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KEIZER PLANNING COMMISSION MEETING AGENDA

Wednesday, October 12, 2022 @ 6:00 p.m.

Keizer Civic Center

- 1. CALL TO ORDER**
- 2. WELCOME TO YOUTH COMMITTEE LIAISON AMANPREET SANDHU**
- 3. SWEARING IN OF COMMISSIONERS LAWYER, GRENZ AND HUTCHES**
- 4. APPROVAL OF MINUTES – September 2022**
- 5. APPEARANCE OF INTERESTED CITIZENS**
This time is made available for those who wish to speak about an issue that is not on the agenda.
- 6. PUBLIC HEARING: None**
- 7. NEW-OLD BUSINESS/STAFF REPORT: River Cherry Overlay District Development Update**
- 8. COUNCIL LIAISON REPORT**
- 9. COUNCIL REPRESENTATIVE: Sarah Hutches, Monday, October 17**
- 10. NEXT MEETING ~ November 9, 2022**
- 11. ADJOURN**



**KEIZER PLANNING COMMISSION
MEETING MINUTES
Wednesday, September 14, 2022 @ 6:00 pm
Keizer Civic Center**

CALL TO ORDER: Chair Matt Lawyer called the meeting to order at 6:00 pm.

ATTENDANCE:

Present:

Matt Lawyer, Chair
Jeremy Grenz, Vice Chair
Ron Bersin
Sarah Hutches
Jane Herb
Francisco Saldivar

Absent:

Mo Avishan

Council Liaison Present:

Councilor Kohler for Councilor Juran

Staff Present:

Shane Witham, Planning Director
Dina Horner, Assistant Planner
Shannon Johnson, City Attorney

APPROVAL OF MINUTES: Commissioner Grenz moved for approval of the August 2022 Minutes. Commissioner Herb seconded. Motion passed as follows: Lawyer, Grenz, Bersin, Herb and Hutches in favor with Saldivar abstaining and Avishan absent.

APPEARANCE OF INTERESTED CITIZENS:

Tammy Kunz, Keizer, asked how the power grid would be increased so that Oregon does not end up like California. Chair Lawyer explained that Oregon has an abundance of energy and sells to neighboring states, is much smaller than California and the Power Company is responsible for the infrastructure.

Bill White, Keizer, suggested that the City provide tax credits to people who have solar panels and suggested that City Hall invest in them as well. City Attorney Shannon Johnson explained that the City does not get involved in tax credits at the city level.

Mr. Shannon Johnson explained that Council has directed staff to join other cities in appealing the Climate Friendly and Equitable Communities rules. They are not against the general goals and concepts but opposed to the governor's executive order because there is no legislative authority in the mandate. Other cities involved in the appeal are: Springfield, Sherwood, Hillsboro, Medford, Gresham, Happy Valley, Cornelius, Troutdale, Tualatin and Grants Pass. At the present time, however, the City must move forward, cooperate with the State and follow the timelines until the Court says differently.

PUBLIC HEARING: None

NEW/OLD BUSINESS: Parking Reform

Planning Director Shane Witham shared a slide presentation which reviewed the metropolitan planning organizations that are affected by the rules, rules structure, main reform options, timing of the rules, reduction of mandates for development types, parking reform near transit corridors, EV conduit requirements, parking regulation improvements/options/landscaping, exemption for no parking mandates, reducing the burden of parking mandates, climate friendly areas (expected to be within ½ mile of transit), details of options 2 (Fair Pricing) and 3 (Reduced Regulations) and finally, should the City retain or not retain parking mandates?

Commissioners then discussed development possibilities in Keizer, the inconvenient transit system compared to other cities, eliminating parking requirements, the decision making timeline, how the market drives the development community and relying on the OARs instead of changing the Code.

Commissioners agreed by consensus to have Mr. Witham bring back a redline version on this at the November meeting.

Mr. Witham explained that he plans a Public Hearing to figure out what would need to be changed to be consistent with 430 (Reduction of Mandates for Development Types) and 440 (Parking Reform Near Transit Corridors) because both need to be adopted by December 31, 2022.

STAFF REPORT: Mr. Witham shared information regarding a few multi-family projects taking place in Keizer and fielded questions regarding dust mitigation.

COUNCIL REPRESENTATIVE: Francisco Saldivar will report to Council on September 19.

ADJOURN: The meeting adjourned at 7:32 p.m.

Next Meeting: October 12, 2022

Minutes Approved: 10-12-22

TO: PLANNING COMMISSION

FROM: SHANE WITHAM, PLANNING DIRECTOR

DATE: September 8, 2022

SUBJECT: CFEC Rules – Parking Reform

Attachments:

- **DLCD Informational Materials**
 - **Parking Reform Summary**
 - **Improved Parking Management and Electric Vehicle Charging**
 - **Implementation Guidance-Parking Reform Near Transit**
 - **Timeline for implementation**
- **Text of Oregon Administrative Rules (OAR 660-12-0400 – 660-12-0450)**
- **Parking Reform Map**

DISCUSSION:

At the August Planning Commission meeting, representatives from the Department of Land Conservation and Development (DLCD) presented information pertaining to the recently adopted Climate-Friendly and Equitable Communities (CFEC) rules amending the Oregon Administrative Rules (OAR). One of the items discussed was parking reform and how the rules will impact Keizer. There were several questions posed regarding the mandated changes to parking requirements, so the intent of this meeting is to provide you with additional information and to hopefully clarify the requirements as much as possible.

I have attached informational materials (4 separate documents) provided by DLCD regarding parking reform, the text language of OAR 660-12-0400 through OAR 660-12-0450, and a map of Keizer which visually depicts the area that is within a ½ mile distance of “high frequency” transit corridors for your reference. I will present a brief slide presentation to walk through the new requirements and will attempt to answer questions as best I can. I anticipate the discussion regarding these new parking requirements will provide some direction for the path forward in adopting new land use regulations at future planning commission meetings.

Parking Reform Summary

July 11, 2022



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Rules Implementing

OAR 660-012-0400 through 0450 (see also definitions in 0005 and deadlines and processes in 0012)

Who do the rules apply to, and when is action needed?

The parking reforms apply to the 48 Oregon cities in Oregon's eight metropolitan areas (Albany, Bend, Corvallis, Eugene/Springfield, Grants Pass, Portland Metro, Rogue Valley, Salem/Keizer), and counties in these areas, with more than 5,000 people inside the urban growth boundary but outside city limits with urban sewer and water services (Clackamas, Marion, Washington).

Some of the rules take effect December 31, 2022; others require action by March 31, 2023 or June 30, 2023.

Why reform costly parking mandates?

Parking mandates, also known as minimum parking requirements, are a one-size-fits-all approach that ends up hiding the costs of parking in other goods, from housing to business costs to wages. That means the costs of car ownership and use are subsidized, leading people to own more cars and drive more than they would if they were aware of the true costs. Providing 300 square-feet of parking lot for each car that wants a parking spot is a significant cost – in the thousands, and often tens of thousands, of dollars.

Because of the cookie-cutter approach of mandates, parking is often over-built, adding unnecessary costs, while pushing apart buildings and making areas less walkable. That means more driving, and more pollution.

A better approach, one that has been used by communities around the world for decades, is to let the free market provide parking where there is demand. Experience shows lenders usually require sufficient off-street parking, and developers will build it, especially when the on-street parking is properly managed.

How do cities and counties amend their codes to meet the requirements in the rules?

The cleanest path to meet rules requirements is to update local zoning and development codes to meet the requirements in OAR 660-012-0405 through 0415, and repeal all parking mandates. The provisions of 0425 through 0450 do not apply to communities without parking mandates.

Many of the requirements in 0405 through 0415 may already be in city code, as some of those provisions have been required by the Transportation Planning Rules for many years.

If a community prefers to keep some mandates, the provisions in 0425 through 0450 reduce the mandates and the negative impacts of remaining mandates.

Questions?

Evan Manvel

Climate Mitigation Planner

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Phase 1 – Reform Near Transit; Certain Uses by December 31, 2022

Apply to development applications submitted after December 31, 2022 (amend code or directly apply these rules)

0430 Cannot mandate more than 1 space/unit for residential developments with more than 1 unit
No mandates for small units, affordable units, child care, facilities for people with disabilities, shelters

0440 No parking mandates allowed within $\frac{3}{4}$ mile of rail stations or $\frac{1}{2}$ mile of frequent transit corridors

Phase 2 – More Reform, Choose an Approach by June 30, 2023 or alternative date

0405 Parking Regulation Improvement

- Preferential placement of carpool/vanpool parking
- Allow redevelopment of any portion of a parking lot for bike or transit uses
- Allow and encourage redevelopment of underused parking
- Allow and facilitate shared parking
- New developments with parking lots more than $\frac{1}{4}$ acre in size must install 50% tree canopy OR solar panels; requires street trees and street-like facilities along driveways
- Parking maximums in appropriate locations (in existing TPR)

0410 Electric Vehicle Charging *due March 31, 2023

- New private multi-family residential or mixed-use developments install conduit to serve 40% of units

0415 Provisions Specific to More Populous Cities

- Cities >25,000 in metro or >100,000 outside set certain parking maximums in specified areas
(additional provisions for 200,000+ population cities, i.e. Portland, are not listed here)

0420-0450 Three options for parking reform

Option 1 660-012-0420	Options 2 and 3 660-012-0425 through 0450	
Repeal parking mandates	Reduce parking burdens – reduced mandates based on shared parking, solar panels, EV charging, car sharing, parking space accessibility, on-street parking, garage parking. Must unbundle parking for multifamily units near frequent transit. May not require garages/carports.	
	Climate-friendly area parking – remove mandates in and near climate-friendly areas or adopt parking management policies; unbundle parking for multifamily units	
	Cities pop. 100,000+ adopt on-street parking prices for 5% of on-street parking spaces by September 30, 2023 and 10% of spaces by September 30, 2025	
	Option 2 enact at least three of five policies	Option 3 all of the below
No additional action needed	1. Unbundle parking for residential units 2. Unbundle leased commercial parking 3. Flexible commute benefit for businesses with more than 50 employees 4. Tax on parking lot revenue 5. No more than $\frac{1}{2}$ parking space/unit mandated for multifamily development	No mandates for a variety of specific uses, small sites, vacant buildings, studios/one bedrooms, historic buildings, LEED or Oregon Reach Code developments, etc. No additional parking for changes in use, redevelopments, expansions of over 30%. Adopt parking maximums. No mandates within $\frac{1}{2}$ mile walking distance of Climate-Friendly Areas. Designate district to manage on-street residential parking.



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Improved Parking Management and Electric Vehicle Charging

The Climate-Friendly and Equitable Communities rules reduce costly parking mandates in Oregon's eight metropolitan areas, and support electric vehicle charging.

Why Reform?

Housing Costs, Pollution, Walkability, Equity, and More

Excess parking has a significant negative impact on housing costs, business costs, the feasibility of housing development and business redevelopment, walkability, air and water pollution, climate pollution, and general community character.

Parking mandates push uses apart, making areas less walkable. They also force people who don't own or use cars to pay indirectly for other people's parking. Carless households tend to be the poorest households. Parking demand varies significantly from development to development; about one-sixth of Oregon renter households own zero vehicles.



New Rules: Decrease Costly Parking Mandates, Particularly for Certain Types of Development and in Certain Areas

The rules encourage the diversity of parking needs to be met by the diversity of development. The rules reduce costly parking mandates for desired **types** of development, such as smaller housing types, small businesses, and historic buildings. Rules also reduce mandates in certain **areas**, where parking demand is lower per unit: areas with concentrated jobs and housing, and walkable areas well-served by transit.

The rules give communities **options** to reform parking. Those who adopt best practice parking policies would get more flexibility. The rules require **Oregon's most populous cities to do more** if they choose to keep costly mandates, by charging at least 50 cents per day for 5%, and eventually 10%, of on-street parking spaces. Good parking management reduces how much non-drivers subsidize those who drive.

The rules address negative impacts of large parking lots by requiring lots be designed to be pedestrian-friendly and include either solar power or trees. The rules also would require **40% of new parking spaces in multifamily housing have conduit for electric vehicle charging** (just conduit, not chargers).

Common Concerns: Parking with Disabilities, Parking Supply, and Areas of High Demand

The rules would *not* limit required parking for people with mobility-related disabilities.

Removing requirements to include parking in each development does not mean no parking will be built. Two decades of experience with lower parking mandates have demonstrated lender requirements and market dynamics usually result in parking being built. However, just like today's parking rules, cities must sometimes deal with "spillover" parking, and where more people are trying to park than spaces exist. This calls for improved management of on-street parking spaces, not one-size-fits-all mandates. DLCD has resources to help with this.

Rules Language is available at <https://www.oregon.gov/lcd/CL/Pages/CFEC.aspx>

Questions?

Evan Manvel, Climate Mitigation Planner, evan.manvel@dlcd.oregon.gov, 971-375-5979



Application and Deadline for Action (Section 1)

Section (1)(a) states the rule applies to all cities in Oregon's eight metropolitan areas.

Per Section (1)(a) and OAR 660-012-0400, the rule applies to portions of counties in a metropolitan area within an urban growth boundary, where the population of the unincorporated area within the urban growth boundary is 5,000 or more, and the area is served with urban water and sanitary services. The department believes this includes Clackamas, Marion, and Washington counties, but not others.

OAR 660-012-0012(5)(e) requires cities and counties to implement requirements when reviewing development applications submitted after December 31, 2022. That deadline is not eligible for extension.

Section (1)(b) of the rule reminds readers communities without parking mandates have no requirements under this rule, as it is focused on reducing parking mandates.

Section 2

Section (2) prohibits requiring parking spaces for developments with lands within $\frac{3}{4}$ mile of a rail transit stop. The department considers "rail transit," as used in this context, to apply to rail service designed to meet everyday needs. This includes MAX light rail, streetcar, and WES services, but not Amtrak or historic, tourist, or seasonal rail operations.

Section 3

Section (3) prohibits enforcing parking mandates for developments with lands within $\frac{1}{2}$ mile of three types of corridors:

(a) Priority transit corridors designated under OAR 660-012-0710;

As rule 0710 is a new rule, this has no effect until cities have acted to designate "priority transit corridors" under the OAR 660-012-0710(1)(a), through a major or minor Transportation System Plan update.

This provision does not directly apply to existing key transit corridors (such as TriMet's Frequent Service map) local governments or transit providers have previously identified until the local transportation system plan is updated to be clear that the identified corridors are priority transit corridors for the purposes of OAR 660-012-0710. However, communities may choose to do parking reform in these corridors, and these areas are likely covered under subsection (b).

(b) Corridors with bus service arriving with a scheduled frequency of at least four times an hour during peak service;

The department considers “bus service” in this context to include vehicles of various sizes and shapes that hold many people and are accessible to the public. “Arriving with a scheduled frequency” indicates a regular schedule. The department recommends local governments apply this provision based on regular published schedules that include at least one hour during the day where four buses along the corridor are scheduled to arrive.

Transit service schedules sometimes change. Recently the COVID-19 pandemic has affected transit schedules due to public health, ridership shifts, and workforce availability. The department recommends local governments coordinate with transit providers to determine which routes are most likely to have or maintain frequent service into the future to avoid future changes in which areas are affected by this rule. This can provide certainty to local builders of housing, who sometimes make plans years into the future.

The language states the *corridor* has bus service, so a place where two bus routes in different corridors intersect, resulting in a single intersection or bus stop with a qualifying level of arrivals, would not be included. Corridors where routes run together for a length of time where the services together combine into frequent service should be included.

Transit routes that have a qualifying frequent service on a portion of the route, where some runs are scheduled to terminate prior to the end of the route should be included for the portion of the route with a qualifying level of service.

Department staff are available and willing to review transit line schedules and assist in identifying applicable corridors. Depending on resources, department staff may be able to help map the corridor.

The measurement is to the corridor rather than the stop, in contrast with subsection (a).

(c) Corridors with the most frequent transit route or routes in the community if the scheduled frequency is at least once per hour during peak service.

This provision only comes into force if a community has no corridors qualifying under subsection (b), as those corridors would be the most frequent. When effective, this provision would apply to the most frequent transit route(s) in a community if there are least two transit vehicles scheduled to arrive on the same transit route no more than 60 minutes apart from each other.

Again, the measurement is to the corridor rather than the stop.

Section 4

Section (4) permits local governments to either use a straight-line or walking distance for distances required in this rule. The department recommends local governments determine one method and use it consistently.

What Do Cities and Counties Have to Do?

Cities and counties may apply the state standard directly or may amend their local codes with the new parking standards.

Cities and counties should decide and be clear on whether they will use straight-line or walking distance to measure distances during development review, and where they will measure the corridor from (road edge, or other). These are discretionary decisions, but should be consistent.

Model Language for Development Code

A community may want to put the requirements directly into its code. Code language will vary in each community's parking code language and parking table. Department staff are available to review your community's code and suggest language for consideration.

Clarification: Parking Mandates for ADA, Carpool, Vanpool, Trucks Allowed

The rules allow communities to have parking mandates for ADA parking, carpool, vanpool and truck parking. This is a result of the definitions in 660-012-0005(27) and (29).

Best Practice: Parking to Serve People with Disabilities

The department recommends ensuring people with mobility disabilities have spaces to park, and nothing in the rules limits this. Communities may designate on-street spaces for such parking where limited off-street parking is provided, or may require off-street spaces in amounts required in parking codes.

Depending on how the code is written, a community could keep its parking mandates in its codes, and just enforce the parts for ADA (and for carpool, vanpool, and truck parking). Some codes, however, simply defer to the Oregon state building code, which bases ADA parking numbers as a portion of total parking provided. While legally permissible, this is not best practice. Communities in this circumstance could create an ADA-specific parking table. Department staff are available to assist with this.

Resources and Contact Information

Evan Manvel, Climate Mitigation Planner.

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971-375-5979

Disclaimer

This document aims to provide more details about the rules, and how the department intends to administer the rules. Nothing in this document should be construed as Oregon Administrative Rules. A current copy of the adopted Transportation Planning Rules should be acquired from the [Oregon Secretary of State](#) and used to fulfill planning requirements.

Rule Language: OAR 660-012-0440

- (1) This rule applies to cities and counties that:
 - (a) Are within a metropolitan area; and
 - (b) Have not adopted land use regulations without parking mandates as provided in OAR 660-012-0420.
- (2) Cities and counties may not require parking spaces for developments on a lot or parcel that includes lands within three-quarters mile of rail transit stops.
- (3) Cities and counties may not enforce parking mandates for developments on a lot or parcel that includes lands within one-half mile of frequent transit corridors, including:
 - (a) Priority transit corridors designated under OAR 660-012-0710;
 - (b) Corridors with bus service arriving with a scheduled frequency of at least four times an hour during peak service; and
 - (c) Corridors with the most frequent transit route or routes in the community if the scheduled frequency is at least once per hour during peak service.
- (4) Cities and counties may use either walking distance or straight-line distance in measuring distances in this rule.

Climate-Friendly and Equitable Communities Implementation Guide



This document provides guidance for cities and counties within metropolitan areas that are expected to implement the Climate Friendly and Equitable Communities rules. The information provided in this document are **based on the rules adopted by the Land Conservation and Development Commission on July 21, 2022**. This guide is for information and is not determinative regarding the content or applicability of the adopted rules.

Pages 1-3 contain an overview of the implementation and reporting requirements of the rules. The table of implementation dates on pages 3-8 shows the year in which these requirements become applicable, grouped by metropolitan area. The task summaries on pages 9-12 outline the sections of the Division 12 rules that are involved with the major task groups.

Alternative Dates: Cities, counties, or Metro may, optionally, propose alternative implementation dates for some deadlines as provided in OAR 660-012-0012(3). Alternative dates would be submitted to the department, reviewed against criteria, and approved (or not) by the DLCD Director. Alternative compliance dates for Eugene-Springfield and Salem-Keizer metropolitan area would use this process and the work program process for scenario planning in OAR 660-044-0100. Rules whose implementation dates can be modified through this process are in italics in the guide.

Division 12 Exemption: The DLCD Director may grant a full or partial exemption from Division 12 to cities and counties with a population under 10,000 within the urban area (OAR 660-012-0055(7)). The exemption must be requested by the jurisdiction. Exemptions granted shall last for a specified period.

Major Task Groups

Requirements for the implementation of each task are outlined in the schedule. Details of the rules involved with each task are listed after the schedule table.

CFA Study – Study potential climate-friendly areas (CFA) (660-012-0315). (code changes not mandatory; may apply 660-012-0430 and 0440 directly).

CFA Codes – Designate and make comprehensive plan, zoning map and code changes to implement climate-friendly areas (660-012-0320). **Parking B** – Implement parking regulation improvements, and parking mandate reform (660-012-0400 through 0450).

TSP Updates – These rules only apply at the time of a major update to a transportation system plan (TSP).

Parking A – For new development applications, apply reduced parking mandates near frequent transit and for certain development types

TPR Development Regulations – Transportation Planning Rules (TPR) related regulations; required with major transportation system plan updates, no specific update timeline unless indicated. Implement commercial and residential land use regulations (660-012-0330), and bicycle parking (660-012-630).

HNA – Housing Needs Analysis (HNA) (Also known as a Housing Capacity Analysis, or HCA). Update required by OAR Chapter 660-008-0045 for cities over 10,000 population. HNA *within* Metro must be updated every 6 years; outside of Metro must be updated every 8 years.

HNA is an additional task that is not part of Climate-Friendly and Equitable Communities.

Individually Applicable Rules

Rules separate from the major task groups and with their own applicability date are listed below and in the schedule.

EV Conduit – Cities only; for new multifamily and multi-use development applications, require 40% of spaces have conduit to serve electric vehicle charging (OAR 660-012-0410); implement by March 31, 2023 per OAR 660-012-0012(5)(d); either directly apply state administrative rules or amend local development standards.

Transportation Modeling – transportation modeling or analysis used for a land use decision must comply with OAR 660-012-0210; decision must not increase VMT per capita; effective as of June 30, 2024 per OAR 660-012-0012(5)(a).

Performance Standards – Implement multiple transportation performance standards for plan amendments and development review per OAR 660-012-0215; effective as of June 30, 2025 per OAR 660-012-0012(4)(b).

Additional CFA Designations for UGB Expansions is required beginning June 30, 2027 (OAR 660-008-0010(3)).

Note: **TSP Update** and **TPR Development Regulations** apply to all jurisdictions in the table listed below. The proposed rules do not establish an implementation deadline if ‘TSP Update’ and ‘TSP Development Regulations’ are not shown in the schedule. They are **not** exempt from these requirements. A deadline for these tasks may be established through approval of alternate compliance dates.

TPR Reporting

OAR 660-012-0900 requires cities and counties outside of Metro to submit yearly reports. The reporting requirements are listed in the row of each metropolitan area (light blue background). The designation of major reports in this guide are based on expected dates of Regional Transportation Plan (RTP) updates. The timing of a major report will be as determined by actual RTP adoption (OAR 660-012-0900(5)). The reporting requirement applies to each jurisdiction individually, although jurisdictions may coordinate to submit one report for the metropolitan area. Inside Metro, annual reporting will be completed by Metro (cities and counties within Metro **not** required to submit individual reports).

Population Growth

Climate-Friendly Areas- OAR 660-012-0310(4)(a) and (b) specify CFA compliance timelines for jurisdictions that surpass population thresholds of 5,000 or 10,000. Such jurisdictions must submit a **CFA Study** within 545 days of exceeding the population threshold, and adopt **CFA Codes** within 365 days of the deadline for submittal of the CFA Study. Additionally, OAR 660-008-0010(2) requires the designation of additional climate friendly areas as cities over 10,000 grow, in conjunction with required HNA updates.

Parking – OAR 660-012-0012(4)(f)(A) allows one year for jurisdictions that surpass population thresholds in OAR 660-012-0400 to comply with the parking rules to which they become subject.

Compliance date for tasks in italics can be modified per OAR 660-012-0012(3)

	2022	2023	2024	2025	2026-2028	2029
Albany Area			TPR major report (5/31) ¹	TPR minor report (5/31)	TPR minor report (5/31) (major in 2028)	TPR minor report (5/31)
Albany	Parking A	CFA Study EV Conduit Parking B	CFA Codes Transportation Modeling	<i>Performance Standards</i>	2028 HNA Additional CFA for UGB expansions after June 2027	TSP TPR Dev. Regs.
Benton County, Linn County, Marion County (fewer than 5,000 population inside UGB)			Transportation Modeling	<i>Performance Standards</i>		
Jefferson, Tangent, and Millersburg	Parking A	EV Conduit Parking B	Transportation Modeling	<i>Performance Standards</i>		

¹ Next expected RTP updates: 2022: Central Lane, Corvallis; 2023: Albany, Salem-Keizer; 2024: Middle Rogue; 2025: Bend, Rogue Valley. TPR major report expected the year following adoption of RTP update. Future RTP updates expected every 4 years.

Compliance date for tasks in italics can be modified per OAR 660-012-0012(3)

	2022	2023	2024	2025	2026-2028	2029
Bend Area			TPR minor report (5/31)	TPR minor report (5/31)	TPR minor report (major report 2026) (5/31)	TPR minor report (5/31)
Bend	Parking A	CFA Study EV Conduit Parking B	CFA Codes HNA Transportation Modeling	Performance Standards	Additional CFA for UGB expansions after June 2027, and with HNA Updates	TSP TPR Dev. Regs.
Deschutes County ²			Transportation Modeling	Performance Standards		TSP TPR Dev. Regs.
Central Lane		Scenario Plan work program (6/30) Scenario Plan (12/31)	TPR minor report (5/31)	TPR minor report (5/31)	Scenario Plan code amendments and TSP (12/31) TPR minor report (5/31) (major in 2028)	TPR minor report (5/31)
Coburg	Parking A	EV Conduit Parking B	Transportation Modeling	Performance Standards	TSP (2026) TPR Dev. Regs.	
Eugene Springfield	Parking A	CFA Study EV Conduit Parking B	CFA Codes Transportation Modeling	Springfield HNA Performance Standards	TSP (2026) TPR Dev. Regs. Eugene 2026 HNA Additional CFA for UGB expansions after June 2027	
Lane County ³			Transportation Modeling	Performance Standards	TSP (2026) TPR Dev. Regs.	

² Deschutes Co. population within UGBs in the metropolitan area is >5,000. However, Parking A, Parking B, CFA Study, and CFA Codes are not assumed to be applicable because the county does not provide urban services to these areas (OAR 660-012-0310(3); OAR 660-012-0400(1)(b)).

³ Lane Co. population within UGBs in the metropolitan area is >5,000. However, Parking A, Parking B, CFA Study, and CFA Codes are not assumed to be applicable because the county does not provide urban services to these areas (OAR 660-012-0310(3); OAR 660-012-0400(1)(b)).

	2022	2023	2024	2025	2026-2028	2029
Corvallis Area						
Adair Village	Parking A	EV Conduit <i>Parking B</i>	Transportation Modeling	TPR minor report (5/31)	TPR minor report (5/31) (major in 2028)	TPR minor report (5/31)
Corvallis Philomath	Parking A	CFA Study EV Conduit <i>Parking B</i>	<i>CFA Codes</i> Transportation Modeling	<i>Performance Standards</i>	Corvallis 2027 HNA Additional CFA for UGB expansions after June 2027	TSP <i>TPR Dev. Regs.</i>
Benton County (fewer than 5,000 population inside UGB)			Transportation Modeling	<i>Performance Standards</i>		
Middle Rogue						
Gold Hill Rogue River	Parking A	EV Conduit <i>Parking B</i>	Transportation Modeling	TPR minor report (5/31)	TPR minor report (5/31)	TPR major report (5/31)
Grants Pass	Parking A HNA	CFA Study EV Conduit <i>Parking B</i>	<i>CFA Codes</i> Transportation Modeling	<i>Performance Standards</i>	Additional CFA for UGB expansions after June 2027	TSP <i>TPR Dev. Regs.</i>
Jackson County Josephine County (fewer than 5,000 population inside UGB)			Transportation Modeling	<i>Performance Standards</i>		

Compliance date for tasks in italics can be modified per OAR 660-012-0012(3)

	2022	2023	2024	2025	2026-2028	2029
Rogue Valley			TPR minor report (5/31)	TPR minor report (5/31)	TPR major report (5/31)	
Ashland Central Point Eagle Point Medford Talent	Parking A	CFA Study EV Conduit Parking B Medford HNA	CFA Codes Transportation Modeling	Performance Standards	Central Pt 2027 HNA Ashland 2029 HNA Additional CFA for UGB expansions after June 2027	TSP TPR Dev. Regs.
Jacksonville Phoenix	Parking A	EV Conduit Parking B	Transportation Modeling	Performance Standards		
Jackson County (fewer than 5,000 population inside UGB)			Transportation Modeling	Performance Standards		

Compliance date for tasks in italics can be modified per OAR 660-012-0012(3)

	2022	2023	2024	2025	2026-2028	2029
Salem/Keizer		Scenario Plan work program (6/30)	Scenario Plan (6/30) TPR major report (5/31)	Scenario Plan code amendments and TSP (6/25) TPR minor report (5/31)	TPR minor report (5/31) (major in 2028)	TPR minor report (5/31)
Salem Keizer	Parking A	CFA Study EV Conduit <i>Parking B</i>	<i>CFA Codes</i> Salem and Keizer HNA Transportation Modeling	TSP <i>TPR Dev. Regs. Performance Standards</i>	Additional CFA for UGB expansions after June 2027	
Marion County	Parking A	CFA Study <i>Parking B</i>	<i>CFA Codes</i> Transportation Modeling	TSP <i>TPR Dev. Regs. Performance Standards</i>		
Polk County (fewer than 5,000 population inside UGB)			Transportation Modeling	TSP <i>TPR Dev. Regs. Performance Standards</i>		
Turner	Parking A	EV Conduit <i>Parking B</i>	Transportation Modeling	TSP <i>TPR Dev. Regs. Performance Standards</i>		

Compliance date for tasks in italics can be modified per OAR 660-012-0012(3)

	2022	2023	2024	2025	2026-2028	2029
Portland Metro						
	TPR Rules specific to Metro: OAR 660-012-0140, Transportation System Planning in the Portland Metropolitan Area; OAR 660-012-0012(4)(d), Climate-Friendly Area implementation within Metro; OAR 660-012-0900(2), TPR Reporting.					
Metro UGMIFP Region 2040 Centers [various jurisdictions]			Metro to establish requirements for adoption of Centers	Non-adopters to adopt Center boundaries and zoning	TPR minor report (5/31) (major in 2028)	TPR minor report (5/31)
Durham, Johnson City, Maywood Park, Rivergrove, King City, Wood Village	Parking A	EV Conduit Parking B	Transportation Modeling	Performance Standards		
Beaverton, Cornelius, Fairview, Forest Grove, Gladstone, Gresham, Happy Valley, Hillsboro, Lake Oswego, Milwaukie, Oregon City, Portland, Sherwood, Tigard, Troutdale, Tualatin, West Linn, Wilsonville (10k+)	Parking A	EV Conduit Parking B Beaverton, Fairview, Gresham, Happy Valley, Hillsboro Lake Oswego, Milwaukie, Portland, West Linn, Wilsonville	Transportation Modeling	Forest Grove HNA Performance Standards	HNA 2026: Sherwood, Troutdale, Tualatin; 2027: Gladstone, Cornelius, Tigard, Oregon City	
Clackamas County, Washington County	Parking A	Parking B	Transportation Modeling	Performance Standards		
Multnomah County ⁴						

⁴ Cities within Multnomah Co. have land use authority for unincorporated areas within UGB.

Task Summaries

Parking A

Reduced Mandates – OAR 660-012-0430 and OAR 660-012-0440

Effective date December 31, 2022 per OAR 660-012-0012(5)(e)– applies to development applications submitted after that date; either directly apply state administrative rules or amend local development standards

- Reduced mandates for specific developments – cannot mandate more than 1 space/unit for residential developments with more than 1 unit
- No mandates for small units, affordable units, childcare, facilities for people with disabilities, shelters
- Reform near transit - no parking mandates allowed within $\frac{3}{4}$ mile of light or heavy rail stations or $\frac{1}{2}$ mile of frequent transit corridors

Parking B

Parking Regulation Improvement – OAR 660-012-0405

By June 30, 2023 per OAR 660-012-0012(4)(f) - amend development standards

- Preferential placement of carpool/vanpool parking
- Allow redevelopment of any portion of a parking lot for bike or transit uses
- Allow and encourage redevelopment of underutilized parking for other uses
- Allow and facilitate shared parking
- Parking lots more than $\frac{1}{4}$ acre in size must install 50% tree canopy OR solar panels, solar/wind fee-in-lieu, or green energy per OAR 330-0135-0010; requires street trees and street-like facilities along driveways
- Adopt parking maximums in locations such as downtowns, regional or community center, and transit-oriented developments.

Parking Maximums and Evaluation in More Populous Cities – 660-012-0415

By June 30, 2023 per OAR 660-012-0012(4)(f)

- Cities >100,000 population, or >25,000 population if in Portland Metro, set certain parking maximums in specified areas
- Cities >200,000 population also:
 - Study use of on-street timed parking in CFA and transit areas (OAR 660-012-0435 & 0440)
 - Implement parking management before authorizing new 100+ stall parking garages
 - Implement TDM management strategies before authorizing new 300+ stall garages
 - Adopt design requirements so ground floor of parking garage convertible to other uses

Parking Mandate Reform

Effective date June 30, 2023 per OAR 660-012-0012(4)(f)

Option 1 OAR 660-012-0420	Options 2 and 3 OAR 660-012-0425 through 0450	
Repeal all parking mandates within the jurisdiction	Reduce parking burdens – adopt eight land use regulations related to reduced mandates based on factors such as shared parking, solar panels, parking space accessibility, on-street parking; unbundling of parking from rent for multifamily units near transit (OAR 660-012-0425)	
	Cities with populations 100,000+ adopt on-street parking prices equivalent to at least 50¢/day per spot for 5%/10% of total on-street parking supply by September 30, 2023/2025 (OAR 660-012-0450; effective dates per OAR 660-012-0012(4)(g))	
	Parking Reform Approaches <i>Choose ONE of the following (option 2 -or- option 3)</i> <i>Policies to take effect no later than June 30, 2023</i> <i>(effective date per OAR 660-012-0012(4)(f))</i>	
	Option 2 <i>OAR 660-012-0445(1)(a) -</i> <i>Adopt at least 3 of 5 policies below</i>	Option 3 <i>OAR 660-012-0445(1)(b) - Adopt regulations minimizing or exempting required parking for 15 development types (summarized below)</i>
no additional action needed	1. Unbundle parking for residential units 2. Unbundle leased commercial parking 3. Flexible commute benefit for businesses with more than 50 employees 4. Tax on parking lot revenue 5. No more than ½ space/unit mandated for multifamily development	No mandates for a variety of specific uses, small sites, vacant buildings, studio/one bedrooms, historic properties, LEED or Oregon Reach Code developments, etc. No additional parking for redevelopments/additions. Adopt parking maximums. No parking mandates within ½ mile walking distance of Climate-Friendly Areas. Designate district to manage on-street residential parking.

Climate-Friendly Areas

CFA Study OAR 660-012-0315 Due December 31, 2023 per OAR 660-012-0012(5)(b)	CFA Codes OAR 660-012-0320 via OAR 660-012-0315(6) Due Date December 31, 2024 per OAR 660-012-0012(4)(c)			
- CFA location and size standards per OAR 660-012-0310(2) <u>>10,000 population</u> Dwelling Unit Capacity of at least 30% of current housing needs analysis (OAR 660-012-0315(1); capacity calculated per methodology in OAR 660-012-0315(2)) <u>Population 5,000 -10,000</u> Designate at least 25 acres of CFA (OAR 660-012-0315(3)) - Displacement analysis, fair and equitable outcomes plan, and narrative summary of public engagement (OAR 660-012-0315(4))	<i>Required for all CFAs:</i> - Allowed uses per OAR 660-012-0320(2) - Inclusion of existing abutting residential and employment zones without zoning amendments per OAR 660-012-0320(3) - Prioritization of public buildings, open spaces per OAR 660-012-0320(4) - Block length maximums per OAR 660-012-0320(5) - Address other development regulation requirements per OAR 660-012-0320(7) - Eliminate mandates in and near climate-friendly areas or adopt parking management policies; unbundle parking for multifamily units (OAR 660-012-0435)			
	Housing and Employment Targets OAR 660-012-0320(8) or (9)			
	<table> <tr> <th data-bbox="657 919 1015 961">Option A</th><th data-bbox="1015 919 1507 961">Option B</th></tr> <tr> <td data-bbox="657 961 1015 1142">Residential minimum density standards and allowed building height not less than specified by OAR 660-012-0320(8)</td><td data-bbox="1015 961 1507 1142">Standards other than Option A proposed by jurisdiction that achieve target dwelling unit and employment per acre</td></tr> </table>	Option A	Option B	Residential minimum density standards and allowed building height not less than specified by OAR 660-012-0320(8)
Option A	Option B			
Residential minimum density standards and allowed building height not less than specified by OAR 660-012-0320(8)	Standards other than Option A proposed by jurisdiction that achieve target dwelling unit and employment per acre			

Transportation System Plan Update

- TSP updates may use OAR 660-012-0015 if OAR 660-018-0020 is notice provided by December 31, 2022 (OAR 660-012-0012(2)(a)).*
- Minor TSP updates need not meet all updated requirements if the updated portions of the plan meet new requirements, and OAR 660-018-0020 notice is provided by June 30, 2027 (OAR 660-012-0012(2)(b)).*
- Compliance deadline for Eugene-Springfield and Salem -Keizer determined by OAR 660-044-0015 Scenario Planning.*
- Cities and Counties over 5,000 population and outside the Portland metropolitan areas must adopt major TSP update by December 31, 2029 (OAR 660-012-0012(4)(a)).*

Generalized Scope and Process

- Overall TSP update requirements (OAR 660-012-0100 and 0105)
- Public Engagement and Equity
 - TSP Planning Engagement generally (OAR 660-012-0120)
 - Equity and Underserved Populations (OAR 660-012-0125, identifying underserved populations; OAR 660-012-0130, Decision-Making with Underserved Populations; OAR 660-012-0135, Equity Analysis)

- System Inventories and Existing Conditions
 - General inventory requirements (OAR 660-012-0150)
 - Transportation System Planning Area (OAR 660-012-0110)
 - Land use assumptions (OAR 660-012-0340)
 - Modal inventory requirements: Pedestrian (OAR 660-012-0505); Bicycle (OAR 660-012-0605); Transit (OAR 660-012-705); Streets and Highways (OAR 660-012-0805)
 - Funding projections (OAR 660-012-0115)
- Goals, Targets, and Project Prioritization
 - VMT Targets – base year and horizon year (OAR 660-012-0160)
 - Adoption of Transportation Performance Standards (OAR 660-012-0215)
 - Project Prioritization (OAR 660-012-0155)
- TSP Contents
 - Modal design and planning requirements: Pedestrian (OAR 660-012-0510); Bicycle (OAR 660-012-0610); Transit (OAR 660-012-710); Streets and Highways (OAR 660-012-0810)
 - Modal projects: Pedestrian (OAR 660-012-0520); Bicycle (OAR 660-012-0620); Transit (OAR 660-012-720); Streets and Highways (OAR 660-012-0820)
 - Transportation Options Planning (OAR 660-012-0145) – transportation demand management, transit options and incentives
 - Enhanced review of select roadway projects (OAR 660-012-0830) – for facilities that may increase driving capacity
 - Prioritization framework (OAR 660-012-0155)
 - Unconstrained Project List (OAR 660-012-0170) – combination of modal projects; must meet VMT per capita targets from OAR 660-012-0160; Project Prioritization Framework (OAR 660-012-0155)
 - Financially-Constrained Project List (OAR 660-012-0180)
 - Created from unconstrained list per procedures in OAR 660-012-0180(3)
 - Sum of projects on list not to exceed 125% of funding available from OAR 660-012-0115

Transportation Planning Rule Development Regulations

Land use requirements (OAR 660-012-0330)

Effective date per OAR 660-012-0012(4)(e) – TSP Adoption

note – implementation of OAR 660-012-0330 within a CFA is required upon adoption of CFA Zoning (OAR 660-012-0320(7))

- Neighborhood circulation (OAR 660-012-0330(3))
- Mixed use and commercial districts (OAR 660-012-0330(4))
- Bicycle parking regulations in compliance with OAR 660-012-0630 (OAR 660-012-0330(4)(g))
- Slow streets for neighborhoods (OAR 660-012-0330(5))
- Auto-oriented land uses (OAR 660-012-0330(6))
- Allow for Low car districts (cities of 100k+, OAR 660-012-0330(7))
- Protection of transportation facilities (OAR 660-012-0330(8))

Oregon Administrative Rules Pertaining to Parking Reform

660-012-0400

Parking Management

(1) OAR 660-012-0400 through OAR 660-012-0450 apply to:

(a) Cities within metropolitan areas; and

(b) Portions of counties in a metropolitan area within an urban growth boundary, where the population of the unincorporated area within the urban growth boundary is 5,000 or more, and the area is served with urban water and sanitary services.

(2) Cities and counties shall adopt comprehensive plans and land use regulations that implement provisions of OAR 660-012-0405 through OAR 660-012-0415.

(3) Cities and counties shall remove parking mandates as directed under OAR 660-012-0420. In lieu of removing parking mandates, cities and counties may amend their comprehensive plans and land use regulations to implement the provisions of OAR 660-012-0425, OAR 660-012-0430, OAR 660-012-0435, OAR 660-012-0440, OAR 660-012-0445, and OAR 660-012-0450.

Statutory/Other Authority: ORS 197.040

Statutes/Other Implemented: ORS 197.012 & ORS 197.712

History:

[LCDD 3-2022, adopt filed 08/17/2022, effective 08/17/2022](#)

[LCDD 2-2022, temporary adopt filed 06/01/2022, effective 06/01/2022 through 11/27/2022](#)

660-012-0405

Parking Regulation Improvements

(1) Cities and counties shall adopt land use regulations as provided in this section:

(a) Designated employee parking areas in new developments shall provide preferential parking for carpools and vanpools;

(b) Property owners shall be allowed to redevelop any portion of existing off-street parking areas for bicycle-oriented and transit-oriented facilities, including bicycle parking, bus stops and pullouts, bus shelters, park and ride stations, and similar facilities; and

(c) In applying subsections (a) and (b), land use regulations must allow property owners to go below existing mandated minimum parking supply, access for emergency vehicles must be retained, and adequate parking for truck loading should be considered.

(2) Cities and counties shall adopt policies and land use regulations that allow and encourage the conversion of existing underused parking areas to other uses.

(3) Cities and counties shall adopt policies and land use regulations that allow and facilitate shared parking.

(4) Cities and counties shall adopt land use regulations for any new development that includes more than one-quarter acre of surface parking on a lot or parcel as provided below:

(a) Developments must provide one of the following:

(A) Installation of solar panels with a generation capacity of at least 0.5 kilowatt per parking space on the property. Panels may be located anywhere on the property. In lieu of installing solar panels on site, cities may allow developers to pay \$1,500 per parking space in the development into a city or county fund dedicated to equitable solar or wind energy development or a fund at the Oregon Department of Energy designated for such purpose;

(B) Actions to comply with OAR 330-135-0010; or

(C) Tree canopy covering at least 50 percent of the parking lot at maturity but no more than 15 years after planting.

(b) Developments must provide street trees along driveways but are not required to provide them along drive aisles; and

(c) Developments must provide street-like design and features along driveways including curbs, pedestrian facilities, and buildings built up to pedestrian facilities.

(d) Development of a tree canopy plan under this section shall be done in coordination with the local electric utility, including pre-design, design, building and maintenance phases.

(e) In providing trees under subsections (a), (b) and (c), the following standards shall be met. The tree spacing and species planted must be designed to maintain a continuous canopy. Local codes must provide clear and objective standards to achieve such a canopy. Trees must be planted and maintained to maximize their root health and chances for survival, including having ample high-quality soil, space for root growth, and reliable irrigation according to the needs of the species. Trees should be planted in continuous trenches where possible. The city or county shall have minimum standards for planting and tree care no lower than 2021 American National Standards Institute A300 standards, and a process to ensure ongoing compliance with tree planting and maintenance provisions.

(5) Cities and counties shall establish off-street parking maximums in appropriate locations, such as downtowns, designated regional or community centers, and transit-oriented developments.

Statutory/Other Authority: ORS 197.040

Statutes/Other Implemented: ORS 197.012 & ORS 197.712

History:

[LCDD 3-2022, adopt filed 08/17/2022, effective 08/17/2022](#)

[LCDD 2-2022, temporary adopt filed 06/01/2022, effective 06/01/2022 through 11/27/2022](#)

[660-012-0410](#)

Electric Vehicle Charging

(1) This rule applies to cities within a metropolitan area.

(2) Cities shall ensure new development supports electric vehicle charging pursuant to amendments to the state building code adopted pursuant to ORS 455.417.

(3) As authorized in ORS 455.417(4), for new multifamily residential buildings with five or more residential dwelling units, and new mixed-use buildings consisting of privately owned commercial space and five or more residential dwelling units, cities shall require the provision of electrical service capacity, as defined in ORS 455.417, to accommodate 40 percent of all vehicle parking spaces.

Statutory/Other Authority: ORS 197.040

Statutes/Other Implemented: ORS 197.012, ORS 197.712 & ORS 455.417

History:

[LCDD 3-2022, adopt filed 08/17/2022, effective 08/17/2022](#)

[LCDD 2-2022, temporary adopt filed 06/01/2022, effective 06/01/2022 through 11/27/2022](#)

660-012-0415

Parking Maximums and Evaluation in More Populous Communities

(1) Cities with populations over 100,000, counties with populations over 100,000 outside city limits but within the urban growth boundary, and cities with populations over 25,000 within the Portland Metropolitan Area, shall set parking maximums in climate-friendly areas and in regional centers and town centers, designated under the Metro Title 6, Centers, Corridors, Station Communities and Main Streets, Adopted Boundaries map. Those cities and counties shall also set parking maximums on lots or parcels within the transit corridors and rail stop areas listed in OAR 660-012-0440.

(a) Parking maximums shall be no higher than 1.2 off-street parking spaces per studio unit and two off-street parking spaces per non-studio residential unit in a multi-unit development in climate-friendly areas and within one-half mile walking distance of priority transit corridors. These maximums shall include visitor parking;

(b) Parking maximums shall be no higher than five spaces per 1,000 square feet of floor space for all commercial and retail uses other than automobile sales and repair, eating and drinking establishments, and entertainment and commercial recreation uses;

(c) For land uses with more than 65,000 square feet of floor area, surface parking may not consist of more area than the floor area of the building;

(d) In setting parking maximums, cities and counties shall consider setting maximums equal to or less than 150 percent of parking mandates in their adopted land use regulations in effect as of January 1, 2020. A city or county that sets a higher parking maximum must adopt findings for doing so. In no case shall the city or county exceed the limits in subsections (a) through (c) in climate-friendly areas and for developments on parcels or lots within one-half mile of transit corridors and three-quarters mile of rail transit stops listed in OAR 660-012-0440; and

(e) Non-surface parking, such as tuck-under parking, underground and subsurface parking, and parking structures may be exempted from the calculations in this section.

(2) Cities with populations over 200,000 shall, in addition to the requirements in section (1) of this rule:

(a) Study the use of priced on-street timed parking spaces in those areas subject to OAR 660-012-0435 or 660-012-0440. This study shall be conducted every three years or more frequently. Cities shall adjust prices to ensure availability of on-street parking spaces at all hours. This shall include all spaces in the

city paid by minutes, hours, or day but need not include spaces where a longer-term paid residential permit is required;

(b) Use time limits or pricing to manage on-street parking spaces in an area at least one year before authorizing any new structured parking on city-owned land including more than 100 spaces in that area after March 31, 2023;

(c) Adopt procedures ensuring prior to approval of construction of additional structured parking projects of more than 300 parking spaces designed to serve existing uses, developer of that parking structure must implement transportation demand management strategies for a period of at least six months designed to shift at least 10 percent of existing vehicle trips ending within one-quarter mile of the proposed parking structure to other modes; and

(d) Adopt design requirements requiring applicants to demonstrate that the ground floor of new private and public structured parking that fronts a public street and includes more than 100 parking spaces would be convertible to other uses in the future, other than driveways needed to access the garage.

Statutory/Other Authority: ORS 197.040

Statutes/Other Implemented: ORS 197.012 & ORS 197.712

History:

[LCDD 3-2022, adopt filed 08/17/2022, effective 08/17/2022](#)

[LCDD 2-2022, temporary adopt filed 06/01/2022, effective 06/01/2022 through 11/27/2022](#)

660-012-0420

Exemption for Communities without Parking Mandates

(1) Cities and counties that adopt land use regulations that do not include parking mandates are exempt from OAR 660-012-0425 through OAR 660-012-0450.

(2) Cities and counties that retain land use regulations with parking mandates shall conform with OAR 660-012-0425 through OAR 660-012-0450.

Statutory/Other Authority: ORS 197.040

Statutes/Other Implemented: ORS 197.012 & ORS 197.712

History:

[LCDD 3-2022, adopt filed 08/17/2022, effective 08/17/2022](#)

[LCDD 2-2022, temporary adopt filed 06/01/2022, effective 06/01/2022 through 11/27/2022](#)

660-012-0425

Reducing the Burden of Parking Mandates

(1) This rule applies to cities and counties that:

(a) Are within a metropolitan area; and

(b) Have not adopted land use regulations without parking mandates as provided in OAR 660-012-0420.

(2) Cities and counties shall adopt and enforce land use regulations as provided in this section:

(a) Garages and carports may not be required for residential developments;

- (b) Garage parking spaces shall count towards off-street parking mandates;
 - (c) Provision of shared parking shall be allowed to meet parking mandates;
 - (d) Required parking spaces may be provided off-site, within 2,000 feet pedestrian travel of a site. If any parking is provided on site, required parking for people with disabilities shall be on site. If all parking is off-site, parking for people with disabilities must be located within the shortest possible distance of an accessible entrance via an accessible path and no greater than 200 feet from that entrance;
 - (e) Parking mandates shall be reduced by one off-street parking space for each three kilowatts of capacity in solar panels or wind power that will be provided in a development;
 - (f) Parking mandates shall be reduced by one off-street parking space for each dedicated car-sharing parking space in a development. Dedicated car-sharing parking spaces shall count as spaces for parking mandates;
 - (g) Parking mandates shall be reduced by two off-street parking spaces for every electric vehicle charging station provided in a development. Parking spaces that include electric vehicle charging while an automobile is parked shall count towards parking mandates; and
 - (h) Parking mandates shall be reduced by one off-street parking space for every two units in a development above minimum requirements that are fully accessible to people with mobility disabilities.
- (3) Any reductions under section (2) shall be cumulative and not capped.
- (4) Cities and counties shall require the parking for multi-family residential units in the areas in OAR 660-012-0440 be unbundled parking.

Statutory/Other Authority: ORS 197.040

Statutes/Other Implemented: ORS 197.012 & ORS 197.712

History:

[LCDD 3-2022, adopt filed 08/17/2022, effective 08/17/2022](#)

[LCDD 2-2022, temporary adopt filed 06/01/2022, effective 06/01/2022 through 11/27/2022](#)

660-012-0430

Reduction of Parking Mandates for Development Types

- (1) This rule applies to cities and counties that:
- (a) Are within a metropolitan area; and
 - (b) Have not adopted land use regulations without parking mandates as provided in OAR 660-012-0420.
- (2) Cities and counties may not require more than one parking space per unit in residential developments with more than one dwelling unit on a single legally-established property.
- (3) Cities and counties may not require parking for the following development types:
- (a) Facilities and homes designed to serve people with psychosocial, physical, intellectual or developmental disabilities, including but not limited to a: residential care facility, residential training

facility, residential treatment facility, residential training home, residential treatment home, and conversion facility as defined in ORS 443.400;

(b) Child care facility as defined in ORS 329A.250;

(c) Single-room occupancy housing;

(d) Residential units smaller than 750 square feet;

(e) Affordable housing as defined in OAR 660-039-0010;

(f) Publicly supported housing as defined in ORS 456.250;

(g) Emergency and transitional shelters for people experiencing homelessness; and

(h) Domestic violence shelters.

Statutory/Other Authority: ORS 197.040

Statutes/Other Implemented: ORS 197.012, ORS 197.712, ORS 329A.250, ORS 443.400 & ORS 456.250

History:

[LCDD 3-2022, adopt filed 08/17/2022, effective 08/17/2022](#)

[LCDD 2-2022, temporary adopt filed 06/01/2022, effective 06/01/2022 through 11/27/2022](#)

660-012-0435

Parking Reform in Climate Friendly Areas

(1) This rule applies to cities and counties that:

(a) Are within a metropolitan area; and

(b) Have not adopted land use regulations without parking mandates as provided in OAR 660-012-0420.

(2) Cities and counties shall adopt land use regulations addressing parking mandates in climate-friendly areas as provided in OAR 660-012-0310. Cities and counties in Metro shall adopt land use regulations addressing parking mandates in regional centers and town centers designated under the Metro Title 6, Centers, Corridors, Station Communities and Main Streets, Adopted Boundaries map. In each such area, cities and counties shall either:

(a) Remove all parking mandates within the area and on parcels in its jurisdiction that include land within one-quarter mile distance of those areas; or

(b) Manage parking by:

(A) Adopting a parking benefit district with paid on-street parking and some revenues dedicated to public improvements in the area;

(B) Adopting land use amendments to require no more than one-half off-street parking space per dwelling unit in the area; and

(C) Adopting land use regulations without parking mandates for commercial developments.

(3) Cities and counties that opt to retain parking mandates under OAR 660-012-0400 shall require the parking for multi-family residential units in the areas listed in section (2) be unbundled parking.

Statutory/Other Authority: ORS 197.040

Statutes/Other Implemented: ORS 197.012 & ORS 197.712

History:

[LCDD 3-2022, adopt filed 08/17/2022, effective 08/17/2022](#)

[LCDD 2-2022, temporary adopt filed 06/01/2022, effective 06/01/2022 through 11/27/2022](#)

660-012-0440

Parking Reform Near Transit Corridors

(1) This rule applies to cities and counties that:

(a) Are within a metropolitan area; and

(b) Have not adopted land use regulations without parking mandates as provided in OAR 660-012-0420.

(2) Cities and counties may not require parking spaces for developments on a lot or parcel that includes lands within three-quarters mile of rail transit stops.

(3) Cities and counties may not enforce parking mandates for developments on a lot or parcel that includes lands within one-half mile of frequent transit corridors, including:

(a) Priority transit corridors designated under OAR 660-012-0710;

(b) Corridors with bus service arriving with a scheduled frequency of at least four times an hour during peak service; and

(c) Corridors with the most frequent transit route or routes in the community if the scheduled frequency is at least once per hour during peak service.

(4) Cities and counties may use either walking distance or straight-line distance in measuring distances in this rule.

Statutory/Other Authority: ORS 197.040

Statutes/Other Implemented: ORS 197.012 & ORS 197.712

History:

[LCDD 3-2022, adopt filed 08/17/2022, effective 08/17/2022](#)

[LCDD 2-2022, temporary adopt filed 06/01/2022, effective 06/01/2022 through 11/27/2022](#)

660-012-0445

Parking Management Alternative Approaches

(1) In lieu of adopting land use regulations without parking mandates under OAR 660-012-0420, cities and counties shall select and implement either a fair parking policy approach as provided in subsection (a) or a reduced regulation parking management approach as provided in subsection (b).

(a) A fair parking policy approach shall include at least three of the following five provisions:

(A) A requirement that parking spaces for each residential unit in developments that include five or more leased or sold residential units on a lot or parcel be unbundled parking. Cities and counties may exempt townhouse and rowhouse development from this requirement;

(B) A requirement that parking spaces serving leased commercial developments be unbundled parking;

(C) A requirement for employers of 50 or more employees who provide free or subsidized parking to their employees at the workplace provide a flexible commute benefit of \$50 per month or the fair market value of that parking, whichever is greater, to those employees eligible for that free or subsidized parking who regularly commute via other modes instead of using that parking;

(D) A tax on the revenue from commercial parking lots collecting no less than 10 percent of income, with revenues dedicated to improving transportation alternatives to drive-alone travel; and

(E) A reduction of parking mandates for new multifamily residential development to no higher than one-half spaces per unit, including visitor parking.

(b) A reduced regulation parking management approach shall include all of the following:

(A) A repeal of all parking mandates within one-half mile pedestrian travel of climate-friendly areas;

(B) A repeal of parking mandates for transit-oriented development and mixed-use development;

(C) A repeal of parking mandates for group quarters, including but not limited to dormitories, religious group quarters, adult care facilities, retirement homes, and other congregate housing;

(D) A repeal of parking mandates for studio apartments, one-bedroom apartments and condominiums in residential developments of five or more units on a lot or parcel;

(E) A repeal of parking mandates for change of use of, or redevelopment of, buildings vacant for more than two years. Cities and counties may require registration of a building as vacant two years prior to the waiving of parking mandates;

(F) A repeal of requirements to provide additional parking for change of use or redevelopment;

(G) A repeal of parking mandates for expansion of existing businesses by less than 30 percent of a building footprint;

(H) A repeal of parking mandates for buildings within a National Historic District, on the National Register of Historic Places, or on a local inventory of historic resources or buildings;

(I) A repeal of parking mandates for commercial properties that have fewer than ten on-site employees or 3,000 square feet floor space;

(J) A repeal of parking mandates for developments built under the Oregon Residential Reach Code;

(K) A repeal of parking mandates for developments seeking certification under any Leadership in Energy and Environmental Design (LEED) rating system, as evidenced by either proof of pre-certification or registration and submittal of a complete scorecard;

(L) A repeal of parking mandates for schools;

(M) A repeal of parking mandates for bars and taverns;

(N) Setting parking maximums consistent with OAR 660-012-0415(1), notwithstanding populations listed in that section; and

(O) Designation of at least one residential parking district or parking benefit district where on-street parking is managed through permits, payments, or time limits.

(2) Cities and counties may change their selection between subsections (1)(a) and (b) at any time.

Statutory/Other Authority: ORS 197.040

Statutes/Other Implemented: ORS 197.012 & ORS 197.712

History:

[LCDD 3-2022, adopt filed 08/17/2022, effective 08/17/2022](#)

[LCDD 2-2022, temporary adopt filed 06/01/2022, effective 06/01/2022 through 11/27/2022](#)

660-012-0450

Parking Management in More Populous Communities

(1) Cities with populations over 100,000 shall either:

(a) Adopt land use regulations without parking mandates; or

(b) Price at least 10 percent of on-street parking spaces, and report the percentage of on-street parking spaces that are priced as provided in OAR 660-012-0900. Residential parking permits priced at lower than \$15 per month, 50 cents per day per space, or equivalent amounts do not count towards this total.

(2) Cities may change their selection made between subsections (1)(a) or (b) at any time.

Statutory/Other Authority: ORS 197.040

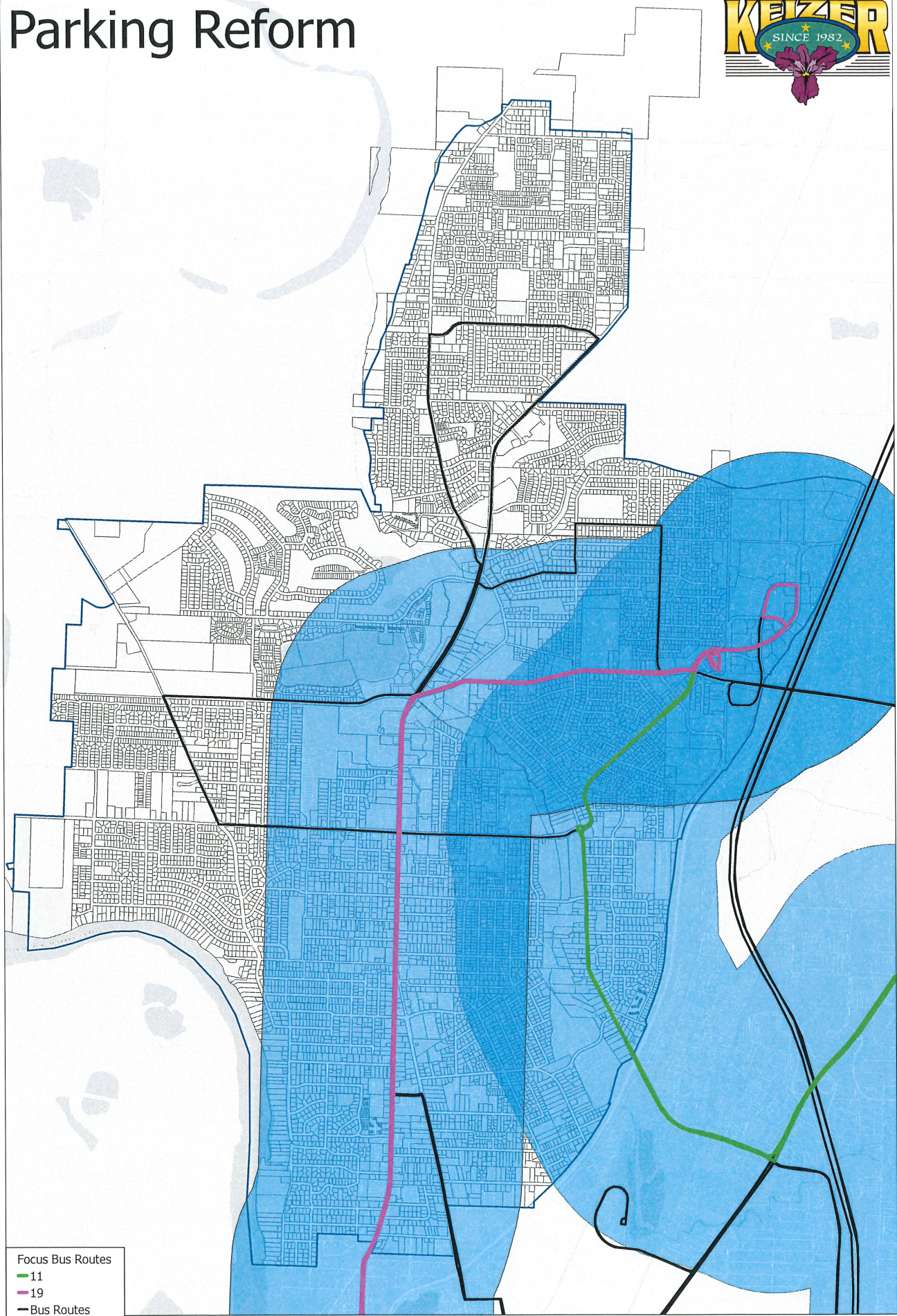
Statutes/Other Implemented: ORS 197.012 & ORS 197.712

History:

[LCDD 3-2022, adopt filed 08/17/2022, effective 08/17/2022](#)

[LCDD 2-2022, temporary adopt filed 06/01/2022, effective 06/01/2022 through 11/27/2022](#)

Parking Reform



- Focus Bus Routes
- 11
- 19
- Bus Routes
- Half Mile Buffer
- Parcels
- City Limits

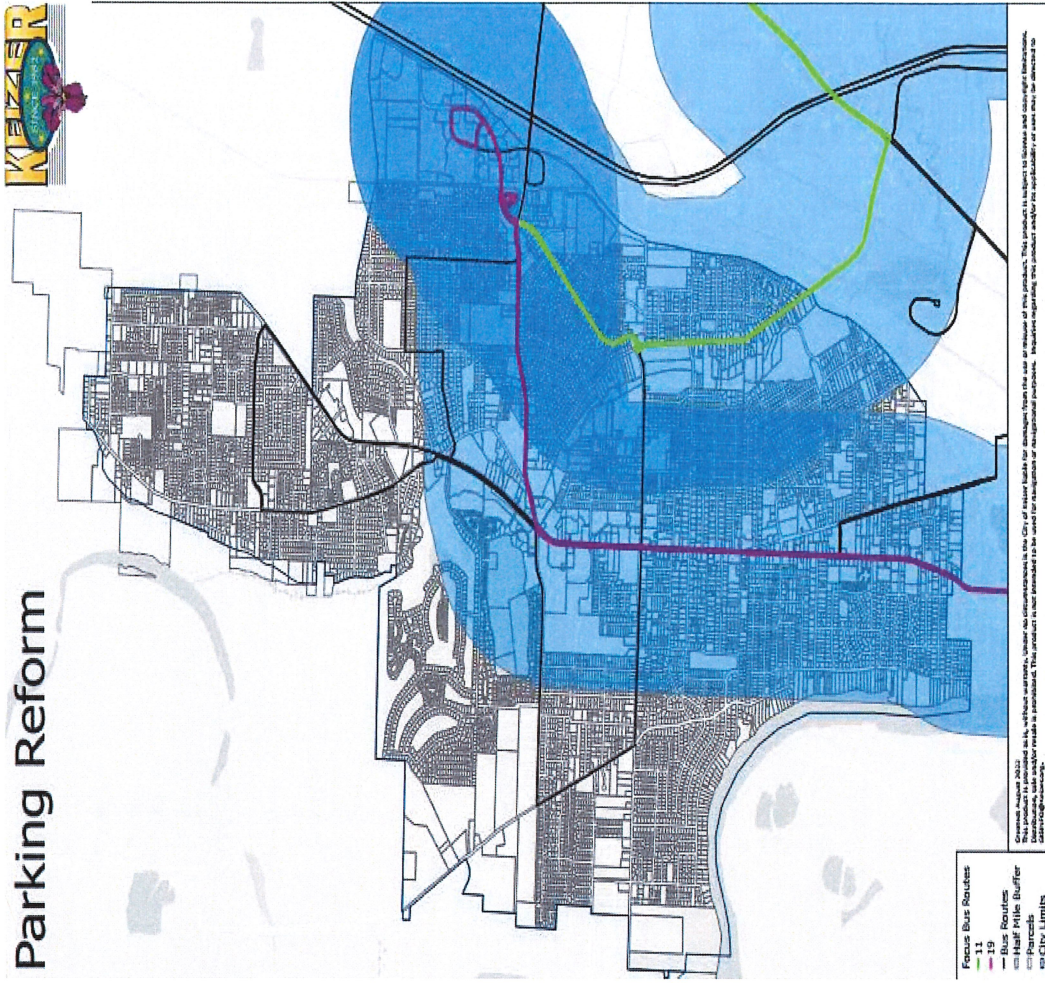
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Parking Reform

Planning Commission

September 14, 2022



Parking Reform Statewide Changes



48 Cities in Oregon's Eight MPOs

3 Counties – Clackamas, Washington, Marion

660-012-0400

(1) OAR 660-012-0400 through OAR 660-012-0450 apply to:

(a) Cities within metropolitan areas; and

(b) Portions of counties in a metropolitan area within an urban growth boundary, where the population of the unincorporated area within the urban growth boundary is 5,000 or more, and the area is served with urban water and sanitary services.

Exemption for Small Cities

660-012-0100

(4) The director may grant a whole or partial exemption from the requirements of this division to cities and counties with a population of less than 10,000 within the urban area... The director shall use the criteria and process as provided in OAR 660-012-0055(7) to decide to approve an exemption.

Rules Structure

OAR 660-012

0005	Definitions
0012	Applicability and deadlines
0400-0450	Parking reform (included in packet)
0405	Parking regulation improvements
0410	Electric vehicle conduit
0415	Parking maximums (n/a except for CFA area)
0420	Those repealing mandates are done
0425-0445	For those who retain, more items
0450	Just for cities over 100,000+ pop. *does not apply to Keizer

Three Main Reform Options

Simple Approach

1

Repeal
parking
mandates

Fair Pricing

2

Reduce parking
mandates for
certain **types**
of development
and in key **areas**
and adopt fair
parking **policies**

Reduced Regulation

3

Further reduce
parking
mandates for
types of
development
and in more
areas



Timing

OAR 660-012-0012

After December 31, 2022

No mandates near **frequent transit** (see map)

No mandates for facilities for people with disabilities, childcare, single-room occupancy, affordable housing, public housing, units under 750 sq feet, shelters

No mandates higher than **1/unit for anything greater than single family**

By March 31, 2023

Conduit for EV charging in 40% of parking spaces serving MF/Mixed Use developments

By June 30, 2023

*unless adjusted by approved alternative date

Implement the other rules, including adopting one of three overall parking reform approaches

When adopting Climate-Friendly Areas

Take one of two approaches in each area

Changes Required December 31, 2022

Changes to Development
Code needed/application
of the OARs directly

- ✓ Mandates capped at 1 space per unit
- ✓ No mandates for <750 sq ft units; single-room occupancy
- ✓ No mandates for affordable housing, shelters, facilities for people with disabilities, child care
- ✓ **No mandated parking within 1/2 mile of frequent transit 3/4 mile of rail**
Scheduled at least four times an hour or most frequent 1+ times/hr



0430 Reduction of Mandates for Development Types

(December 31, 2022)

*OAR 660-012-0012(5)(e) Cities and counties **shall implement** the requirements of OAR 660-012-0430 and 660-012-0440 when reviewing development applications submitted after December 31, 2022.*

- (2) Cities and counties may not require more than one parking space per unit in residential developments with more than one dwelling unit on a single legally-established property.
- (3) Cities and counties may not require parking for the following development types:
 - (a) Facilities and homes designed to serve people with psychosocial, physical, intellectual or developmental disabilities, including but not limited to a: residential care facility, residential training facility, residential treatment facility, residential training home, residential treatment home, and conversion facility as defined in ORS 443.400;



0430 Reduction of Mandates for Development Types

[Cities and counties may not require parking for the following development types:]

- (b) Childcare facility as defined in ORS 329A.250;
- (c) Single-room occupancy housing;
- (d) Residential units smaller than 750 square feet;
- (e) Affordable housing as defined in OAR 660-039-0010;
- (f) Publicly supported housing as defined in ORS 456.250;
- (g) Emergency and transitional shelters for people experiencing homelessness; and
- (h) Domestic violence shelters.



0440

Parking Reform Near Transit Corridors

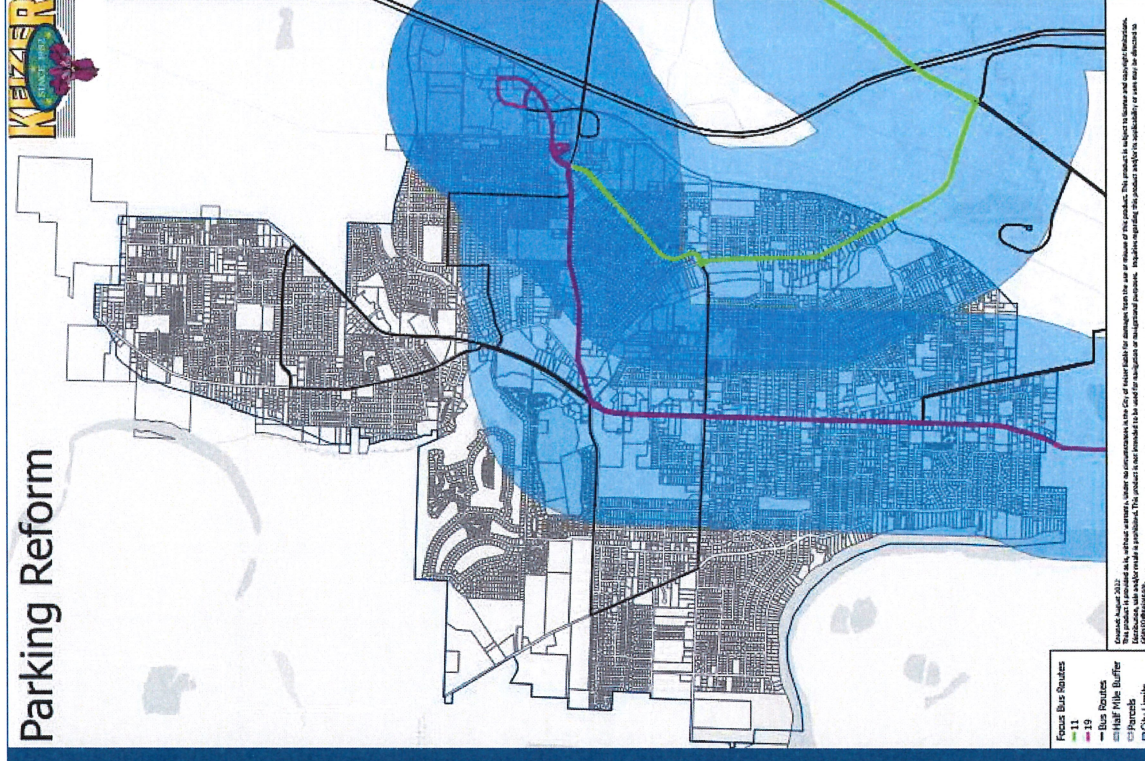
(December 31, 2022)

- (2) Cities and counties may not require parking spaces for developments on a lot or parcel that includes lands within three-quarters mile of rail transit stops.
- (3) Cities and counties **may not enforce parking mandates for developments on a lot or parcel that includes lands within one-half mile of frequent transit corridors**, including:
 - (a) Priority transit corridors designated under OAR 660-012-0710;
 - (b) **Corridors with bus service arriving with a scheduled frequency of at least four times an hour during peak service**; and
 - (c) Corridors with the most frequent transit route or routes in the community if the scheduled frequency is at least once per hour during peak service.
- (4) Cities and counties may use either walking distance or straight-line distance in measuring distances in this rule.

Parking Reform Near Transit Corridors

(December 31, 2022)

Keizer's transit corridors cover the majority of the City, especially our commercial and multi-family areas



0410

EV conduit

(March 31, 2023)



Source: State of
California

- (1) This rule applies to cities within a metropolitan area.
- (2) Cities shall ensure new development supports electric vehicle charging pursuant to amendments to the state building code adopted pursuant to ORS 455.417.
- (3) As authorized in ORS 455.417(4), for new multifamily residential buildings with five or more residential dwelling units, and new mixed-use buildings consisting of privately owned commercial space and five or more residential dwelling units, cities shall require the provision of electrical service capacity, as defined in ORS 455.417, to accommodate 40 percent of all vehicle parking spaces.

0405 Parking Regulation Improvements

(June 30, 2023)

- (1) Cities and counties shall adopt land use regulations as provided in this section:
 - (a) Designated employee parking areas in new developments shall provide preferential parking for carpools and vanpools; (*in TPR previously*)
 - (b) Property owners shall be allowed to redevelop any portion of existing off-street parking areas for bicycle-oriented and transit-oriented facilities, including bicycle parking, bus stops and pullouts, bus shelters, park and ride stations, and similar facilities; and (*transit in TPR previously*)
 - (c) In applying subsections (a) and (b), land use regulations must allow property owners to go below existing mandated minimum parking supply, access for emergency vehicles must be retained, and adequate parking for truck loading should be considered.
- (2) Cities and counties shall adopt policies and land use regulations that allow and encourage the conversion of existing underused parking areas to other uses.
- (3) Cities and counties shall adopt policies and land use regulations that allow and facilitate shared parking.



0405 Parking Regulation Improvements

(4) Cities and counties shall adopt land use regulations for any new development that includes **more than one-quarter acre of surface parking** on a lot or parcel as provided below:

(a) Developments must provide one of the following:

(A) Installation of solar panels with a generation capacity of at least 0.5 kilowatt per parking space on the property.

Panels may be located anywhere on the property. In lieu of installing solar panels on site, cities may allow developers to pay \$1,500 per parking space in the development into a city or county fund dedicated to equitable solar or wind energy development or a fund at the Oregon Department of Energy designated for such purpose;

(B) Actions to comply with OAR 330-135-0010; or

(C) Tree canopy covering at least 50 percent of the parking lot at maturity but no more than 15 years after planting.

(b) Developments must provide street trees along driveways but are not required to provide them along drive aisles; and

(c) Developments must provide street-like design and features along driveways including curbs, pedestrian facilities, and buildings built up to pedestrian facilities.

**version of this in TPR previously*

0405 Parking Regulation Improvements

- (d) Development of a tree canopy plan under this section shall be done in coordination with the local electric utility, including pre-design, design, building and maintenance phases.
- (e) In providing trees under subsections (a), (b) and (c), the following standards shall be met. The tree spacing and species planted must be designed maintain a continuous canopy. Local codes must provide clear and objective standards to achieve such a canopy.

Trees must be planted and maintained to maximize their root health and chances for survival, including having ample high-quality soil, space for root growth, and reliable irrigation according to the needs of the species. Trees should be planted in continuous trenches where possible. The city or county shall have minimum standards for planting and tree care no lower than 2021 American National Standards Institute A300 standards, and a process to ensure ongoing compliance with tree planting and maintenance provisions.
- (5) Cities and counties shall establish off-street parking maximums in appropriate locations, such as downtowns, designated regional or community centers, and transit-oriented developments. **from previous TPR*



0420

Exemption for no Parking Mandates

- (1) Cities and counties that adopt land use regulations that do not include parking mandates are exempt from OAR 660-012-0425 through OAR 660-012-0450
- (2) Cities and counties that retain land use regulations for parking mandates shall conform with OAR 660-012-0425 through OAR 660-012-0450
 - **Even if Keizer chooses to retain parking mandates, significant parking reductions will still be required.**

0420-0450:

Parking reform options

1

No Mandates

0420

Repeal
parking
mandates

Nothing
further

2

Fair Parking Policies

0425: Reducing burden of existing mandates
(how mandates can be met, reductions, etc.)

0430: Types of developments without mandates
and maximum multifamily mandate of one space/unit

0435: Parking reform in climate-friendly areas

0440: Parking reform near priority transit corridors

0445: Reform approaches

Fair parking policies
Choose at least 3 of 5

3

Reduced Regulation

Reduced regulation
in more areas and
for more types

0450: Most populous: price a percentage of on-street spaces

0425 Reducing the Burden of Parking Mandates

(June 30, 2023)

Source: Pixels

- (1) Cities and counties shall adopt and enforce land use regulations as provided in this section:
 - (a) Garages and carports may not be required for residential developments;
 - (b) Garage parking spaces shall count towards off-street parking mandates;
 - (c) Provision of shared parking shall be allowed to meet parking mandates;
 - (d) Required parking spaces may be provided off-site, within 2,000 feet pedestrian travel of a site. If any parking is provided on site, required parking for people with disabilities shall be on site. If all parking is off-site, parking for people with disabilities must be located within the shortest possible distance of an accessible entrance via an accessible path and no greater than 200 feet from that entrance;
 - (e) Parking mandates shall be reduced by one off-street parking space for each three kilowatts of capacity in solar panels or wind power that will be provided in a development;

0425 Reducing the Burden of Parking Mandates

Source: Pexels

- (f) Parking mandates shall be reduced by one off-street parking space for each dedicated car-sharing parking space in a development. Dedicated car-sharing parking spaces shall count as spaces for parking mandates;
 - (g) Parking mandates shall be reduced by two off-street parking spaces for every electric vehicle charging station provided in a development. Parking spaces that include electric vehicle charging while an automobile is parked shall count towards parking mandates; and
 - (h) Parking mandates shall be reduced by one off-street parking space for every two units in a development above minimum requirements that are fully accessible to people with mobility disabilities.
- (3) Any reductions under section (2) shall be cumulative and not capped.
- (4) Cities and counties shall require the parking for multi-family residential units in the areas in OAR 660-012-0440 be **unbundled parking**.



0435

Climate-Friendly Areas

* It is expected that Keizer's designated climate friendly areas will likely be within 1/2 mile of transit

Cities and counties shall adopt land use regulations addressing parking mandates in **climate-friendly areas** as provided in OAR 660-012-0310. Cities and counties in Metro shall adopt land use regulations addressing parking mandates in **regional centers** and **town centers** designated under the Metro Title 6, Centers, Corridors, Station Communities and Main Streets, Adopted Boundaries map.

In each such area, cities and counties shall either:

(a) Remove all parking mandates **within the area** and on parcels in its jurisdiction that include land within **one-quarter mile distance of those areas**; or

(b) Manage parking by:

(A) Adopting a **parking benefit district** with paid on-street parking and some revenues dedicated to public improvements in the area;

(B) Adopting land use amendments to require **no more than one-half off-street parking space per dwelling unit** in the area; and

(C) Adopting land use regulations without parking mandates for **commercial developments**.



0445

Options 2 and 3

- (1) In lieu of adopting land use regulations without parking mandates under OAR 660-012-0420, cities and counties shall select and implement either a fair parking policy approach as provided in subsection (a), or a reduced regulation parking management approach as provided in subsection (b).

[.....]

- (2) Cities and counties may change their selection between subsections (1)(a) and (b) at any time.

Option 2 Fair Pricing

Select at least 3:

Parking rented separate from units,
residential

Parking rented separate from units,
commercial

Flexible commute benefits
(parking cash out)

Tax on parking lot revenue

Mandates no higher than 0.5 space/unit
multifamily

0445

Option 2

“Fair Parking Policy Approach”

- (a) A fair parking policy approach shall include at least **three of the following five provisions**:
- (A) A requirement that parking spaces for each residential unit in developments that include five or more leased or sold residential units on a lot or parcel be unbundled parking. Cities and counties may exempt townhouse and rowhouse development from this requirement;
 - (B) A requirement that parking spaces serving leased commercial developments be unbundled parking;
 - (C) A requirement for employers of 50 or more employees who provide free or subsidized parking to their employees at the workplace provide a flexible commute benefit of \$50 per month or the fair market value of that parking, whichever is greater, to those employees eligible for that free or subsidized parking who regularly commute via other modes instead of using that parking;
 - (D) A tax on the revenue from commercial parking lots collecting no less than 10 percent of income, with revenues dedicated to improving transportation alternatives to drive-alone travel; and
 - (E) A reduction of parking mandates for new multifamily residential development to no higher than one-half spaces per unit, including visitor parking.



Unbundled parking

OAR 660-012-0005(57)

“Unbundled parking” means a requirement that parking spaces for each unit in a development be rented, leased or sold separately from the unit itself.

The parking space(s) must be rented, leased, or sold at market rates for comparable local off-street parking.

The renter, lessor, or buyer of the unit must be allowed to opt out of renting, leasing, or buying the parking space.

Residential

Oakland, Seattle, Bellevue (downtown), Santa Monica, San Francisco, Berkeley

Commercial

Seattle, Santa Monica

Option 3 Reduced Regulations

No mandates:

- Studios/one bedrooms
- Dormitories/group quarters
- Transit-oriented/mixed-use
- New uses/expansions
- Buildings in historic districts
- LEED/Reach Code
- Buildings vacant 2+ years
- Small businesses
- Schools
- Bars
- ½ mile around Climate-Friendly Areas

Also:

- Cap requirements 1 space/unit multifamily
- Adopt parking maximums
- One residential/benefit district



0445 Option 3 “Reduced Regulation” approach

- (b) A reduced regulation parking management approach shall include **all of the following**:
- (A) A repeal of all parking mandates within one-half mile pedestrian travel of climate-friendly areas;
 - (B) A repeal of parking mandates for transit-oriented development and mixed-use development;
 - (C) A repeal of parking mandates for group quarters, including but not limited to dormitories, religious group quarters, adult care facilities, retirement homes, and other congregate housing;
 - (D) A repeal of parking mandates for studio apartments, one-bedroom apartments and condominiums in residential developments of five or more units on a lot or parcel;
 - (E) A repeal of parking mandates for change of use of, or redevelopment of, buildings vacant for more than two years. Cities and counties may require registration of a building as vacant two years prior to the waiving of parking mandates;
 - (F) A repeal of requirements to provide additional parking for change of use or redevelopment;
 - (G) A repeal of parking mandates for expansion of existing businesses by less than 30 percent of a building footprint;

0445

Option 3 “Reduced” Regulation” approach

- (H) A repeal of parking mandates for buildings within a National Historic District, on the National Register of Historic Places, or on a local inventory of historic resources or buildings;
- (I) A repeal of parking mandates for commercial properties that have fewer than ten on-site employees or 3,000 square feet floor space;
- (J) A repeal of parking mandates for developments built under the Oregon Residential Reach Code;
- (K) A repeal of parking mandates for developments seeking certification under any Leadership in Energy and Environmental Design (LEED) rating system, as evidenced by either proof of pre-certification or registration and submittal of a complete scorecard;
- (L) A repeal of parking mandates for schools;
- (M) A repeal of parking mandates for bars and taverns;
- (N) Setting parking maximums consistent with OAR 660-012-0415(1), notwithstanding populations listed in that section; and
- (O) Designation of at least one residential parking district or parking benefit district where on-street parking is managed through permits, payments, or time limits.

To Retain or not Retain Parking Mandates?

If we retain mandates, how much of
Keizer are we actually regulating?

**City Wide Parking Reductions are
required regardless**

**Specific Areas within the City
require elimination of parking
mandates regardless (transit
corridors and CFAs)**

**The “options” for retaining parking
mandates are complex and may not
be possible to implement and
regulate – does either option work?**

**Eliminating parking mandates does
not necessarily mean parking won’t
be built (market choice and forces)**



Next Steps

Move forward with making changes to implement the requirements of the OARs due December 31, 2022

Prepare to implement EV charging requirements by March 2023

Prepare for final round of changes and repeal minimum parking mandates for June 2023