr. (Street) Ontario (City) 97914 (Zip Code)

TELEPHONE: (601) 270-0783 (Home, Work, Cell, or Business (Include Area Code)) Clydeesplin@yahoo.com (E-mail Address)

Name of Board, Committee, or Commission for appointment requested:

1. Airport Committee
2.
3.

Community Activities/Civic Organization/Boards/Committees:

Activity / Organization:	Length of Service	Position (s) Held:
Church of Jesus Christ	Lifetime	Bishopric, Young Mens, Missionary
AOPA		Member
USMC	1985-1998	E-1 thru E-3 O-1 thru O-3

Employment:

Current Employer:	Position:	Dates of Employment:
Self	Pilot, Landlord, Aircraft owner	2020- Present

Education:

New Plymouth High School Graduate, BA Japanese Language BYU

Please indicate why you are requesting appointment to this Board (s) /Commission (s):

I believe that the Airport should give voice to people living in Ontario and People who grew up in this area.

Additional Information you feel may be helpful in considering your request for appointment:

I feel that I may bring a unique blend of Experience to the committee. A viewpoint that's needed in City government, Specifically; I am a City resident, hold an ATP, multiple jet types, I have flown Heavy Jets around the world & back country strips in Idaho & Oregon, I own a jet and a jet hangar. I own an Oregon & Idaho business, Military experience & Carrier Landings, formation Aerobatics, Single pilot Jet, family travel in ~~private~~ Aircraft, Aircraft purchasing and selling for 14 years Part 121 Part 135 Part 137 pilot exp

Signature:

November 29, 2018
Date:

re-written on the Back

I bring a unique blend of experience to the committee, a viewpoint that is needed in city governance, specifically: I am a city resident, hold an ATP and am a current flight instructor, have multiple Jet types, have flown heavy Jets around the world (Europe, Central Asia, East Asia, North & Central America) and flown to many back country strips in Idaho & Oregon. I own a Jet and a jet hangar. I own a business. I own investment property in Ontario and in Idaho and Texas and Mississippi. Military experience (carrier landings, Aerobatic formation flying, single pilot jet), our family travels by private aircraft, part 121, 135, 137 pilot experience. Aircraft buying & selling experience.

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CITY OF ONTARIO
REQUEST FOR BOARD OR COMMISSION APPOINTMENT

Mail or personally deliver to: *City of Ontario -- City Recorder*
444 SW 4th St., Ontario, OR 97914
(541) 889-3232 *FAX (541) 889-7121*

The Ontario City Council appoints individuals to numerous Boards, Committees, and the Planning Commission. Persons who wish to serve need to provide the following information.

NAME: Brody (Last) Barbara (First,) B (Middle Initial)

HOME ADDRESS: 2100 Shelly Drive (Street) Payette (City) 83661 (Zip Code)

TELEPHONE: 541-207-8078 (Home, Work, Cell, or Business (Include Area Code))

barbara.brody@oregonstate.edu (E-mail Address)

Name of Board, Committee, or Commission for appointment requested:

1. Airport
2.
3.

Community Activities/Civic Organization/Boards/Committees:

Activity / Organization:	Length of Service	Position (s) Held:
Food Bank	4	member
ESD STEM Advisory	3	co-chair

Employment:

Current Employer:	Position:	Dates of Employment:
OSU- Extension	Associate Professor	2009 to current

Education:

Masters

Please indicate why you are requesting appointment to this Board (s) /Commission (s):

Provide systems to accomplish goals, support grant writing, bring an outside perspective and diversity to the committee. Increase community awareness and support for the airport.

Additional Information you feel may be helpful in considering your request for appointment:

Over 20 years of working with community agencies to assist with development of goals

Barbara Brody
Signature:

May 17, 2021
Date:

Submit Reset

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CITY OF ONTARIO
REQUEST FOR BOARD OR COMMISSION APPOINTMENT

Mail or personally deliver to: ***City of Ontario -- City Recorder***
444 SW 4th St., Ontario, OR 97914
(541) 889-3232 FAX (541) 889-7121

The Ontario City Council appoints individuals to numerous Boards, Committees, and the Planning Commission. Persons who wish to serve need to provide the following information.

NAME: Grissett (Last) James (First,) A (Middle Initial)

HOME ADDRESS: 764 N Oregon (Street) Ontario (City) 97914 (Zip Code)

TELEPHONE: 541-429-3385 (Home, Work, Cell, or Business (Include Area Code)) jamesgrissett@outlook.com (E-mail Address)

Name of Board, Committee, or Commission for appointment requested:

1. Planning Commission
2.
3.

Community Activities/Civic Organization/Boards/Committees:

Activity / Organization:	Length of Service	Position (s) Held:

Employment:

Current Employer:	Position:	Dates of Employment:
Developer	Owner	many years

Education:

TVCC

Please indicate why you are requesting appointment to this Board (s) /Commission (s):

Because I have a vested interest in our community

Additional Information you feel may be helpful in considering your request for appointment:

I am currently redeveloping dilapidated areas of town (N Oregon corridor and River Street)

James Grissett
Signature:

May 17, 2021
Date:

Submit Reset

AGENDA REPORT
NEW BUSINESS
May 18, 2021

TO: Mayor and City Council

FROM: Peter Hall, Human Resources Manager
Al Cablay, Public Works Director

THROUGH: Adam J. Brown, City Manager

SUBJECT: PARK AND CEMETERY SUPPORT

DATE: May 13, 2021

PROPOSED MOTION:

I MOVE THE CITY COUNCIL APPROVE ENTERING INTO AGREEMENT WITH OREGON YOUTH CONSERVATION CORPS (OYCC) AND OREGON HUMAN DEVELOPMENT CORPORATION (OHDC) FOR LOCAL YOUTH WORK OPPORTUNITIES.

SUMMARY:

The city cemeteries typically coordinate maintenance with the Snake River Correctional Institute (SRCI) Work Release Crews. Due to COVID-19, these services are not immediately available. The OYCC has a program which offers a crew of one-(1) supervisor and four- (4) workers for an eight-hour shift for $180.00 per day. These crews would be used primarily for landscape maintenance in Parks and Cemeteries during the Spring and Summer months.

BACKGROUND:

Due to COVID-19 restrictions the SRCI ability to provide work release crews has been halted. In previous years, Public Works has worked with SRCI to provide their services concentrating on the cemeteries in the community.

Councilor Melendrez reached out to Public Works (Jacobs) and placed them in contact with both OYCC and OHDC. Both are developing youth groups in the area which will provide local youth with opportunities to work.

CURRENT SITUATION:

A service agreement must be entered with these organizations to begin using their services. Currently the SRCI can begin providing work crews once their COVID-19 case count drops to zero.

ANALYSIS:

A. **STRATEGIC PLAN** This does not fall under a specific activity from the City's Strategic Plan; however, it broadly promotes the maintenance (Beautification) of the city cemeteries and supports local high school students (Education).

B. **FINANCIAL** The present budget for work release crews is $9,000 for the current fiscal year. These funds are paid for by the city and then reimbursed from Jacobs.

   OHDC has requested for that entire line item budget plus an additional $2,000 to $3,000 of funding from Public Works (Jacobs). The total of these monies would go toward a much larger program provided by OHDC.

   OYCC is charging $180/day for four- (4) Crew members. This charge pays for a supervisor provided by OYCC during the day of work. There is no charge for the Crew members which are paid by OYCC.

C. **TIMING** Once the agreement is signed the Work Crews may begin immediately.

D. **POLICY/LEGAL** Public Works (Jacobs) are not permitted to contract directly with individuals under 18 years of age. Thus the request was made to the city to enter into the service agreement.

ALTERNATIVES:

1. Approve entering into an agreement with OYCC and OHDC.

2. No Action. Choose not to enter into an agreement.

RECOMMENDATION:

Staff recommends entering into a service agreements with OYCC and OHDC for Ontario Youth Employment opportunities.

ATTACHMENTS:

None

AGENDA REPORT
NEW BUSINESS
May 18, 2021

TO: Mayor and City Council

FROM: Adam J. Brown, City Manager

THROUGH: Adam J. Brown, City Manager

SUBJECT: APPOINTMENT OF A CITY COUNCILOR TO THE DOWNTOWN ATTRACTION WORK GROUP

DATE: May 14, 2021

PROPOSED MOTION:

I MOVE THE CITY COUNCIL APPOINT ___________________TO PARTICIPATE IN THE DOWNTOWN ATTRACTION WORK GROUP.

SUMMARY:

The City commissioned a study to look at opportunities for the downtown area. We would like to further refine this project and invite a council member to participate in the design process with out staff team.

BACKGROUND:

The downtown attraction study was presented to the council almost a year ago. Since that time, four positions on council have turned over. The first study was very broad in nature and we are looking to refine it with this next phase.

CURRENT SITUATION:

I believe it would be in our best interest to have a city council member join our work group. This would provide a connection to council as the project proceeds and comes back to council for consideration.

ANALYSIS:

A. **STRATEGIC PLAN** The downtown attraction is a strategic priority for the City of Ontario.

B. **FINANCIAL** We have $9,000 remaining in the budget for this project. The agreement with Trademark is for $8,150.

C. **TIMING** Trademark expects the refinement to have a duration of about 6-8 weeks.

D. **POLICY/LEGAL** Appointments are made by the mayor with the consent of council.

ALTERNATIVES:

No Council Participation - Staff would not have the opportunity to get immediate feedback from a council member without council participation.

RECOMMENDATION:

Staff recommends that the mayor appoint a council person to participate in the work group for the downtown attraction refinement.

ATTACHMENTS:

None

AGENDA REPORT
PUBLIC HEARING
May 18, 2021

TO: Mayor and City Council

FROM: Dan Cummings, Community Development Director

THROUGH: Adam J. Brown, City Manager

SUBJECT: **ADOPTION OF ONTARIO HOUSING NEEDS ANALYSIS, RESIDENTIAL BUILDABLE LANDS INVENTORY AND POLICY RECOMMENDATIONS (THE 2021 HOUSING REPORT) IS INTENDED AS A BACKGROUND DOCUMENT TO CHAPTER 10: HOUSING OF THE ONTARIO COMPREHENSIVE PLAN AS WELL AS AMEND TITLE 10 THE ONTARIO COMPREHENSIVE PLAN, AND TITLE 10A SUBSTANTIVE ZONING REGULATIONS, WHICH ARE INTENDED TO INCREASE HOUSING PRODUCTIVITY AND POPULATION GROWTH WITHIN THE ONTARIO URBAN GROWTH AREA (UGB); AND ORDINANCE #2790-2021 AN ORDINANCE TO AMEND TITLE 10 THE ONTARIO COMPREHENSIVE PLAN, AND TITLE 10A SUBSTANTIVE ZONING REGULATIONS, WHICH ARE INTENDED TO INCREASE HOUSING PRODUCTIVITY AND POPULATION GROWTH WITHIN THE ONTARIO URBAN GROWTH AREA, ON FIRST READING BY TITLE ONLY**

DATE: May 11, 2021

PROPOSED MOTION:

1. **I MOVE THE CITY COUNCIL ACCEPT AND ADOPT THE 2021 HOUSING REPORT AS A BACKGROUND DOCUMENT TO THE ONTARIO COMPREHENSIVE PLAN SAID HOUSING REPORT AND MAPS ARE ATTACHMENTS 1 AND 2 OF THIS REPORT.**

2. **I MOVE THE CITY COUNCIL ACCEPT THE PLANNING COMMISSION RECOMMENDATION AND APPROVE THE FINDINGS OF FACTS AS PRESENTED IN THE STAFF REPORT AND AS RECOMMENDED BY THE PLANNING COMMISSION AT A PUBLIC HEARING ON MAY 10, 2021.**

3. **I MOVE THE CITY COUNCIL APPROVE ORDINANCE #2790-2021 "AN ORDINANCE TO AMEND TITLE 10 THE ONTARIO COMPREHENSIVE PLAN, AND TITLE 10A SUBSTANTIVE ZONING REGULATIONS, WHICH ARE INTENDED TO INCREASE HOUSING PRODUCTIVITY AND POPULATION GROWTH WITHIN THE ONTARIO URBAN GROWTH AREA", ON FIRST READING BY TITLE ONLY.**

SUMMARY:

The ***Ontario Housing Needs Analysis, Residential Buildable Lands Inventory and Policy Recommendations*** (the **2021 Housing Report**) is intended as a background document to

Chapter 10: Housing of the Ontario Comprehensive Plan.

If the City Council accepts the 2021 Housing Report:

1. Key tables and conclusions from this report will be included in Chapters 2 Land Use Planning, 10 Housing and 14 Urbanization of the Ontario Comprehensive Plan.
2. Comprehensive Plan and Zoning Ordinance text amendments are proposed in the attached Ordinance 2790-2021 as Appendix A and B .

The 2021 Housing Study is organized into five chapters as follows:

- **Section 1. Introduction** presents the local historical context and regulatory framework for the housing inventory, analysis and projections found in Sections 2 through 6.
- **Section 2. Demographic and Housing Trends Analysis** summarizes recent trends in Ontario and the surrounding region – including nearby cities in Idaho.
- **Section 3. Residential Buildable Lands Inventory** estimates Ontario's current residential lands that are suitable, available, and necessary for residential use.
- **Section 4. Ontario's Housing Need** forecasts housing growth over the 20-year planning period, describing housing need assumptions based on trend observations by density ranges and housing types.
- **Section 5. Residential Land Sufficiency** evaluates Ontario's residential land capacity to meet forecasted housing needs.

Technical Advisory Committee Review.

The TAC has reviewed and approved all reports and documents presented in this process as part of the requirements of the DLCD Grant.

BACKGROUND:

Winterbrook Planning was hired by the City of Ontario to prepare the 2021 Housing Study. The study is funded by a grant from was funded by a grant from the Department of Land Conservation and Development (DLCD). The 2021 Housing Study will replace the Residential portions of Ontario Urbanization Study (ECONorthwest, 2007), including the following:

- As required by state law, the Portland State University Population Research Center's coordinated 2040 population projection (12,256) will replace the 2026 population projection (15,692) in the Urbanization Study.
- However, because the PRC projects a population increase of only 45 people during the 20-year planning period (and a need for only three buildable acres), the annexation, zoning and public facilities planning implications of the 2026 population projection are considered in the 2021 Housing Study.
- The Residential BLI in the 2021 Housing Study will replace the Residential BLI in the Urbanization Study.
- The HNA in the 2021 Housing Study will replace the HNA in the Urbanization Study.

- The comparison of housing need and residential land supply in the 2021 Housing Study will replace the comparison in the Urbanization Study.
- The 2021 Housing Study concludes that Ontario has more than sufficient buildable residential land within the UGB to meet population growth needs under either population growth scenario.

CURRENT SITUATION:

The Planning Commission at a Public Hearing approved the 2021 Housing Report as a background document to the Ontario Comprehensive Plan and sent a recommendation to the City Council to approve the same and sent a recommendation to the City Council to approve the Comprehensive Plan and Zoning Ordinance amendments as outlined in Ordinance 2790-2021 Appendix A and B.

Review Criteria

Comprehensive Plan and Zoning Ordinance amendments must comply with applicable Statewide Planning Goals as well as Ontario Zoning Ordinance requirements and meet procedural requirements of the Ontario Zoning Ordinance.

Statewide Planning Goal 1: Citizen Involvement

Goal 1 is met in two ways: first, through a series of TAC meetings that considered the technical and community-wide implications of proposed plan and code amendments designed to provide affordable housing opportunities to existing and future Ontario residents, and second, through the public hearing process set forth in the acknowledged Ontario Zoning Ordinance.

A TAC meeting was held on April 14, 2021. Comments related to the 2021 Housing Report was forwarded to the Planning Commission at the May 10, 2021 public hearing.

Statewide Planning Goal; 2: Land Use Planning

Goal 2 is met in several ways:

1. The Housing Report is based on and consistent with the official CPR population projection;
2. The Housing Report also considered the implications of an alternative population projection;
3. The Housing Report provides the factual basis for Comprehensive Plan amendments related to land use allocations and rezoning of land;
4. The Housing Report recommends Zoning Ordinance amendments that ensure consistency between the Comprehensive Plan and implementing and use regulations

Statewide Planning Goals 3 (Agricultural Lands), 4 (Forest Lands), 5 (Natural and Cultural

Resources), 6 (Air, Water and Land Resources Quality)

These goals are not affected by the proposed amendment package; therefore, these goals are not applicable.

Statewide Planning Goal 7 (Natural Hazards)

Goal 7 is directly addressed in the Residential Buildable Lands Inventory. Land that is within the 100 year floodplain or on slopes of 25% and greater is considered unbuildable.

Statewide Planning Goal 8 (Parks and Recreation)

This goal is not affected by the proposed amendment package and therefore, is not applicable.

Statewide Planning Goal 9 (Economic Development)

Land that is planned and zoned for employment use is not changed by this proposal. Proposed changes to the titles of the Neighborhood Commercial (C-1), General Commercial (C-2) and Central Business District (C-3) zones simply recognize that multi-family housing has been permitted outright in these zones since the Ontario Comprehensive Plan was acknowledged in the 1980s and that a mix of housing and commercial supports business development in these zones. The proposed new titles are Mixed Use – Neighborhood Commercial (MU-NC), Mixed Use – Commercial (MU-C), and Mixed Use – Downtown (MU-D)

Statewide Planning Goal 10 (Housing)

The 2021 Housing Report complies with Oregon Statewide Planning Goal 10: Housing and related housing statutes and rules, by

- Providing a housing needs analysis (HNA) as required by Goal 10;
- Providing a residential buildable lands inventory (BLI) as required by Goal 10;
- Demonstrating that Ontario has an adequate supply of buildable land to meet housing needs identified in the HNA as required by Goal 10;
- Ensuring that needed housing types and densities are permitted under clear and objective standards in Ontario's residential zones as required by Goal 10;
- Helping to ensure that new and existing housing will be affordable for existing and future Ontario residents at all income levels required by Goal 10; and
- Recommending measures, comprehensive plan and zoning amendments to increase housing productivity for all needed housing types as encouraged by Goal 10 and required by the terms of the DLCD grant.

Statewide Planning Goal 11 (Public Facilities and Services)

The proposed plan and code amendments are intended to use buildable residential land more efficiently, and thereby (a) decrease the cost per dwelling unit of providing required public facilities and services to support housing development, and (b) encouraging residential infill and redevelopment and higher density housing, thereby making housing more affordable to existing and future Ontario residents.

Statewide Planning Goal 12 (Transportation)

Proposed comprehensive plan and code amendments are designed to link planning designations and zones that allow higher density housing to streets that connect residential areas to employment, and thereby reduce vehicle miles traveled and transportation costs for housing consumers.

Statewide Planning Goal 13 (Energy Conservation)

Proposed comprehensive plan and code amendments are designed to increase land use efficiency and reduce vehicle miles traveled, thereby conserving energy.

Statewide Planning Goal 14 (Urbanization)

Proposed comprehensive plan and code amendment are designed to increase land use efficiency, encourage infill and redevelopment, thus reducing the need to expand the UGB to meet housing needs. The 2021 Housing Report demonstrates that there is more than sufficient buildable land to accommodate population growth as determined by the PRC official population projection and the larger 2026 project prepared by ECONorthwest as part of the 2007 Urbanization Study.

ANALYSIS:

A. **STRATEGIC PLAN** This action is consistent with the City Council Strategic Plan by providing land use codes allowing for affordable housing to the City of Ontario.

B. **FINANCIAL** DLCD provided a grant to aid in the development of these codes and the City Council approved a budget amount as matching funds for these code changes as well as other changes to the City Code.

C. **TIMING** These code changes are requested to be approved by June 30, 2021.

D. **POLICY/LEGAL** The recommended Code amendments attached herein are in compliance with House Bill 2001 (HB 2001).

ALTERNATIVES:

1. The City Council could table and continue this item to a future date in a certain meeting, to obtain clarification on issues raised at this Public Hearing.
2. Deny the action by determining it is not in the best interest of the public to recommend the changes.

RECOMMENDATION:

Staff recommends the City Council approve the action.

ATTACHMENTS:

1. Attachment 1-Ontario HNA-BLI Comparison 05.10.21 FINAL
2. Attachment 2-FINAL_OntarioBLI_Maps_Package
3. Ord #2790-2021
4. Appendix A. HNA-BLI Comprehensive Plan Amendments (003)
5. Appendix B. HNA-BLI Zoning Code Amendments

Housing Report:
Housing Needs Analysis &
Residential Buildable Lands Inventory

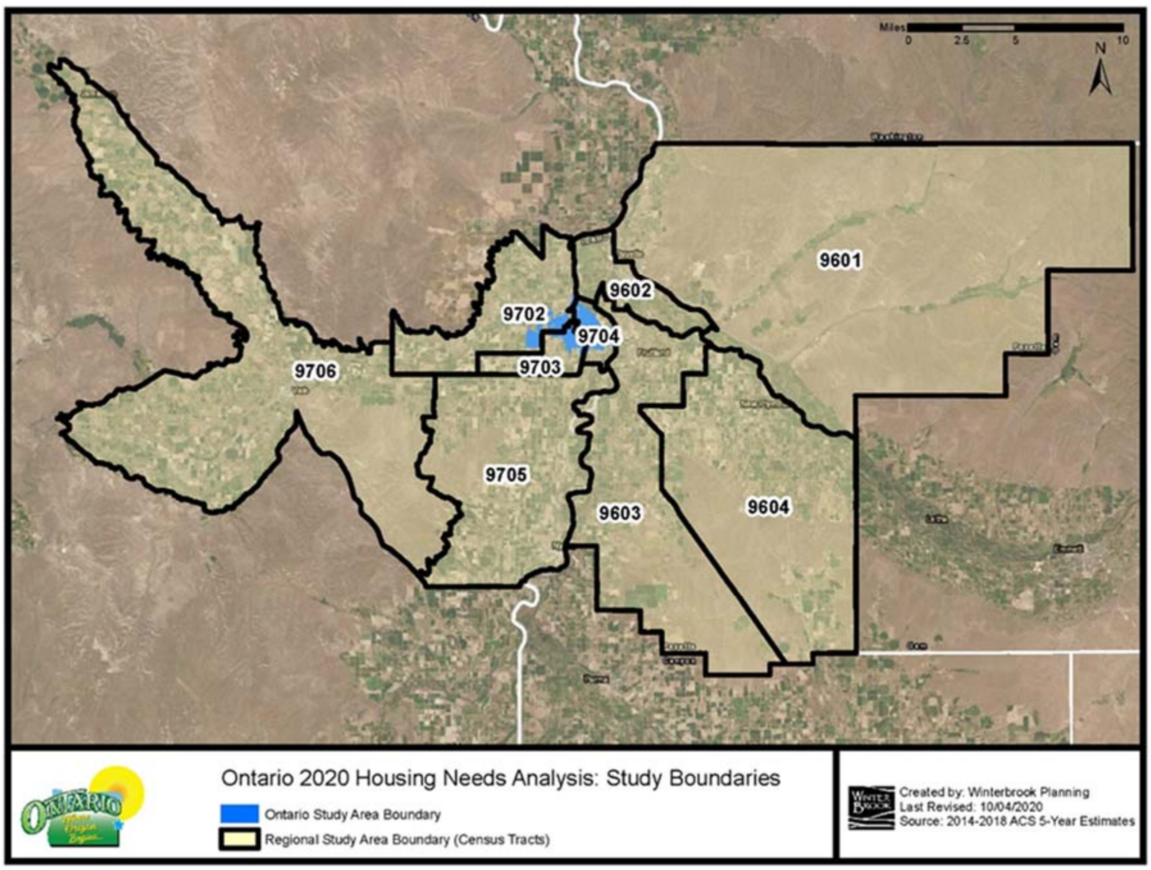


TABLE OF CONTENTS

LIST OF TABLES

LIST OF FIGURES

LIST OF ABBREVIATIONS

ACS	American Community Survey (U.S. Census Survey)
ADU	Accessory Dwelling Unit
ACS	American Community Survey (performed annually by the US Census Bureau)
AMI	Area Median Income
AAGR	Average Annual Growth Rate
BLI	Buildable Lands Inventory
CHAS	Comprehensive Housing Affordability Strategy
DEM	Digital Elevation Model
DLCD	Oregon Department of Land Conservation and Development

HB	House Bill (Oregon Legislature)
HNA	Housing Needs Analysis
HPS	Housing Production Strategy
HUD	United States Department of Housing and Urban Development
OAR	Oregon Administrative Rules
ORS	Oregon Revised Statutes
PRC	The Population Research Center at Portland State University
UGA	Urban Growth Area
UGB	Urban Growth Boundary

SECTION 1. INTRODUCTION

REPORT PURPOSE AND ORGANIZATION

The primary purpose of this report is to assess Ontario's housing needs, provide sufficient residential buildable land to meet these needs, to identify measures the city can take to increase housing production, and to suggest changes to the Ontario Comprehensive Plan and Zoning Ordinance to achieve the same objective.

This report was funded by a grant from the Department of Land Conservation and Development (DLCD) and is intended to comply with Oregon Statewide Planning Goal 10: Housing, by

- providing a housing needs analysis (HNA);
- providing a residential buildable lands inventory (BLI);
- demonstrating that Ontario has an adequate supply of buildable land to meet housing needs identified in the HNA;
- ensuring that needed housing types and densities are permitted under clear and objective standards in Ontario's residential zones; and
- helping to ensure that new and existing housing will be affordable for existing and future Ontario residents at all income levels.

This report is organized in six sections:

- **Section 1. Introduction** presents the local historical context and regulatory framework for the housing inventory, analysis and projections found in Sections 2 through 6.
- **Section 2. Demographic and Housing Trends Analysis** summarizes recent trends in Ontario and the surrounding region – including nearby cities in Idaho.
- **Section 3. Residential Buildable Lands Inventory** estimates Ontario's current residential lands that are suitable, available, and necessary for residential use.
- **Section 4. Ontario's Housing Need** forecasts housing growth over the 20-year planning period, describing housing need assumptions based on trend observations by density ranges and housing types.
- **Section 5. Residential Land Sufficiency** evaluates Ontario's residential land capacity to meet forecasted housing needs.

A separate companion report entitled *Housing Productivity Measures and Recommended Comprehensive Plan and Zoning Code Amendments* will include a list of local financial measures and regulatory incentives that could be used to encourage new housing construction in Ontario, as well as a list of amendments to the Ontario Comprehensive Plan and Zoning Ordinance designed to encourage housing investment.

Appendix A: Inventory of Mobile Home, Manufactured Dwelling Parks, & Affordable Housing contains an up-to-date inventory of mobile/manufactured dwelling parks as well as subsidized affordable housing developments.

THE TECHNICAL ADVISORY COMMITTEE

The Housing Technical Advisory Committee (TAC) provided valuable facts, analysis and insights that have grounded the statistical information found in this report in local and regional reality. Their contribution is appreciated. TAC members represented local government, business, real estate, land development and housing production experts, including:

1. Ontario City Council: **Mayor Riley Hill**: 208-212-2310, Riley.Hill@ontariooregon.org
2. Ontario Planning Commission: **John Breidenbach**, 541-889-8012, ceo@ontariochamber.com
3. Malheur County Commissioner: **Larry Wilson**, 208-739-8383, larry@malheurrealty.com
4. Malheur County Planning Admin: **Eric Evans**: 541-473-5179 eric.evans@malheurco,org
5. TVCC: **Kristine Needs**, Director of Residence Life & Student Conduct, 541-881-5792 kneeds@tvcc.cc
6. Housing Authority Director: **Kristy Rodriguez**, 541-889-9661 ex 111, kristyrodriguez@cableone.net
7. DHS Schools Team: **Melissa Gonzalez**, Melissa.R.Gonzalez@dhsoha.state.or.us

HISTORICAL CONTEXT

The following discussion provides background and historical information that sets the stage for the technical evaluations in Sections 2 through 5.

Ontario's Central City Role

Ontario has served as a regional employment, cultural and commercial center since its incorporation in 1899. Throughout the 20th Century, Ontario has continued to grow and prosper as a shipping and supply point for eastern Oregon and western Idaho's "Treasure Valley". According to the *Oregon Encyclopedia*,

Figure 1. Carter House and Fiser Hotel, Downtown Ontario, c. 1910

"Ontario built a hospital in 1912, a city hall in 1913, fire and police department buildings, and a series of city parks during the interwar period, as well as a golf course in 1938. The town's first newspaper was the Atlas, followed by the Malheur Gazette and the Argus, which has been Ontario's daily newspaper since 1900.

During World War II, Ontario came to national attention for welcoming Japanese Americans to settle in the region. The town's mayor, Elmo Smith (who would become the 27th governor of Oregon), said that since the government had

> *determined that Japanese and Japanese Americans could not live on the coast, then "it appears downright cowardly to take any other stand than to put out the call, 'Send them along; we'll cooperate to the fullest possible extent in taking care of them.'" Subsequently, Ontario's population of 134 Japanese Americans ballooned to a thousand during the war years, most of whom found jobs as agricultural workers during the wartime labor shortage.*
>
> *Agriculture continues to dominate Ontario's industry, particularly russet potatoes, sugar beets, and onions. One of the town's primary employers is the Heinz Frozen Food Company, which annually produces over 600 million pounds of potato products and employs approximately a thousand people. Other major employers are the Snake River Correctional Institute, which opened in 1991 and holds 3,000 beds (the largest in Oregon), and Treasure Valley Community College, which opened in 1962 and serves approximately 7,500 students each year. The Four Rivers Cultural Center, a 10,000-square-foot museum and community space, celebrates the diverse settlement patterns in the Ontario region, including exhibits on Northern Paiutes, Japanese, Hispanics, and Euro-Americans."*

Ontario has served as the retail hub for Treasure Valley residents for decades. Downtown Ontario has provided hospital, retail, and professional services to Treasure Valley residents on both sides of the Snake River. With this economic prosperity came the development of attractive single-family residential neighborhoods as well as working-class housing development.

In the 1970s, strip commercial development along Fourth Avenue weakened the viability of downtown commercial and office uses but served a growing suburban residential population within the Ontario City Limits.

Declining Growth in the 21st Century

At the turn of the 21st Century, the new Idaho Street commercial center prospered due to direct access to I-84 and Oregon's lack of sales tax. Ontario has become the "big box" retail center for the region. However, in other respects, Ontario has not fared as well in the last two decades.

The Ontario Housing Technical Advisory Committee (TAC) based on their professional backgrounds in real estate development, business, education and affordable housing production and management. TAC comments provide useful insights that are discussed below and referenced in later sections of this report.

TAC members offered the following explanations for Ontario's recent business and housing decline:

- Due in part to the opening of the East Idaho Street commercial area, Downtown retail and office and the Fourth Avenue commercial strip have declined.
- Due to national economic trends, fewer business owners and professionals live in Ontario, and therefore have not invested in housing in the community.
- Due in part to property tax incentives and the lack of a statewide agricultural land protection program in Idaho:
  - Agricultural-based processing and warehousing firms – that were originally based in Ontario and Nyssa – have expanded on farmland across the river in Idaho; and
  - New housing construction on nearby rural lands in Idaho has out-paced urban housing development in Ontario.
- Due in part to the perception that Ontario has a higher crime rate than nearby Idaho towns and proximity to Boise, new lower-density housing development in Fruitland and has far out-paced housing development in Ontario.

- Due in part to Oregon's more expansive safety net and Idaho's lack of statewide housing requirements, Ontario has had much more government assisted housing than communities across the river.
- Ontario has made substantial investments in public facilities planning and has designed its system to accommodate planned development for the entire Urban Growthy Area as identified in the 2007 Urbanization Report; if the City were to rely solely on the PRC population projection, then public facilities would not be sized to accommodate planned growth within the UGB.

In these and other respects, Ontario is typical of other regional central cities that prospered in the 20th Century but have stagnated in the 21st Century – while suburban population and employment growth have accelerated. Ontario's situation is complicated by the differences between Oregon's and Idaho's taxation and planning systems.

Yet, as documented by TAC members, Ontario has an extremely tight rental and purchase housing market. Despite this demand and City measures to entice new housing development, many residential land developers have chosen to invest in the Idaho towns of Payette and Fruitland rather than in Ontario.

2007 Ontario Urbanization Study

In 2007, counties were authorized to adopt "coordinated" population projections for their constituent cities. Table 2-5 of the *Ontario Urbanization Study* includes population and employment projections for the Ontario Urban Growth Boundary (UGB). Ontario was projected to grow by 37% over the 20-year planning period – from 11,425 in 2006 to 15,692 in 2026. Malheur County's projection assumed that land within the Ontario Urban Growth Area (UGA) would be annexed into the city and developed for residential purposes.

The 2007 projection rested primarily on two assumptions:

1. Ontario would generate substantial economic development resulting in 3,898 new jobs by 2026; and
2. Ontario would capture some of the rapid population growth experienced in nearby Idaho communities (79% population growth in the Boise-Nampa region between 1980 and 2005).

The Urbanization Study served as the basis for amending the Ontario UGB in 2007. As a result of these planning efforts, the 2007 Ontario UGB had about 620 buildable residential acres to meet housing needs through 2026.

By 2019, it became clear that the two critical growth assumptions had yet to be fully realized:

1. Ontario has not been successful in attracting new major employers to the area (despite having several hundred acres of buildable land reserved for employment), and
2. Ontario has experienced relatively little new housing development, despite witnessing the accelerated residential development in nearby Idaho cities and counties.

Coordinated Population Projections – Change in State Law

State law has also changed since 2007. ORS 195.033 Area population forecasts now gives Portland State University's Population Research Center (PRC) the sole authority to issue population forecasts for local planning and UGB expansion purposes. **PRC's 2020 population estimate for the Ontario UGB was 12,211. The 2019 PRC projects Ontario's population to reach 12,256 by 2040 – an increase of only 45 people and a need for only 21 new housing units.**

The City recognizes that the HNA must be based on the PRC projection and that the City cannot rely on a different projection to justify a UGB expansion. However, the TAC provided several reasons that explain why this projection is too low, including a tight housing market, and abundant supply of buildable land, the adoption of a Public Facilities Plan to serve the entire UGA area, an uptick in new residential construction over the last two years, and recent government-assisted housing applications. For example, in 2020 Ontario approved a 70-unit multi-family development on five commercial acres consisting of two- and three-bedroom townhomes for families with children; the project is expected to be operational in 2021 and will accommodate from 210 to 250 residents. Further, a recent application to convert an existing senior center to a 50-unit apartment building was submitted to the City for review in early 2021. These two projects alone account for almost six times the projected number of housing units needed over the next 19 years based on the PRC 2040 population projection.

To effectively address the *possibility* that population growth *may* increase in the future, the 2020 HNA includes two parallel analyses showing the housing implications of planning for two 2040 population projections:

1. **PRC Forecast: The state required PRC population projection of 12,256 (45 more people); and**
2. **Aspirational Forecast: The 2007 coordinated population projection of 15,692 (3,481 more people) that was adopted as part of the Ontario Comprehensive Plan.**

HOUSING PRODUCTION MEASURES

In a separate report Winterbrook will propose additional measures designed to increase housing production in Ontario. The primary purpose of Ontario's existing and proposed housing production measures is to reverse past trends by encouraging the construction of the full range of affordable housing types within the Ontario UGB. The City's hope is to prove the assumptions made in the 2007 Urbanization Study correct – by increasing economic investment in Ontario and capturing a greater proportion of Idaho's residential growth within the Malheur County Border Region. Because PRC projections are based largely on recent growth trends, <u>if</u> proposed housing production measures are successful, <u>then</u> later PRC population projections will likely increase.

Regardless of the official population projection, the question of how to plan for the remaining acres of designated buildable residential land within the UGB remains. The city has already made substantial investments in planning for sanitary sewer, water, and transportation infrastructure to support the previously planned population growth within its existing UGB. If the city were to simply assume the need for the 21 additional housing units, there is no doubt that the existing residentially zoned land within the city limits would be sufficient to accommodate Ontario's PRC coordinated population projection.

However, Ontario remains committed to planning for efficient residential, commercial, and industrial development on land within its existing Urban Growth Area, as called for in the Ontario Comprehensive Plan. This report recommends policies to ensure that residential growth – if it occurs – will meet the housing needs of existing and future community residents in a compact and efficient manner.

Regulatory Framework

Ontario's local housing policies must meet the requirements of Oregon's Statewide Planning Goals and Guidelines for Housing (Goal 10) and the Oregon Administrative Rules (OARs) and Oregon State Statutes (ORSs) that implement it. These include OAR 600-008, ORS 197.286 to 197.314, and ORS 197.475 to 197.490.

Needed Housing Types

Goal 10 requires cities to plan for current and future housing needs by completing a periodic inventory of residential buildable lands and conducting a housing capacity assessment of those residential lands based on historic and anticipated housing development trends. Cities are required to plan for "needed housing" over the anticipated 20-year planning period.

Goal 10, OAR 660-008-050(6), and ORS 197.303 define "needed housing" as housing types that meet the need for housing within the Urban Growth Boundary at price ranges and rent levels affordable to households with a variety of income levels. The following needed housing types must be considered and permitted under clear and objective standards on buildable land in Ontario's residential zones:

- Detached single-family dwellings;
- Attached single-family dwellings;
- An accessory dwelling unit (ADU) on a lot with an existing single-family detached dwelling;
- A duplex dwelling on a lot zoned for single-family use;
- A manufactured home on a lot zoned for single-family use;
- Manufactured dwellings in manufactured dwelling parks; and
- Multiple family dwellings.

All needed housing types are available for both occupancy by renters and owners.

The Ontario Planning Commission recently recommended Comprehensive Plan and Zoning Ordinance amendments to facilitate the development of attached single-family dwellings, accessory dwelling units, and manufactured homes and duplexes on individual lots zoned for single-family use. The City Council adoption hearing is scheduled for April 2021. Section 4 of this report projects housing need for each of the above-listed needed housing types. This report assumes that these critical "needed housing" code amendments have been adopted.

SECTION 2. DEMOGRAPHIC AND HOUSING TRENDS ANALYSIS

In Section 2 we consider local and regional demographic, economic and housing development trends that affect 20-year housing need by type and density.

POPULATION FORECASTS

The HNA considers two population forecasts:

1. The PRC population forecast, which is required by Oregon law; and
2. The 2007 City's aspirational forecast, which was adopted as part of the existing Comprehensive Plan and may be useful for determining how to rezone residential land if population growth occurs at a faster rate than projected by the PRC.

PRC Official Forecast

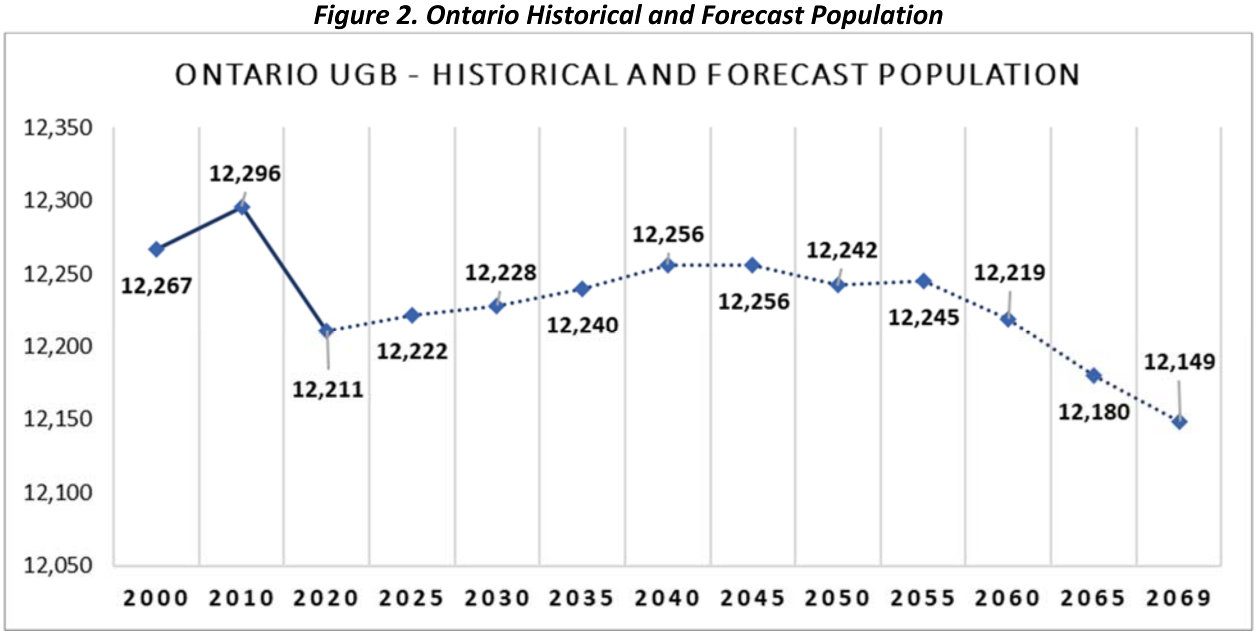
The Population Research Center (PRC) at Portland State University conducts coordinated population forecasts for all Oregon Counties and cities. Under Oregon law, the PRC forecast serves as the official forecast for planning purposes. Malheur County's and Ontario's population forecasts were last updated in 2019.

The PRC population growth assumptions for Ontario are that:

- Fertility rates will decline as women under 30 continue to have fewer children.
- Survival rates will increase slightly (over 65+ with longer life expectancies), but death rates will also rise over time.
- Net out-migration trends will continue – but at a lower rate than previously experienced.

Based on the PRC projection, the Ontario UGB is expected to have a population of 12,256 by 2040. This is marginally higher than the PRC estimated UGB population of 12,211 in 2020. This amounts to 45 more people over the next 20 years.

Figure 2. Ontario Historical and Forecast Population



Aspirational Forecast

As noted in the Introduction, in early 2020 Ontario approved a 70 unit apartment complex – designed to serve families with children. At three persons per household, this complex will likely accommodate 210 people – about 5 times the projected population growth over the next 20 years. For this and other reasons cited in the Introduction, the TAC supports consideration of a higher population target.

Ontario had previously planned for 15,692 by 2026 in the 2007 *Ontario Urbanization Study*. This projection has guided public facility planning within the UGB since 2007.

As discussed in the Introduction, this report will consider the implications of this higher population projection for the use and development of residential land within the existing UGB. Ontario was projected to reach a population of 15,692 in 2026. Extending this projection to 2040 represents an increase of 3,481 people over the 20-year planning period (using the 2020 base population of 12,211). The City recognizes that this population projection cannot be used to justify UGB expansion.

Ontario's housing needs determination is based on professional judgment and local policy:

1. The 2026 population forecast in the Ontario Comprehensive Plan;
2. Local and regional demographic, housing costs and income data; and
3. Residential development trends in Ontario, the Oregon region, and the Idaho region.

Based on the City's aspirational (alternative) population projection, the Ontario UGB is expected to have a population of 15,692 by 2040. This is significantly higher than the PRC estimated UGB population of 12,211 in 2020. This amounts to 3,481 more people over the next 20 years.

Recognizing that the aspirational population forecast cannot be used to justify a UGB expansion, this report will consider the housing and land use implications of meeting Ontario's 2040 housing needs based on both:

1. The state required PRC population projection of 12,256 (45 more people) and;
2. An alternative (aspirational) population projection – the previously planned population of 15,692 (3,481 more people).

City and Regional Study Areas

Ontario's HNA was last completed in 2007 as part of the *Ontario Urbanization Study*. The *Ontario Urbanization Study* acknowledged the unique regional position of Ontario. Located along the Oregon-Idaho border, Ontario serves as a regional commercial and cultural center for the border region. The Urbanization Study documented explosive growth trends in the Boise-Nampa area between 1996 and 2005. Although other Treasure Valley cities (including Payette, Fruitland, and Ontario), had yet to experience rapid population growth, such growth was expected:

> *It is reasonable to assume that the westward migration of regional growth trends will continue and will result in increased population growth rates in Fruitland, Payette, and Ontario sometime within the next five to ten years.* (Ontario Urbanization Study, 2007, p. 6)

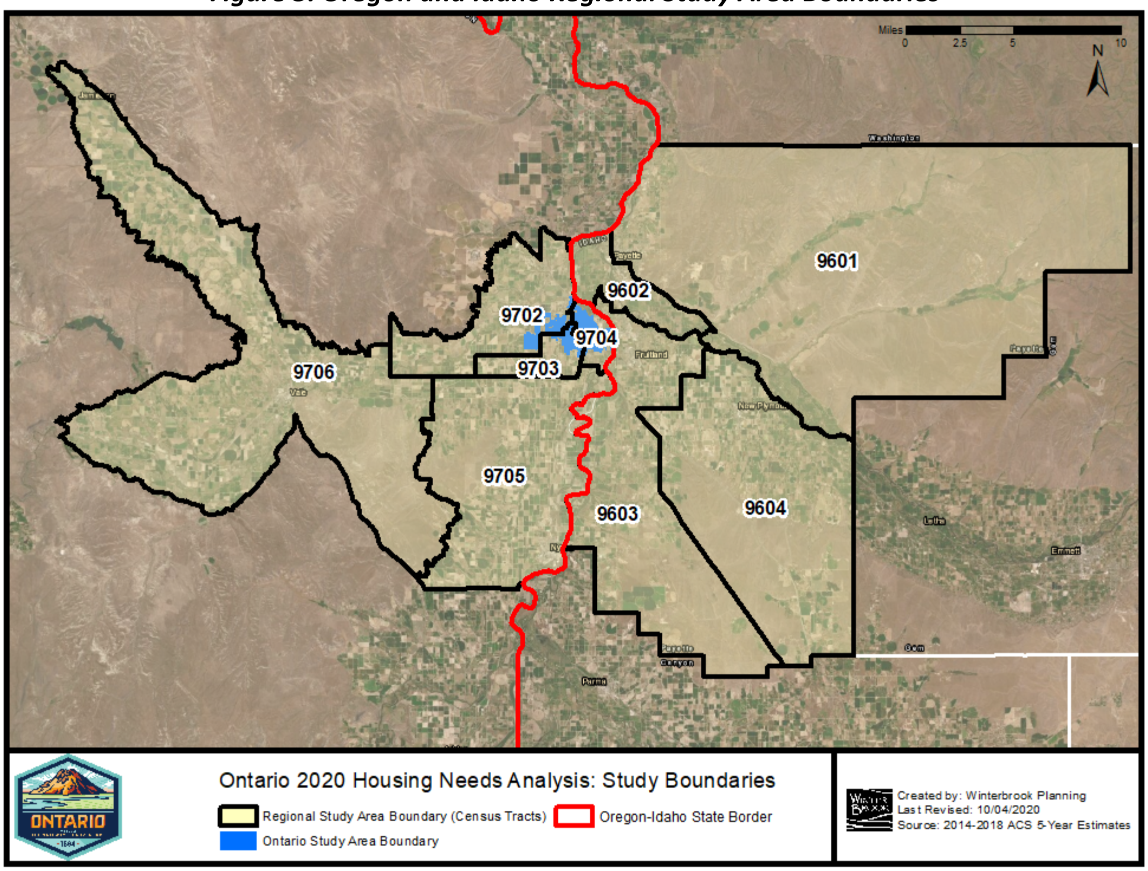
Ontario accordingly planned for a 2026 target population of 15,692 and an "average annual growth rate" (AAGR) of 1.5% over the planning period (2006 to 2026), resulting in roughly 4,000 additional residents above the city's 2006 population of 11,425.

Despite having an adequate supply of buildable residential land to meet the 2026 population projection within the existing UGB[1], Ontario's population has experienced limited growth between 2006 and 2020. Meanwhile, the nearby Idaho cities of Payette and Fruitland have grown substantially.

In consideration of regional housing trends, ORS 197.296 (5)(c) allows local governments to analyze a wider geographic area if doing so "… will provide more accurate, complete and reliable data relating to trends affecting housing need…". Because of Ontario's unique position along the Oregon-Idaho border, a regional study area is included in this analysis. The Oregon Region boundaries include Ontario, Nyssa, and Vale. The Idaho Region boundaries include Fruitland, Payette, and New Plymouth. The analysis below considers demographic and residential development trends in Fruitland and Payette because these cities (a) are just across the Snake River from Ontario, (b) have residents that routinely work and/or shop in Ontario, and (c) represent the level of recent residential growth that Ontario would like to achieve.

Regional Study Area Boundaries

Figure 3. Oregon and Idaho Regional Study Area Boundaries



The Oregon and Idaho regional study areas are based on American Community Survey (ACS) census tract boundaries. Five Oregon census tracts comprise the Oregon Region boundaries; four Idaho census tracts

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[1] Ontario's BLI was updated in 2013 to reflect the addition of employment land. In 2013, Ontario had a surplus of 34.5 residential acres while meeting the planned population of 15,692 by 2026.

comprise the Idaho Region boundaries. The cities of Ontario, Nyssa, and Vale are included within the Oregon Region boundaries. The cities of Fruitland, Payette, and New Plymouth are within the Idaho Region boundaries. All census tract boundaries are the same in 2018 as they were in 2010. Thus, direct demographic and residential development comparisons can be made between the Idaho and Oregon study areas for the analysis period.

<u>Oregon Census Tracts</u>

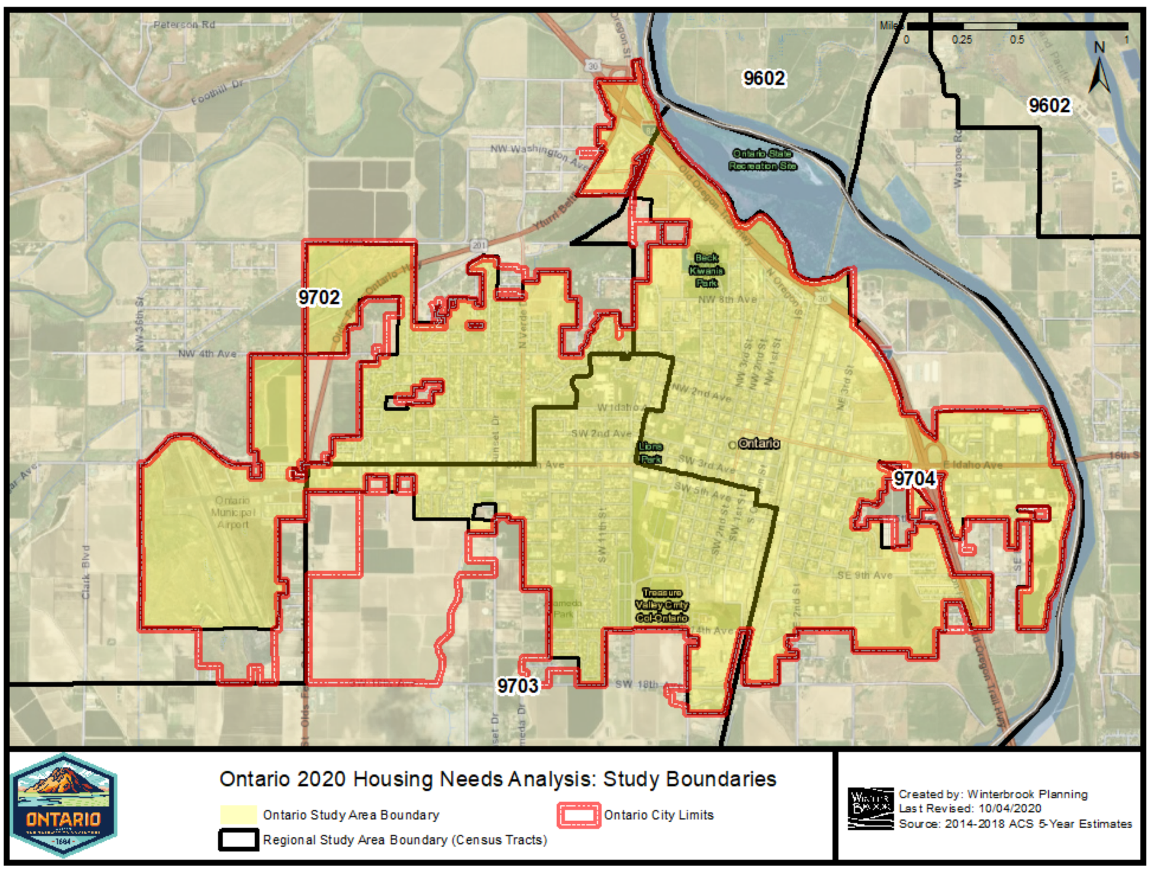
- 9702 (OR)
- 9703 (OR)
- 9704 (OR)
- 9705 (OR)
- 9706 (OR)

<u>Idaho Census Tracts</u>

- 9601 (ID)
- 9602 (ID)
- 9603 (ID)
- 9604 (ID)

The ACS "City Place" boundary for Ontario is close to the 2019 Ontario City Limits (shown in red in Figure 4). Ontario's "City Place" boundaries are the same in 2018 as they were in 2010 – meaning that a direct geographic area comparison can be made between these years.

Figure 4. Ontario Study Area Boundary



City and Regional Demographic Trends

Unless otherwise indicated, the data used to compare the Idaho and Oregon regions in 2010 and 2018 comes from the American Community Survey. The 2014-2018 American Community Survey 5-Year

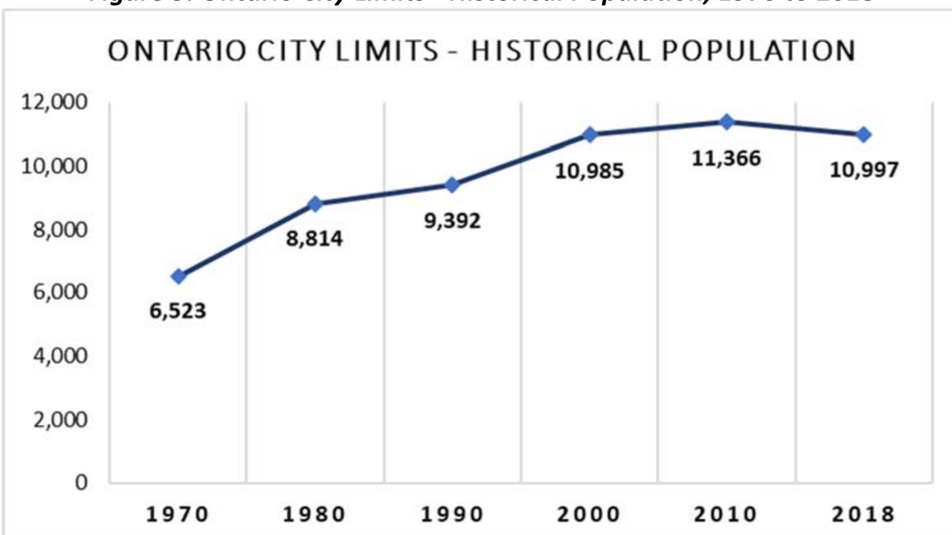
Estimates were used to explore trends in 2018 and the 2005-2010 American Community Survey 5-Year Estimates were used to explore trends in 2010. ACS data for the City of Ontario correlate with Census Tracts 9702, 9703 and 9704. While this data is useful for making general comparisons, ACS data is accurate within ± 7% and lacks the precision found in City permit data or the Decennial Census.

Ontario has not come close to achieving the population growth rates projected in the 2007 *Ontario Urbanization Study*. However, the Idaho Region has grown as previously anticipated, with especially rapid growth over the last 5-years. Despite Ontario's relatively slow rate of population growth, Ontario's demographics are shifting. Ontario's population is getting younger and more diverse.

Population Estimates

Based on ACS data, Ontario experienced positive population growth between 1970 and 2010, but between 2010 and 2018 the population within the City Limits declined by 300 (see Figure 5).

Figure 5. Ontario City Limits - Historical Population, 1970 to 2018



During this same period, the Oregon Region experienced a net population decline of 132 persons. In contrast, the Idaho Region experienced a population increase of 590 persons, for an average annual growth rate (AAGR) between 2010 and 2018 of 0.33%. However, neither region experienced the AAGR of 1.5% projected in the 2007 *Ontario Urbanization Study*.

Table 1. Regional Population Change Estimates, 2010 to 2018

	2010 ESTIMATE	2018 ESTIMATE	NET ESTIMATED CHANGE	AAGR
Oregon Region	22,943	22,811	(132)	(0.07%)
Idaho Region	22,451	23,041	590	0.33%

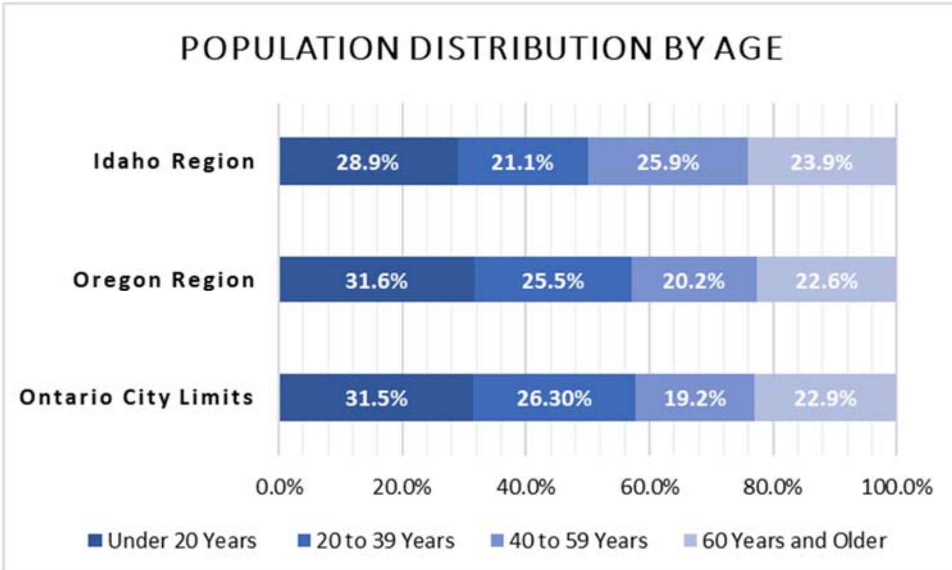
Age Distribution

Ontario's population is getting younger. The median age in Ontario in 2010 was 34.6. It fell slightly to 33.2 in 2018. This change could be attributed to net in-migration rather than an increase in school-aged children. There was a 2% share increase in the 20 to 34 age group that is not reflective of individuals from 2010 aging into the cohort in 2018. Meanwhile, there was only a small net increase in the number of school-aged children (aged 0 to 14) at 0.2%.

Between 2010 and 2018, the Oregon Region median age also decreased from 35.56 to 34.7. However, Idaho Region median age increased from 37.15 in 2010 to 40.2 in 2018. The TAC indicated that many older, affluent Ontario residents have invested in new homes in Idaho, some due to retirement.

Figure 6 shows population distribution by age in 2018. Ontario and the Oregon Region have larger shares of school-aged children and young working adults. The Idaho Region has a larger share of individuals over the age of 40.

Figure 6. Population Distribution by Age, 2018



Racial Diversity

Ontario is becoming more diverse at a faster rate than the region. In Ontario almost half (44.8%) the residents identified as Hispanic or Latino (of any race) in 2018, compared to 37.8% in 2010. Both the Oregon Region and the Idaho Region had an increase share of Hispanic /Latino residents, but the Idaho region has a substantially lower proportion of Hispanic or Latino residents than the Oregon region.

Table 2. Hispanic / Latino Population (2010 & 2018)

	HISPANIC / LATINO POPULATION		
	2010 ESTIMATE	2018 ESTIMATE	NET ESTIMATED CHANGE
Ontario City Limits	37.8%	44.8%	7%
Oregon Region	35.2%	38.9%	3.7%
Idaho Region	14.2%	17.2%	3%

HOUSING CHARACTERISTICS

Key housing trends that may affect needed housing type and density include:

1. Ontario has had more multi-family housing than surrounding regions;
2. Ontario's housing is older and smaller than in the surrounding regions; and
3. Ontario experienced a greater shift towards renter-occupied households than the surrounding regions.

Actual Housing Units and Housing Mix

Table 3 shows that Ontario's total housing units have declined between 2010 and 2018, based on ACS estimates. This is also true for the Oregon Region. In contrast, the number of estimated housing units in the Idaho Region grew by about 5% during this same period.

Table 3. Total Housing Units (2010 & 2018)

	2010 ESTIMATED UNITS	2018 ESTIMATED UNITS	% ESTIMATED CHANGE
Ontario City Limits	4,951	4,789	(3.3%)
Oregon Region	9,574	9,470	(1.1%)
Idaho Region	8,875	9,349	5.3%

Table 4 show how the share (percentage) of housing types have changed in each study area over time. There was a 6.7% share increase in multi-dwelling units in Ontario between 2010 and 2018 and a corresponding decrease in the proportion of detached single-family homes in Ontario and the Oregon Region over this same period. Ontario experienced a 7% share decline in the number of detached single-family homes, a 6.5% share increase in duplexes, and a 5.5% share increase in apartments with 20-units or more. The Oregon Region also saw increases in manufactured homes, duplexes, and apartments with 20-units or more.

Table 4. ACS Estimated Changes in Housing Mix by Type (2010 & 2018)

**Summary calculation does not include "Boat, RV, Van, etc."*

HOUSING TYPE	ONTARIO CITY LIMITS ESTIMATED %			OREGON REGION ESTIMATED %			IDAHO REGION ESTIMATED %		
	2010	2018	CHANGE	2010	2018	CHANGE	2010	2018	CHANGE
Single-Dwellings:	**74.6%**	**67.9%**	**(6.7%)**	**82.1%**	**79.7%**	**(2.4%)**	**91.25%**	**90.2%**	**(1.0%)**
1-unit, detached (single-family)	61.2%	54.1%	(7.1%)	66.5%	62.5%	(4.0%)	73.0%	71.6%	(1.4%)
1-unit, attached (townhomes)	3.5%	2.7%	(0.8%)	2.1%	2.4%	0.3%	2.0%	4.9%	2.9%
Manufactured (mobile) home	9.9%	11.1%	1.2%	13.5%	14.8%	1.3%	16.25%	13.7%	(2.5%)
Multi-Dwellings*:	**25.4%**	**32.1%**	**6.7%**	**17.8%**	**20.2%**	**2.4%**	**8.7%**	**9.4%**	**0.8%**
Duplex (2 units)	3.4%	9.9%	6.5%	2.5%	6.0%	3.5%	2.0%	2.3%	0.3%
Tri-plex, Quad-plex (3 or 4 units)	5.5%	5.4%	(0.1%)	4.2%	3.5%	(0.7%)	4.4%	3.6%	(0.8%)
Apartments:									
5 to 9 units	8.4%	3.2%	(5.2%)	5.4%	2.7%	(2.7%)	1.1%	1.0%	(0.1%)
10 to 19 units	3.6%	3.6%	0%	2.7%	2.3%	(0.4%)	0.5%	1.1%	0.6%
20 or more units	4.5%	10%	5.5%	3.0%	5.7%	2.7%	0.7%	1.4%	0.8%
Boat, RV, Van, etc.	0%	0%	0%	0.2%	0.1%	(0.1%)	0.0%	0.4%	0.4%
Total Housing Units	4,951	4,789	-	9,574	9,470	-	8,875	9,349	-

As shown on Table 4, the Idaho Region experienced a marginal decline in share of single-family homes overall, despite a gain in attached single-family homes (townhomes). The Idaho Region also experienced marginal increases in the share of duplexes and apartments with 10 units or more. The Ontario HNA assumes that Idaho regional trends will affect housing demand in Ontario over the next 20 years. As discussed below, this rapid residential growth trend in the Idaho region accelerated between 2018 and 2020 in the cities of Payette and Fruitland.

Fruitland and Payette, Idaho Building Permit Data

Fruitland and Payette historically have been small agricultural market communities with relatively little population growth. However, both Fruitland and Payette have seen rapid residential growth over the last 10-15 years.

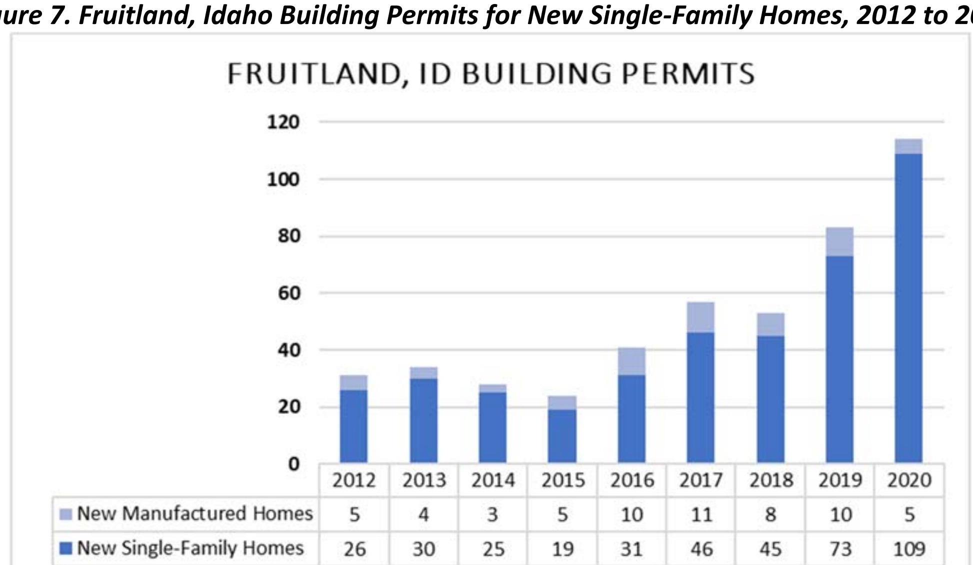
- Recent rapid growth in nearby Idaho cities may indicate pent up demand for housing in Ontario.
- Regional data regarding new housing types is also useful for estimating future needed housing types in Ontario.

Winterbrook was able to obtain building permit data from both cities; the data for Fruitland goes back to 2012 and the data for Payette goes back to 2006. Most of the residential development in these two towns has been either detached single-family dwellings or manufactured homes on individual lots.

As shown on Figures 5 and 6, both cities saw a spike in detached single-family home construction from 2016-20, and a relative decline in the number of manufactured homes – indicating higher land values and a willingness to invest in more expensive housing in these communities.

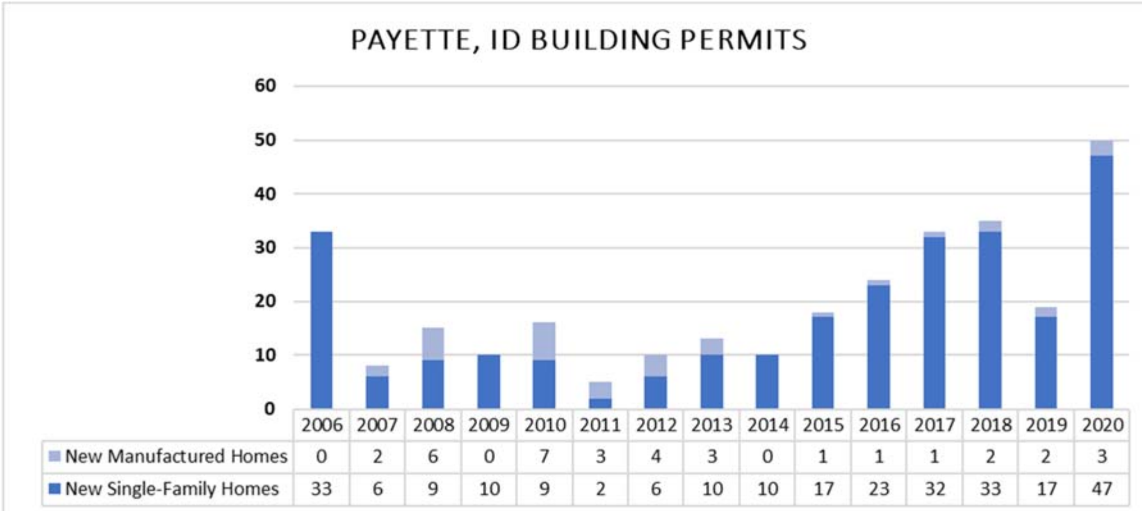
Fruitland: From 2012 to 2020, Fruitland approved building permits for 487 dwelling units. The overwhelming majority were detached single-family dwelling units (404 or 83%), followed by manufactured homes (61 or 13%), duplexes (14 or 3%) and multi-family dwellings (8 or 2%). **Last year alone, Fruitland had more single-family building permits than Ontario has had in the last ten years.**

Figure 7. Fruitland, Idaho Building Permits for New Single-Family Homes, 2012 to 2020



Payette: Payette has also grown rapidly over the last several years with a similar distribution of housing types. From 2006 to 2020, Payette approved building permits for 320 dwelling units. Like Fruitland, the overwhelming majority (258 or 81%) were detached single-family dwelling units; however, six of these were attached single-family (2% of total housing units). There were 35 manufactured homes (11%), 1 ADU, 6 duplexes (12 units or 4%) and 8 multi-family dwellings (3%).

Figure 8. Payette, Idaho Building Permits for New Single-Family Homes, 2006 to 2020



Payette, Idaho Land Divisions

Winterbrook was able to get some recent (2010-20) housing type and density information based on land divisions and site development permits in the city of Payette, Idaho. This information is useful in anticipating housing types and densities that may occur in Ontario through the land division process if population growth picks up over the next 20 years.

Table 5 shows the results of five land divisions approved between 2010 and 2020 in Payette. Three land divisions were for single-family detached home lots, one included detached and attached single-family lots, and the other land division was for eight four-plex lots. Note that the data does not account for land that (a) may be unbuildable due floodplains or steep slopes and (b) may include land that was dedicated for public rights-of-way.

Table 5. Payette Housing Type and Density Data, 2010 to 2020

2010 – 2020 LAND DIVISIONS	SINGLE-FAMILY			SINGLE-FAMILY ATTACHED			MULTI-FAMILY			TOTAL		
	DU	Gross Acres	DU/ Acre	DU	Gross Acres	DU/ Acre	DU	Gross Acres	DU/ Acre	DU	Gross Acres	DU/ Acre
1	6	1.7	3.53	-	-	-	-	-	-	6	1.7-	3.5-
2	10	7	1.46	6	.4	10.71	-	-	-	16	7.4	2.16
3	37	10.32	3.59	-	-	-	-	-	-	37	10.32	3.59
4	-	-	-	-	-	-	32	4.68	6.84	32	4.68	6.84
5	19	7	3.43	-	-	-	-	-	-	19	7	3.43
TOTAL	77	25.86	2.98	6	0.56	10.71	32	4.68	6.84	**115**	**31.1**	**3.7**

Of the 115 units created through the land division and development permit processes, the average density was 3.7 dwelling units per acre. Assuming 20% for street dedication and 10% for unbuildable land, the average net residential density comes to about 5.3 dwelling units per net buildable acre.

Based on land division data, Payette's housing mix was 62% single-family residential (both detached single-family and manufactured homes on individual lots), 9% attached single-family, and 28% multi-family (fourplexes). These proportions are in line with Ontario's 2021 projections (70% low density housing types and 30% medium and high density housing types). The Payette data suggests that it is reasonable to project that 10% of Ontario's new housing over the new 20 years will likely be attached single-family.

Regional Housing Stock Age and Composition

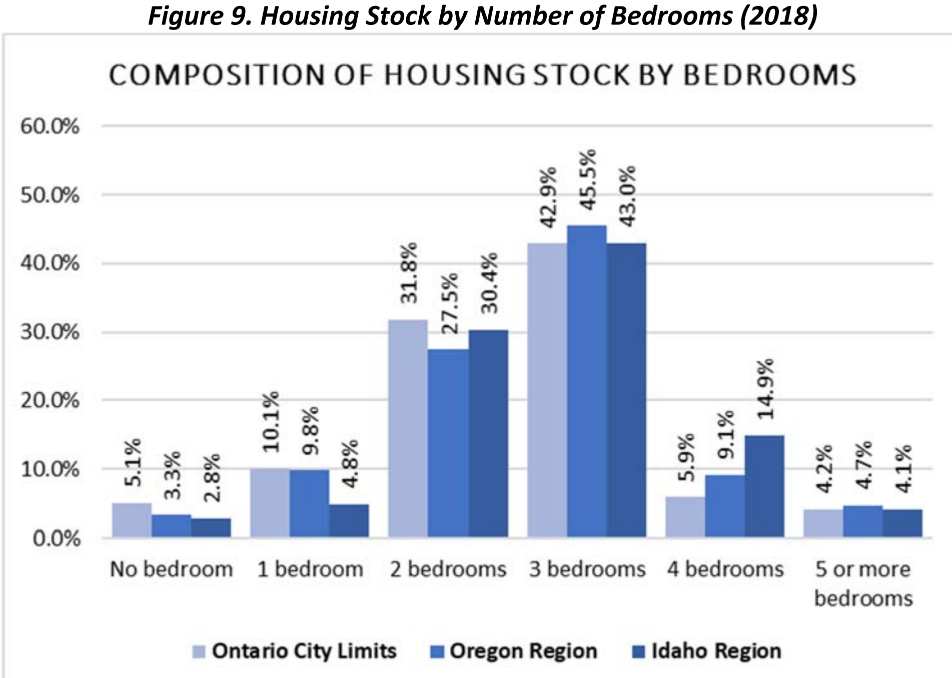
Based on ACS data, Ontario's housing stock is relatively old compared to housing in the surrounding regions. Only 6.8% of all units were built between 2000 and 2018, compared with 9% in the Oregon Region and 16.9% in the Idaho Region. This disparity is typical of an older central city with rapidly growing suburban areas.

The fact that the Idaho region has had twice the percentage of new housing units as the Oregon region may reflect (according to several TAC members):

1. Their relative distances from the Boise region;
2. Differences in state taxation and land use policy;
3. The high cost of extending urban services to residential land outside the City Limits; and
4. The perception shared by some TAC members that Ontario has a higher crime rate than neighboring communities.

Most Ontario homes are 2 to 3 bedrooms, with a smaller percentage of 4 and 5+ bedroom homes than in either the Oregon Region or the Idaho Region. In the Idaho Region, roughly one-fifth of the homes had 4 bedrooms or more. Idaho consumers are investing substantially more in housing than consumers in Oregon.

Figure 9. Housing Stock by Number of Bedrooms (2018)



Housing Tenure

While renter-occupied housing increased in Ontario and the surrounding regions, Ontario had the largest shift from owner-occupied housing to renter-occupied housing between 2010 and 2018. This trend was also reported by TAC members. Ontario experienced nearly a 10% share increase in renter-occupied housing units compared to roughly a 7% share increase for the Oregon Region and a 2% share increase for the Idaho Region.

Table 6. Housing Occupancy by Tenure

	OWNER-OCCUPIED		RENTER-OCCUPIED	
	% ESTIMATE	AVERAGE HOUSEHOLD SIZE	% ESTIMATE	AVERAGE HOUSEHOLD SIZE
Ontario City Limits				
2010	59.1%	2.59	40.9%	2.44
2018	49.2%	2.52	50.8%	2.57
CHANGE	(9.9%)	(.07)	9.9%	0.13
Oregon Region				
2010	63.8%	2.75	36.2%	2.59
2018	57.0%	2.56	43.0%	2.57
CHANGE	(6.8%)	(0.19)	6.8%	(0.02)
Idaho Region				
2010	74.53%	2.78	25.47%	2.63
2018	72.63%	2.66	27.37%	2.49
CHANGE	(1.9%)	(0.12)	1.9	(0.14)

According to ACS estimates, the average renter-occupied household size increased slightly in Ontario between 2010 and 2018. In Malheur County's Coordinated Population Forecast, the Population Research Center found that: *"… smaller household size is associated with an aging population in Malheur County and its sub-areas."* While this may be true for Malheur County, the influx of 20 to 34 year-olds coupled with marginal increases in school-aged children may suggest delayed family planning also contributes to decreased household size in Ontario.

Vacancy Rates

Winterbrook also looked at statewide homeownership and vacancy trends and such trends in the cities of Fruitland and Payette Idaho. Typically, a healthy rental vacancy rate is around 7 to 8%; a healthy homeowner vacancy rate is around 2%.[2] In 2018, Ontario's owner/renter vacancy rates were reportedly higher than the state and surrounding cities. TAC members reported a very tight rental and sales market – which should have resulted in more housing investment than Ontario has had in recent years. In Table 7, note the extremely low vacancy rates in Fruitland and the relatively low vacancy rates in Payette.

[2] https://www.bloomberg.com/news/articles/2018-07-27/the-disturbing-rise-of-housing-vacancy-in-u-s-cities

Table 7. Housing Vacancy Rates, 2018

	RENTAL VACANCY RATE	HOMEOWNER VACANCY RATE
Ontario City Limits	4.7%	4.8%
State of Oregon	3.7%	1.4%
Fruitland, ID	0%	0%
Payette, ID	4.1%	1.5%

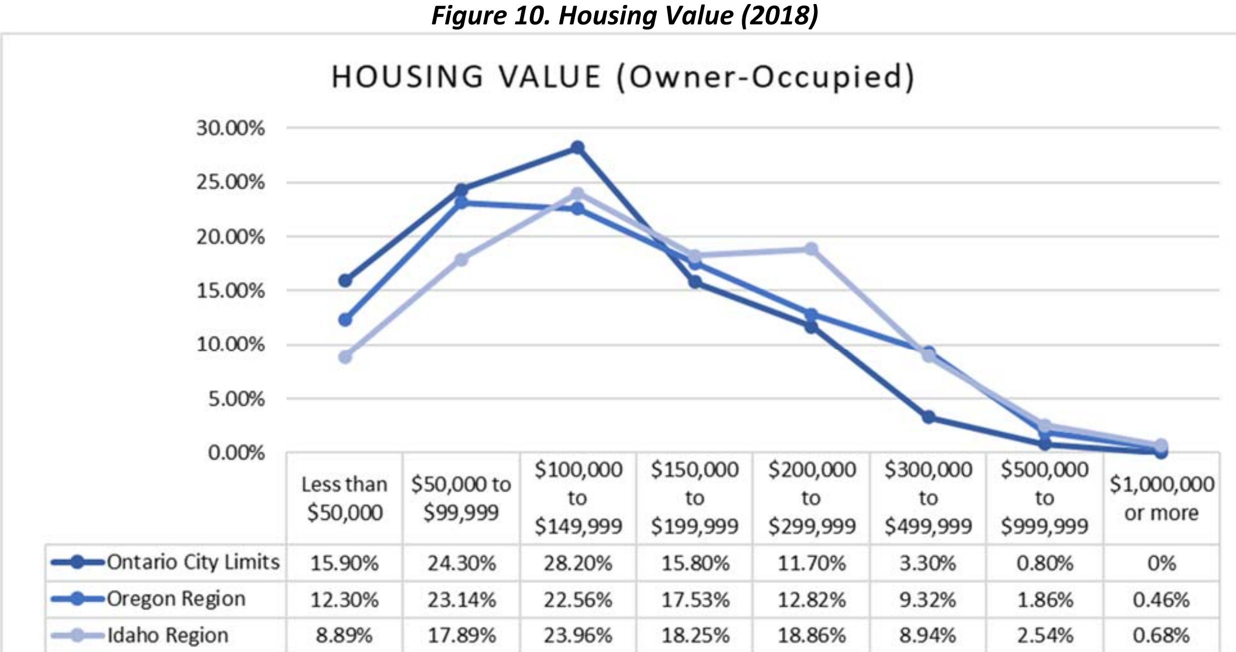
ECONOMIC CHARACTERISTICS

According to ACS data, Ontario's housing is more affordable than the Oregon and Idaho regions and Ontario's median income was also lower than these regions. Although a third of all Ontario households were housing cost-burdened, about 60% Ontario families were occupying housing that costs less than what they could reasonably afford. This data indicates demand for both lower- and higher-end housing in Ontario.

Housing Price

Ontario's housing stock is generally more affordable than in either region. Ontario's median housing price in 2018 was: $114,800. The Oregon Region's median housing price was slightly higher at $128,020. The Idaho Region's median housing price was much higher at $145,825. The Idaho region figures are typical of rapidly-growing suburban areas near declining central cities with aging housing stock and limited new development. This data supports the notion that Ontario must take extraordinary measures to attract new housing development – with a focus on attracting young, working families, and retaining more affluent households.

Figure 10. Housing Value (2018)

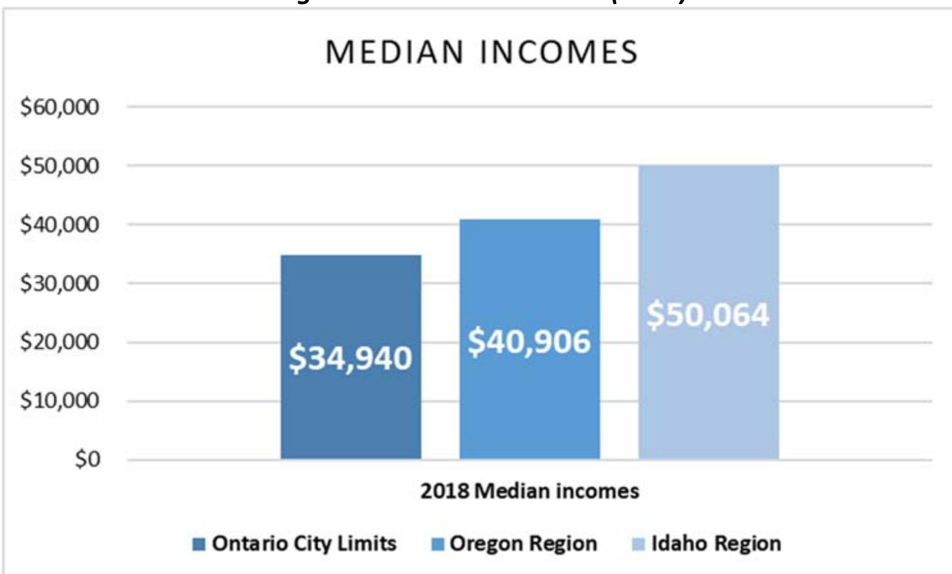


	Less than $50,000	$50,000 to $99,999	$100,000 to $149,999	$150,000 to $199,999	$200,000 to $299,999	$300,000 to $499,999	$500,000 to $999,999	$1,000,000 or more
Ontario City Limits	15.90%	24.30%	28.20%	15.80%	11.70%	3.30%	0.80%	0%
Oregon Region	12.30%	23.14%	22.56%	17.53%	12.82%	9.32%	1.86%	0.46%
Idaho Region	8.89%	17.89%	23.96%	18.25%	18.86%	8.94%	2.54%	0.68%

Median Incomes

Ontario's median income was roughly 15% lower than in the Oregon Region and 30% lower than the Idaho Region in 2018. Figure 11 is consistent with the views of most TAC members that relatively affluent Ontario residents are purchasing new homes in Idaho cities and rural areas rather than in Ontario. TAC members noted that people may be moving to Idaho in part because the supply of housing in Oregon's rural areas is constrained by Oregon's land use planning program, which limits development on rural land outside of UGBs.

Figure 11. Median Incomes (2018)



There are notable differences among age and family groups regarding median incomes in Ontario. Table 8 shows relatively low incomes (compared with the overall Ontario median income of $34,940) for:

- Young and middle-aged households (below 44 years);
- Senior households (65 years and older); and
- Family households with children under the age of 18.

Table 8. Ontario's Median Incomes by Select Population Characteristics (2018)

	2018 MEDIAN INCOME
Hispanic or Latino Origin	
Hispanic or Latino origin (of any race)	$35,393
White alone, not Hispanic or Latino	$35,560
By Age of Householder	
15 to 24 years	$33,917
25 to 44 years	$34,408
45 to 64 years	$46,161
65 years and over	$30,038
Families	
Families with own children of householder under 18 years	$30,906
Families with no own children of householder under 18 years	$58,977

Thus, there is a need for entry-level housing for younger and middle aged households and households with children -- and more affordable and perhaps smaller housing options for senior citizens. Note there is very little difference in income between “Hispanic/Latino households” and “White alone” households.

Cost-Burdened Households and Families “Buying Down”

As shown on Table 9, over a third of all Ontario households were cost-burdened (pay more than 30% of household income for housing) in 2018. In contrast, less than a quarter of all Idaho region households were housing cost burdened. This data indicates strong demand for government assisted housing in Ontario as well as demand for lower-costs housing options such as ADUs and duplexes.

In both Ontario and the surrounding regions, renters were more likely to be burdened by housing costs than homeowners. High housing cost-burden can prevent households from purchasing a home, saving for retirement, or saving for unexpected costs such as medical bills. When an inadequate number of rentals within a household’s price-range are available, households are more likely to settle for lower quality units or relocate. This data has been used to support successful government assisted housing grants and loans in Ontario.

Table 9. Housing Cost-Burdened (2018)

PERCENT OF HOUSEHOLDS SPENDING MORE THAN 30% OF THEIR INCOME ON HOUSING ALONE:			
	HOMEOWNERS	RENTERS	ALL HOUSEHOLDS
Ontario City Limits	25.24%	52.8%	34.99%
Oregon Region	20.18%	51.38%	32.61%
Idaho Region	19.88%	33.69%	23.49%

While roughly a third of Ontario *households* were cost-burdened in 2018, the Regional Housing Needs Analysis (ECONorthwest, 2019) estimated that 60% of Ontario *families* were “buying down”[3] in 2016. This estimate is based on HUD’s 2012-2016 “Comprehensive Housing Affordability Strategy” (CHAS) data. CHAS data is based on HUD’s Area Median Family Incomes (HAMFI).

The red shading in Figure 12 shows the estimated number of Ontario families that are housing cost-burdened. Green shading shows Ontario families that are buying/renting housing within their affordability range. Blue shading shows the families that are “buying down” (or renting down).

[3] These families have the means to occupy more expensive housing but are “buying down” and occupying less expensive housing either by choice or because of a lack of more expensive housing options.

Figure 12. Housing Supply by Income and Affordability (2012-2016 CHAS Data)

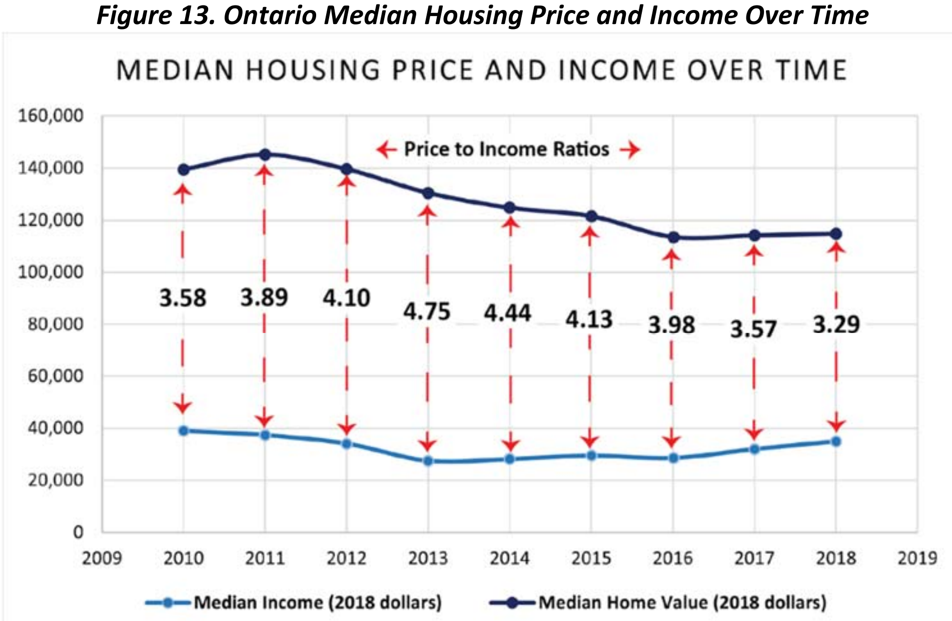
Unit Affordability	0-50% HAMFI	50-80% HAMFI	+80% HAMFI
UGB: Ontario			
0-50%	699	140	437
50-80%	745	310	609
+80%	120	64	325

Housing Value to Income Ratio

Figure 13 shows Ontario's median household incomes and median home values between 2010 and 2018. Home value data are based on an ACS respondent's estimate of how much their property (house and lot) would sell for if it were for sale when they were surveyed. The median prices and incomes in Figure 13 have been adjusted for inflation; all estimates are represented in 2018 dollars.

As discussed with regards to housing cost-burden, a household should have at least 3 times their rent or mortgage in monthly income, i.e., not spend more than 30% of their income on housing alone. A housing value to income ratio of around 3.0 is a general benchmark for affordability. Figure 13 provides a visual assessment of this ratio over time, controlling for inflation. Housing has become more affordable in recent years as the housing value to income ratio has decreased closer to 3:1.

Figure 13. Ontario Median Housing Price and Income Over Time



SECTION 3. RESIDENTIAL BUILDABLE LANDS INVENTORY

This section contains Ontario's Residential Buildable Lands Inventory (BLI). This analysis updates the 2007 BLI in the *Ontario Urbanization Study* (see Map 1) and follows standard BLI methods, based on the DLCD HB 2709 workbook *"Planning for Residential Growth"*. The methods used are consistent with Goal 10 requirements for planning needed housing in urban areas for medium cities – cities with an estimated population between 10,000 and 25,000.

ONTARIO'S RESIDENTIAL LAND BASE

Ontario's residential land base for the BLI is shown in Table 10. This residential land base includes all residential zones within the UGB. Map 2 displays all zoning within the Ontario UGB. Map 3 displays residential land by zoning.

Table 10. Residential Land Base by Zone, 2020

ONTARIO ZONING	NUMBER OF TAX LOTS	PERCENT	TOTAL TAX LOT ACREAGE	PERCENT
Residential Zones:				
Single-Family Residential (RS50)	1,440	41.8%	485	30%
Duplex Residential (RD40)	990	28.8%	173	11%
High Density Residential (RM-10)	423	12.3%	178	11%
Manufactured Home Residence (RMH)	101	2.9%	39	2%
Planned Development (PD)	192	5.6%	74	5%
Residential – Urban Growth Area (R-UGA)	298	8.7%	655	41%
Total	**3,444**	100%	**1,604**	**100%**

In 2020, we identified 1,604 acres of residentially zoned land within Ontario's UGB. This land is divided into 3,444 tax lots. Most of Ontario's buildable residential land supply is located outside the City Limits and zoned Residential – Urban Growth Area (R-UGA).

Recognizing that lower density residential dwelling types are allowed in Medium and High Density Residential plan designations, the existing land area proportions by City zone are indicative of how Residential UGA land (42% of the residential land supply within the UGB) should be planned and zoned when it is annexed to the City to meet future housing needs:

- 60% Low Density Residential (RS50 and PD);
- 20% Medium Density Residential (RD40 and RMH); and
- 20% High Density Residential (RM-10).

Winterbrook recognizes that residential uses are permitted in the Neighborhood Commercial, General Commercial, and Central Commercial zones and that the City is considering amendments to the Heavy Commercial zone that would allow residential uses through the conditional use process. However, buildable land within these zones was determined to be needed for employment growth in the 2007 Economic Opportunities Analysis and was not considered for their capacity to accommodate residential growth at that time. Please see Section 6 of this report for proposed measures to encourage apartment and mixed-use development in Ontario's commercial zones.

Development Status of Residential Lands

Table 11 and Map 4 show total residential acres by development status before removal of constrained land. Residential land is classified into four mutually exclusive categories:

- Vacant buildable
- Partially vacant/redevelopable;
- Developed; and
- Publicly-owned.

Approximately 4 acres of residential land within the City Limits was considered unavailable due to access constraints or easements.

***Table 11. Development Status of Residential Tax Lots by Zone, 2020*[4]**

ONTARIO ZONING	TOTAL ACRES ON TAX LOTS				
	AVAILABLE FOR NEW HOUSING		COMMITTED ACRES (UNAVAILABLE FOR NEW HOUSING)		
	VACANT	PARTIALLY VACANT	DEVELOPED	UNDEVELOPABLE	PUBLIC OR EXEMPT
Residential Zones:					
Single-Family Residential (RS50)	59	52	346	1	27
Duplex Residential (RD40)	1	0	163	1	8
High Density Residential (RM10)	4	38	109	0	28
Residential Mobile Home	4	6	30	0	0
Planned Development (PD)	14	1	57	0	3
Residential (R-UGA)	193	271	169	2	20
TOTAL	**275**	**367**	**874**	**4**	**85**

Gross Buildable Residential Lands

OAR 660-008-0005 describes "Buildable Land" as vacant or partially vacant land that is "suitable and available" for residential uses.

Vacant Residential Land

Tax lots that have no development or existing development has an assessed value of $10,000 or less, not including manufactured dwellings in manufactured dwelling parks.

Partially Vacant Residential Land

Tax lots with existing development on a half-acre or more are considered "partially vacant". One quarter-acre is subtracted from each tax lot to account for the existing house.[5]

[4] Note that all acreage numbers are rounded to the nearest whole number.

[5] OAR 660-0024-050(a) states that *"The infill potential of developed residential lots or parcels of one-half acre or more may be determined by subtracting one-quarter acre (10,890 square feet) for the existing dwelling and assuming that the remainder is buildable land."*

Suitable Land – Land without Physical Constraints
Unconstrained land excludes land within the 100-year floodplain, with known wetlands, and with slopes of 25% or more (see Maps 5 and 6 for areas with physical constraints).

Available Land
Available land for residential uses is land that is not committed to other uses through existing development patterns or policy provisions. The development status described in the section above defines *unavailable* lands as either developed, undevelopable, or public or exempt land that is not owned by a housing agency. Available lands are categorized as vacant or partially vacant.

Gross Buildable Residential Land:
Gross buildable residential land is vacant and partially vacant land that is free of constraints. Gross buildable residential land by residential zone is shown in Table 12 and on Map 7.

Table 12. Gross Residential Buildable Land by Zone, 2020

ONTARIO ZONING	BUILDABLE ACRES ON VACANT LOTS	BUILDABLE ACRES ON PARTIALLY DEVELOPED LOTS	TOTAL GROSS BUILDABLE ACRES	PERCENT SHARE
Residential Zones:				
Single-Family Residential (RS50)	59	52	111	19%
Duplex Residential (RD40)	1	0	1	0%
High Density Residential (RM10)	2	36	38	6%
Manufactured Home Residence (R-MH)	3	6	9	2%
Planned Development (PD)	14	1	14	2%
City Limits Subtotal	**79**	**95**	**173**	**29%**
Residential (R-UGA)	163	251	414	71%
Total	**242**	**345**	**587**	**100%**

Of the roughly 587 gross buildable residential acres in Ontario's UGB, about 28% are located within the Ontario City Limits and 72% are located on unincorporated land within the UGB (zoned Residential - Urban Growth Area). Note that:

- Medium Density Residential land (RD40 and RMH zones) is nearly depleted, with only 10 buildable acres.
- High Density Residential (RM-10) buildable land is adequate, with 38 buildable acres.
- Low Density Residential (RS-50 and PD zones) is relatively abundant, with 125 buildable acres.

The Medium Density Residential land supply is designed to meet "missing middle" housing needs by allowing medium density housing types (e.g., triplexes and fourplexes and manufactured dwelling parks). The supply of Medium Density residential land should be increased as R-UGA land is annexed to the City.

SECTION 4. ONTARIO'S HOUSING NEED

HOUSING GROWTH ASSUMPTIONS

This section describes the key assumptions used in forecasting Ontario's housing need. These assumptions are based on the best available data and may rely on safe harbor provisions[6].

- **Group Quarters Population:** To determine future population in group quarters[7], we extended the estimated share of population in group quarters in Ontario, as identified in the 2014-2018 ACS 5-year Estimates. The estimated population in group quarters in 2018 was 290 persons, or 2.6% of Ontario's estimated total population. Generally, demands for group quarter housing are met by institutions and organizations outside of the traditional housing market – on public or semi-public / tax exempt lands. Group quarter housing demands can be subtracted from housing need projections for residential land.
- **Household Size:** OAR 660-024-004 (8)(a) establishes a safe harbor provision for average household size and allows cities to assume the most recent ACS estimate in their projection for future household size. Ontario's average household size was 2.55 persons-per-household in 2018, according to the 2013-2018 ACS 5-year estimates. An average household size of 2.55 was assumed for housing need projections.
- **Vacancy Rate:** OAR 660-024-004 (8)(e) establishes a safe harbor provision for vacancy rate and allows cities to assume the most recent ACS estimate in their projections. Ontario had an overall vacancy rate of 12.2% based on 2013-2018 ACS 5-year estimates.[8]

Table 13. Ontario New Dwelling Unit Demand, 2020 to 2040

VARIABLE	PRC POPULATION FORECAST	ASPIRATIONAL FORECAST
Change in Persons (2020 to 2040)	45	3,481
minus Change in Persons in Group Quarters (2.6%)	(1)	(90)
equals Persons in Households	44	3,391
divide by Average Household Size	2.55	2.55
New Occupied Dwelling Units	18	1,330
add assumed vacant units (12.2%)	+3	+163
TOTAL New Dwelling Units Needed (2020 to 2040)	**21**	**1,493**

[6] Safe harbor assumptions are contained in OAR 660-024-0040 (8). These are a series of assumptions that can be relied upon by local governments to determine housing need.
[7] Some examples of group housing include the Treasure Valley Community College dormitories, elder care and nursing facilities, shelters/transitional housing, and prisons.
[8] Winterbrook notes that this high vacancy rates should be taken with a grain of salt. TAC members had evidence to support a tight rental and sales market. Moreover, Ontario's ACS vacancy rate estimate is much higher than found in neighboring Idaho cities (Fruitland's vacancy rate was 6.3% and Payette's vacancy rate was 3.2%).

OBSERVED ONTARIO RESIDENTIAL DEVELOPMENT TRENDS

Cities are required to project future housing need by type and density based in part on previously observed trends. DLCD's *"Planning for Residential Lands"* workbook describes the specific steps for forecasting future capacity and land needs to accommodate capacity[9]:

STEP 1. DETERMINE THE TIME PERIOD FOR WHICH THE DATA WILL BE ANALYZED.

Winterbrook reviewed residential construction permits between 2010 and 2020 and land use decisions between 2007 and 2020 to determine Ontario's recent residential development trends.

STEP 2. IDENTIFY TYPES OF HOUSING TO ADDRESS (ALL NEEDED HOUSING TYPES).

As described in the Regulatory Framework section of this report, cities must plan for needed housing types as defined by ORS 197.303; we have also accounted for duplexes and accessory dwelling units. All needed housing types are permitted in Ontario's residential zones. This categorization includes all identified housing types in ORS 197.303 (1)(a) through (e) as well as duplexes and ADUs on lots zoned to allow detached single-family dwellings (required by ORS 197.758 and 197.312, respectively). Ontario is in the process of amending the zoning ordinance to allow all needed housing types under clear and objective standards.

Needed housing types considered in this analysis include:

- **Single-family detached dwellings** on individual lots
- **Accessory Dwelling Units** if there is an existing detached single-family dwelling on a lot
- **Manufactured homes** on individual lots zoned for single-family use
- **Single-family attached dwellings** townhouses/rowhouses where each unit is on a separate lot
- **Duplexes** on individual lots planned for single-family use
- **Manufactured dwelling parks,** under state law, manufactured dwelling parks must be permitted under clear and objective standards in a zone that allows 6-12 dwelling units per acre
- **Triplexes, fourplexes and cottage clusters**, a lower density type of multi-family housing
- **Multi-family dwellings**, five or more dwelling units of any type and in any configuration on a lot or parcel, including courtyard apartments, apartments, and condominiums

In Ontario, government-assisted and farmworker housing represent funding sources and occupants that are allowed without restriction in any of the above housing types. Ontario imposes no restrictions on the financing or users of needed housing types permitted under clear and objective standards in its residential zones.

STEP 3. EVALUATE PERMIT/SUBDIVISION DATA TO CALCULATE THE ACTUAL MIX, AVERAGE ACTUAL GROSS DENSITY, AND AVERAGE ACTUAL NET DENSITY OF ALL HOUSING TYPES.

The following sections present an assessment of Ontario's actual housing types and densities between 2007 and 2020. This assessment is based on building permit data and residential land use decisions (subdivisions, partitions, and site development reviews) collected by the City of Ontario. See also permit and land use decisions for the cities of Payette and Fruitland, Idaho in Section 2. Development in adjacent Idaho cities may provide a preview of future housing need and density in Ontario.

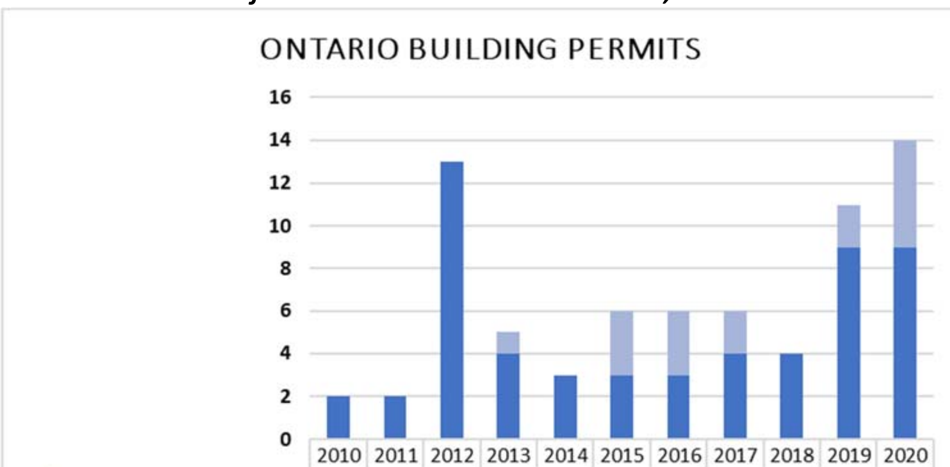
[9] Specific steps are outlined under Task 2 in the *"Planning for Residential Lands"* workbook.

Building Permits and Residential Land Use Decisions

Ontario Building Permit Data – New Single-Family Construction

Between 2010 November of 2020, the City permitted 72 new single-family homes – including detached single-family dwellings and manufactured homes on individual lots. Over three-quarters of these permits have been for detached single-family homes; one-quarter have been for manufactured homes on individual lots. Ontario has seen a recent uptick in new single-family residential construction (see Figure 14). Eleven single-family homes received permits in 2019 and 2020, when 25 new construction permits were issued.

Figure 14. Ontario Building Permits for New Detached Single-Family and Manufactured Homes on Individual Lots, 2010 to 2020



	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
New Manufactured Homes	0	0	0	1	0	3	3	2	0	2	5
New Single-Family Homes	2	2	13	4	3	3	3	4	4	9	9

Ontario Residential Land Use Decisions

Winterbrook analyzed residential land use decisions between 2007 and 2020 to determine actual housing mix and density. There were 15 residential land use decisions evaluated in this analysis. As shown on Table 14:

- The average actual density for Low Density Residential development (single-family detached and attached, manufactured homes on individual lots, duplexes and ADUs) was about 5.7 dwelling units per net buildable acres; and
- The only multi-family development – a 70-unit government assisted apartment complex – was approved at 13.9 dwelling units per net buildable acre.
- No new manufactured dwelling parks or subdivisions of more than 10 lots were approved from 2007-2020.

Table 14. Ontario Observed Densities by Housing Type, 2007 to 2020

2007 – 2020 PARTITIONS, SUBDIVISIONS, SITE DEVELOPMENTS	HOUSING TYPE & (ZONING)	SINGLE-FAMILY DETACHED, ADU AND DUPLEX			MULTI-FAMILY		
		DU	Net Acres	DU/ Net Acre	DU	Net Acres	DU/ Net Acre
1	Single-Family (RS50)	2	0.71	2.82	-	-	-
2	Single-Family (RS50)	3	6.5	0.46	-	-	-
3	Single-Family (RS50)	4	0.8	5	-	-	-
4	Single-Family & ADU (RS50)	2	0.3	6.66	-	-	-
5	Single-Family (RS50)	3	1.02	2.94	-	-	-
6	Single-Family (RS50)	1	0.21	4.76	-	-	-
7	Single-Family (RS50)	1	0.149	6.71	-	-	-
8	Single-Family (RS50)	10	2.17	4.61	-	-	-
9	Single-Family (RS50)	2	0.62	3.23	-	-	-
10	Single-Family (RS50)	7	1.12	6.25	-	-	-
11	Single-Family & ADU (RD40)	2	0.16	12.5	-	-	-
12	Single-Family &	2	0.138	14.49	-	-	-

2007 – 2020 PARTITIONS, SUBDIVISIONS, SITE DEVELOPMENTS	HOUSING TYPE & (ZONING)	SINGLE-FAMILY DETACHED, ADU AND DUPLEX			MULTI-FAMILY		
		DU	Net Acres	DU/ Net Acre	DU	Net Acres	DU/ Net Acre
	ADU (RM10)						
13	Single-Family & ADU (RS50)	2	0.344	5.81	-	-	-
14	Single-Family (RS50)	10	3.01	3.32	-	-	-
15	Multi-Family (C2)	-	-	-	70	5.02	13.94
TOTAL		**5.68 DU/ NET ACRE**			**13.94 DU/ NET ACRE**		

Winterbrook considered the density ranges allowed in the Low, Medium and High Density Residential designations, as well as observed densities in these categories in Ontario and nearby Idaho cities, to project future residential densities.

PROJECTED HOUSING NEED

As documented in Table 13, the number of needed housing units varies substantially based on two different population forecasts:

- **PRC Official Forecast**: 21 additional dwelling units will be needed to accommodate 20-year housing needs per the coordinated PRC population forecast; **or**
- **Aspirational Forecast**: 1,493 additional dwelling units will be needed to accommodate 20-year housing needs of the aspirational forecast.

NEEDED HOUSING BY INCOME LEVELS

DLCD's *"Planning for Residential Lands"* workbook directs cities to "*Determine the types of housing that are likely to be affordable to the projected households based on household income"* (p. 25). This subsection presents household income information from the 2014-2015 ACS 5-year estimates, input on housing preferences by TAC members, as well as analysis by Winterbrook Planning.

Table 15 is based on current household income distribution. Income is categorized into market segments using Ontario's 2018 Area Median Income (AMI) of $34,940 and the most detailed financial information available from ACS at this geography. Oriented around the AMI, each income group represents roughly 20% of Ontario's households.

Table 15 also includes housing types that are relatively affordable to each income group. "Affordable" assumes that no household would pay more than 30% of their income on housing costs (i.e., mortgage, rent, utilities, etc.). The following housing types will likely be affordable to each market segment around the AMI in the future:

Table 15. Affordable Housing Types by Income Level, 2018

INCOME GROUP	ONTARIO INCOME BRACKET	MOST COMMON HOUSING TYPES WITHIN BUDGET
Higher Incomes Households (170% AMI or More)	$59,398 or more	Large lot single-family detached; high-amenity and single-family detached attached (townhomes and condominiums); Predominately owner-occupied and new construction
Middle Income Households (130% to 170% AMI)	$45,422 to $59,398	Small lot single-family detached dwellings; middle-amenity single-family attached dwellings (townhomes, condominiums); duplexes, triplexes, fourplexes, courtyard apartments and cottage clusters. Mix of owner-occupied and renter-occupied, new and existing construction
Moderate Income Households (90% to 130% AMI)	$31,446 to $45,422	Manufactured homes on individual lots; smaller and small lot single-family detached and duplexes; somewhat lower amenity single-family attached dwellings (townhomes); duplexes, triplexes, fourplexes, courtyard apartments and cottage clusters. Predominately renter-occupied, existing structures.
Low Income Households (60% to 90% AMI)	$20,964 to $31,446	Manufactured dwellings in manufactured dwelling parks; lower-amenity, existing multi-family dwellings. Predominately renter-occupied, existing construction; qualifies for government assistance.
Very and Extremely Low Income Households (Below 60% AMI)	Below $20,964	Lower-amenity multi-family dwellings; used manufactured homes on individual lots; group quarters housing; Predominately renter-occupied with government assistance.

PROJECTED HOUSING MIX AND DENSITY

Based on the demographic and housing trend analysis in Section 2 and the analysis presented earlier in this Section, Winterbrook projects that the following housing types – and proportions – will be needed during the 20-year planning period under either population forecast. To meet 20-year housing needs, the data and analysis in this report supports the following projections:

Low Density Residential Land Need

70% of new housing will be comprised of lower-density dwelling types allowed under clear and objective standards in all three of Ontario's residential zones (RS50, RD40 and RM10 zones) including:

- Detached single-family dwellings on individual lots;
- Manufactured homes on individual lots;
- Attached single-family dwellings on individual lots;

- ADUs (where there is an existing single-family dwelling on a lot); and
- Duplexes (on a lot zoned for single-family use that does not have an ADU)

Medium Density Residential Land Need

10% of new housing will be duplexes, triplexes, fourplexes, cottage clusters and manufactured dwellings in parks allowed under clear and objective standards in the City RD-40 or R-MH zones.

High Density Residential Land Need

20% of new housing will multi-family housing allowed under clear and objective standards in the RM10 zone. This includes apartments and condominiums.

Needed Housing Mix by Dwelling Type and Zone

Table 16 shows projected housing needs by dwelling type. This projection is based on Table 15 Affordable Housing Types by Income Level, observations of recent local and regional building permit data, residential land use decisions, and American Community Survey dwelling unit estimates.

Table 16. Projected Housing Need by Dwelling Type, 2020 to 2040

HOUSING TYPES	DWELLINGS UNITS - PRC POPULATION PROJECTION	DWELLING UNITS ASPIRATIONAL FORECAST
Needed Dwelling Units (2020 to 2040)	**21**	**1,493**
Lower Density Housing Types	**70%**	
Detached Single-Family on individual lots - 40%	8	597
Manufactured Homes on individual lots – 10%	2	149
Attached Single-Family on individual lots – 12%	2	180
Duplexes dwellings and ADUs – 8%	2	119
Unit Subtotal	**14**	**1,045**
Medium Density Housing Types	**10%**	
Triplexes, Fourplexes and Cottage Clusters – 5%	2	75
Manufactured Dwellings in Subdivisions and Parks – 5%	1	75
Unit Subtotal	**3**	**150**
Higher Density Housing Types	**20%**	
Apartments – 20%	4	298
Unit Subtotal	**21**	**299**

DLCD's *"Planning for Residential Growth"* workbook asks cities to allocate the projected housing mix (contained in Table 16) to the plan designation in which they are anticipated to develop. This conversion allows for a direct comparison against the existing residential buildable lands inventory. To understand where these projected housing types can develop, Table 17 shows the types of housing allowed in each residential plan designation and corresponding zone(s). Note that Ontario has a "pyramidal" residential zoning scheme, meaning that housing types permitted in lower density residential zones (for example single-family dwelling types) are also allowed in higher density residential zones; but higher density housing types (for example multi-family dwellings) are not permitted in lower density zones. Table 19 shows the housing types that are permitted under clear and objective standards in each City zone.[10]

Table 17. Housing Types Permitted Under Clear and Objective Standards by Zone, 2020

Ontario Residential Zones	Single-Family Detached	Manufactured Home	Single-Family Attached	Duplex	ADU with SF Dwelling	Manufactured Dwelling Park	Multi-Family including Apartment
RS50	P	P	P	P	P	X	X
RD40	P	P	P	P	P	X	X
RM10	P	P	P	P	P	X	P
RMH	P	P	X	X	X	P	X
PD	Depends on dwelling types approved through the PUD process						

P – Allowed, subject to clear and objective development standards \ X – Prohibited

Table 18 below shows projected residential zoning acreage and densities by comprehensive plan designation, based on the permitted residential housing types (Table 17).

Table 18. Projected Density for New Housing by Plan Designation, 2020 to 2040

COMPREHENSIVE PLAN DESIGNATION	PROJECTED AVERAGE NET DENSITY (DU/ACRE[11])	RECOMMENDED PERCENT OF BUILDABLE LAND BASE	PROJECTED DU/GROSS ACRE
Low Density Residential (Corresponding City Zone: RS50 and PD)	7.2	60%	6
Medium Density Residential (Corresponding City Zones: RD40 and RMH[12])	9.6	20%	8
High Density Residential (Corresponding City Zone: RM10)	14.4	20%	12

Note that these densities are much higher than projected in 2007. Recent code amendments have substantially increased the potential for duplexes and ADUs in the Low and Medium Density plan designations. On the other hand, planned density projections are based in part on actual residential densities observed in Ontario.

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[10] Note that the Residential UGA zone that applies to unincorporated land within the UGB is a holding zone. Urban level development is not allowed in the Residential UGA zone until the land is annexed into the City and assigned a City residential zone.

[11] A net acre is 42,560 square feet after accounting for street dedications. The gross acre density assumes that 20% of the site will be required for street dedication.

[12] At this point, the only zone that allows triplexes, fourplexes and cottage clusters under clear and objective standards is the RM10 zone. The RD40 zone allows triplexes and fourplexes through the discretionary conditional use process.

We also considered actual densities in Payette and Fruitland, because the City anticipates attracting an increased share of growth from the Idaho region. Another reason why projected average densities are at the low end of the "average density" range in each residential plan designation is because Ontario has no "minimum density" requirement. Thus, developers historically have chosen to develop single-family residential subdivisions on land planned and zoned to allow higher densities.

Table 18 also recommends the percentage of the City's buildable land supply that should be maintained within the City Limits. As discussed in Section 3, there is currently an adequate supply of buildable land in the Low Density Residential designation (primarily RS-50) and High Density Residential plan designations, and an under-supply of buildable land in the Medium Density Residential (RD-40 and R-MH) designation. The existing supply residentially designated land (developed and buildable) within the City Limits is approximately:

- 60% Low Density Residential;
- 20% Medium Density Residential; and
- 20% High Density Residential.

Winterbrook recommends that these percentages be maintained within the Ontario City Limits – especially when land is annexed into the City and rezoned from Residential UGA to a City zone. This does not mean that all land within these designations must be developed to the maximum densities allowed by these designations. However, such a policy would ensure that there is an adequate buildable land supply in each designation to provide adequate market choice for the types of housing allowed in each designation.

Projected Residential Land Need by Residential Plan Designation

Tables 19 and 20 show the allocation of needed housing type by plan designation, based on information provided in Tables 13 to 18. Table 19 shows the allocation based on the PRC projection (45 more people and 21 additional dwelling units). Table 20 shows the allocation based on the aspirational forecast (3,481 additional people and 1,493 additional dwelling units).

Table 19. PRC Population Projection: Residential Land Need by Plan Designation, 2020 to 2040

COMPREHENSIVE PLAN DESIGNATION	PROJECTED NEW HOUSING UNITS	PROJECTED GROSS DENSITY (DU/GROSS ACRE)	PROJECTED GROSS RESIDENTIAL LAND NEED
Low Density Residential	14	6	2.3 acres
Medium Density Residential	3	8	0.38 acres
High Density Residential	4	12	0.33 acres
TOTAL	**21**	**-**	**3.0 acres**

Ontario will need about 3 gross buildable residential acres to accommodate the PRC projected population of 12,256 (45 more people and 21 additional dwelling units). Yet, as supported throughout this report, there is reason to believe that many more people are likely to live in Ontario – and that many more housing units are likely to be constructed to meet their needs – over the 20-year planning period. Therefore, Table 20 estimates residential land need to accommodate the aspirational forecast over the same 20-year planning period.

Table 20. Aspirational Forecast: Residential Land Need by Plan Designation, 2020 to 2040

COMPREHENSIVE PLAN DESIGNATION	PROJECTED NEW HOUSING UNITS	PROJECTED GROSS DENSITY (DU/GROSS ACRE)	PROJECTED GROSS RESIDENTIAL LAND NEED
Low Density Residential	1,045	6	174.2 acres
Medium Density Residential	150	8	18.7 acres
High Density Residential	298	12	24.8 acres
TOTAL	**1,493**	**-**	**217.7 acres**

Ontario will need about 218 gross buildable residential acres to accommodate the City's aspirational forecast of 15,692 (3,481 more people and 1,493 additional dwelling units).

SECTION 5. RESIDENTIAL LAND SUFFICIENCY

This section evaluates the sufficiency of Ontario's residential land to accommodate expected growth over the 2020 to 2040 planning period. This section includes an estimate of residential development capacity (measured in new dwelling units) and an estimate of Ontario's ability to accommodate the housing needs of the both the PRC population projection and the Aspirational Forecast.

DEVELOPMENT CAPACITY OF EXISTING RESIDENTIAL BUILDABLE LANDS

Ontario's Residential Buildable Lands Inventory is described in detail in Section 3. Table 12 includes a summary of the gross buildable residential acres. Table 21 is derived from Table 12 and shows buildable land by plan designation and zone. Note that two zones have no plan designation:

1. The Planned Unit Development Zone that applies to specific properties and allows a mix of residential and other land uses that is not dependent on a specific plan designation. Because PUDs allow for density increases and most of the buildable residential land is single-family detached, we estimate the gross residential density at 6.0 dwelling units per gross acre.
2. The Residential UGA zone is a holding zone that has not specific plan designation. City Zoning is applied based on general comprehensive plan policies when land is annexed to the City. Because future zoning is uncertain, we estimate the density at 8.0 dwelling units per gross acre.

Table 21 shows capacity of each plan designation to accommodate residential growth. The total gross buildable residential acres of each plan designation are multiplied by the projected gross densities for new housing (see Table 18) to determine the development capacity of existing residential buildable lands. Unincorporated residential land within the UGA is zoned Residential UGA but has no residential plan designation.

Residential UGA land will be designated for a combination of Low, Medium and High Density Residential when it is annexed into the City. We assumed an average development density of eight dwelling units per gross buildable acre – between projected densities for Low and High Density Residential designated land.

Table 21. Residential Buildable Land Capacity within Ontario UGB, 2020 Estimate

COMPREHENSIVE PLAN DESIGNATION	TOTAL GROSS BUILDABLE ACRES	PROJECTED GROSS DENSITY (DU/GROSS ACRE)	PROJECTED DU CAPACITY
Low Density Residential	126	6	756
Medium Density Residential	11	8	88
High Density Residential	40	12	480
City Subtotal	**177**	-	**1,324**
Residential UGA (no Plan designation)	414	8	3,312
TOTAL	**591**	-	**4,636**

Comparison of Housing Need and Residential Buildable Lands Capacity

The final step to determine residential land sufficiency is to compare projected housing needs (demand) with existing residential buildable land capacity (supply). Table 22 provides a comparison for the PRC projection. Table 23 provides a comparison for the Aspirational Forecast.

Capacity to Accommodate PRC Population Growth and Needed Housing

As shown in Table 22, Ontario will need about three gross buildable residential acres to accommodate the PRC forecast population of 12,256 (45 more people and 21 additional dwelling units). Table 22 shows that there is substantially more buildable residential land within the existing City Limits than needed to accommodate identified needed housing types at projected residential densities. Numbers are rounded to the nearest 10th of a percent.

Table 22. PRC Population Forecast: HNA-BLI Comparison by Plan Designation, 2020 to 2040

COMPREHENSIVE PLAN DESIGNATION	PROJECTED GROSS BUILDABLE RESIDENTIAL ACREAGE NEED	GROSS BUILDABLE ACRE SUPPLY WITHIN CITY LIMITS	RESIDENTIAL BUILDABLE ACRE SURPLUS OR (DEFICIT)
Low Density Residential	2.3	126	123.7
Medium Density Residential	0.38	11	10.62
High Density Residential	0.33	40	39.67
TOTAL	**3.0 acres**	**177**	**174**

As noted in the Introduction, relying on the PRC population forecast has the unintended consequence of allowing the City to meet Goal 10 by zoning only three buildable acres for residential use. Based on recent trends in nearby Idaho communities and the analysis contained in Section 2, there is reason to believe that Ontario will far surpass the number of needed housing units in 2021 alone.

For this reason, the City has chosen to set an aspirational goal of providing housing opportunities to accommodate the larger 2026 (and then "coordinated") population forecast found in the existing Comprehensive Plan.

Capacity to Accommodate Aspirational Forecast and Needed Housing

As shown in Table 23, Ontario will need about 218 gross buildable residential acres to accommodate the aspirational forecast of 15,692 (3,481 more people and 1,493 additional dwelling units).

Within the Ontario City Limits there is a deficit of buildable land in both the Low Density Residential designation (primarily RS-50 zone), and the Medium Density Residential designation (RD-40 and R-MH zones). There is a surplus of buildable land within the High Density Residential designation (RM-10 zone).

The net deficit of residential buildable land can be made up when land is annexed to the City and rezoned to meet identified housing needs.

Table 23. Aspirational Forecast: HNA-BLI Comparison by Plan Designation, 2020 to 2040

COMPREHENSIVE PLAN DESIGNATION	PROJECTED GROSS BUILDABLE RESIDENTIAL ACREAGE NEED	GROSS BUILDABLE ACRE SUPPLY WITHIN UGB	RESIDENTIAL BUILDABLE ACRE SURPLUS OR (DEFICIT)
Low Density Residential	174.2	126	(48.2)
Medium Density Residential	18.7	11	(7.6)
High Density Residential	24.8	40	15.1
City Subtotal	**217.7**	**177**	**(40.7)**
TOTAL Need from Residential UGA (no Plan designation)	**40.7 (deficit in City)**	**414**	**373.3**

Conclusions for Residential Land Sufficiency

In both population projection scenarios, Ontario has more than enough residential land to meet its 20-year housing needs.

- The PRC projection shown in Table 22 demonstrates that there is more than enough residentially designated land within the existing Ontario City Limits to meet the official projected housing needs. This is not surprising given the trivial population increase – an additional 45 people over the 20-year planning period.
- The City's aspirational forecast is useful in helping the city to decide how to zone land within Residential UGA when it is annexed into the city, and how to assess applications for zone changes that involve residential land.

As the name suggests, the aspirational forecast also gives hope to the City that it can influence future population growth and residential development by adopting housing productivity measures. If the City is successful in increasing population growth beyond the PRC forecast, then PRC is likely to increase the City's official population forecast in the future. The two recent housing projects described in the Introduction (120 multi-family dwelling units) should directly affect Ontario's estimated 2021 and 2022 population forecasts in a positive way. It is our understanding that the anticipated new zoning regulations to allow attached single-family housing have already spurred interest among housing developers.

Section 6. Housing Productivity Measures and Recommended Comprehensive Plan and Code Amendments includes local financial measures and regulatory incentives that could be used to encourage new housing construction in Ontario, as well as a list of amendments to the Ontario Comprehensive Plan and Zoning Ordinance designed to encourage housing investment.

APPENDIX A: INVENTORY OF MOBILE HOME, MANUFACTURED DWELLING PARKS, & AFFORDABLE HOUSING

INVENTORY OF MOBILE HOME AND MANUFACTURED DWELLING PARKS

Mobile home and manufactured dwelling parks provide "naturally occurring" affordable housing. These neighborhoods offer homeownership opportunities for lower-income households, including new families and seniors. However, because of their land-leasing financial structure, mobile home and manufactured dwelling park residents are vulnerable to displacement. Zoning can place development pressures on mobile home and manufactured dwelling parks when these areas are zoned for other uses (such as high-density residential, commercial, or industrial). For this reason, cities are required to inventory existing parks and project future mobile home and manufactured dwelling park need.

ORS 197.475 through 493 guide planning for mobile homes and manufactured dwelling parks. Specifically, ORS 197.480 (2) asks cities to project future need for mobile home and manufactured dwelling parks, requiring:

> (D) AN INVENTORY OF MOBILE HOME OR MANUFACTURED DWELLING PARKS SITED IN AREAS PLANNED AND ZONED OR GENERALLY USED FOR COMMERCIAL, INDUSTRIAL OR HIGH DENSITY RESIDENTIAL DEVELOPMENT.

The Oregon Department of Housing and Community Services maintains an up-to-date registration of manufactured dwelling parks. Table 28 shows all mobile home and manufactured dwelling parks within the Ontario UGB registered with the State, as of November 2020.

Table 24. Inventory of Ontario's Mobile/Manufactured Home Parks, 2020

NAME	ADDRESS	BASE ZONING	PARK TYPE	TOTAL SPACES
Cooper Country Mobile Estates	759 NW 8th St	Residential Mobile Home	Family	50
Golf Mobile Court	3375 SW 18th Ave	Commercial UGA	Family	16
Idlewheels Trailer Park	489 2nd Ave E	Residential Mobile Home	Family	49
Mobilette Ranch Mobile Home Park	3100 ½ Court Ave	Residential Mobile Home	Family	30
Ontario MHP	1021 SE 9th Ave	Residential Mobile Home	Family	57
Oregon Trail Estates	880 N Oregon	General Commercial	Family	40
Treasure Valley Mobile Village	26 Winegar Dr	High Density Residential	55+	116
Westgate Mobile Estates	2511 SW 4th Ave & 2565 SW 4th Ave	General Commercial	Family	104

Half of all of Ontario's registered mobile home and manufactured dwelling parks are zoned Manufactured Home Residence (R-MH); the other half are zoned either Commercial or High Density Residential (RM-10).

ONTARIO'S AFFORDABLE HOUSING DEVELOPMENTS

Ontario has both public housing and subsidized housing developments, and the Housing Authority of Malheur and Harney Counties administers Housing Choice Vouchers (Section 8) that are used in the private rental market. The following is a list of affordable housing developments in the Ontario UGB as of August 2020. These developments are owned by either Government Agencies (the Housing Authority) or non-profit organizations.

- **Fairview Apartments:** 555 NW 9th St.
- **Hillcrest Apartments:** 154 Sunset Dr.
- **Lifeways 4-plexes:** 1064-1070 NW 6th, 1061-1067 NW 5th
- **Lifeways Transitional Housing (La Casa Vida Inc.):** 633 N Oregon St.
- **Malheur Homeless:** SE 6th St.
- **Meadowlark House:** 917 Fortner St.
- **Ontario Affordable Housing:** 1085 N Oregon St.
- **Ontario Auto Court:** 92 NW 2nd St.
- **Ontario Townhomes:** 1321 NE 3rd Ave.
- **Parkview Village Apartments:** 986 NW 4th St.
- **Sierra Vista Apartments:** 789 Sierra Dr.
- **Sunset Apartments Ontario:** 82 Sunset Dr.
- **Treasure Valley Estates:** 1035-1296 SE 10th Ave.
- **West Alameda:** 833 Alameda Dr.

APPENDIX B: BUILDABLE LANDS INVENTORY MAPS

Appendix B includes the following maps:

Map 1 Ontario Buildable Lands Inventory: Zoning within Urban Growth Boundary (2020)

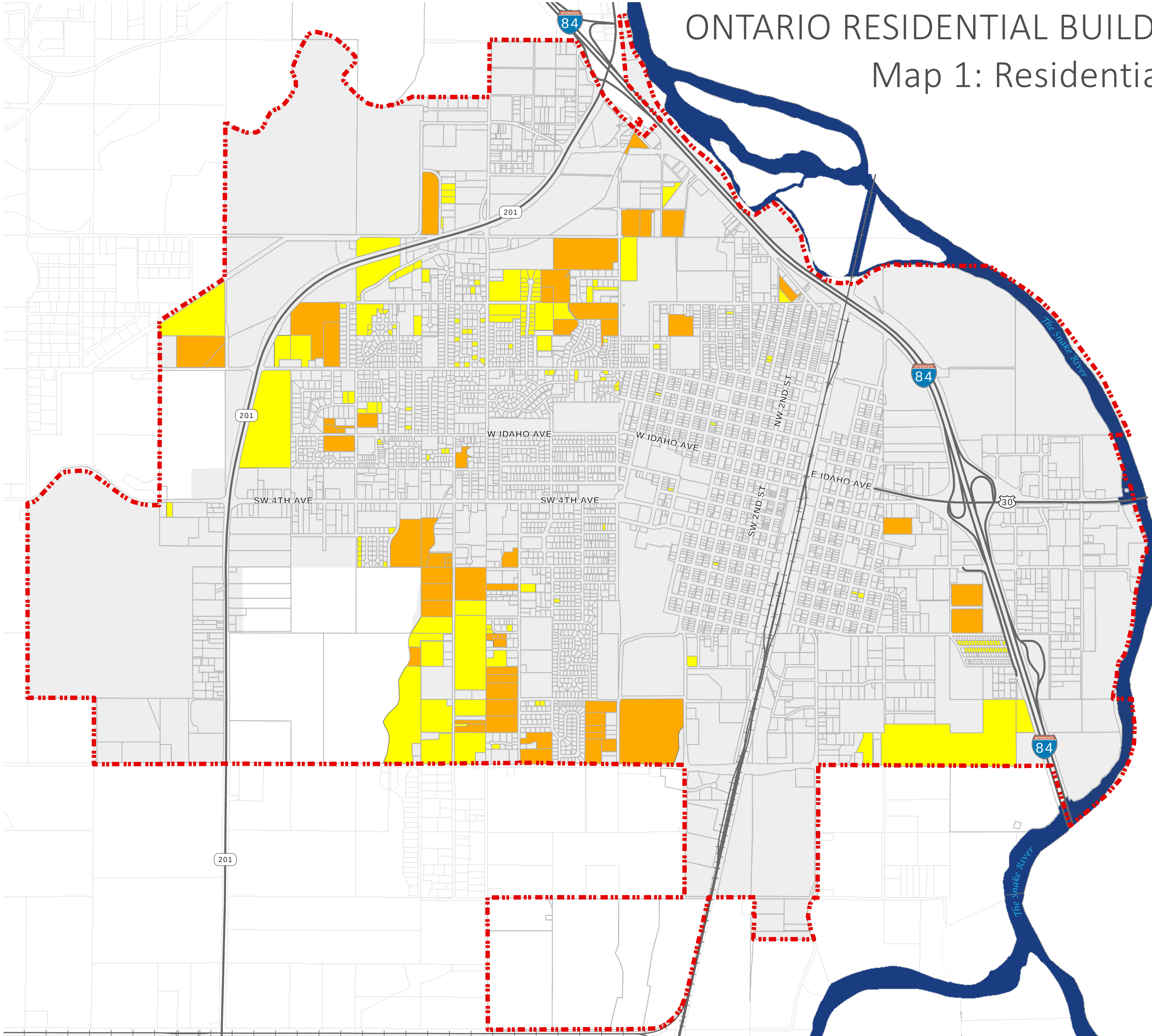
Map 2 Ontario Buildable Lands Inventory: Development Status of Residential Lands (2020)

Map 3 Ontario Buildable Lands Inventory: Development Constraints (2020)

Map 4 Ontario Buildable Lands Inventory: Development Status and Constraints (2020)

ONTARIO RESIDENTIAL BUILDABLE LANDS INVENTORY

Map 1: Residential Buildable Lands (2007)



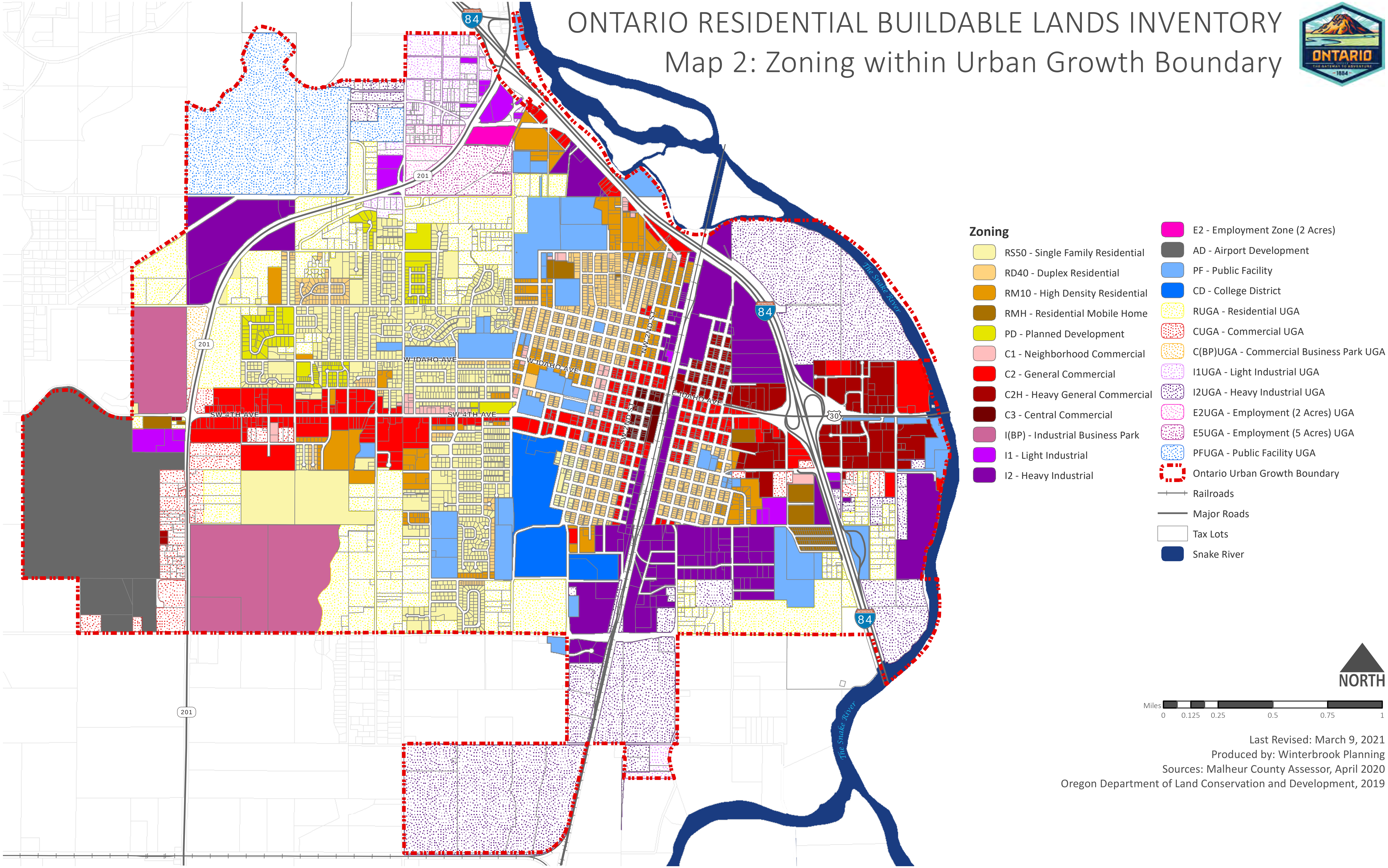
- 2007 Vacant Land (Residential Only)
- 2007 Partially Vacant (Residential Only)
- 2007 Ontario Urban Growth Boundary
- 2019 Ontario Urban Growth Boundary
- Railroads
- Major Roads
- Tax Lots
- Snake River

NORTH

Miles 0 0.125 0.25 0.5 0.75 1

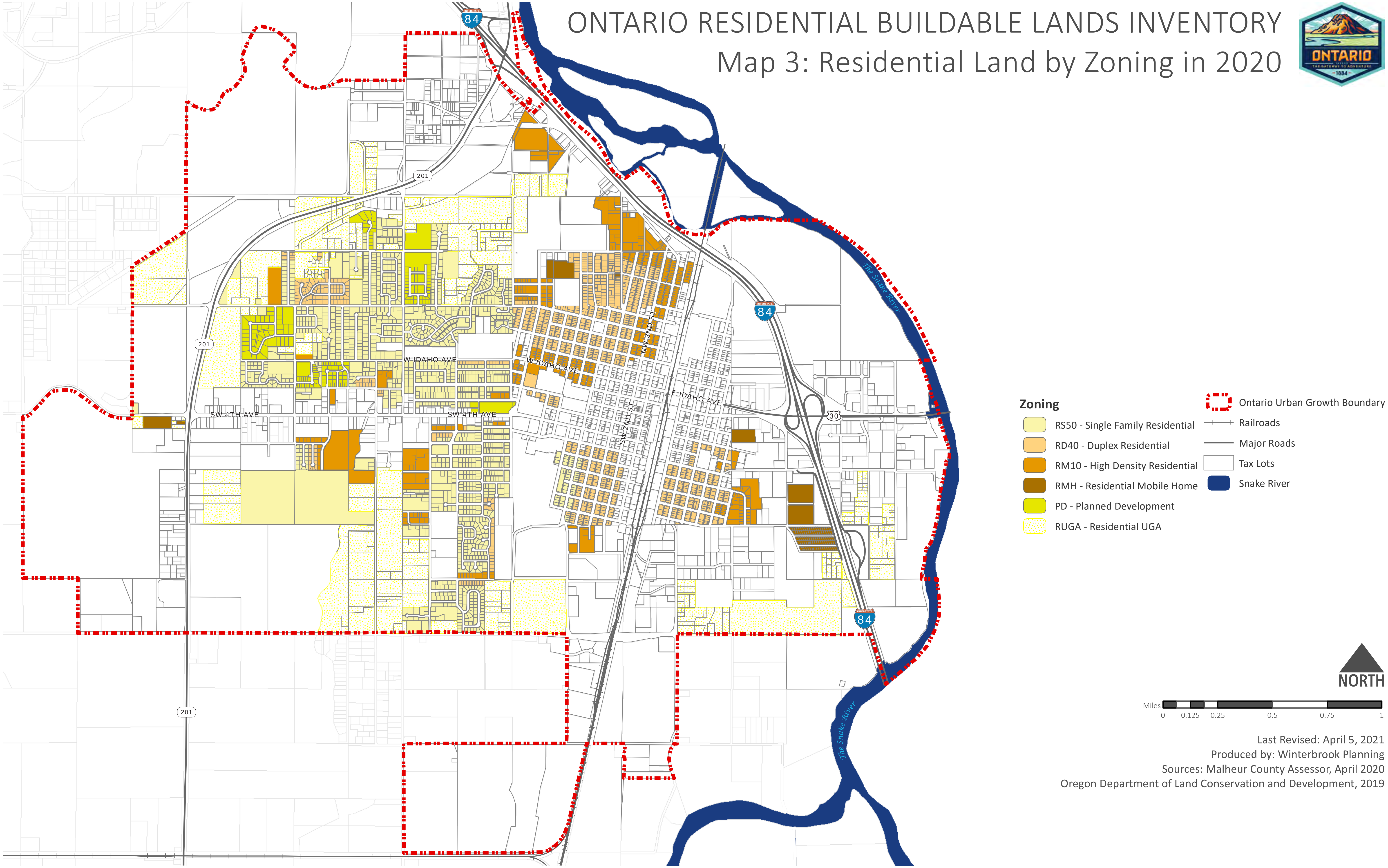
Last Revised: April 5, 2021
Produced by: Winterbrook Planning
Sources: Malheur County Assessor, April 2020
Oregon Department of Land Conservation and Development, 2019
Ontario Urbanization Study, 2007

ONTARIO RESIDENTIAL BUILDABLE LANDS INVENTORY
Map 2: Zoning within Urban Growth Boundary



Last Revised: March 9, 2021
Produced by: Winterbrook Planning
Sources: Malheur County Assessor, April 2020
Oregon Department of Land Conservation and Development, 2019

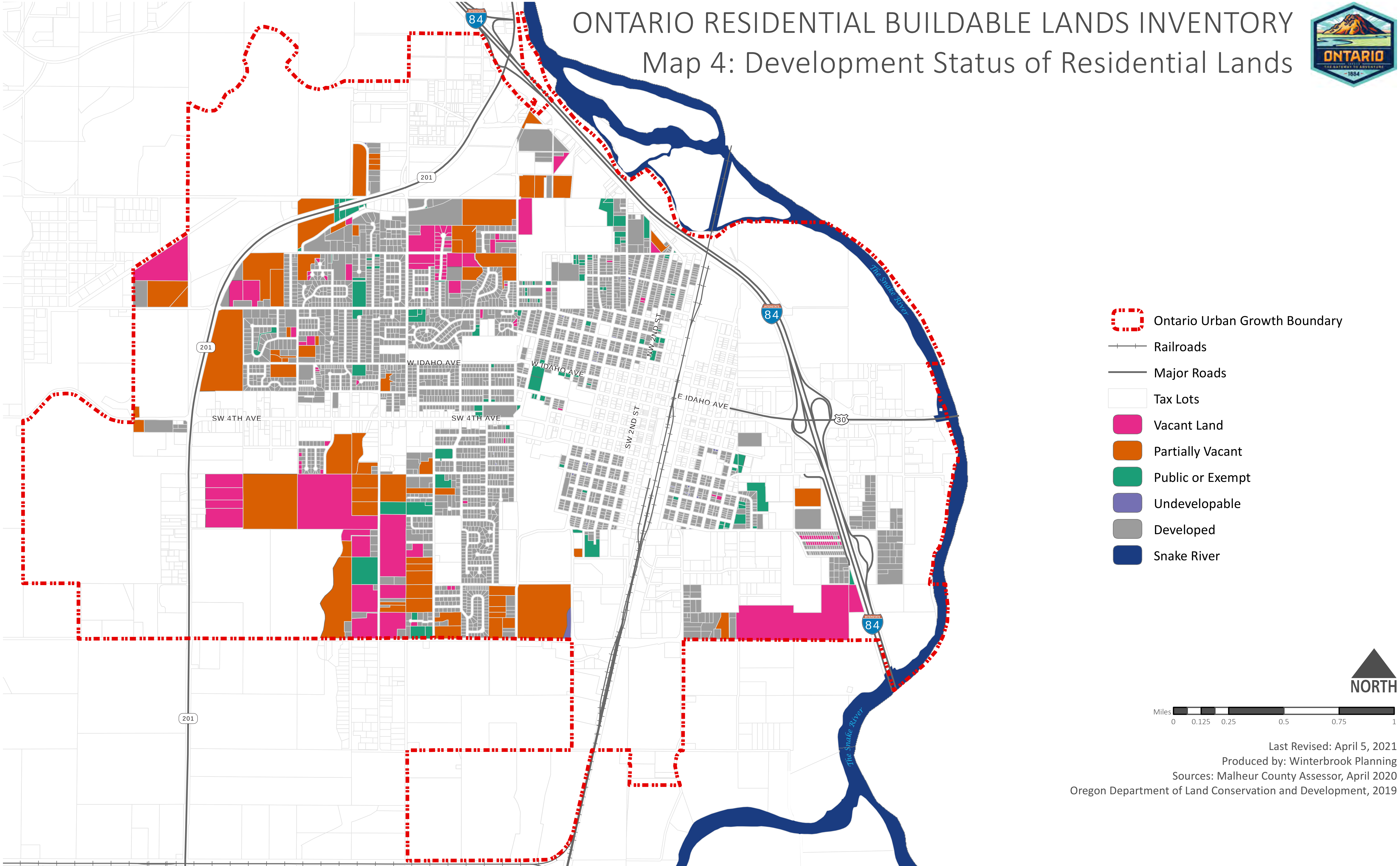
ONTARIO RESIDENTIAL BUILDABLE LANDS INVENTORY
Map 3: Residential Land by Zoning in 2020



Last Revised: April 5, 2021
Produced by: Winterbrook Planning
Sources: Malheur County Assessor, April 2020
Oregon Department of Land Conservation and Development, 2019

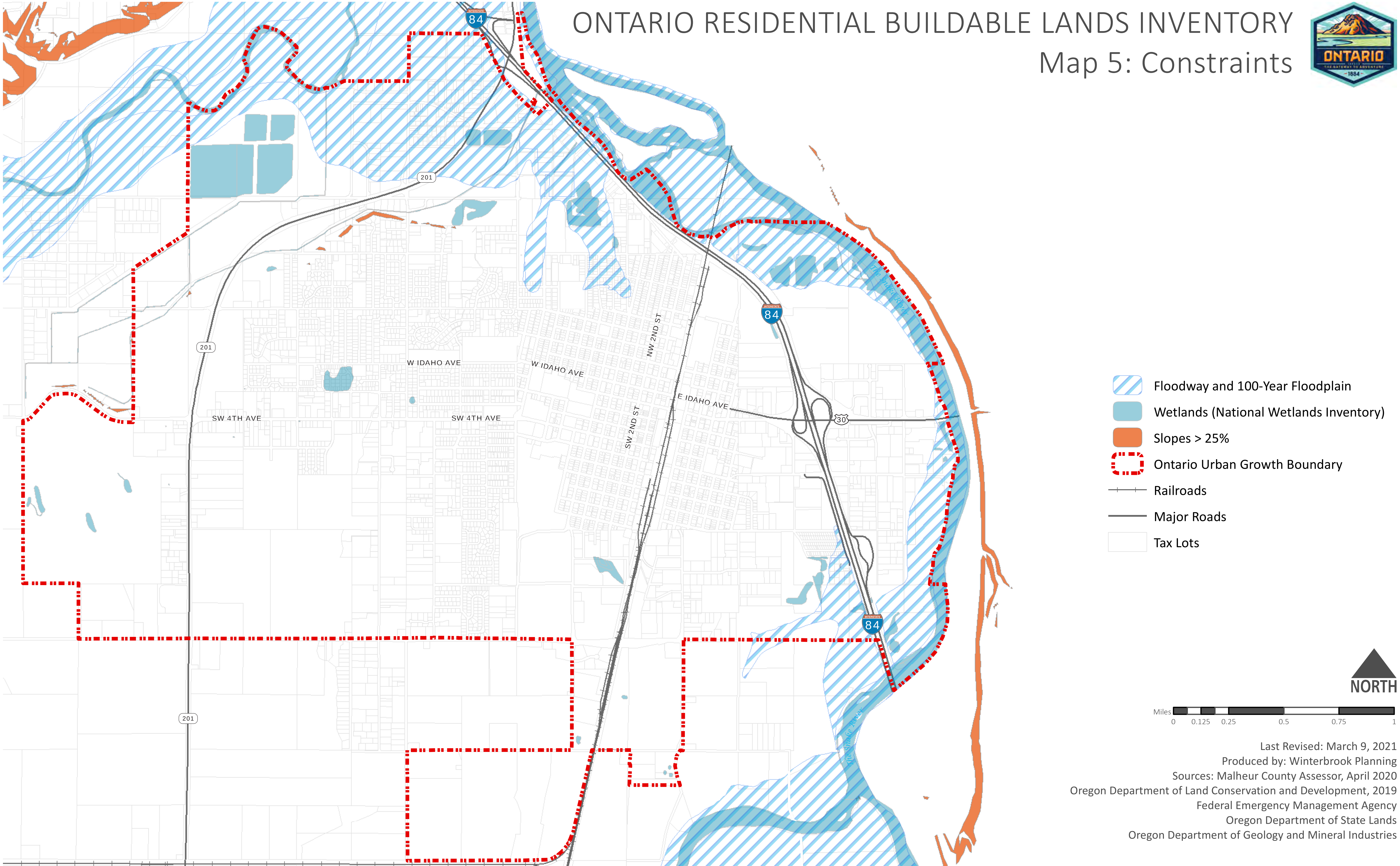
ONTARIO RESIDENTIAL BUILDABLE LANDS INVENTORY

Map 4: Development Status of Residential Lands



Last Revised: April 5, 2021
Produced by: Winterbrook Planning
Sources: Malheur County Assessor, April 2020
Oregon Department of Land Conservation and Development, 2019

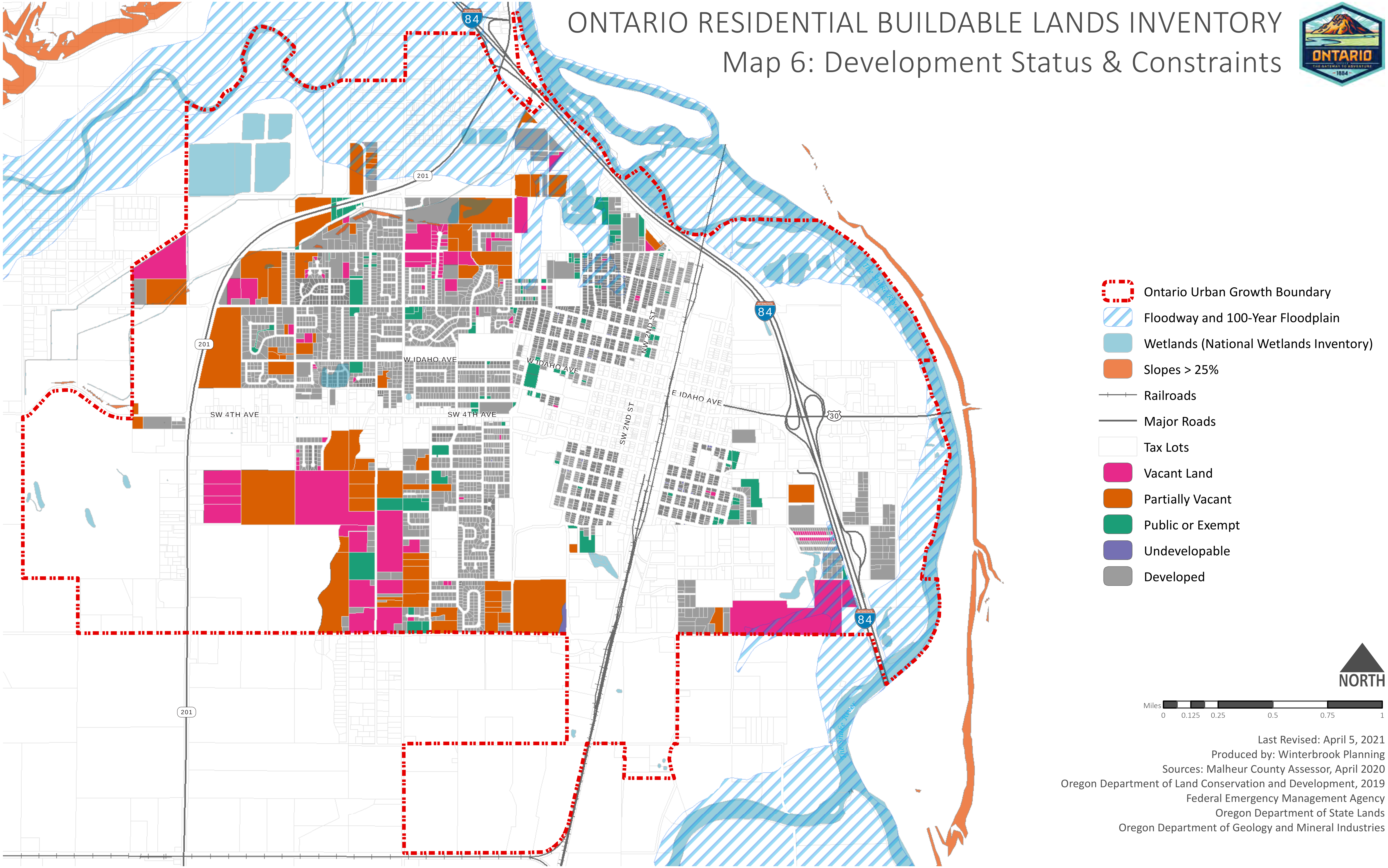
ONTARIO RESIDENTIAL BUILDABLE LANDS INVENTORY
Map 5: Constraints



Last Revised: March 9, 2021
Produced by: Winterbrook Planning
Sources: Malheur County Assessor, April 2020
Oregon Department of Land Conservation and Development, 2019
Federal Emergency Management Agency
Oregon Department of State Lands
Oregon Department of Geology and Mineral Industries

ONTARIO RESIDENTIAL BUILDABLE LANDS INVENTORY

Map 6: Development Status & Constraints



Last Revised: April 5, 2021

Produced by: Winterbrook Planning

Sources: Malheur County Assessor, April 2020

Oregon Department of Land Conservation and Development, 2019

Federal Emergency Management Agency

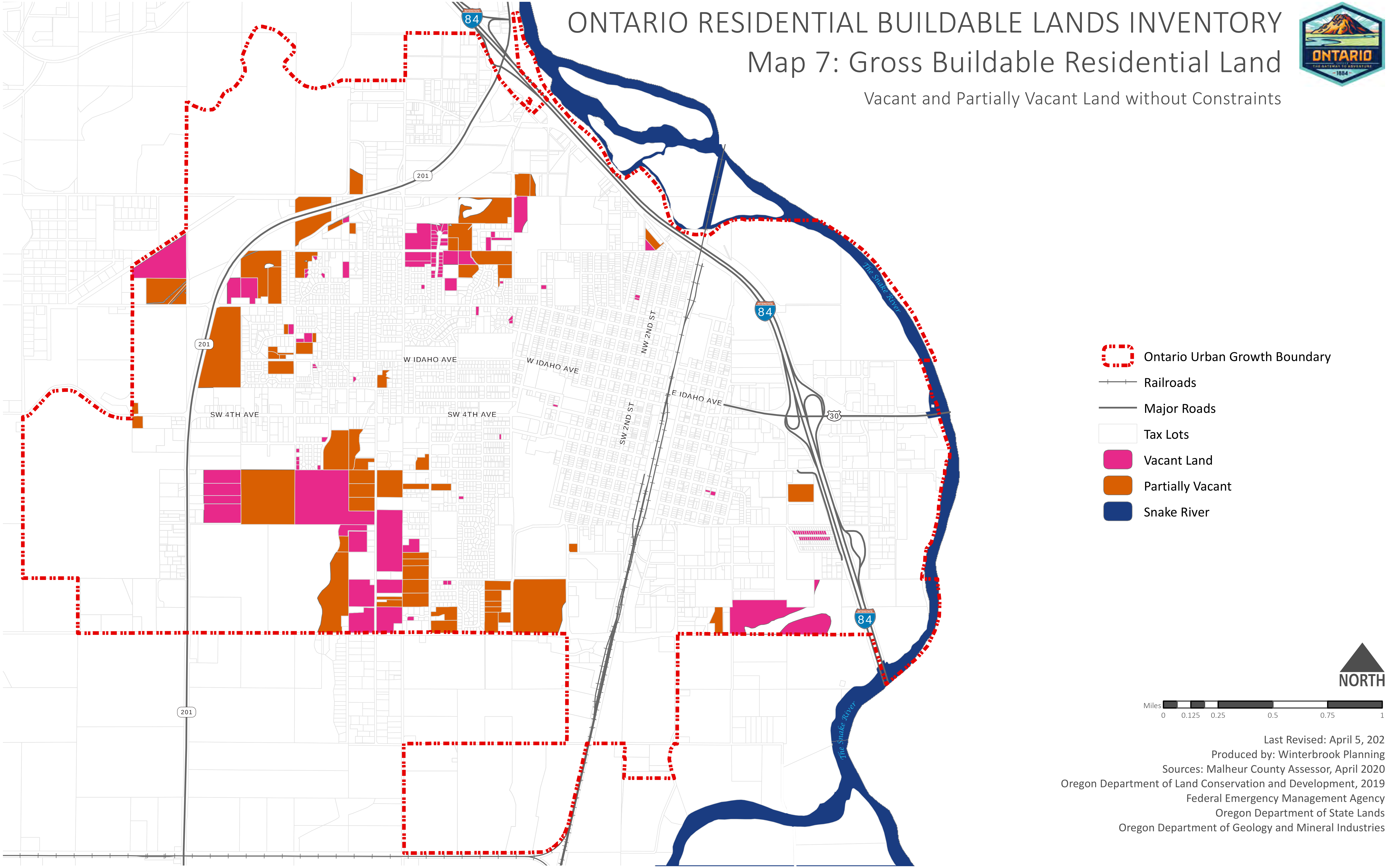
Oregon Department of State Lands

Oregon Department of Geology and Mineral Industries

ONTARIO RESIDENTIAL BUILDABLE LANDS INVENTORY

Map 7: Gross Buildable Residential Land

Vacant and Partially Vacant Land without Constraints



Last Revised: April 5, 202
Produced by: Winterbrook Planning
Sources: Malheur County Assessor, April 2020
Oregon Department of Land Conservation and Development, 2019
Federal Emergency Management Agency
Oregon Department of State Lands
Oregon Department of Geology and Mineral Industries

After recording return to:
City Recorder
City of Ontario
444 SW 4th Street
Ontario, OR 97914

ORDINANCE #2790-2021

AN ORDINANCE TO AMEND TITLE 10 THE ONTARIO COMPREHENSIVE PLAN, AND TITLE 10A SUBSTANTIVE ZONING REGULATIONS, WHICH ARE INTENDED TO INCREASE HOUSING PRODUCTIVITY AND POPULATION GROWTH WITHIN THE ONTARIO URBAN GROWTH AREA

WHEREAS, The Housing Report (2021) prepared by Winterbrook Planning includes an updated housing needs analysis and buildable lands inventory as required by Statewide Planning Goal 10: Housing; and

WHEREAS, The 2021 Housing Report complies with Oregon Statewide Planning Goal 10: Housing and related housing statutes and administrative rules, by

- Providing a housing needs analysis (HNA) as required by Goal 10;
- Providing a residential buildable land inventory (BLI) as required by Goal 10;
- Demonstrating that Ontario has an adequate supply of buildable land to meet housing needs identified in the HNA as required by Goal 10;
- Demonstrating that needed housing types and densities are permitted under clear and objective standards in Ontario's residential zones as required by Goal 10; and
- Helping to ensure that new and existing housing will be affordable for existing and future Ontario residents at all income levels required by Goal 10; and

WHEREAS, The Ontario Housing Productivity Measures Report (2021) prepared by Winterbrook Planning, recommends financial and marketing measures, and amendments to the Ontario Comprehensive Plan and the Ontario Zoning Ordinance, designed to increase housing productivity for all needed housing types as encouraged by Goal 10 and required by the terms of a Department of Land Conservation and Development grant; and

WHEREAS, The City Council desires to reverse relatively slow population growth and housing production trends experienced over the last decade and to coordinate with the Portland State University Population Research Center to increase Ontario's official population forecast based on factual evidence; and

WHEREAS, The proposed amendments to the Ontario Comprehensive Plan and Ontario Zoning Ordinance are designed to increase housing productivity and thereby increase the City's population growth rate; and

WHEREAS, The increased housing production will support the City's economic development objectives by ensuring a greater supply of housing for working families, small business owners and corporate executives; and

WHEREAS, The proposed Comprehensive Plan and Zoning Ordinance amendments complement the housing-related Ontario Zoning Ordinance amendments adopted by ORDINANCE #2786-2021; and

WHEREAS, The Ontario Urbanization Report (2007) was adopted as a Background Document to the Ontario Comprehensive Plan, but this report is outdated with respect to its housing needs analysis and residential buildable lands inventory; and

WHEREAS, Having given notice required by law, to the Oregon Department of Land Conservation and Development (DLCD), and to the Ontario City Council, the above findings have met the criteria of the Ontario Municipal Code; and

Now, Therefore, the City of Ontario ordains as follows:

1. The 2021 Housing Report: Housing Needs Analysis and Buildable Lands Inventory (including text, tables, maps, and appendices) shall be adopted as a Background Document to the Ontario Comprehensive Plan. The following chapters and sections of the 2007 Ontario Urbanization Study (pertaining to residential land need and residential land supply) are outdated and are hereby replaced by the 2021 Housing Report:
    a. Chapter 1, Housing discussion;
    b. Chapter 2, Population Forecast (as it pertains to residential land need);
    c. Chapter 3, Buildable Lands Inventory (as it pertains to residential land);
    d. Chapter 4, Housing Needs Analysis (in its entirety); and
    e. Chapter 6, Comparison of Supply and Demand (as it pertains to residential land need and buildable residential supply).

    In cases of conflict between any portion of the 2021 Ontario Housing Report and the 2007 Ontario Urbanization Study, the text, maps, tables, and appendices of the 2021 Housing Report shall prevail.
2. The Ontario Housing Productivity Measures Report (Winterbrook Planning, April 2021) provides the rationale for recommended changes to the Ontario Comprehensive Plan and the Ontario Zoning Ordinance and shall be adopted as a Background Document to the Ontario Comprehensive Plan.
3. The Ontario Comprehensive Plan (Ontario Municipal Code Title 10) shall be amended as set forth in Appendix A: 2021 Housing Related Comprehensive Plan Amendments; and
4. The Ontario Zoning Ordinance (Ontario Municipal Code Title 10-A) shall be amended as set forth in Appendix B: 2021 Housing Related Zoning Ordinance Amendments.

PASSED AND ADOPTED by the Common Council of the City of Ontario this ____ day of __________, 2021 by the following vote:

AYES:
NAYS:
ABSTAIN:
ABSENT:

APPROVED by the Mayor this _______day of _______________, 2021.

ATTEST:

____
Riley J. Hill, Mayor

____
Tori Barnett, MMC, City Recorder

APPENDIX A

2021 Housing Related Comprehensive Plan Amendments

Section 1. Ontario Municipal Code "Forward" of Section 10 Comprehensive Plan is hereby amended by adding that portion that is underlined:

TITLE 10 - COMPREHENSIVE PLAN FORWARD

Recognizing the need for an effective means of guiding and coordinating the physical development of Ontario, the City Council adopted the Comprehensive Plan in its original document form in 1978.

On May 22, 1985, The Land Conservation and Development Commission (LCDC) acknowledged the City of Ontario's Comprehensive Plan. The plan was then revised in April and May 1988 when the implementing sections and policies supporting the plan were severed from the original document. The City received its periodic review notice on August 31, 1988 and was granted a six months extension on February 6, 1989. On January 30, 1990, the City received notice from LCDC of the acceptance and termination of the periodic review order. This new revision of the Comprehensive Plan is intended to better reflect both the intent of the Statewide Planning Goals and those of the City of Ontario, and to combine on an orderly revised form those segments left in the severed 1985 plan.

In 2007, the City made substantial amendments to the Ontario Comprehensive Plan to address the implications of new year 2027 and 2056 population and employment projections, and the Ontario Urbanization Study.

<u>The 2021 Ontario Housing Report was based on the Portland State University Population Research Center (PRC) coordinated population forecast and considered the implications of an aspirational forecast (the 2027 forecast in the 2007 Ontario Urbanization Study). The housing need projection was revised to accommodate Ontario's projected 2040 population targets. Although residential land needs have changed between the 2007 Ontario Urbanization Study and the 2021 Ontario Housing Report, the employment and public lands projections found in the 2007 Ontario Urbanization Study remain the same.</u>

Section 2. Ontario Municipal Code "Plan Classifications" of Section 10 Comprehensive Plan is hereby amended by adding that portion that is underlined and deleting the portion lined out:

THE PLAN

Plan Classifications

The land use element of Ontario's Comprehensive Plan is intended to provide a general guide to the future use of land within the City and its urban growth boundary. In addition to the goals, policies, and recommendations, the land use element consists of a map, indicating the proposed location, intent and pattern of the various defined land uses relating to the orderly physical development of Ontario.

The land use plan is based on the existing land use pattern and its relationship to such factors and natural land features; accessibility with respect to the existing and proposed transportation network; the nature, amount and direction of projected future growth; the location with respect to existing and proposed public facilities and utilities; relationship to nuisance factors, and the desirability of the location for future major uses.

The land use classifications are indicated on the Plan for the area within the City ~~of Ontario~~ Limits. The table below describes plan classifications and implementing zones shown on the Ontario Zoning Map. Planned Developments may be approved in any of the plan classifications or implementing zones listed below. ~~The City applies the following designations: two Residential; one Industrial; one Commercial; one Manufactured Housing Park, and one Manufactured Home Overlay. More specific separation of the uses within each plan classification are defined by the zoning map and related ordinance provisions.~~

Plan Classification	***Purpose***
Low Density Residential An average of 7-14 dwelling units per acre. *	To provide areas suitable for detached and attached single family and duplex residential uses, accessory dwelling units, and ~~including~~ manufactured dwellings on individual lots, which have or will need public water and sewage services, Commercial and educational support facilities and employment opportunities. The Low Density Residential plan classification is implemented by the Residential Single Family (RS-50) zone.
Medium Density Residential An average of 8–18 dwelling units per acre. *	To provide areas suitable for detached and attached single family, duplex and limited multi-family ~~residential~~ uses, and manufactured dwelling parks and manufactured homes on individual lots, which have or will need public water and sewage services, commercial and educational support facilities and employment opportunities. The Medium Density Residential plan classification is implemented by two zones: Duplex Residential (RD-40) and Residential Manufactured Homes (R-MH).
High Density Residential An average of 8-31 dwelling units per acre.	To provide areas suitable and desirable for all types of high density residential development including detached and attached single family, duplexes, accessory dwelling units, apartments, cottage clusters, townhomes, and manufactured dwelling parks and manufactured homes on individual lots, ~~planned developments, and other multifamily dwelling units.~~ which will have or will need public water and sewage services, commercial and educational support facilities and employment opportunities. Business offices may be allowed as a non-residential use, when approved by the Planning Commission, as a conditional use. The High Density Residential plan classification is implemented by the Residential Multi-Family (RM-10) zone.
Commercial Mixed Use	To provide areas suitable and desirable for retail, wholesale, service, office, tourist, and ~~their~~ similar commercial activities which are needed by the City and surrounding areas. High density residential development is encouraged in all commercial zones subject to design standards, either above commercial uses or as free-standing structures. ~~Zone classification between commercial activities.~~

	The Commercial Mixed Use plan classification is implemented by the Neighborhood Commercial (C-1), General Commercial (C-2), Heavy Commercial (C-2-H) and Central Commercial (C-3) zones.
Industrial	To provide areas suitable and desirable for those activities that are involved in processing or reprocessing materials and/or resources. These activities are needed to maintain or improve the City's economy and employment. Industrial areas are generally located where services and transportation improvements are available, and development is compatible with surrounding area uses. Zone classifications will be used to differentiate between heavy and light industrial activities.
Public Facilities	To indicate areas desired to be used for existing or anticipated public uses such as schools and other local public, State or Federal activities or facilities.
* Assumes 20% public ROW dedication.	

Section 3. Ontario Municipal Code "Functional Plans and Background Reports" of Section 10 Comprehensive Plan is hereby amended by adding that portion that is underlined and deleting the portion lined out:

Functional Plans and Background Reports

The following functional plans and background reports are hereby incorporated as exhibits by reference into this Title:

A. Does not require plan amendments to replace with updated versions:

1. *Annual Economic Report* (The Oregon Employment Division, Malheur County)
2. *Business and Employment Outlook, Volumes 1 and 2* (The Oregon Employment Division Program Year (JTPA DIST 14)
3. *Flood Plain Information* (Federal Emergency Management Agency (FEMA) and LCDC, Oregon Flood Plain Management Program.

B. Requires plan amendments for changes or replacement:

1. *The Ontario Transportation Systems Plan* (November 2005 - Ordinance 2560 - 2005)
2. *The Ontario Urbanization Study* (ECONorthwest, April 2007)
3. *The Ontario Public Facilities Plan* (1989; to be revised in 2007-08)
4. *The Ontario Riparian Corridor and Wetland Inventory* (To be adopted in 2007-08)
5. *The Ontario Housing Report: Housing Needs Analysis & Residential Buildable Lands Inventory* (Winterbrook Planning, adopted 2021)

C. Recent plans and studies that have useful information, but are not adopted as policy documents:

1. *Coordinated Population Forecast for Malheur County* (Population Research Center, Portland State University, 2019)

~~1.~~ 2. *Coordinated Population Forecast for Malheur County* (ECONorthwest, May 2007)

~~2.~~ 3. *Downtown Oregon Resource Team Report* (ODDA, 2005)

~~3.~~ 4. *The Study of Rail Assets and Industrial Land Supply in Malheur County* (Malheur County, 2006)

~~4.~~ 5. *Downtown Workshop Report* (Crandall & Arambula, 2006)

~~5.~~ 6. *Ontario Comprehensive Parks Master Plan* (2003)

~~6.~~ 7. *Ontario Municipal Airport Plan* (1978)

In the event of conflicts or discrepancies between said functional plans and background reports, and Title 10, the Title shall take precedence over said plans and reports. Title exhibits shall be maintained on file in the office of the Planning Director.

Section 4. Ontario Municipal Code "Historic Documents" of Section 10 Comprehensive Plan is hereby amended by adding that portion that is underlined and deleting the portion lined out:

Historic Documents

The following documents have historic significance in the formulation of the early efforts to compile an acknowledged Comprehensive Plan, but are no longer a current source of reference:

1. *Economics and Population Background Report* (Volume 1, December 1976)
2. *Public Facilities and Service Background Report* (Volume 2, December, 1976)
3. *Housing Background Report* (Volume 3, April, 1977)
4. *Land Capabilities and Natural Resources Background Report* (Volume 4, August, 1977)

   Wastewater Facilities Plan (April 1975; amended 1976)

5. *Water System Master Plan* (July, 1978)
6. *Stormwater Management Plan* (March, 1983)
7. *Planning Inventories and Forecasts* (1987-88)
8. *Economic Study* (1985-86)
9. *Prison Utilities Extension Study* (1989)
10. *Flood Plain Information: Snake and Malheur Rivers* (1974)

These reports shall be kept on file in the office of the City Planning Director. Other existing background reports may join these documents when amended or replaced by updated material.

GOAL 2: - LAND USE PLANNING

Section 5. Ontario Municipal Code Section 10-2-1 of Section 10 Comprehensive Plan is hereby amended by adding that portion that is underlined and deleting the portion lined out:

10-2-1 - Findings: General

The City has inventoried existing land uses, projected buildable land need~~s~~ by ~~for specific~~ land use classifications and has compared these needs with buildable land within the Ontario Urban Growth Boundary. The resolution of residential land need and supply is found in the Ontario Housing Report (2021). The resolution of employment and public land need and supply is found in the Ontario Urbanization Report (2007).

Section 6. Ontario Municipal Code Section 10-2-6 of Section 10 Comprehensive Plan is hereby amended by adding that portion that is underlined and deleting the portion lined out:

10-2-6 - Policies: Residential Land Use

1. Residential areas shall be planned so they do not intrude into industrial areas or predominantly commercial areas.
2. Readily serviceable residential land shall be made available in adequate quantities to meet needs of all markets with a sufficient supply to support a competitive market for land in each of the market sectors.
3. Variety in residential types is encouraged, but housing types and densities shall be so organized, as feasible, on the zoning maps, as to maintain the optimum value of each type.
4. The use ~~of~~ or reuse of ~~[or]~~ already serviced lots is encouraged.
5. Residential building, complex and subdivision design shall minimize the exposure of living areas to traffic.
6. Multiple-family and other higher density housing shall be encouraged where there is immediate access to a collector or major street; in close proximity to consumer service type commercial activity, or where permanent open space or parks can compensate for the lack of private open space.
7. Land use regulation shall be designed and administered so as to minimize housing costs because of delay or uncertainty.
8. Ontario will maintain an adequate supply of buildable land within each residential plan category as (a) Residential UGA land is annexed to the City or (b) when residential zone changes are proposed within the City Limits. To ensure choice in the residential land marketplace, buildable residential land should be allocated roughly as follows:
   - Low Density Residential: 60% of the buildable residential land area
   - Medium Density Residential: 20% of the buildable residential land area
   - High Density Residential: 20% of the buildable residential land area

   This policy should be considered in conjunction with Policy 9 residential zoning locational guidelines.
9. The following locational guidelines should be considered by the City when evaluating rezoning proposals to the following residential plan categories:

   a. **High Density Residential** zones (RM-10) should:
   (1) be located next to land designated for Industrial, Commercial, Employment or Medium Density Residential use;
   (2) be located within 1,000 feet of existing or planned transit service, parks and schools, and commercial services;

(3) have frontage along a collector or arterial street; and
(4) be located on slopes of less than 20% and outside the 100-year floodplain.

b. **Medium Density Residential** zones (RD-40 and R-MH) should:
(1) serve as a transition area between High and Low Density Residential plan categories;
(2) be located within 2,000 feet of existing or planned transit service, parks and schools, and commercial services;
(3) have frontage along a collector street or higher classification; and
(4) be located on slopes of less than 20% and outside the 100-year floodplain.

c. **Low Density Residential** zones (RS-50) should:
(1) not be located next to land designated for Industrial, Commercial (other than Neighborhood Commercial), or Employment use; and
(2) should have access primarily from local or collector streets.

Section 7. Ontario Municipal Code Section 10-2-7 of Section 10 Comprehensive Plan is hereby amended by adding that portion that is underlined and deleting the portion lined out:

10-2-7 - Policies: Commercial Land Use

1. New commercial development shall be concentrated in and around existing commercial areas as much as possible.
2. Additional strip commercial development shall be discouraged and existing commercial areas shall be kept sufficiently deep so as to promote commercial concentration, allow for landscaping and for sufficient Off-street parking and loading.
3. Commercial uses generating large volumes of traffic shall be located close to major traffic routes and shall have carefully engineered accesses to such routes.
4. Neighborhood commercial activity shall be located where there is a clear benefit to nearby residential areas. Neighborhood commercial zoning shall be confined to relatively small areas.
5. Neighborhood business districts shall be encouraged to develop at one quadrant of the intersection of two collector streets or of a collector street and a major street. They should be compact enough to minimize their adverse effects upon surrounding residences, but large enough to give proper service to the immediate trade area and to provide adequate off-street parking and loading, landscaping, and convenient and safe access.
6. The amount of land allocated in the land use plan for retail and service facilities shall be ample for the needs of healthy competition, but gross over-zoning shall be avoided to reduce the waste of land and blighting influence on surrounding property.
7. Land uses and design in Downtown Ontario shall reinforce downtown as a distinct and unique place in the city. Differences in permitted land uses and development standards should be established between downtown and other commercial districts in order to limit competition between them. Downtown shall function as the city center in several ways, including as a transit hub for the area.
8. Ontario encourages mixed commercial and residential uses in the following zones:

- C-1 Neighborhood Commercial
- C-2 General Commercial
- C-3 Central Commercial
- C-2-H Heavy Commercial (as a conditional use)

GOAL 9 - ECONOMIC DEVELOPMENT

Section 8. Ontario Municipal Code Section 10-9-7 of Section 10 Comprehensive Plan is hereby amended by adding that portion that is underlined and deleting the portion lined out:

10-9-7 - Policies: Economic Development

1. The City shall give emphasis to the attraction and development of industries and activities that employ and raise the income level and economic security of the local residents. Particular attention shall be given to the employment of the area's unemployed and underemployed.
2. Special emphasis in attracting and developing industries shall be given to those for which the local region has an economic advantage.
3. Industrial sites shall be planned for the quantity, quality and size sufficient to provide a competitive market for industrial land and to provide the employment sites necessary to support the population and facilities called for in the comprehensive plan.
4. The City shall strongly support the expansion and increased productivity of existing employers.
5. Land use plans shall not provide for industrial developments, which will generate wastes that will exceed the natural carrying capacity of the local air and streams.
6. All economic development proposals shall be in harmony with the community's environment and quality of life.
7. The City shall monitor economic development to determine its effects on population characteristics, income, land requirements and other aspects of public policy.
8. Potential conflicts between commercial and industrial development and agriculture shall be minimized. Agricultural lands shall be conserved whenever possible.
9. Industrial land shall not be so located as to interfere with the enjoyment of residential land, and residences and manufactured home parks shall be prohibited from encroaching on lands most suitable for and planned for industry.
10. Commercial and industrial development proposals shall be evaluated by the City staff to determine the public costs and benefits associated with them. If the development is determined to be desirable and is permitted, the business or industry shall bear its fair and equitable share of the cost, as determined by the City Council, of providing the public facilities that serve it.
11. Commercial and industrial developments shall contribute to the costs of building and maintaining central public facilities (such as the water treatment plant) on a basis appropriate to the type and scale of the development. Costs shall be determined by the City Council and recovered through various development user fees.

12. The City shall encourage private non-profit groups to own or control industrial lands to be held at reasonable prices for immediate use by a new or expanding industry.
13. Downtown shall be a focus for economic development and redevelopment in the city, targeting both residents and visitors. Development and redevelopment in downtown should concentrate on:
    - Personal and professional services;
    - Civic, institutional/public, and cultural uses;
    - Restaurants, cafes, and entertainment;
    - Specialty retail stores; and
    - Mixed commercial and residential uses.
14. To encourage this development and redevelopment, transportation alternatives shall be strongly supported, including developing downtown as a transit hub.
15. Ontario seeks to attract multiple rail-dependent industrial users to the community. Ontario has demonstrated that it is feasible to provide sanitary sewer, water and transportation facilities within a year following annexation to the City. Ontario is committed to providing a competitive short-term supply of fully serviced rail-dependent sites with Heavy Industrial zoning. Sites included within the UGA for rail-dependent industrial users shall be reserved in large parcels of at least 50 acres, and shall only be developed for rail-dependent uses. Rail dependent uses are industrial uses that cannot function without, and require regular and direct access to, rail facilities.
16. <u>Ontario encourages mixed commercial and residential uses in all of the following zones: Neighborhood Commercial (C-1), General Commercial (C-2), Heavy Commercial C-2-H (as a conditional use), and Central Commercial Zones (C-3).</u>

GOAL 10: - HOUSING

Section 9. Ontario Municipal Code Section 10-10-2 of Section 10 Comprehensive Plan is hereby amended by adding that portion that is underlined and deleting the portion lined out:

10-10-2 - Findings: Housing Need

<u>The Ontario Housing Report (2021) describes housing need in detail and is summarized in this section. The report considered two population projections to evaluate Ontario’s future housing needs: the Population Research Center (PRC) population projection of 12,256 (45 more people) by 2040, and an aspirational forecast 15,692 (3,481 more people). The aspirational forecast reprojects the 2007 coordinated population projection used in the Ontario Urbanization Study (2007). The aspirational forecast shall be used only to manage existing lands within the 2020 UGB and not as a justification for UGB expansions.</u>

- To meet the PRC population projection of an additional 45 more people, Ontario will need to provide ~~about 2,936~~ 21 new dwelling units to accommodate growth between ~~2007~~ 2020 and 2040 ~~2027 and 9,042 new dwelling units to accommodate growth between 2007 and 2057.~~
- To meet the aspirational forecast of an additional 3,481 more people, Ontario will need to provide 1,493 new dwelling units to accommodate growth between 2020 and 2040.

Based on observed local and regional trends, the Ontario Housing Report projects that the following housing types – and proportions – will be needed during the 20-year planning period under either population forecast:

- 70% of new housing will be comprised of lower-density dwelling types;
- 10% of new housing will be duplexes, triplexes, fourplexes, cottage clusters and manufactured dwellings in parks; and
- 20% of new housing will multi-family housing provided

~~Ontario will need about 782 buildable acres to accommodate new housing growth between 2007 and 2027 and 2,386 total acres between 2007 and 2057. The needed residential mix is 65 percent single-family, seven percent manufactured (mobile home), and 28 percent multiple family (seven percent condo/townhomes and 21 percent multi-family). The forecast results in average residential densities of 4.9 dwelling units per net acre and 3.8 dwelling units per gross acre in 2027.~~

~~Housing needs by type and density are summarized in Table 10-1. The supply of buildable land available within the existing (2006) UGB to meet that need is shown in the Urbanization Report and in Chapter 10-14, Urbanization.~~

Table 10-1. ~~Forecast of needed housing units, Ontario, 2006-2026 and 2006-2056~~ Projected Housing Need by Dwelling Type, 2020 to 2040

HOUSING TYPES	DWELLINGS UNITS - PRC POPULATION PROJECTION	DWELLING UNITS ASPIRATIONAL FORECAST
Needed Dwelling Units (2020 to 2040)	**21**	**1,493**
Lower Density Housing Types	**70%**	
Detached Single-Family on individual lots - 40%	8	597
Manufactured Homes on individual lots – 10%	2	149
Attached Single-Family on individual lots – 12%	2	180
Duplexes dwellings and ADUs – 8%	2	119
Unit Subtotal	**14**	**1,045**
Medium Density Housing Types	**10%**	

Triplexes, Fourplexes and Cottage Clusters – 5%	2	75
Manufactured Dwellings in Subdivisions and Parks – 5%	1	75
Unit Subtotal	**3**	**150**
Higher Density Housing Types	**20%**	
Apartments – 20%	4	298
Unit Subtotal	**21**	**299**

Source: Estimates by ~~ECONorthwest~~ Winterbrook Planning

Ontario will need 3 gross buildable residential acres to accommodate the PRC projected population of 12,256 (45 more people and 21 additional dwelling units). Ontario will need 218 gross buildable residential acres to accommodate the City's aspirational forecast of 15,692 (3,481 more people and 1,493 additional dwelling units).

Table 10-1. Projected Housing Need by Dwelling Type, 2020 to 2040

COMPREHENSIVE PLAN DESIGNATION	PROJECTED NEW HOUSING UNITS		PROJECTED GROSS DENSITY (DU/GROSS ACRE)		PROJECTED GROSS RESIDENTIAL LAND NEED	
	PRC Population Projection	Aspirational Forecast	PRC Population Projection	Aspirational Forecast	PRC Population Projection	Aspirational Forecast
Low Density Residential	14	1,045	6	6	2.3 acres	174.2 acres
Medium Density Residential	3	150	8	8	0.38 acres	18.7 acres
High Density Residential	4	298	12	12	0.33 acres	24.8 acres
TOTAL	**21**	**1,493**	**-**	**-**	**3.0 acres**	**217.7 acres**

Section 10. Ontario Municipal Code Section 10-10-3 of Section 10 Comprehensive Plan is hereby amended by adding that portion that is underlined and deleting the portion lined out:

10-10-3 - Findings: Residential Buildable Land Supply

As noted in Chapter 10-14, Urbanization, the existing (~~2006~~ 2020) UGB appears to have sufficient land to accommodate 20-year housing needs. After accommodating the PRC population projection, the 2020 UGB will have a surplus of 588 residential acres. After accommodating the aspirational forecast, the 2020 UGB will have a surplus of 373.3 residential acers. ~~Table 14-4 indicates a surplus of approximately 35 buildable acres.~~

~~However, evidence presented at the joint TAC/Planning Commission/City Council/County Court Work Session held on April 25, 2007, indicated that there is an extreme shortage of larger, serviced parcels, with willing sellers, inside the existing UGB. This is the kind of land needed to attract a regional or national homebuilder. There was general agreement that the lack of such large parcels contributed to the paucity of building permits in Ontario when compared with residential development in neighboring Idaho cities and counties. The work shop participants generally agreed that the City should take steps to increase the supply of large, serviced, residential building sites within the Ontario UGB.~~

Section 11. Ontario Municipal Code Section 10-10-6 of Section 10 Comprehensive Plan is hereby amended by adding that portion that is underlined and deleting the portion lined out:

10-10-6 - Policies: Housing

1. Housing design and construction methods that result in the efficient use of land, materials, public facilities and energy shall be encouraged through land use regulations.
2. The City shall encourage the rehabilitation and weatherization of older housing so as to maintain and enhance this valuable resource.
3. Housing intended for older and handicapped persons shall be encouraged in locations within walking distance of commercial and health care facilities.
4. The City's capital improvement program shall take into consideration the housing needs of the community and the resulting implications for public facilities and services.
5. The City shall cooperate with the country housing authority in area-wide housing improvement programs that provide convenient information and services to home owners.
6. Required public and private improvements shall be the minimum necessary to ~~insure~~ ensure overall compliance with community goals.
7. Land development review shall be the minimum necessary to ~~insure~~ ensure compliance with applicable laws and community goals.
8. The City shall encourage innovation in residential design, development and redevelopment consistent with [the] land development code and any other applicable regulations and community goals.
9. The City shall cooperate with Malheur County Housing Authority, regional agencies, State Housing Division, HUD, FMHA, private developers and other entities for the provision of low or moderate income housing.

10. Assisted Housing shall not be concentrated in any one area, but be dispersed throughout the City as much as possible.
11. Ontario shall take necessary steps to increase the supply of large, serviced, residential building sites within the Ontario UGB, by pursuing the following steps:
    a. Ontario will update the Public Facilities Plan and actively seek private and public funding to extend public facilities to residential areas with large vacant sites and willing sellers.
    b. Ontario will immediately begin contacting residential property owners within and immediately outside the existing UGB to determine their interest in short-term residential property development - with the intent of trading serviceable and available land outside the UGB for unavailable land inside the UGB.
12. Ontario will cooperate with homebuilders interested in developing master planned residential communities that provide ~~for~~ housing consistent with the ~~2007 Housing Needs Analysis (Ontario Urbanization Study, Chapter 4)~~ 2021 Ontario Housing Report.
13. As a way of increasing housing variety and affordability in Ontario and promoting development and redevelopment of downtown, City policies and implementation measures shall allow for and support housing in Downtown Ontario, particularly as part of mixed use developments with commercial and institutional uses.
14. Ontario will encourage housing above ground-floor commercial in all Commercial Zones.
15. Ontario will encourage new medium and high residential development in the Neighborhood Commercial, General Commercial and Central Commercial Zones.
16. To encourage housing production while minimizing potential conflicts between intensive commercial uses and residential development, the City may permit residential development of 10 units or more in the Heavy Commercial (C-2-H) zone as a conditional use.

GOAL 14: - URBANIZATION

Section 12. Ontario Municipal Code Section 10-14-1 of Section 10 Comprehensive Plan is hereby amended by adding that portion that is underlined and deleting the portion lined out:

10-14-1 - Findings: General

The Ontario Urbanization Study (2007) projects land needs for employment, housing and livability for two periods: 2007—2027 and 2027—2057. The Ontario Housing Report (2021) updates the housing needs projections of the Ontario Urbanization Study and reprojects housing need by type and density from 2020 to 2040. According to the Goal 14 administrative rule, Ontario must include enough buildable land within its UGB to accommodate growth for the next

20 years. According to the Urban Reserve administrative rule, Ontario may establish an "urban reserve area" to accommodate land needs for the next 50 years. Ontario has chosen to do both.

In 2013 the City adopted the Second (2013) Addendum to the 2007 Ontario Urbanization Study. This Addendum documented the short- and medium-term need for one or more large sites to accommodate "rail-dependent industrial" users within the Ontario UGA.

Section 13. Ontario Municipal Code Section 10-14-2 of Section 10 Comprehensive Plan is hereby amended by adding that portion that is underlined and deleting the portion lined out:

10-14-2 - Findings: Growth Needs

~~The City of Ontario has not evaluated its Urban Growth Boundary (UGB) for more than two decades. During that period, the Treasure Valley region has experienced considerable growth.~~ During the 1990s and early 2000s, ~~that~~ growth experienced within the Boise-Nampa area began to migrate westward towards Ontario. While Ontario has not yet experienced the rapid growth rates of the Boise region, evidence suggests that it will within the next 20-year planning period (2020 to 2040). ~~In summary, now is a prudent time for the City to review its UGB and make appropriate amendments to its comprehensive plan and implementing ordinances.~~

The Ontario Urbanization Study (2007) complies with Oregon Statewide planning Goals 9, ~~10,~~ and 14 which require communities to inventory buildable lands and to maintain a 20-year supply of land for ~~residential,~~ commercial~~,~~ and industrial purposes. Additionally, Goal 9 requires an economic opportunities analysis and Goal 10 requests a housing needs analysis.

The Ontario Housing Report (2021) replaces the housing needs analysis of the Ontario Urbanization Study. The documentation of need for additional land within the UGB is a key outcome of ~~this~~ these studies ~~study~~. ~~This~~ These determinations ~~is~~ are based on assumptions about population and employment growth, household size, density, and other factors.

The Ontario Urbanization Study (2007) ~~provides~~ provided the technical analysis required to support an Urban Growth Boundary (UGB) expansion and for establishment of Urban Reserve Areas (URA) in 2007. ~~It includes data that the City can use to update the Goal 9, 10, and 14 factual components of the Ontario Comprehensive Plan including the buildable lands inventory.~~ The factual basis and findings relating to Goals 9 and 14 of this report remain relevant and in effect in 2021. However, the factual basis and findings relating to Goal 10 have since been updated and are found in the Ontario Housing Report (2021). ~~Specifically, this report presents:~~

- ~~A forecast of population and employment;~~
- ~~A housing needs analysis consistent with Goal 10;~~
- ~~An economic opportunities analysis consistent with Goal 9 and OAR 660-009; and~~
- ~~A buildable lands inventory consistent with Goal 9 and 10 requirements.~~

~~The Urbanization Study also compares demand for land with the supply of land. This analysis is required by Statewide Planning Goals 9, 10, and 14 to determine if the City has sufficient buildable land to meet 20 years of demand (UGB) and 50 years of demand (URA). It~~

~~includes a land needs assessment - that compares land needs with buildable land supply within the Ontario Urban Growth Boundary.~~

Both the Ontario Urbanization Study (2007) and the Ontario Housing Report (2021) include comparisons of land demand with the existing supply of land within the Ontario UGB. The Ontario Urbanization Study (2007) satisfies the Statewide Planning Goals 9 and 14 need to determine if the City has sufficient buildable land to meet the 20- and 50-year employment demands. The Ontario Housing Report (2021) satisfies the Statewide Planning Goal 10 sufficiency determination for residential buildable land to meet the 20-year forecast.

Section 14. Ontario Municipal Code Section 10-14-3 of Section 10 Comprehensive Plan is hereby amended by adding that portion that is underlined and deleting the portion lined out:

10-14-3 - Findings: Population and Employment Projection

The Ontario Housing Report based its findings on the official Population Research Center (PRC) population projection of 12,256 (45 more people) by 2040, and an aspirational forecast 15,692 (3,481 more people). The aspirational forecast reprojects the 2007 coordinated population projection used in the Ontario Urbanization Study (2007). The aspirational forecast shall be used only to manage existing lands within the 2020 UGB and not as a justification for UGB expansions.

The Ontario Urbanization Study (2007) relied on a coordinated population forecast to justify housing and employment need for a UGB expansion. Table 14-1 summarizes these population and employment forecasts ~~for Ontario~~. The population forecast is the official, adopted forecast for the City. The employment forecast represents a mid-range estimate based on range of annual growth rates between 3.0 percent and 4.0 percent. The forecast was developed by ECONorthwest and has been adopted by Malheur County.

Table 14-1. Population and employment forecasts, Ontario 2007-2027 and 2007-2057

Year	**Total Emp**	**Pop**	**Pop/Emp**
2007	5,418	6,013	1.1
2027	11,939	13,451	1.1
2057	25,787	28,725	1.1
Change 2007-2027			
Number	6,521	7,437	1.1

Percent	120%	124%	
AAGR	4.0%	4.1%	
Change 2007-2057			
Number	20,368	22,711	1.1
Percent	376%	378%	
AAGR	3.2%	3.2%	

Section 15. Ontario Municipal Code Section 10-14-4 of Section 10 Comprehensive Plan is hereby amended by adding that portion that is underlined and deleting the portion lined out:

10-14-4 - Findings: Buildable Land Inventory

~~Ontario has about 5,244 acres within the current Urban Growth Boundary (UGB). Of this, about 4,495 acres are in tax lots; the remaining lands are in public right-of-ways – primarily streets. The City has about 1,100 acres of buildable commercial, industrial, and residential land within its UGB.~~ Table 14-2a summarizes the 2020 residential buildable land inventory (vacant and partially vacant land within the Ontario UGB). Table 14-2b summarizes the buildable land inventory of all other land uses as of 2007.

Table 14-2a. Gross Residential Buildable Land by Zone, Ontario UGB, 2020

ONTARIO ZONING	BUILDABLE ACRES ON VACANT LOTS	BUILDABLE ACRES ON PARTIALLY DEVELOPED LOTS	TOTAL GROSS BUILDABLE ACRES	PERCENT SHARE
Residential Zones:				
Single-Family Residential (RS50)	59	52	111	19%
Duplex Residential (RD40)	1	0	1	0%

High Density Residential (RM10)	2	36	38	6%
Manufactured Home Residence (R-MH)	3	6	9	2%
Planned Development (PD)	14	1	14	2%
City Limits Subtotal	**79**	**95**	**173**	**29%**
Residential (R-UGA)	163	251	414	71%
Total	**242**	**345**	**587**	**100%**

Table 14-2b. Vacant and partially vacant land by Zoning, Ontario UGB, January 2007

	~~**Acres in Tax Lots by Constraint Status**~~			
~~**Area**~~ **General Zone**	**Total**	**Acres Unavailable for Development** ~~**Developed**~~	**Acres Available for Development** ~~**Constrained**~~	**Percent of Non-Residential Acres Available** ~~**Buildable**~~
~~**City Limits**~~				
~~Partially Vacant~~ Commercial	~~102.4~~ 226.3	~~59.5~~ 50.2	~~2.2~~ 176.1	~~40.6~~ 38%
Industrial	279.1	85.5	193.6	42%
~~Vacant~~ Public Facility	~~111.2~~ 93.2	0.0	~~2.3~~ 93.2	~~108.8~~ 20%
~~**Subtotal**~~ **Total**	~~**213.6**~~ **598.6**	~~**59.5**~~ **226.9**	~~**4.5**~~ 462.9	~~**149.5**~~ 100%
~~**Between City Limits and UGB**~~				
~~Partially Vacant~~	~~302.4~~	~~21.2~~	~~21.0~~	~~260.2~~
~~Vacant~~	~~845.8~~	~~0.0~~	~~155.9~~	~~689.9~~
~~**Subtotal**~~	~~**1,148.2**~~	~~**21.2**~~	~~**176.9**~~	~~**950.1**~~

~~TOTAL~~	~~1,361.7~~	~~80.7~~	~~181.5~~	~~1,099.5~~

Section 16. Ontario Municipal Code Section 10-14-5 of Section 10 Comprehensive Plan is hereby amended by adding that portion that is underlined and deleting the portion lined out:

10-14-5 - Findings: Long Range Buildable Land Needs

Table 14-3a shows residential land need estimates for both the official PRC population projection of 12,256 (45 more people) by 2040, and an aspirational forecast 15,692 (3,481 more people).

Table 14-3a. Projected Housing Need by Dwelling Type, 2020 to 2040

HOUSING TYPES	DWELLINGS UNITS - PRC POPULATION PROJECTION	DWELLING UNITS ASPIRATIONAL FORECAST
Needed Dwelling Units (2020 to 2040)	**21**	**1,493**
Lower Density Housing Types	**70%**	
Detached Single-Family on individual lots - 40%	8	597
Manufactured Homes on individual lots – 10%	2	149
Attached Single-Family on individual lots – 12%	2	180
Duplexes dwellings and ADUs – 8%	2	119
Unit Subtotal	**14**	**1,045**
Medium Density Housing Types	**10%**	
Triplexes, Fourplexes and Cottage Clusters – 5%	2	75
Manufactured Dwellings in Subdivisions and Parks – 5%	1	75
Unit Subtotal	**3**	**150**
Higher Density Housing Types	**20%**	
Apartments – 20%	4	298

Unit Subtotal	**21**	**299**

Table 14-3b shows land need estimates for employment and public/semi-public land uses for the 20- and 50-year planning periods. T~~he results indicate a total land need of about 1,431 acres for 20-year period from 2006-2026; and 3,549 acres for the 50-year period from 2006-2056.~~

Table 14-3b. Employment and Public/Semi-Public Land need estimates, Ontario UGB, 2006-2026 and 2006-2056

	Land Need (Gross Acres)	
Land Use	**2006-2026**	**2006-2056**
~~**Residential**~~		
~~Single-family detached~~	~~494.6~~	~~1,156.8~~
~~Manufactured~~	~~41.7~~	~~97.4~~
~~Condo/Townhomes~~	~~16.8~~	~~39.4~~
~~Multifamily~~	~~40.3~~	~~94.3~~
~~**Subtotal - Residential**~~	~~**593.4**~~	~~**1,387.9**~~
Non-Residential (Employment)		
Retail and Services	254.1	719.7
Industrial	307.3	626.9
Government	42.1	228.4
Subtotal - Non-Residential	**603.5**	**1575.0**
Other (Public/Semi-Public)		
Church	21.3	61.9
City (Facilities)	17.1	49.5

City (Parks)	120.0	300.0
County	17.1	49.5
Fraternal	8.5	24.8
Schools	50.0	100.0
Subtotal - Public/Semi-Public	**234.0**	**585.7**
Total Land Need	**~~1,430.9~~ <u>837.5</u>**	**~~3,548.6~~ <u>2,160.7</u>**

The Second (2013) Addendum to the 2007 Ontario Urbanization Study identified an unmet short-term need for rail-dependent industrial sites in the 150—400 acre range to accommodate (1) a rail-dependent manufacturing firm and/or (2) a railcar maintenance and service company. The City of Ontario and Business Oregon are working to accommodate interested rail-dependent users known as Project Rail and Project 78. To ensure that Agricultural land is not prematurely included within the Ontario UGA to meet this need Ontario has adopted a sequential approach. Consistent with Policy 10-14-8(3), Ontario will include one rail-dependent industrial site within the UGA in early 2014 to meet short- and medium-term needs; at such time as this site is developed for rail-dependent uses, Ontario is committed to initiating a second UGA amendment to ensure that a second rail-dependent industrial site is immediately available within the UGA.

Section 17. Ontario Municipal Code Section 10-14-6 of Section 10 Comprehensive Plan is hereby amended by adding that portion that is underlined and deleting the portion lined out:

10-14-6 - Findings: Comparison of Land Need and Supply

In 2007, the City of Ontario adopted a 2056 URA to meet identified land needs through 2056. The 2056 URA included 1,757 acres for future urban uses. Approximately 500 acres were reserved in the southeast portion of the URA for rail-dependent uses served by both the Union Pacific Railroad and Railroad Avenue.

The 2007 Comprehensive Plan identified a Year 2026 UGA deficit of about 354 acres in the following land use categories:

- Commercial (11 acres).
- Industrial (89 acres).
- Public Facilities (254 acres).*
- Residential 35 acre surplus.

* Public facilities need included city and county facilities, park, school, fraternal, and religious needs.

In 2009, the City of Ontario and Malheur County amended the Urban Growth Area (UGA) boundary to meet a large-site industrial land deficit. This expansion included the 77-acre "Wada Site" (nine acres of which was already within the UGB) immediately northwest of the Ontario Regional Airport and served by the Yturri Beltline (Oregon Highway 201).

In 2013:

1. Public facilities needs identified in the 2007 Comprehensive Plan were reduced by 80 acres to account for a transcription error (30 acres) and double-counting school needs (50 acres). The UGA was expanded to address 105 acres of the adjusted 184-acre public facilities need.
2. The City of Ontario and Malheur County identified a need for at least one site of approximately 200 acres to meet the site requirements of mega data centers. Ontario UGA lacked any such large sites; therefore, the UGA was expanded by an additional 199 acres to meet this identified need.
3. In late 2013, the City of Ontario and Malheur County identified a need for at least one site of approximately 250 acres with direct access to the EORR short line to meet the site requirements of rail-dependent industrial users. Ontario UGA lacked any such large sites; therefore, the UGA was expanded by an additional 245 acres to meet this identified need.

The 2021 Ontario Housing Report replaces the housing needs analysis found in the 2007 Ontario Urbanization Study. The Ontario Housing Report considered two population projections for which to evaluate residential housing needs.

Table 14-4a updates 2006-2026 Ontario employment and public/semi-public land need and supply numbers based on the expanded 2013 UGA.

Table 14-4b updates 2006-2026 Ontario residential land need and supply numbers based on the revisions of the Ontario Housing Report (2021).

Table 14-4a: Ontario Employment and Public/Semi-Public Land Need and Supply 2006-2026 and Ontario Residential Land Need and Supply 2020-2040 (Revised 2013, and 2021)

Generalized Land Use	Buildable Acres	Need 2006-2026	Surplus (Deficit) 2006-2026
Commercial	242.9	254.1	(11.2)
Industrial	485.8	507.3	(21.5)
Rail-Dependent Industrial	245.0	250.0	(5.0)
Public Facility	114.9	184.0	(69.1)

TOTAL	**1,088.6**	**1,195.4**	**(106.8)**
Residential Need	**Buildable Acres Supply within City Limits**	**Need 2020-2040**	**Surplus (Deficit) 2020-2040**
~~Residential~~	~~627.9~~	~~593.4~~	~~34.5~~
Low Density Residential	126	PRC Need: 2.3 Aspirational Need: 174.2	PRC Surplus (Deficit): 123.7 Aspirational Surplus (Deficit): (48.2)
Medium Density Residential	11	PRC Need: 0.38 Aspirational Need: 18.7	PRC Surplus (Deficit): 10.62 Aspirational Surplus (Deficit): (7.6)
High Density Residential	40	PRC Need: 0.33 Aspirational Need: 0.33	PRC Surplus (Deficit): 39.67 Aspirational Surplus (Deficit): 15.1
City Residential SUB TOTAL	**177**	**PRC Need: 3.0** **Aspirational Need: 177**	**PRC Surplus (Deficit): 174 within City Limits** **Aspirational Surplus (Deficit): (40.7) within City Limits**
TOTAL Need from Residential UGA	**414**	**Aspirational Deficit in City: 40.7**	**Remaining UGA Surplus (Deficit): 373.3**
~~**TOTAL**~~	~~**1,716.5**~~	~~**1,788.8**~~	~~**(72.3)**~~

Section 18. Ontario Municipal Code Section 10-14-8 of Section 10 Comprehensive Plan is hereby amended by adding that portion that is underlined and deleting the portion lined out:

10-14-8 - Policies: Urbanization

1. Ontario will coordinate with Malheur County in the establishment and maintenance of a 50-Year Urban Reserve Area (URA).
2. Ontario will monitor land development on an annual basis and compare the supply of buildable land against the land needs identified in the Ontario Urbanization Study (2007) <u>and the Ontario Housing Report (2021).</u>
3. Ontario will periodically expand the Urban Growth Boundary (UGB) to maintain a continuous, 20-year supply of buildable land for employment, housing, and public/semi-public needs.
4. Ontario will seek grant funding from the Department of Land Conservation and Development to support studies necessary to justify a UGB expansion in 2007. The City will commit to a local match to conduct the following studies necessary to:
   (a) Comply with Goal 5, by preparing a riparian corridor and wetland inventory and protection program for the Urban Reserve Area. This inventory will be useful in refining the Buildable Lands Inventory;
   (b) Comply with Goal 11, by updating the Public Facilities Plan (PFP) to demonstrate that land added to the UGB can be efficiently provided with key public facilities and services;
   (c) Comply with Goal 12, by updating the Transportation System Plan (TSP) to ensure that land added to the UGB will have an adequate level of transportation service, as required by the Ontario Comprehensive Plan and the Transportation Planning Rule.
   (d) Comply with Goal 14 requirements for efficiency of land use, by preparing specific area plans for land added to the UGB (and adjacent buildable lands) to ensure that land is used efficiently, and that transportation facilities are provided as required by the TPS.
   (e) Comply with the Ontario Comprehensive Plan, by amending existing zoning regulations to allow for flexibility and creativity in creating complete and healthy communities for existing and future Ontario residents.
   (f) Comply with Goal 14 by preparing UGB amendment findings demonstrating compliance with the Goal 14 administrative rule and applicable Statewide Planning Goals.
5. Land added to the UGA to meet the needs of rail-dependent users shall be retained in large parcels (minimum of 50 acres) to ensure that large site size requirements for rail-dependent industrial users are met consistent with the Second (2013) Addendum to the Ontario Urbanization Study.

Appendix B

2021 Housing Related Zoning Ordinance Amendments

CHAPTER 10A-27 - C-1, NEIGHBORHOOD COMMERCIAL ZONE

Section 1. Ontario Municipal Code Section 10A-27-01 of Title 10A is hereby amended by adding that portion that is underlined and deleting the portion lined out:

10A-27-01 - PURPOSE.

To provide for areas of limited impact retail and office establishments, and similar uses, in neighborhoods that are primarily residential without harming the residential character of those neighborhoods. <u>This zone also provides for medium and high density residential uses.</u>

Section 2. Ontario Municipal Code Section 10A-27-05 of Title 10A is hereby amended by adding that portion that is underlined and deleting the portion lined out:

10A-27-05 - PRINCIPAL PERMITTED USES.

The following principal uses are permitted as of right in the C-1 Zone:

1.Dwellings when constructed according to the space limits of RM-10 Zone <u>and Section 10A-27-07 Special Use Limitations</u>;

2. Home occupations meeting standards herein;

3. Retail shopping establishments as defined herein;

4. Consumer service establishments as defined herein;

5. Dance and music studios;

6. Churches;

7. Schools and colleges, public or private, including commercial business or vocational schools or colleges;

8. Park and recreation facilities, public;

9. Private clubs and clubhouses as defined herein;

10. Residential care facilities housing not more than eight clients;

11. Roominghouse as defined herein;

12. Hotel, bed and breakfast, as defined herein;

13. Museums, concert halls, auditoriums and similar cultural facilities;

14. Horticulture and the growing of field crops or hay.

15. Public buildings, none of which may be of industrial character.

16. Business offices and general office buildings.

17. The manufacture of small items such as jewelry, fishing tackle and the like, or the repackaging of bulk small items with fewer than ten employees. Fabrication of art or crafts objects, bakery goods, or ice cream for on premises sale or as custom orders for delivery.

18. Recreational vehicle park.

19. Medical, dental or other health professional office or clinic for humans.

20. Adult foster care for not more than five patrons.

21. Family day care provider as defined herein;

22. Day care center as defined herein;

(Ord. No. 2630-2009, § 1, 7-2-2009)

Section 3. Ontario Municipal Code Section 10A-27-07 of Title 10A is hereby amended by adding that portion that is underlined and deleting the portion lined out:

10A-27-07 - SPECIAL USE LIMITATIONS.

The following limitations or conditions shall apply in addition to any conditions or limitations applying to all zones, to all uses permitted or permissible in the C-1 Zone:

1. All operations shall be conducted within a completely enclosed building, except for nursery stock consisting of green plants and shrubs, for the temporary outdoor display of merchandise located within five feet of principal building, patio or sidewalk restaurant service, railroad operations, and play yards of day care centers.

2. All products produced, kept, handled or offered for sale shall be sold only at retail on the premises.

3. No nonresidential use shall continue normal operations past the hour of 11:00 p.m. or earlier than 7:00 a.m. except pursuant to a conditional use permit.

4. Not more than two delivery or service vehicles shall be used in the operation of any business.

5. No permitted or permissible separate business establishment shall occupy a floor area greater than 5,000 square feet to conduct its operations and to store its wares, products, inventory and materials, except that grocery stores may occupy a floor area of 15,000 square feet.

6. Screening shall be provided along all lot lines abutting residentially zoned or developed property, sufficient to block substantially any view of the nonresidential use and its operation, stored materials and equipment from all points located on or not more than eight feet above the lowest elevation of such residential property, in the event such screening is not sufficient to block totally

any view of stored waste or waste receptacles. In no event shall this Section be deemed to require more than full enclosure (including roof) of stored waste including waste receptacles and an opaque fence not more than seven feet in height extending the full length of not more than three sides of the subject property. The required front yard shall be landscaped to the standards set forth under the miscellaneous provisions of this Title.

7. No use shall be established by the conversion of a building or premises originally designed for use as a gasoline service station or drive-in establishment unless the paved area on the lot in question shall have been reduced, by the addition of natural landscaping, to an area not greater than two hundred percent of the area required by this Title for off-street parking, loading and access thereto.

8. No nonresidential use shall be established in any structure or premises originally designed for a residential use unless the existing residential character or the building shall be retained. Any design or structural change, additions or extensions shall be consistent with the architectural character of the original building.

9. ~~No building designed and intended for a business use shall be constructed or established on a development site occupied by a residential building.~~ The following residential standards shall apply to residential and mixed use buildings in the C-1 zone in addition to applicable standards of this code.

a. Residential uses are allowed above existing commercial ground floor uses.

b. New residential development and mixed use buildings with ground floor residential uses shall have a minimum density of 10 dwelling units per acre.

c. New residential and mixed use buildings shall provide an accessible front entrance on the street-facing ground floor façade.

d. As shown on Figure 10A-27-07, new mixed use buildings with ground floor commercial uses shall provide transparent window and door glazing on that together cover a minimum of:

    i. Half the length of the ground-level street-facing facade, and

    ii. Half the wall area of the ground-level street-facing façade.

Figure 10A-27-07. Required Commercial Ground Floor Window Glazing – Measurement Example

10. No permitted or permissible use shall be conducted in any manner which would render it noxious or offensive by reason of dust, refuse matter, odor, smoke, gas, fumes, noise, vibration or glare.

11. Space lighting shall be shielded so as to prevent the direct glare of beams onto any adjacent residentially zoned or used property.

12. Signs may project into any required front or rear yard as set forth in table 6-B of the Uniform Sign Code as adopted in this Title. Signs may project into a required side yard not more than 18 inches. One pole sign for each development site or building shall be allowed in each required front or rear yard.

[…]

CHAPTER 10A-29 - C-2, GENERAL COMMERCIAL ZONE

Section 4. Ontario Municipal Code Section 10A-29-01 of Title 10A is hereby amended by adding that portion that is underlined and deleting the portion lined out:

10A-29-01 - PURPOSE.

The C-2 Zone is intended to provide business locations for retail and service uses serving a region-wide clientele. The zone is intended to be located in areas characterized by good accessibility, including those areas which are exposed to heavy automobile traffic. This zone also provides for medium and high density residential uses.

Section 5. Ontario Municipal Code Section 10A-29-05 of Title 10A is hereby amended by adding that portion that is underlined and deleting the portion lined out:

10A-29-05 - PRINCIPAL PERMITTED USES.

The following principal uses are permitted as of right in the C-2 Zone:

1. All principal uses allowed in the C-1, Neighborhood Commercial Zone shall be allowed in the C-2 Zone except that dwellings shall be constructed to the space limits of the RM-10, Multi-Family Residence Zone, and ~~only Multi-Family Dwelling developments of 10 or more dwelling units are allowed~~ shall be meet Section 10A-29-07 Residential Special Use Standards.

2. Automobile service establishments as defined herein when all repairs or another work are performed within a building, where all refuse and scrap parts are stored in closed containers when possible and screened from view at all points on any public or private property or street and when all extended storage of wrecked vehicles or other equipment is screened from view from adjacent property and public streets;

3. Gasoline service stations, truck stops, minor automotive repair as defined herein;

4. Bars, taverns, cocktail lounges and other establishments which sell beer or intoxicating liquor;

5. Mortuaries or funeral homes;

6. Dry cleaning and laundry establishments which do not exceed 2,000 square feet in floor area and have no more than two delivery vehicles operating from the location;

7. Hotel, motel;

8. The manufacture of small items such as jewelry, fishing tackle and the like, or the repackaging of bulk small items;

9. Outdoor advertising sign;

10. Residential care facility not limited as to number of clients;

11. Commercial recreation facilities or recreation vehicle park;

12. Rental of small trucks and small trailers only when accessory to a gasoline service station or automobile service establishment;

13. Farm and garden store;

14. Wholesalers with stock involving less than 3,000 square feet of storage space;

15. Auction house;

16. Nursing home;

17. Amusement arcade;
18. Kennel; or
19. Veterinarian.

Section 6. Ontario Municipal Code Section 10A-29-07 of Title 10A is hereby amended by adding that portion that is underlined and deleting the portion lined out:

10A-29-07 – RESIDENTIAL SPECIAL USE STANDARDS.

The following special use standards shall apply to residential and mixed use buildings in the C-2 zone in addition to applicable standards of this code.

1. Residential uses are allowed above existing commercial ground floor uses.
2. All new residential buildings and mixed use buildings that allow ground floor residential uses shall have at least 10 dwelling units at a minimum density of 10 dwelling units per acre.
3. All new residential and mixed use buildings shall provide an accessible front entrance on the street-facing ground floor façade.
4. As shown on Figure 10A-33-07, new mixed use buildings with ground floor commercial uses shall provide transparent window and door glazing that together cover a minimum of:
   a. Half the length of the ground-level street-facing facade, and
   b. Half the wall area of the ground-level street-facing façade.

Figure 10A-33-07. Required Commercial Ground Floor Window Glazing – Measurement Example

[…]

CHAPTER 10A-33 - C-3, CENTRAL COMMERCIAL ZONE

Section 7. Ontario Municipal Code Section 10A-33-01 of Title 10A is hereby amended by adding that portion that is underlined and deleting the portion lined out:

10A-33-01 - PURPOSE.

To provide a business zone specifically designed to foster the continuation and improvement of the historic central business district of the City. Off street parking is provided at central locations rather at each business site so as to encourage compact pedestrian oriented development. This zone also allows medium and high density residential uses.

Section 8. Ontario Municipal Code Section 10A-33-05 of Title 10A is hereby amended by adding that portion that is underlined and deleting the portion lined out:

10A-33-05 - PRINCIPAL PERMITTED USES.

The following principal uses are permitted as of right in the C-3 Zone:

1. Dwellings. Multi-family dwellings, townhouses and dwellings above ground-floor non-residential uses ("vertical mixed use") and on the bottom floor of any structure ("live/work or horizontal mixed use") are allowed only if they comply with Special Use Limitations in Chapter 10A-33-07. Dwellings in the C-3 Zone

are subject to the space limits of the C-3 Zone found in Chapter 10A-35 instead of the space limits of the R-10 Zone in Chapter 10A-25.

2. Home occupations meeting standards herein;

3. Retail shopping establishments as defined herein;

4. Consumer service establishments as defined herein;

5. Bars, taverns, cocktail lounges and other establishments which sell beer or intoxicating liquor;

6. Dry cleaning and laundry establishments which do not exceed 2,000 square feet in floor area and have no more than two delivery vehicles operating from the location;

7. The manufacture of small items such as jewelry, fishing tackle and the like, or the repackaging of bulk small items;

8. Farm and garden store;

9. Wholesalers with stock involving less than 3,000 square feet of storage space;

10. Dance and music studios;

11. Auction house;

12. Outdoor advertising signs;

13. Medical, dental or other health professional office or clinic;

14. Business offices and general office buildings;

15. Kennel;

16. Veterinarian;

17. Churches;

18. Mortuaries or funeral homes;

19. Schools and colleges, public or private, including commercial business or vocational schools or colleges;

20. Public buildings, none of which may be of industrial character;

21. Museums, concert halls, auditoriums and similar cultural facilities;

22. Park and recreation facilities, public;

23. Commercial recreation facilities;

24. Amusement arcade;

25. Private clubs and clubhouses as defined herein;

26. Residential care facilities housing not more than eight clients;

27. Roominghouse as defined herein;

28. Hotel, bed and breakfast, as defined herein;

29. Adult foster care;

30. Family day care provider as defined herein;

31. Day care center as defined herein;

32. Residential care facility not limited as to number of clients; or

33. Nursing home.

Section 9. Ontario Municipal Code Section 10A-33-07 of Title 10A is hereby amended by adding that portion that is underlined and deleting the portion lined out:

10A-33-07 – <u>RESIDENTIAL</u> SPECIAL USE LIMITATIONS.

The following limitations or conditions shall apply in addition to any conditions or limitations applying to all zones, to specified uses permitted or permissible in the C-3 Zone:

1. Buildings with residential uses on the ground floor, other than live-work uses, shall not be permitted on Oregon Street.

~~2. Buildings with residential uses on the ground-floor shall: a. Provide window glazing on the ground-floor facade, where glazing of the facade shall mean the use of transparent windows along a minimum of 50 percent of the length of the ground-level street-facing facade, and covering a minimum of 50 percent of ground-level street-facing wall area (See Figure 10A-33-07a). Minimum window glazing includes any glazed portions of doors. b. Provide an accessible entrance; c. Limit the residential use on the ground floor to 50% of the floor area of the ground floor; and d. Be designed to accommodate commercial uses (e.g. ceiling heights, interior support columns).~~

~~3. There shall be no more than eight single-family attached dwellings in a continuous building.~~

~~4. Fewer than ten multi-family dwellings are allowed in a building.~~

2. <u>Residential uses are allowed above existing commercial ground floor uses.</u>
3. <u>All new residential development, and mixed use buildings that allow ground floor residential uses, shall have at least 10 dwelling units at a minimum density of 10 dwelling units per acre.</u>
4. <u>All new residential and mixed use buildings shall provide an accessible front entrance on the street-facing ground floor façade.</u>
5. <u>As shown on Figure 10A-33-07, new commercial and mixed use buildings with ground floor commercial uses shall provide transparent window and door glazing that together cover a minimum of:</u>
    a. <u>Half the length of the ground-level street-facing facade, and</u>
    b. <u>Half the wall area of the ground-level street-facing façade.</u>
6. <u>All ground floor uses shall be designed to accommodate commercial uses with respect to ceiling height and interior support columns.</u>

Figure 10A-33-07a. Required Commercial Ground Floor Window Glazing – Measurement Example

AGENDA REPORT
PUBLIC HEARING
May 18, 2021

TO: Mayor and City Council

FROM: Dan Cummings, Community Development Director

THROUGH: Adam J. Brown, City Manager

SUBJECT: ACCEPT RIGHT OF WAY ALONG FORTNER STREET AS PER THE APPROVED PARTITION UNDER PLANNING ACTION 2020-06-22 PTN

DATE: May 13, 2021

PROPOSED MOTION:

I MOVE THE CITY COUNCIL APPROVE THE DEDICATION OF THE RIGHT OF WAY FOR A PORTION OF FORTNER STREET AND VACATION OF THE SIDEWALK EASEMENT DESCRIBED IN INSTRUMENT NUMBER 66591 AS SHOWN ON THE PARTITION PLAT OF NORTHWEST HOUSING ALTERNATIVES, SAID PARTITION BEING APPROVED BY AN ADMINISTRATIVE ACTION ON JULY 28, 2020, UNDER PLANNING FILE 2020-06-22PTN AND AUTHORIZE THE MAYOR TO EXECUTE HIS SIGNATURE ON THE FINAL PLAT ACCEPTING THE DEDICATED RIGHT OF WAY AND VACATION OF SIDEWALK EASEMENT.

SUMMARY:

This action is to have the City Council, who is the governing body for the City of Ontario, accept the right of way of a portion of Fortner Street to widen the east side of Fortner Street by 9 feet to make for a 25 feet right of way section along the east side of Fortner as well as vacate a sidewalk easement described under Instrument No. 66591 which created a section of a sidewalk easement to the City of Ontario in the NE corner of the property that made no sense or is no longer needed. The right of way is shown on the attached Partition Plat as Attachment 1 to this report. Easements are allowed to be vacated under a Partition Plat.

BACKGROUND:

The subject property is 5.28 acres and currently is the site of the old Presbyterian Nursing Home that is scheduled to be remodeled into an affordable apartment complex.

On July 28, 2020, the Community Development Director administratively approved the partition of the parcel to create three parcels. One parcel will contain the affordable Apartment Complex, and require the dedication of public right of way for portions of Fortner Street which is the subject of this action.

<u>CURRENT SITUATION:</u>

The partition is ready to be finalized and the public right of way accepted by the City Council.

<u>ANALYSIS:</u>

A. **<u>STRATEGIC PLAN</u>** This partition leads the way for future development in the area with the dedication of right of way to meet the Growth and Desirability portions of the City Councils Strategic Plan.

B. **<u>FINANCIAL</u>** At this time there are no financial implications associated with this action as no new road sections are needed or are being required to be constructed. Fortner Street is already constructed to City standards.

C. **<u>TIMING</u>** This action needs to be completed and the right of way accepted so that the developer may move forward with the redevelopment of the property.

D. **<u>POLICY/LEGAL</u>** The City Council, under 10 B-55-45 for a land division involving the creation of streets, shall by action of the City Council at a public hearing, approve the final plat by motion accepting the public right of way, and the Mayor and Planning Official shall sign the plat.

<u>ALTERNATIVES:</u>

Alternative could be to not accept the right of way.

The Council could, by motion, not accept the right of way offered for dedication and instruct the applicant to remove the portions of streets offered for dedication from the final plat and resubmit the plat for approval by the Planning Official for recording without the dedication of additional right of way.

<u>RECOMMENDATION:</u>

Staff recommends that the Council approve the request of dedication of street right of way and authorize the Mayor to sign the plat and acceptance of the right of ways as shown on the attached Plat.

<u>ATTACHMENTS:</u>

1. Final Plat 2020-06-22PTN-OS

CITY ACCEPTANCE

THE CITY OF ONTARIO ACTING THROUGH IT'S MAYOR HEREBY ACKNOWLEDGES THE VACATIONS OF INTERIOR TRACT LINES IN G.W. ROUTH TRACTS, THE VACATION OF EASEMENTS AND ACCEPTS THE DEDICATION OF RIGHT OF WAY AND EASEMENTS AS FOLLOWS:

1). THE VACATION OF TRACT LINES BETWEEN; TRACTS 5 & 6, TRACTS 6 & 7, TRACTS 7 & 8, TRACTS 8 & 9, TRACTS 9 & 10, AND TRACTS 10 AND THAT PORTION OF 11, ALL AS SHOWN.

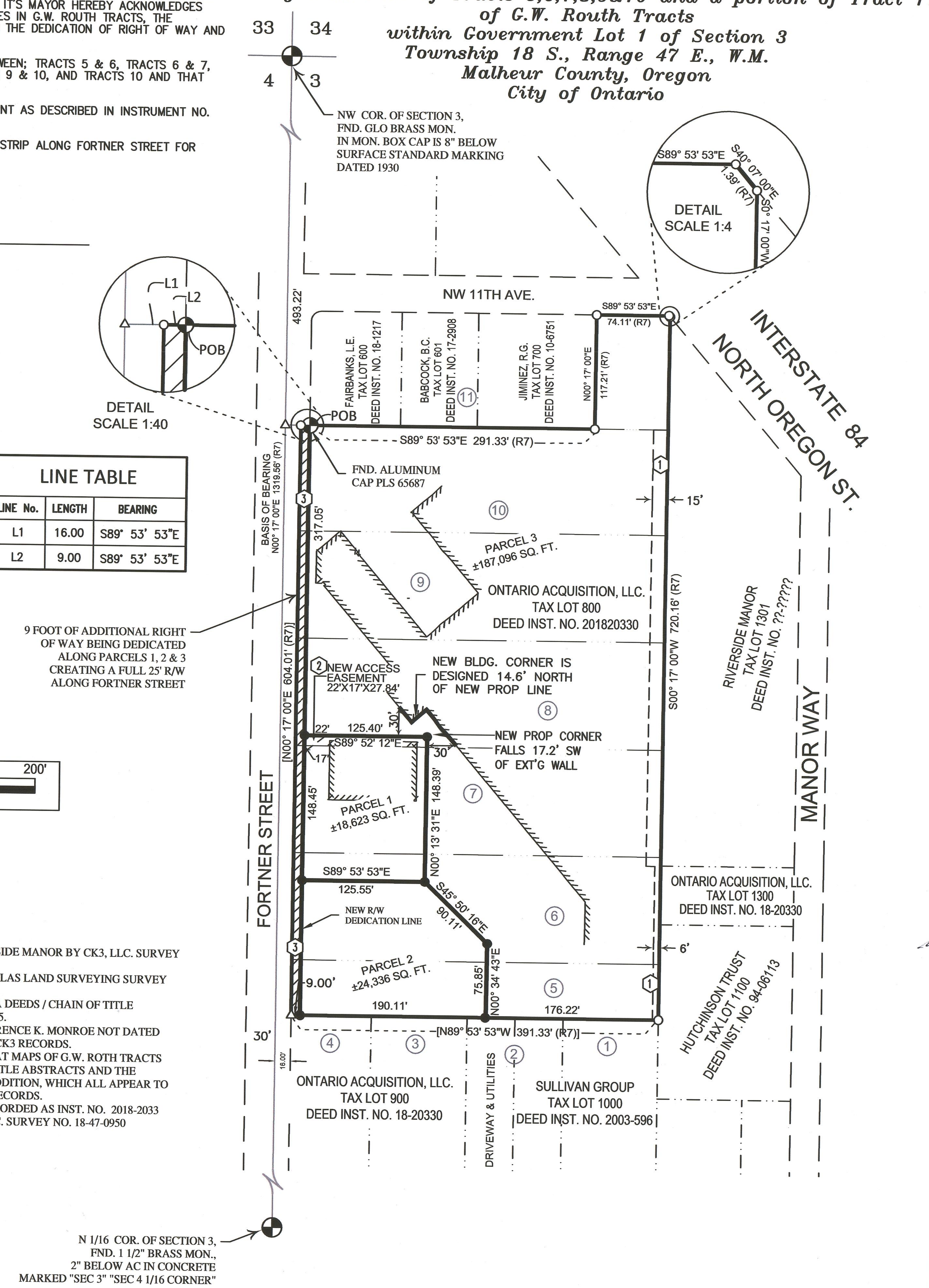
2). THE VACATION OF SIDEWALK EASEMENT AS DESCRIBED IN INSTRUMENT NO. 66591.

3). THE DEDICATION OF THE NINE FOOT STRIP ALONG FORTNER STREET FOR PUBLIC ROAD & UTILITY PURPOSES

CITY OF ONTARIO
RILEY J. HILL, MAYOR

PARTITION PLAT NO.________

Being a Re-Plat of Tracts 5,6,7,8,9&10 and a portion of Tract 11 of G.W. Routh Tracts within Government Lot 1 of Section 3 Township 18 S., Range 47 E., W.M. Malheur County, Oregon City of Ontario



LINE TABLE

LINE No.	LENGTH	BEARING
L1	16.00	S89° 53' 53"E
L2	9.00	S89° 53' 53"E

0 100' 200'
SCALE: 1" = 100'

REFERENCE TABLE

- R1 RECORD OF SURVEY FOR RIVERSIDE MANOR BY CK3, LLC. SURVEY NO. 18-47-0903
- R2 PARTITION PLAT NO. 18-03 BY ATLAS LAND SURVEYING SURVEY NO. 18-47-0944
- R3 DEED INFORMATION FROM AREA DEEDS / CHAIN OF TITLE RESEARCH DATING BACK TO 1905.
- R4 UN-RECORDED SURVEY BY LAURENCE K. MONROE NOT DATED APPEARS TO BE 1950'S OR 1960'S CK3 RECORDS.
- R5 UN-OFFICIAL / UNRECORDED PLAT MAPS OF G.W. ROTH TRACTS INCLUDING HAND DRAWINGS, TITLE ABSTRACTS AND THE ADJOING PLAT OF RIVER SIDE ADDITION, WHICH ALL APPEAR TO AGREE IN DIMENSIONING, CK3 RECORDS.
- R6 BOUNDARY BY AGREEMENT RECORDED AS INST. NO. 2018-2033
- R7 RECORD OF SURVEY BY CK3, LLC. SURVEY NO. 18-47-0950

I, LANCE C. KING, HEREBY CERTIFY THAT THIS IS AN EXACT REPRODUCTION OF THE ORIGINAL.

Lance King

LEGEND

PARTITION BOUNDARY	( ) DATA OF RECORD
NEW PARTITION LINE	[ ] CALCULATED DISTANCE
SECTIONAL LINE (SEC.)	MONUMENT AS NOTED
RIGHT-OF-WAY (ROW)	● SET 5/8"x30" REBAR WITH RED PLASTIC CAP MARKED PLS 61420
TRACT LINES BEING VACATED	○ FND. 5/8 IRON BAR AS SHOWN IN (R1)
TAX LOT LINES	△ CALCULATED POINT
EASEMENT	(10) G.W. ROUTH TRACTS LOT DESIGNATION
NEW RIGHT OF WAY BEING DEDICATED	

SURVEYOR'S NARRATIVE & CERTIFICATE

THIS SURVEY WAS MADE AT THE REQUEST OF NORTHWEST HOUSING ALTERNATIVES FOR THE PURPOSE OF PARTITIONING A PARCEL OF LAND DESCRIBED AS TITLE II IN DEED 2018-2033, CREATING A 18,632 SQ. FT. PARCEL, A 24,336 SQ. FT. PARCEL, AND A 187,096 SQ. FT. PARCEL AS APPROVED BY THE CITY OF ONTARIO PLANNING DEPARTMENT.

CONTROL FOR THIS SURVEY IS BASED ON FOUND MONUMENTS FROM RECORD OF SURVEY 18-47-0950. THE BASIS OF BEARING FOR THIS SURVEY IS ALONG THE CENTERLINE OF FORTNER STREET ALSO BEING THE WEST LINE OF THE NW1/4 NW 1/4 AS SHOWN ON SAID RECORD OF SURVEY.

THE PARTITION BOUNDARY WAS ESTABLISHED IN (R7) AND VERIFIED AND HELD HERE, THE NEW PARTITION LINE WERE ESTABLISHED AT THE DIRECTION OF NORTHWEST HOUSING ALTERNATIVES.

I LANCE C. KING, A REGISTERED PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED THE BOUNDARIES OF PARCELS 1, 2, AND 3 IN ACCORDANCE WITH ORS CHAPTER 92, THAT THE POINT OF BEGINNING IS A SHOWN ON THE MAP AND IS WITHIN THE REQUIREMENTS OF ORS 92.060(1), I CERTIFY THAT THE FIRST MONUMENT ESTABLISHING OR REESTABLISHING A BOUNDARY MONUMENT WAS PLACED ON 4/30/2021 THAT THE ADJOINING PROPERTY AND ALL PROPERTY ACCESSED IN THIS SURVEY WAS DONE IN ACCORDANCE WITH ORS 672.047, THAT THE SURVEY WAS MADE BY ME OR UNDER MY DIRECTION, THAT THE MONUMENTS ARE AS SHOWN AND THAT THIS MAP IS A TRUE AND ACCURATE REPRESENTATION OF SAID SURVEY.

THE LAND BEING RE-PLATTED IS DESCRIBED AS FOLLOW (DEED NO. 2018-2033)
Land in Malheur County, Oregon described as follows:

TITLE II
In Twp. 18 S., R. 47 E., W.M.
Sec. 3: A parcel of land in Lot 1 being a portion of what is commonly known as Tracts 5 to 10 inclusive of G.W. Routh Tracts, more particularly described as follows:
Beginning at the Southwest corner of Government Lot 1 of said Section 3; thence North along the West line of said Lot 1, 222.5 feet to the true Point of Beginning; thence East 391 feet and 4 inches; thence North 603.76 feet; thence West 391 feet and 4 inches to the West line of said Government Lot 1; thence South 603.76 feet to the Point of Beginning

Also A parcel of land being a portion of what is commonly known as Tract 11 of G.W. Routh Tracts, more particularly described as follows:
Commencing at the Southwest corner of Government Lot 1 of Section 3; thence North 826.26 feet along the West line of said Lot 1; thence East 391 feet 4 inches to the True Point of Beginning; thence North 118.54 feet to the Southwesterly right of way of the Old Oregon Trail Highway; thence N 40°25'W 24.52 feet; thence West 59.1 feet; thence South 137.21 feet; thence east 75 feet to the Point of Beginning.

EXCEPTING THEREFROM that portion of land conveyed to the City of Ontario, by deed recorded May 2, 1967, in Book 135, Page 448, official records, Malheur County, Oregon.

EXCEPTING THEREFROM the West 16 Feet of tracts 5 to 10 conveyed to the City of Ontario by deed recorded in Book 114, Page 402, official records, Malheur County, Oregon.

EXCEPTING THEREFROM that portion of land conveyed to the City of Ontario by deed recorded August 8, 1979 Instrument No. 66591, official records, Malheur County, Oregon.

OWNER'S DECLARATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT ONTARIO ACQUISITION, LLC, AN OREGON LIMITED LIABILITY COMPANY, OWNER OF THE LANDS AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAS CAUSED THE SAME TO BE PARTITIONED AND SURVEYED IN ACCORDANCE WITH OREGON REVISED STATUTE, CHAPTER 92. AND ACKNOWLEDGES AND DEDICATES THE EASEMENTS SHOWN AS LISTED BELOW, AND FURTHERMORE, GRANTS PARCELS 1, 2 & 3 BLANKET EASEMENTS OVER AND ACROSS PARCELS 1, 2 & 3 FOR EXISTING SEWER AND WATER LINES, FOR WIDTHS REQUIRED TO MAINTAIN AND OR REPLACE.

1. AN EXISTING EASEMENT CREATED BY INSTRUMENT AS SHOWN, INCLUDING THE TERMS AND PROVISIONS THEREOF; DATED; MARCH 21, 1974. RECORDED MAY 2, 1974, AS INSTRUMENT NO. 157178, OFFICIAL RECORDS OF MALHEUR COUNTY, OREGON. FAVOR OF: MALHEUR HOME TELEPHONE COMPANY, AN OREGON CORPORATION. (AFFECTS TITLE A ONLY)
2. WE DEDICATE AN ACCESS EASEMENT AS SHOWN OVER AND ACROSS PARCEL 1, IN BENEFIT OF PARCEL 3.
3. WE DEDICATE NINE FOOT OF ADDITIONAL RIGHT OF WAY AS SHOWN TO THE CITY TO FOR STREET AND UTILITY PURPOSES.

Ontario Acquisition LLC, an Oregon limited liability company
By: Northwest Housing Alternatives, Inc.
Its: Sole Member and Manager

By: Trell Anderson Name: Trell Anderson Title: Exec. Dir.

REGISTERED PROFESSIONAL LAND SURVEYOR
Lance King
OREGON
MAY 10, 2011
LANCE CLARK KING
61420
RENEWS: 6/30/2021

ACKNOWLEDGMENT

STATE OF OREGON
COUNTY OF CLACKAMAS } S.S.

ON THIS 12 DAY OF May, IN THE YEAR OF 2021, BEFORE ME, DEBORAH ELLEN SCOTT, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Trell Anderson, AUTHORIZED SIGNATORY, AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND UPON BEING DULY SWORN ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME. IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND SEAL

Deborah Ellen Scott
DEBORAH ELLEN SCOTT,
NOTARY PUBLIC
COMMISSION No. 983928
EXPIRES: FEBRUARY 18, 2023

OFFICIAL STAMP
DEBORAH ELLEN SCOTT
NOTARY PUBLIC - OREGON
COMMISSION NO. 983928
MY COMMISSION EXPIRES: FEBRUARY 18, 2023

PARTITION APPROVALS OF PLANNER, ASSESSOR, & SURVEYOR

COUNTY SURVEYOR APPROVAL DATE
[signature] 5/13/2021
CITY PLANNER APPROVAL DATE
COUNTY ASSESSOR APPROVAL DATE

MALHEUR COUNTY SURVEYOR

By________
Received: 4/8/2021
Filed:________
Survey No. 18-47-0996
Dwg. No. B-01827

PARTITION PLAT No. ________

CERTIFICATE OF MALHEUR COUNTY RECORDER
STATE OF OREGON
COUNTY OF MALHEUR } S.S.

PLAT CAB: ____ SLIDE: ____

Number of affidavits of vendor, mortgage or trust deed holder attached: ____

SURVEY FOR:
NORTHWEST HOUSING ALTERNATIVES

CK3, LLC
ENGINEERING-SURVEYING & PLANNING

ONTARIO	HERMISTON
368 SW 5TH AVE.	945 W. ORCHARD AVE.
ONTARIO, OR 97914	HERMISTON, OR 97838
PHONE (541) 889-5411	PHONE (541) 567-2345
FAX (541) 889-2074	FAX (541) 567-2305

WEB: CK3LLC.NET

CHECKED BY: LCK	FIELDBOOK No. 0-336	PAGE(S): 30-33
DRAWN BY: AMC	DWG FILE No.: B-1305	
APPROVED BY: LCK	FILENAME: V020003.dwg	JOB No.: V020003
DATE: 4/30/2021	DATE REVISED:	SHEET: 1 of 1

ABATEMENTS

ACCT #	CUST #	NAME	1ST BILLING	TOTAL	OWED WITH AMNESTY PROGRAM $1,500 Max	OWED WITH AMNESTY PROGRAM $1,000 Max
0001885	004381	SANCHEZ JR.* @ (RETAIL)	$ 263.75	$ 285.75	$ 263.75	$ 263.75
0001939	013790	GONZALES	$ 274.04	$ 290.07	$ 274.04	$ 274.04
0001968	013958	BROTHERS	$ 126.80	$ 290.62	$ 126.80	$ 126.80
0002349	015880	THOMPSON	$ 1,272.10	$ 1,272.10	$ 1,272.10	$ 1,000.00
0002361	015931	AMERICAN ADVISORS GROUP	$ 1,561.00	$ 1,561.00	$ 1,500.00	$ 1,000.00
			$ 3,497.69	3,699.54	$ 3,436.69	$ 2,664.59

DERELICT STRUCTURE

ACCT #	CUSTOMER #	NAME	1ST	TOTAL	Under Amnesty Program Two Months Max
0001661	012096	ZA JOHNSON PROPERTIES	$250.00	$750.00	$ 500.00
0001873	013323	KEIZER ENTERPRISES, LLC.	$250.00	$750.00	$ 500.00
0001932	009810	MILLER	$500.00	$9,000.00	$ 500.00
0002055	001705	FERREIRA	$250.00	$11,000.00	$ 500.00
0002243	015273	OKAI	$250.00	$1,000.00	$ 500.00
0002249	015282	BESSEY/BARRERA	$500.00	$1,800.00	$ 500.00
0002250	015286	FLEMING	$250.00	$250.00	$ 250.00
0002251	015291	GALE	$500.00	$1,500.00	$ 500.00
0002253	015299	WERDEL	$250.00	$2,500.00	$ 500.00
0002267	015337	TRUCE LLC	$250.00	$3,000.00	$ 500.00
0002277	015432	URANGA	$500.00	$11,500.00	$ 500.00
0002288	015463	4D MANAGEMENT HOLDINGS INC	$250.00	$9,250.00	$ 500.00
0002334	015759	PICKLER	$250.00	$5,750.00	$ 500.00
0002383	016000	RODRIGUEZ	$250.00	$750.00	$ 500.00
		TOTAL	**$4,500.00**	**$58,800.00**	

CIVIL PENALTIES

ACCT #	CUST #	NAME	1ST BILLING	AMOUNT OWE	UNDER AMNESTY PROGRAM AT $1,500 MAX	UNDER AMNESTY PROGRAM AT $1,000 MAX
0000297	003590	HURSH *	$ 1,000.00	$ 4,612.50	$ 1,000.00	$ 1,000.00
0000420	006970	MORRISON OIL COMPANY	$ 1,450.00	$ 1,550.00	$ 1,450.00	$ 1,000.00
0001683	012189	WEAVER	$ 300.00	$ 950.00	$ 300.00	$ 300.00
0001695	012276	NAVARRETE	$ 1,750.00	$ 750.00	$ 750.00	$ 750.00
0001940	000704	BROWN	$ 4,300.00	$ 231,800.00	$ 1,500.00	$ 1,000.00
0002017	014276	OREGON PARTNERS LLC	$ 2,250.00	$ 2,250.00	$ 1,500.00	$ 1,000.00
0002072	007984	MICHEL $ **	$ 500.00	$ 500.00	$ 500.00	$ 500.00
0002073	014753	MATSUMURA	$ 2,250.00	$ 2,550.00	$ 1,500.00	$ 1,000.00
0002126	014822	TAYLOR	$ 1,000.00	$ 45,258.34	$ 1,000.00	$ 1,000.00
0002127	014823	COX	$ 2,000.00	$ 7,058.34	$ 1,500.00	$ 1,000.00
0002173	014831	MARTINEZ	$ 3,300.00	$ 3,327.50	$ 1,500.00	$ 1,000.00
0002175	014836	COLE	$ 800.00	$ 4,456.67	$ 800.00	$ 800.00
0002177	014850	MANZO	$ 500.00	$ 500.00	$ 500.00	$ 500.00
0002185	014906	MOSMAN	$ 500.00	$ 500.00	$ 500.00	$ 500.00
0002233	015225	ADAMS FAMILY LIVING TRUS	$ 5,500.00	$ 2,250.00	$ 1,500.00	$ 1,000.00
0002236	015229	MASON	$ 2,500.00	$ 2,500.00	$ 1,500.00	$ 1,000.00
0002246	015278	CUNA	$ 2,250.00	$ 2,250.00	$ 1,500.00	$ 1,000.00
0002254	015309	DALE	$ 800.00	$ 1,500.00	$ 800.00	$ 800.00
0002257	015312	KOENIG-LAKEY	$ 850.00	$ 2,700.00	$ 850.00	$ 850.00
0002258	015313	FERREIRA	$ 600.00	$ 1,200.00	$ 600.00	$ 600.00
0002262	015317	LOCK	$ 1,300.00	$ 1,200.00	$ 1,300.00	$ 1,000.00
0002264	015319	ALGER	$ 800.00	$ 800.00	$ 800.00	$ 800.00
0002265	015320	RODRIGUEZ SR	$ 3,000.00	$ 3,000.00	$ 1,500.00	$ 1,000.00

0002268	015340	GALE	$	2,000.00	$	2,000.00	$	1,500.00	$	1,000.00
0002269	015343	ROCHA	$	500.00	$	500.00	$	500.00	$	500.00
0002274	015415	WEST	$	900.00	$	900.00	$	900.00	$	900.00
0002298	015503	REISE	$	800.00	$	800.00	$	800.00	$	800.00
0002299	015505	ERNSTON	$	650.00	$	650.00	$	650.00	$	650.00
0002306	015569	RUIZ/LIBRADO	$	500.00	$	3,790.00	$	500.00	$	500.00
0002313	015644	WILSON	$	400.00	$	400.00	$	400.00	$	400.00
0002314	015645	BERGAM	$	400.00	$	400.00	$	400.00	$	400.00
0002315	015646	THOMPSON	$	3,600.00	$	187,050.00	$	1,500.00	$	1,000.00
0002316	015661	URANGA	$	700.00	$	74,250.00	$	700.00	$	700.00
0002318	015663	KEMBLE	$	1,000.00	$	1,000.00	$	1,000.00	$	1,000.00
0002319	015664	RODRIGUEZ	$	800.00	$	800.00	$	800.00	$	800.00
0002320	015665	EO INVESTMENTS LLC	$	8,250.00	$	8,250.00	$	1,500.00	$	1,000.00
0002322	015682	PEREZ	$	750.00	$	750.00	$	750.00	$	750.00
0002323	015683	POUNDS	$	600.00	$	5,600.00	$	600.00	$	600.00
0002324	015684	4D MANAGEMENT HOLDING:	$	1,200.00	$	229,575.00	$	1,200.00	$	1,000.00
0002331	015755	MAGILL	$	1,150.00	$	1,150.00	$	1,150.00	$	1,000.00
0002332	015756	GRANADOS	$	3,950.00	$	9,950.00	$	1,500.00	$	1,000.00
0002338	015787	EBERHART	$	1,200.00	$	1,200.00	$	1,200.00	$	1,000.00
0002343	015838	RODRIGUEZ	$	500.00	$	500.00	$	500.00	$	500.00
0002345	015846	WARREN	$	800.00	$	28,300.00	$	800.00	$	800.00
0002350	015894	BUXTON	$	2,250.00	$	2,250.00	$	1,500.00	$	1,000.00
0002354	015902	ONTARIO HOLDINGS LLC	$	2,587.50	$	2,587.50	$	1,500.00	$	1,000.00
0002355	015903	YOST	$	4,000.00	$	63,000.00	$	1,500.00	$	1,000.00
0002358	015928	LI	$	2,800.00	$	2,800.00	$	1,500.00	$	1,000.00
0002372	015942	KEIZER ENTERPRISES LLC	$	2,250.00	$	30,375.00	$	1,500.00	$	1,000.00

0002376	015993	CARUSO	$	2,000.00	$	2,000.00	$	1,500.00	$	1,000.00
0002377	015994	MC D ROE	$	3,450.00	$	3,450.00	$	1,500.00	$	1,000.00
0002378	015995	SANTANA	$	600.00	$	600.00	$	600.00	$	600.00
0002379	015996	NAVARRETE	$	4,500.00	$	4,500.00	$	1,500.00	$	1,000.00
0002380	015997	WIECHEC	$	700.00	$	700.00	$	700.00	$	700.00
0002381	015998	ELDORADO INVESTMENTS II	$	600.00	$	500.00	$	600.00	$	600.00
0002386	016014	VAN EGMOND	$	800.00	$	800.00	$	800.00	$	800.00
			$	96,687.50	$	994,840.85	$	58,200.00	$	46,400.00