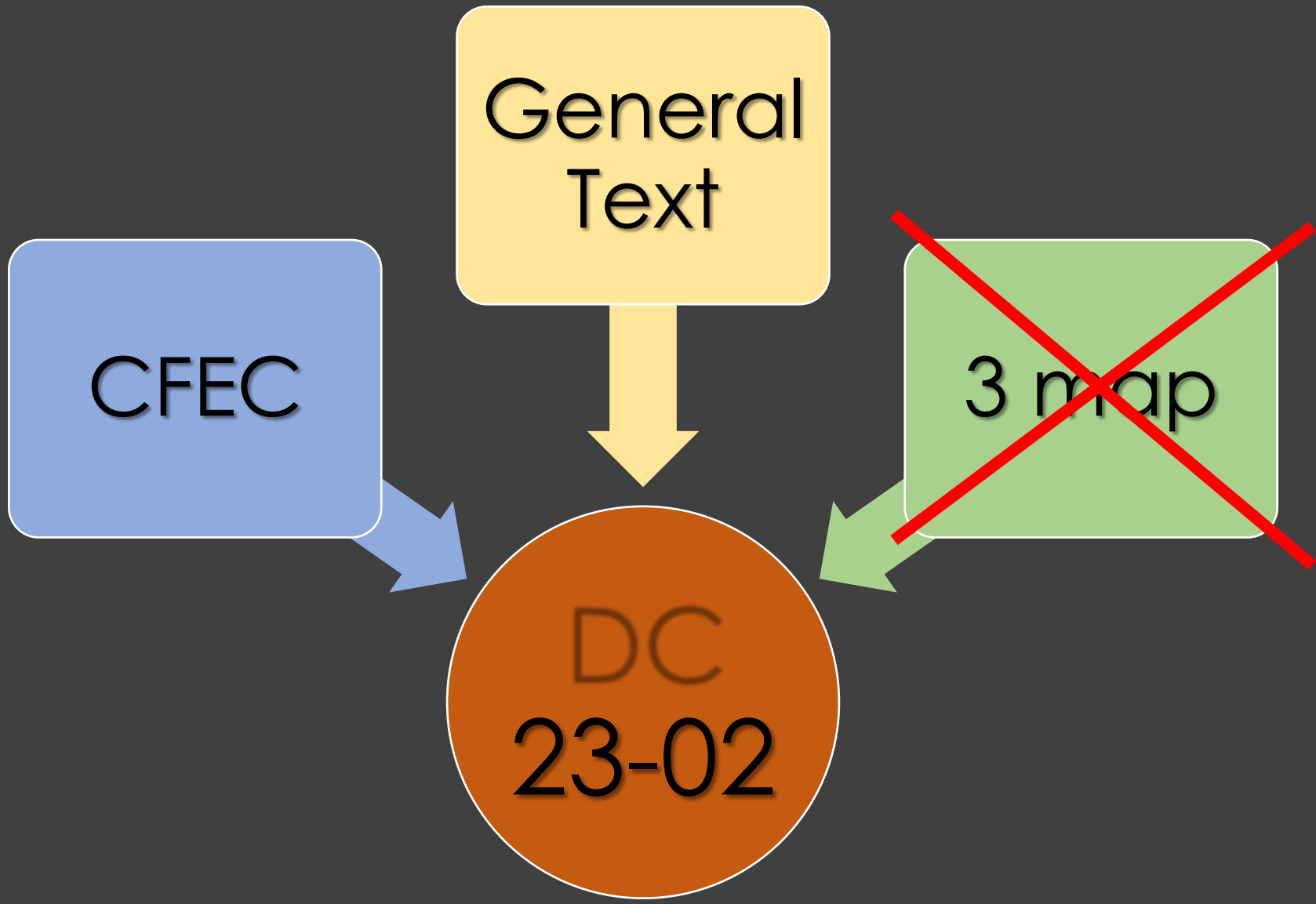


DC 23-02 Code Update Hearing

January 2, 2024
6:00 PM





CFEC State requirements



- CFEC Mandates
 - Remove Parking Mandates
 - Parking Regulations
 - Electric Vehicle Charging
- Applicants identify their needs
- Could underpark
- Standards are still OK



Remove Parking Mandates



- 1-12, 13, 14, 16, 17, 18, and 19
- Table 14 removed completely
 - Parking space requirements

L-	Bank; office-buildings; medical and dental clinic	1 space per 400 sq. ft. of gross floor area, plus 1 space per 2 employees	1-	Per 20 vehicle spaces
M-	Eating and drinking establishments including food pods	Greater of 1 per 800 sq. ft. for carryout and 1 per 200 for sit down of gross floor area	1-	Per 20 vehicle spaces
N-	Wholesale establishment	1 space per 1,000 sq. ft. of gross floor area, plus 1 space per 800 sq. ft. of retail area	1-	Per 30 vehicle spaces
O-	Municipal and governmental	1 space per 800 sq. ft., plus 1 space per 2 employees	1-	Per 20 vehicle spaces
P-	Manufacturing and processing			
	0—24,900 sq. ft.	1 space per 600 sq. ft.	1-	Per 20 vehicle spaces
	25,000—49,999 sq. ft.	1 space per 700 sq. ft.	1-	Per 20 vehicle spaces
	50,000—79,999 sq. ft.	1 space per 800 sq. ft.	1-	Per 20 vehicle spaces
	80,000—199,999 sq. ft.	1 space per 1,000 sq. ft.	1-	Per 20 vehicle spaces
	200,000 sq. ft. and over	1 space per 2,000 sq. ft.	1-	Per 20 vehicle spaces
Q-	Warehousing and storage distribution terminals			
	0—49,999 sq. ft.	1 space per 3,000 sq. ft.	1-	Per 30 vehicle spaces
	50,000 sq. ft. and over	1 space per 5,000 sq. ft.	1-	Per 30 vehicle spaces

Parking Regulations

- 15, 16, & 17
- Tree Canopy 50%
- Carpool & Vanpool
 - Preferred spaces
- Redevelop parking areas
 - Bus stops/ Bike racks



Parking Regulations

- DLCD Email



20. Definitions

- Home Day Care
 - Owner occupied

- Accessory Dwelling Unit
 - Add 'duplex'



21. Land Use Expires

- REMOVED FROM THE UPDATE



22. Comm Land Division Clarity

- Clarifies regs for:
 - Residential
 - Comm/Ind/Pub
 - Both
- Allows shopping center subdivisions



23. Accessory Dwelling Units

- Garage clarification
- Current limit is 650
- Comp Plan
- Propose sliding scale

City	Max ADU	Notes
Albany	No more than 50% of the primary excluding garages or 900 sq ft	whichever is less.
Lebanon	1,000 sq ft or 40% of primary,	whichever is smaller
Jefferson	900 sq ft	
Corvallis	900 sq ft or 85% of the primary,	whichever is less
Philomath	900 square feet	
Benton County	900 square feet	
Sweet Home	864 square feet or 10% of the lot area	whichever is smaller
Brownsville	800 square feet	
Stayton	800 square feet	
Linn County	800 square feet	

(4) Area. The floor area of the ADU shall be no more than 650 square feet and not less than 250 square feet. **An additional 100 square feet of floor space may be granted for every 1,000 square feet of lot size over 11,000 square feet, however, in no case shall an accessory dwelling unit exceed 900 square feet.**

24. Farm and Livestock

- Chicken → Fowl
- Address exotic Animals
(Not pets or livestock, pets listed)



25. Street Names

- Clarify → City can veto names



26. Commercial Office design



- Remove a requirement

3.26.030 Commercial Design Standards.

- (2) Walls that can be viewed from adjacent public streets including Interstate 5 shall be designed with windows totaling a minimum of 10% of the wall area and using architectural features and landscaping (abutting the building) for at least 50% of the wall length. ~~Other walls shall incorporate architectural features and landscaping for at least 30% of the wall length.~~

27. Historical Zoning Overlay

- Update entire section
 - Change Committee to Commission
 - Assigns notice requirements
 - Remove special timing requirements
 - Add appeal path
 - Assign changes to case types
 - New Designation → Type IV
 - Demo and Move → Type III
 - Exterior Alt and New → Type III



28. Street Tree clarifications

- Code spoke about them, but didn't say they were required.



29. Manufactured Home Standards

- Adds clarity on skirting requirements



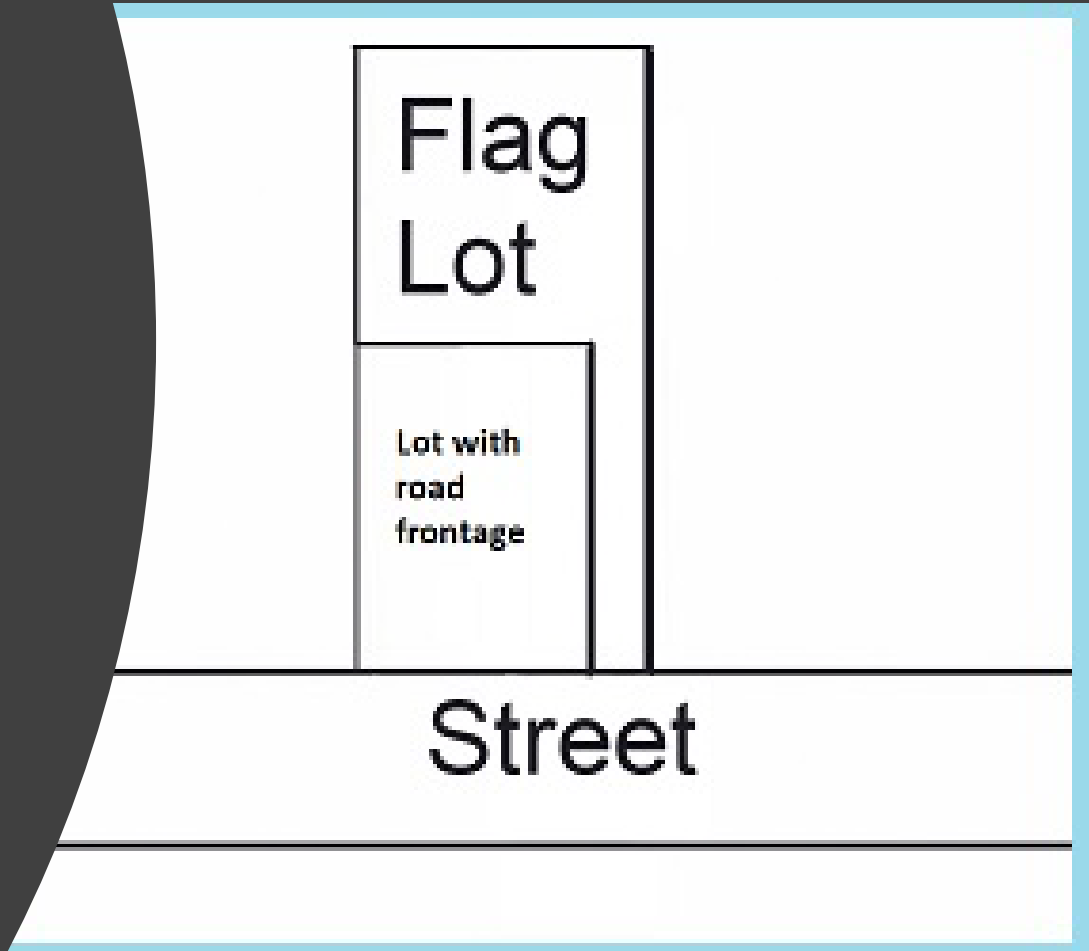
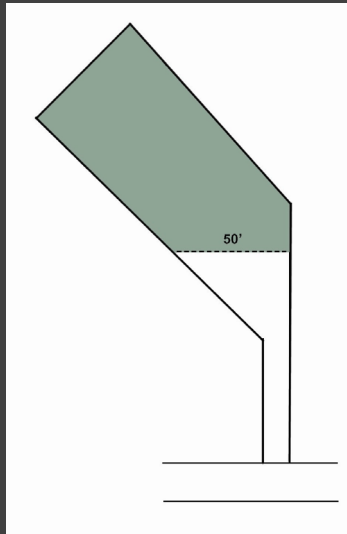
30. RV Covers

- PC Direction
- Adds all new standards for RV covers (different from other accessory structures)
 - Metal- ok
 - No setback from house
 - Color- earth tones or match colors from house
 - Height limits



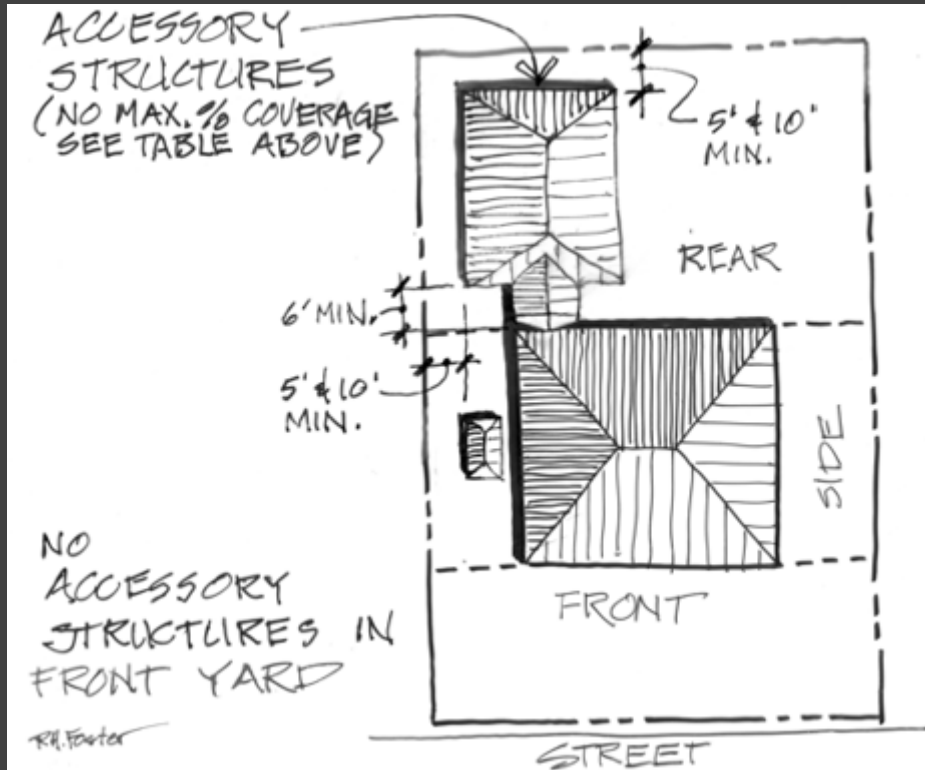
31. Flag Lot Setback Clarification

- Flag lots have no official 'front'
- Setbacks must be met
- Change has CD Director select, case-by-case

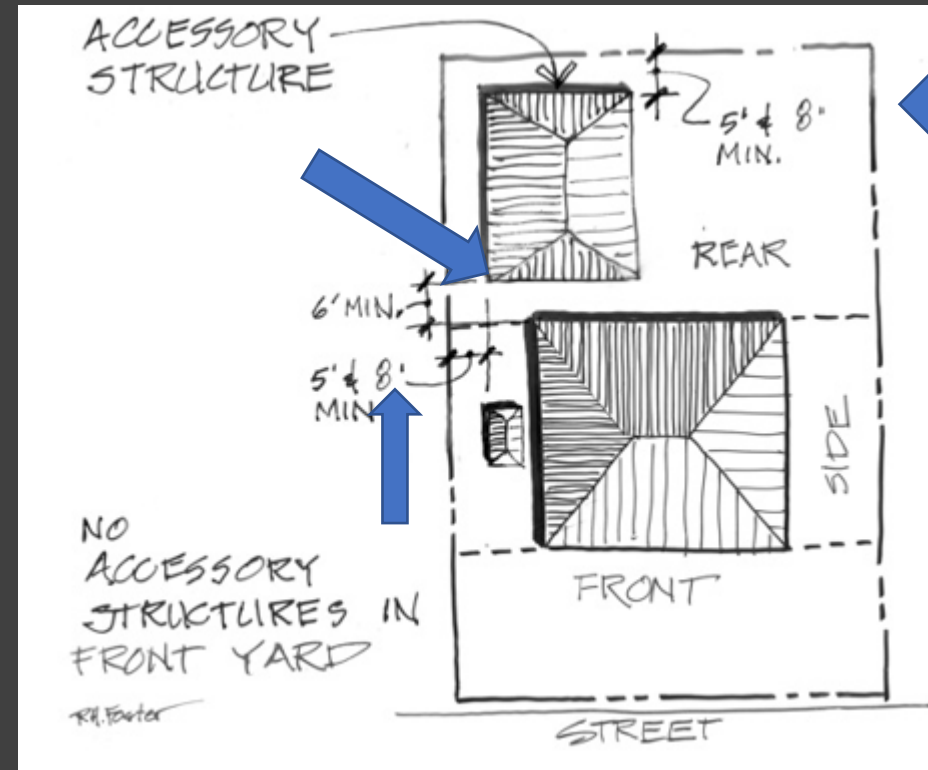


32. Revised Figures 1 & 59

Current

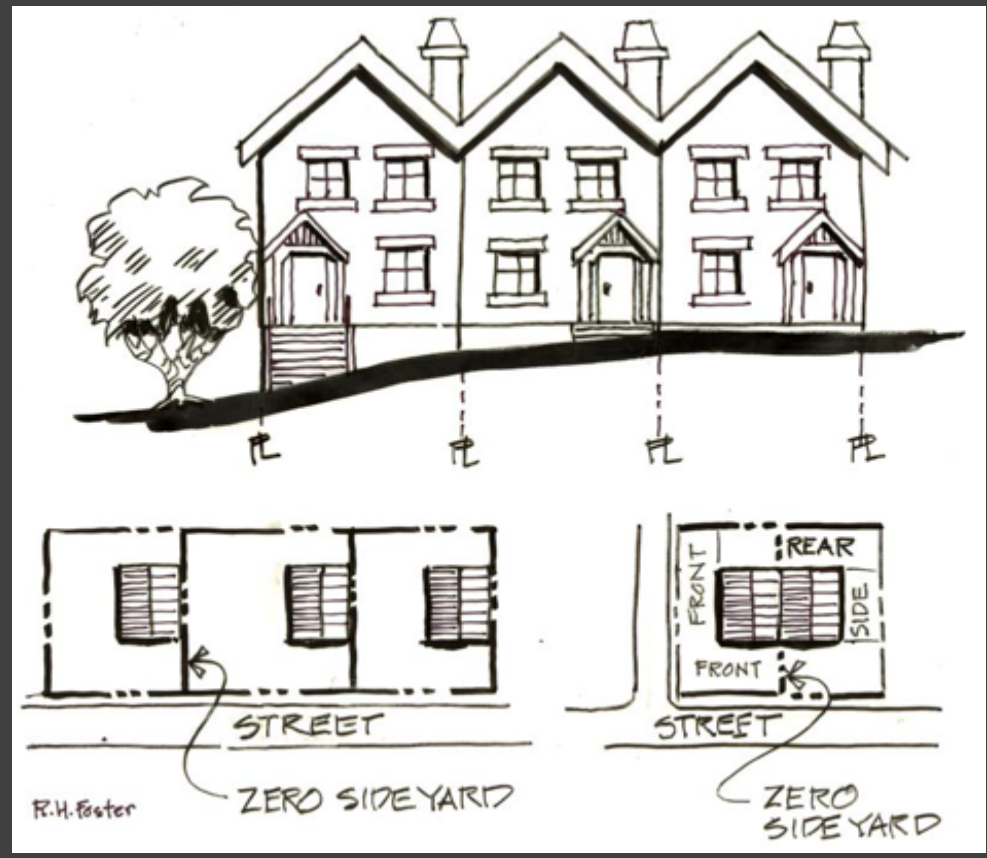


Proposed

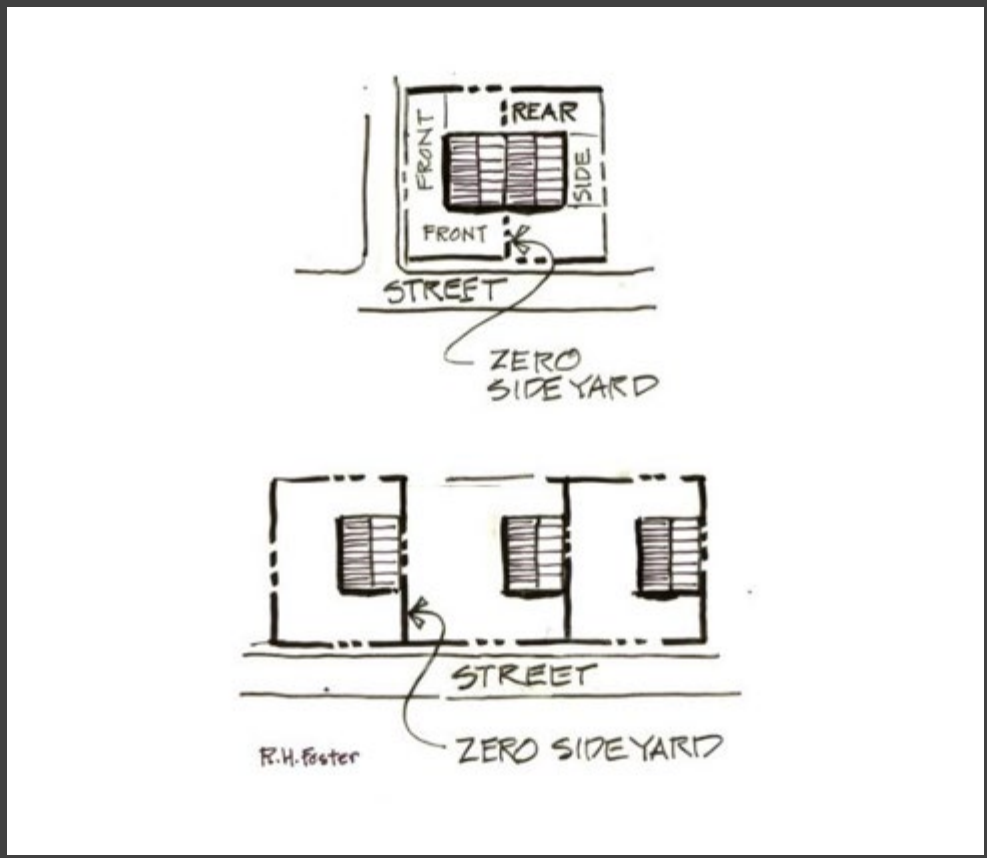


32. Revised Figure 28

Current



Proposed

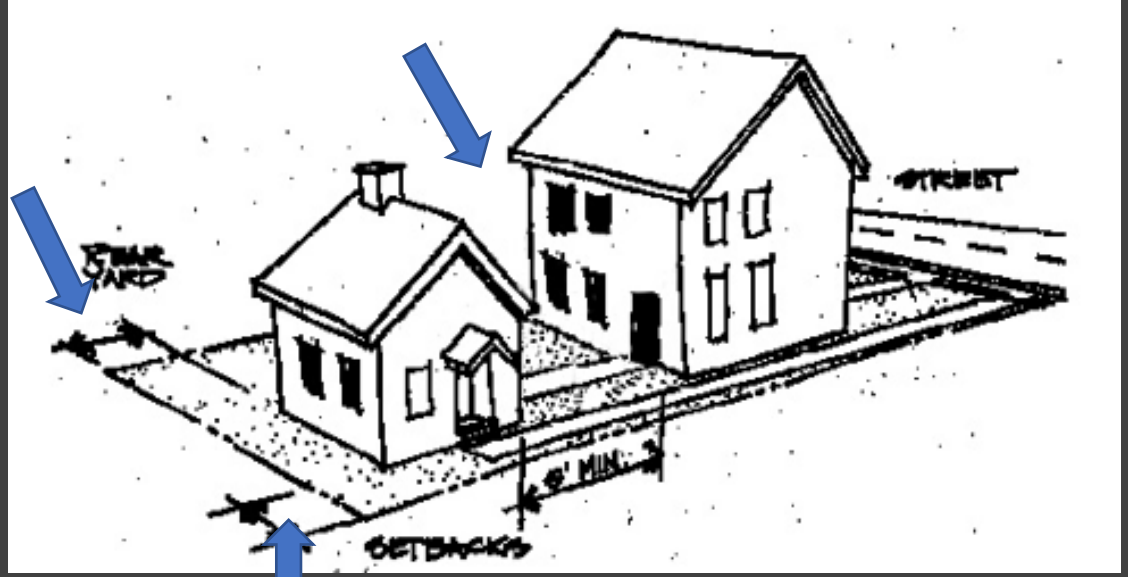


32. Revised Figure 60

Current

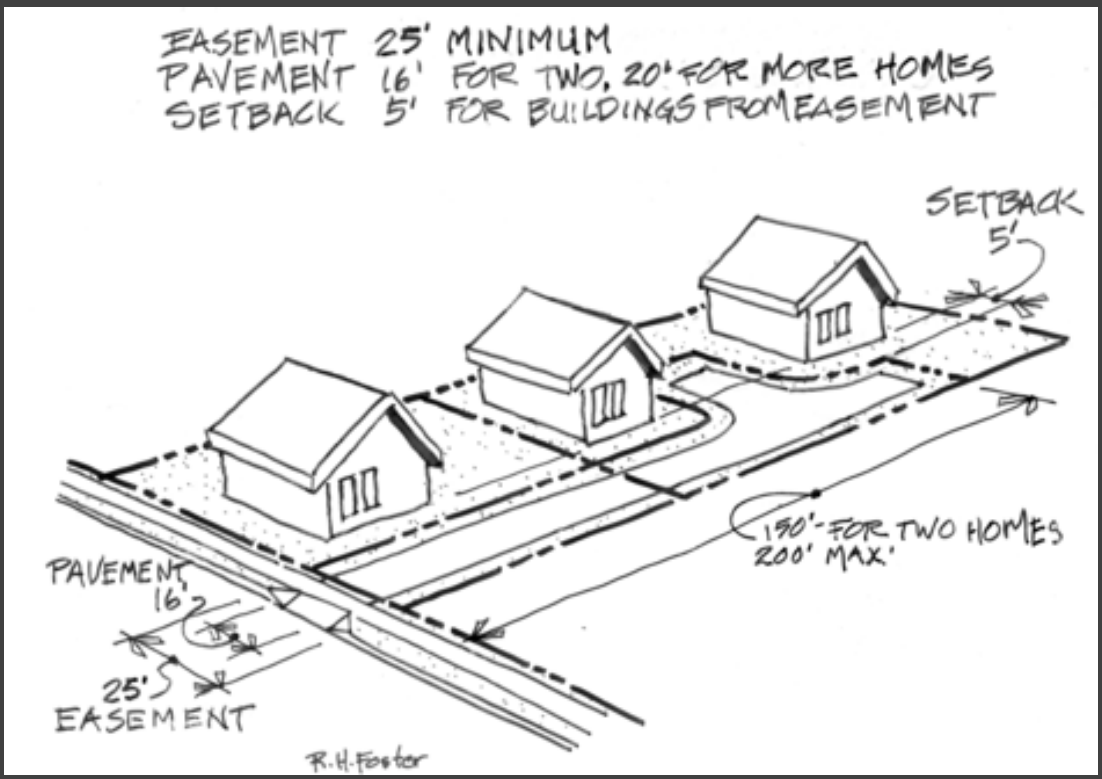


Proposed

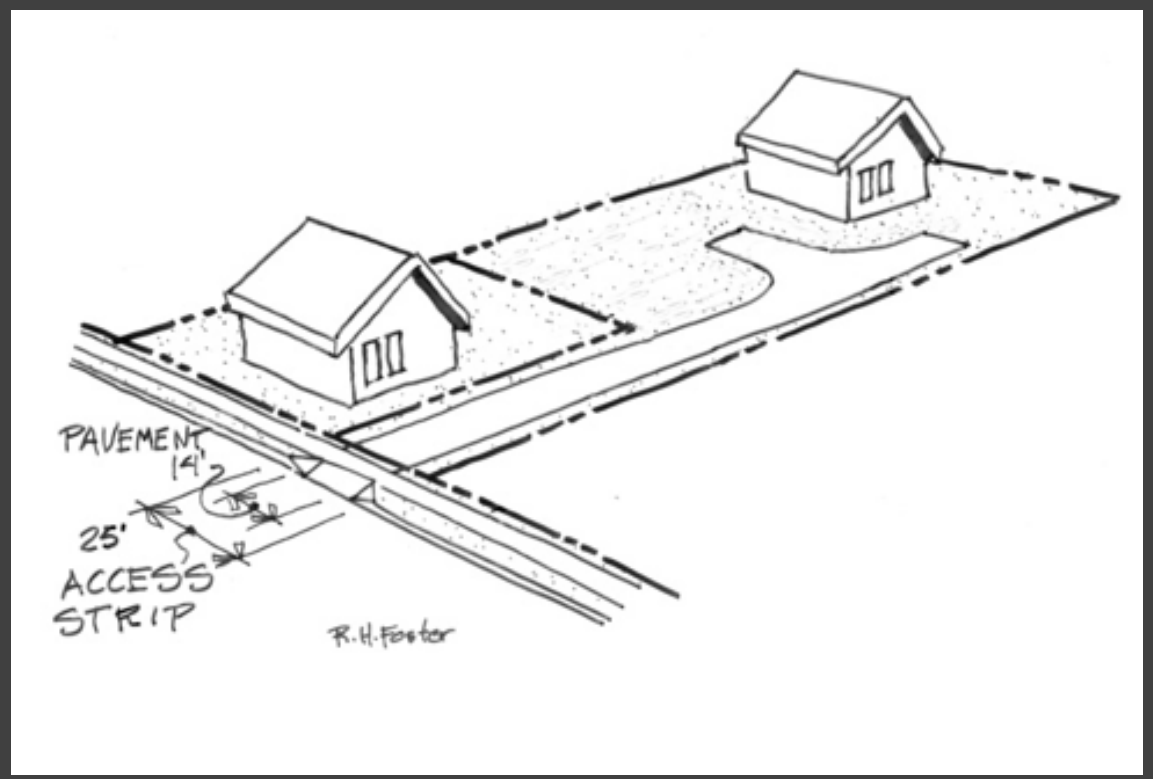


32. Revised Figure 63

Current

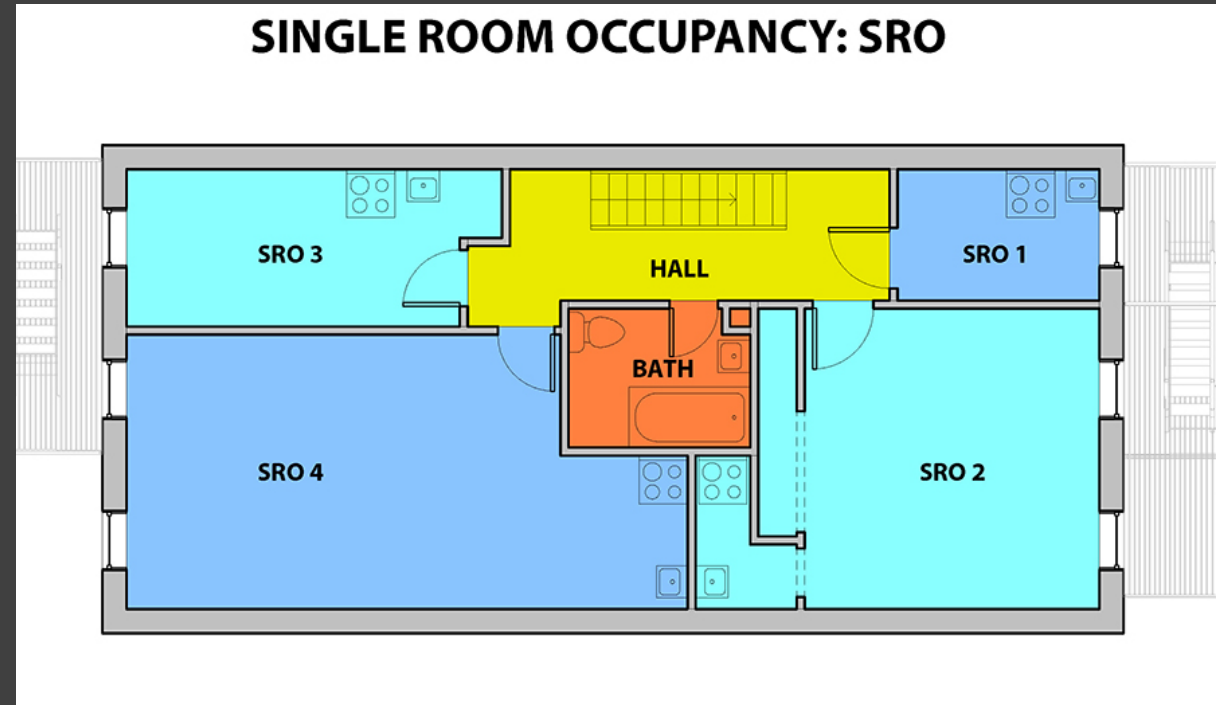


Proposed



33. Single Room Occupancy

- State says we cannot dis-allow it
- We never did
- Adds definition of SRO
- Adds SRO as a use in all residential zones



34. Clear Vision Area

- Removes limitation to only residential streets
- Adds flexibility for the City Engineer

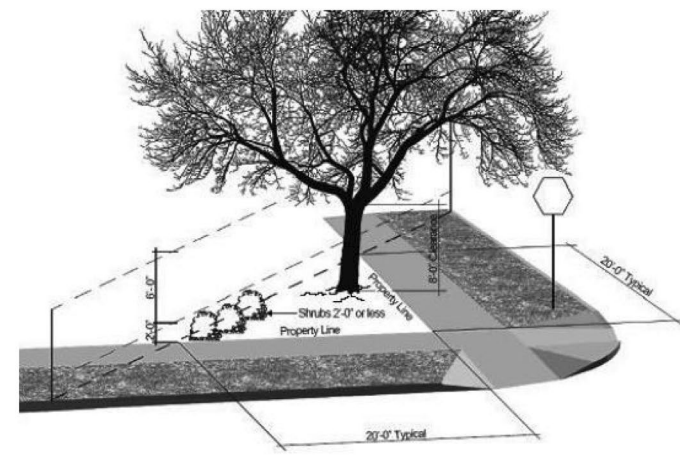
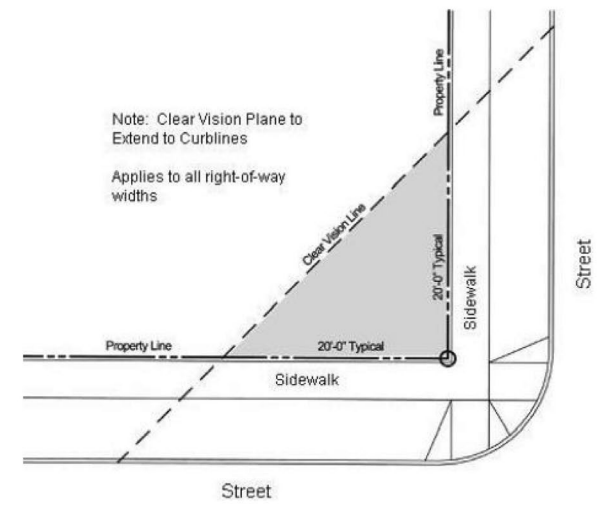


Figure 3.1.500.B

Clear Vision Areas at Intersections



35. Table 9 Trail Swap



- Changed the side of the street the trails should be on.

GI Zone Dimensional Standards	
Minimum Lot Area	
All Development	Sufficient to meet setbacks and development requirements
Minimum Setbacks	
All Yards	0 feet
Yards Adjacent to RM, RL, and RU Zones	10 feet + 5 feet per story
Yards Adjacent to Conser Road	30 feet + 5 feet per story
Yards Adjacent to Old Salem Road	10 feet south of the Murder Creek undercrossing. North of the Murder Creek undercrossing, 10 20 feet on the west side and 20 10 feet on the east side incorporating trail as identified in the most currently adopted Transportation System Plan
Maximum Structure Height	

Criteria



- Section 5.11.030
- State Goals
- Oregon Administrative Rules
- Oregon Revised Statutes

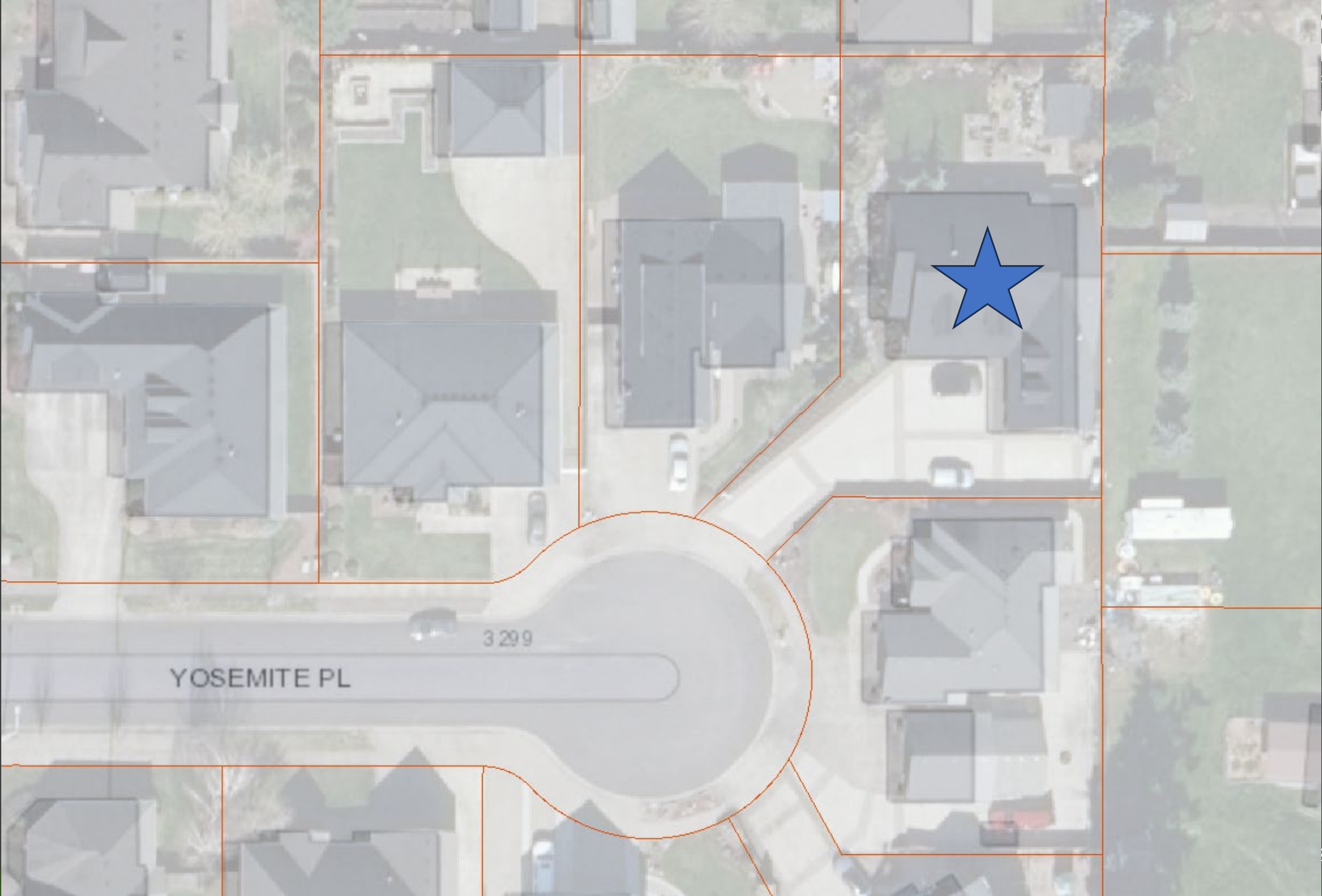
Recommendations



SUGGESTED MOTION FOR PLANNING COMMISSION:

I motion that the Planning Commission recommend approval of DC 23-02 to the City Council because all applicable criteria are met, and all findings of fact are included in the staff report.

APPROVED





SP 23-02
North Millersburg Park

Vicinity Map

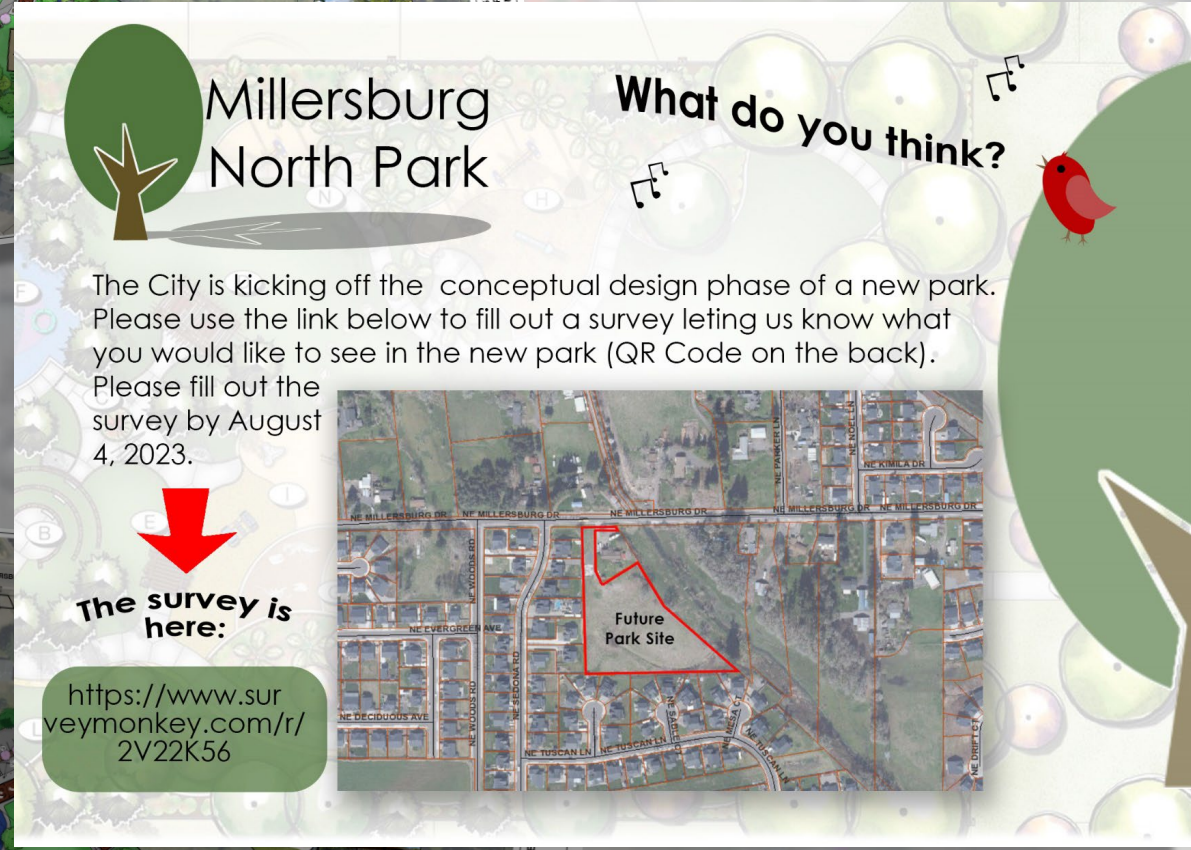


Zoning Map



Background

- Parks Master Plan
- City purchased land
- Grant- outreach, concept, land use
- Survey- What do you want in the park?
- 2 Parks Commission Meetings
- 2 Draft Plans
- Preferred Alternative
- Concept Plan only




Millersburg North Park

What do you think?

The City is kicking off the conceptual design phase of a new park. Please use the link below to fill out a survey letting us know what you would like to see in the new park (QR Code on the back). Please fill out the survey by August 4, 2023.

The survey is here:

<https://www.surveymonkey.com/r/2V22K56>



Future Park Site



Project Description

- Concept Plan
- 4.4 Acre
- Trail
- Playground
- Shelter
- Restrooms
- Small Shelter
- Landscape
- Benches
- Rec features



SDR Criteria



- Allowed in the Zone
 - RL Zone
 - 2.03.020(5)- Parks



SDR Criteria

- Meets Zone Standards
 - Height
 - Setbacks
 - Lot Coverage



SDR Criteria

- Traffic
- Noise
- Dust
- Glare



SDR Criteria

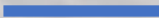
- Public Utilities
 - Water- 12"
 - Sewer- 12"
 - Stormwater- COA

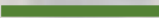


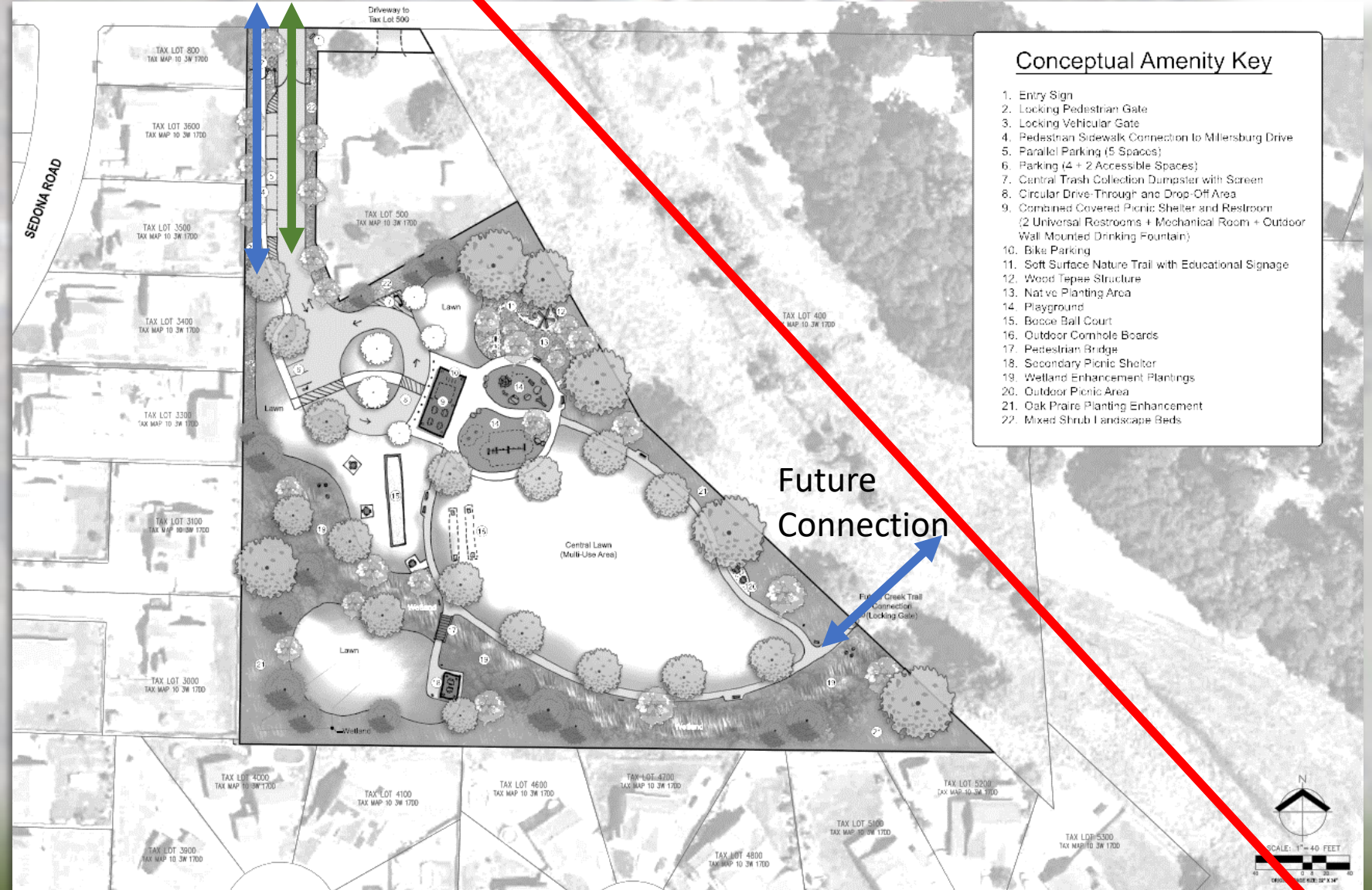
SDR Criteria



- Access

- Sidewalk 

- Vehicular 



SDR Criteria

- Screening
 - COA- 60% at 15 years



Standards

- COA's
 - Parking lot Landscaping
 - Drainage Plan



Recommendations



I motion that based on the findings of fact in the staff report, and the conditions of approval, the proposed project satisfies the applicable criteria and standards, and the Planning Commission approves Site Plan SP 23-03 with the conditions of approval.

Approved

MILLERSBURG DRIVE NE

Driveway to
Tax Lot 500

SEDONA ROAD

TAX LOT 800
TAX MAP 10 3W 1700

TAX LOT 3500
TAX MAP 10 3W 1700

TAX LOT 3500
TAX MAP 10 3W 1700

TAX LOT 3400
TAX MAP 10 3W 1700

TAX LOT 3300
TAX MAP 10 3W 1700

TAX LOT 3100
TAX MAP 10 3W 1700

TAX LOT 3000
TAX MAP 10 3W 1700

TAX LOT 500
TAX MAP 10 3W 1700

TAX LOT 400
TAX MAP 10 3W 1700



Conceptual Amenity Key

1. Entry Sign
2. Locking Pedestrian Gate
3. Locking Vehicular Gate
4. Pedestrian Sidewalk Connection to Millersburg Drive
5. Parallel Parking (5 Spaces)
6. Parking (4 + 2 Accessible Spaces)
7. Central Trash Collection Dumpster with Screen
8. Circular Drive-Through and Drop-Off Area
9. Combined Covered Picnic Shelter and Restroom (2 Universal Restrooms + Mechanical Room + Outdoor Wall Mounted Drinking Fountain)
10. Bike Parking
11. Soft Surface Nature Trail with Educational Signage
12. Wood Teepee Structure
13. Native Planting Area
14. Playground
15. Bocce Ball Court
16. Outdoor Cornhole Boards
17. Pedestrian Bridge
18. Secondary Picnic Shelter
19. Wetland Enhancement Plantings
20. Outdoor Picnic Area
21. Oak Praire Planting Enhancement
22. Mixed Shrub Landscape Beds

Criteria



5.05.060 Decision Criteria.

The review of a site plan shall be based upon the following criteria:

- (1) The proposed use is allowed in the zone and complies with the underlying zone development standards.
- (2) The proposed use will not create negative impacts on the surrounding area resulting from traffic flow, noise, dust, glare, odor, potential incompatible adjacent uses such as parking lots, or other impacts identified in the public hearing process.
- (3) The City may impose conditions of approval intended to mitigate potential impacts including, but not limited to:
 - a. Provisions for public utilities, including drainage and erosion control needs;
 - b. Parking, traffic safety, and connectivity of internal circulation to existing and proposed streets, bikeways, and pedestrian facilities;
 - c. Provision for adequate noise and/or visual buffering from non-compatible uses including using site and landscaping design to provide needed buffering; and
 - d. Protections from any potential hazards.