

DRAFT ORDINANCE AMENDMENT

Union County Zoning, Parcel & Subdivision Ordinance (UCZPSO) Temporary Workforce Housing in Industrial Zones

Purpose: Provide a clear, safe, and temporary path for housing construction workers supporting permitted projects while protecting surrounding industrial operations and neighboring properties.

A. Applicability & Authority

1. **Zones.** This section applies in I-1 (Light Industrial) and I-2 (Heavy Industrial) zones.
2. **Permit Type.** Uses authorized under this section require a Conditional Use approval.
3. **Relationship to Other Law.** Approval under this section does not waive Building/Fire Code, OHA/OSHA labor-housing rules, DEQ, or public health requirements. The more protective standard governs.

B. Definitions

1. **Temporary Workforce Housing (TWH).** A site with sleeping quarters for a project-tied workforce serving an active, permitted construction project in Union County. Includes modular units, bunkhouses, cabins, or recreational vehicles used for worker lodging. Excludes hotels/motels, permanent dwellings, or public lodging.
2. **Decommissioning.** Removal of all TWH units, temporary utilities, and restoration of the site to pre-project conditions or to an otherwise approved industrial use.

C. Eligibility Triggers

A TWH site may be approved only when all are met:

1. Serves a specific construction project (industrial, commercial, public works, energy, or utility) with an active land use authorization and/or building permits.
2. Located on the same parcel as the project or an adjacent parcel, with safe access.
3. Demonstrates adequate services (water, wastewater, power, solid waste) for the proposed occupancy.

D. Approval Criteria

Approve if substantial evidence shows:

1. **Temporary Nature.** The use is time-limited to the construction schedule and will not exceed the duration limits in Section H.

2. **Zone Compatibility.** The use is in support of an industrial activity and will not preclude future industrial use of the site.
3. **Public Facilities & Health.** Water, wastewater, fire protection, access, and solid waste services are adequate for the proposed occupancy and meet state/local standards.
4. **Off-Site Impacts.** Noise, lighting, traffic, dust, and parking are managed so as not to create substantial adverse effects on adjacent properties.
5. **Management & Safety.** An on-site management plan ensures security, emergency response, and compliance with applicable codes.
6. **Decommissioning Assured.** A decommissioning plan and financial assurance are provided per Section I.

E. Development & Operational Standards

1. **Density/Occupancy.** Applicant shall state the maximum occupants and unit count. Occupancy must comply with Building/Fire Code and any Oregon OSHA labor-housing spacing/capacity standards.
2. **Unit Types.** Modular dwellings, sleeping cabins, manufactured homes, and RVs may be used; no permanent foundations for TWH units.
3. **Setbacks.** Apply the underlying zone setbacks. A minimum 100-ft buffer from any industrial buildings and parking, outside storage areas, or active construction sites.
4. **Access & Parking.** Provide all-weather fire apparatus access and one parking space per unit (may be in a managed lot). Employee shuttles to job sites are encouraged.
5. **Water & Wastewater.** Connect to public systems where available; otherwise provide approved wells, tanks, and sanitary systems (DEQ/County approval). No discharge to surface waters.
6. **Solid Waste.** Enclosed trash/recycling with weekly service; vectors and wind-blown litter must be controlled.
7. **Fire/Life Safety.** Comply with Fire Code (hydrants, extinguishers, smoke/CO alarms, egress lighting), defensible space, and open-flame policies.
8. **Noise & Lighting.** Quiet hours 10 pm–6 am; comply with County nuisance standards. Lighting full cut-off, down-shielded.
9. **Screening.** Street-facing or residential-facing edges screened with solid fencing (6–8 ft) or landscaping, unless waived by the Review Authority due to industrial context.
10. **Common Facilities.** Provide restrooms/showers, laundry, common cooking/dining (unless all units are self-contained), and indoor recreation area proportional to occupancy.
11. **On-Site Management.** A responsible person shall be available 24/7; post contact info at site entrance.
12. **Prohibited Uses.** No retail services to the public, no alcohol sales, no subletting. Tenancy limited to verified project workers and support staff.

F. Submittal Requirements

1. Site Plan (drawn to scale): unit layout, setbacks, access/parking, utilities, fire lanes/hydrants, screening, lighting, signage, snow storage.
2. Management Plan: intake/verification of workers, code of conduct, quiet hours, parking/shuttle plan, security, on-site manager, complaint response.
3. Health & Safety Compliance: narrative showing how Building/Fire Code, OHA/OSHA labor-housing, and DEQ/public health standards will be met; include any agency approvals or timelines.
4. Utilities & Services: water/wastewater method, solid waste service letter, power provider.
5. Schedule: start date, construction milestones, requested duration, and decommissioning timeline.
6. Decommissioning Plan & Cost Estimate (see Section I).
7. Neighbor Notice List per TUP procedures.

G. Conditions of Approval (Minimum)

Approvals shall include conditions addressing at least:

1. maximum units/occupants,
2. duration & milestones,
3. management plan adherence,
4. health/safety agency approvals prior to occupancy,
5. complaint-response protocol,
6. periodic inspections, and
7. decommissioning security.

H. Duration, Extensions & Transfer

1. Initial Term. Up to 24 months or the construction schedule, whichever is shorter.
2. Extension. One or more extensions up to 12 months each may be granted if: (a) the underlying project remains active, (b) performance has been compliant, and (c) decommissioning remains assured.
3. Non-Transferability. Approval is project-specific and non-transferable to unrelated projects or operators without amendment.

I. Decommissioning & Financial Assurance

1. Obligation. Within 30 days of the earlier of (a) final inspection/CO of the served project, (b) cessation of construction, or (c) permit expiration, the operator shall remove all TWH units and temporary improvements and restore the site to industrial use.
2. Security. Prior to occupancy, provide financial assurance (bond, LOC, or cash deposit) equal to 110% of the County-approved decommissioning cost estimate.
3. Abandonment. Failure to decommission allows the County to draw on security and enter the property to abate.

J. Compliance, Inspection & Revocation

1. Pre-Occupancy Inspection required.
 2. Ongoing Inspections may occur upon notice.
 3. Revocation or Modification may occur for repeated violations, health/safety hazards, or material deviation from approved plans.
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