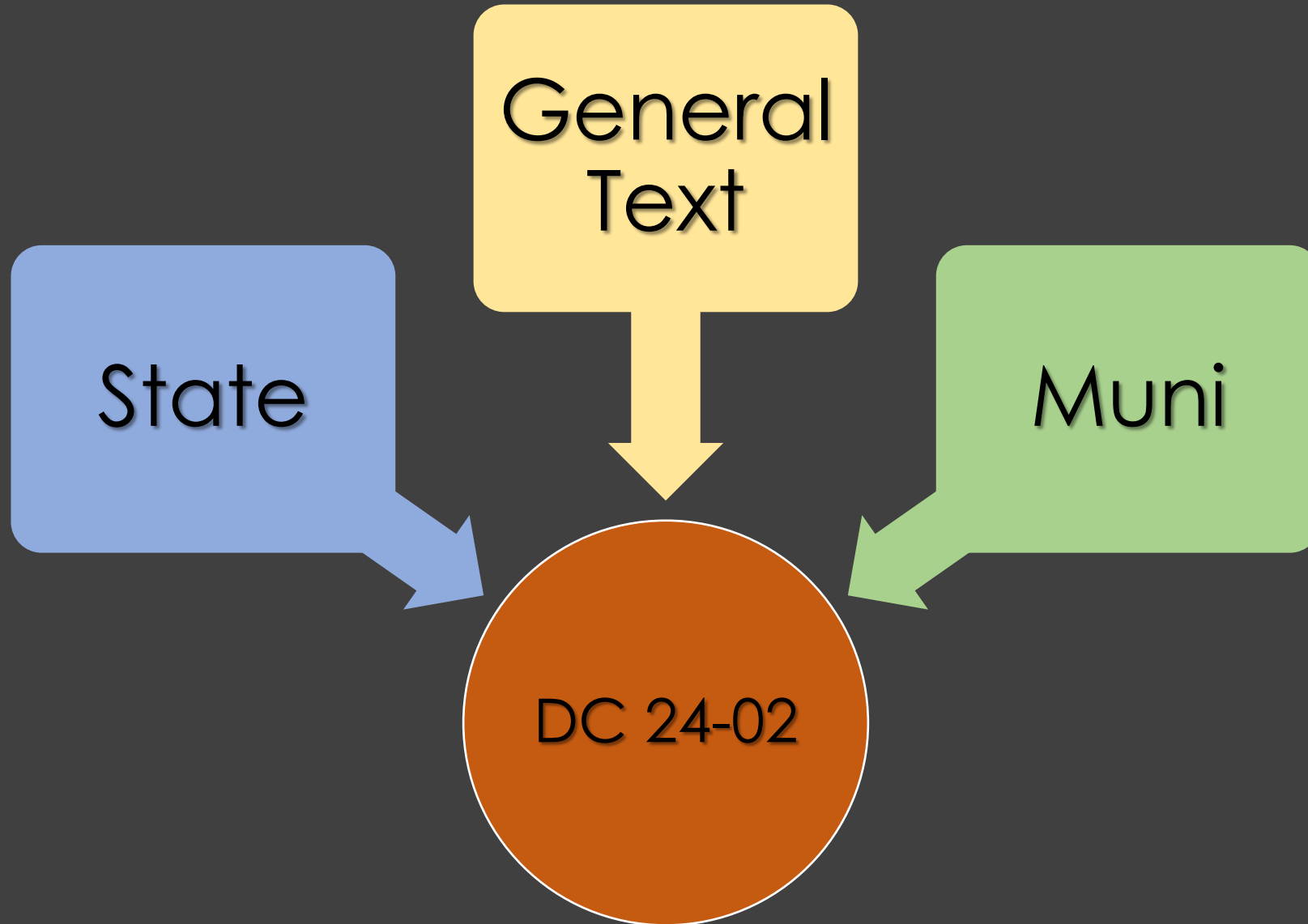


Millersburg Planning Commission Public Hearing

January 7, 2025



For those online, the meeting will begin shortly



1. Duplex State requirements

- ORS 197.420(3)
- Must be allowed on *any* residential lot
- Code currently- Corners only



2. Garages

- OAR 660-012-0005(30)
- Remove any requirement for a garage
- Propose to require a paved access area for each home
- Doesn't outlaw garages



3. Limited Land Use Decisions

- ORS 197.015(12)
- New, expanded definition includes Site Dev Review
- Must be staff level decision
- Can't use rules *other* than State rules



4. Mass Timber/Prefabricated

- ORS 197.478
- Wasn't against our rules before
- Clarified that its allowed
- Assembled on-site
- These and Manufactured homes must have same design rules as SFR



5. Subdivision Regulations

- ORS 92.040(2)(3)
- Local regulations stay frozen for new subdivisions for 3 years
- Does not extend lifespan to 3 years



6. Commercial Office Zone Standards

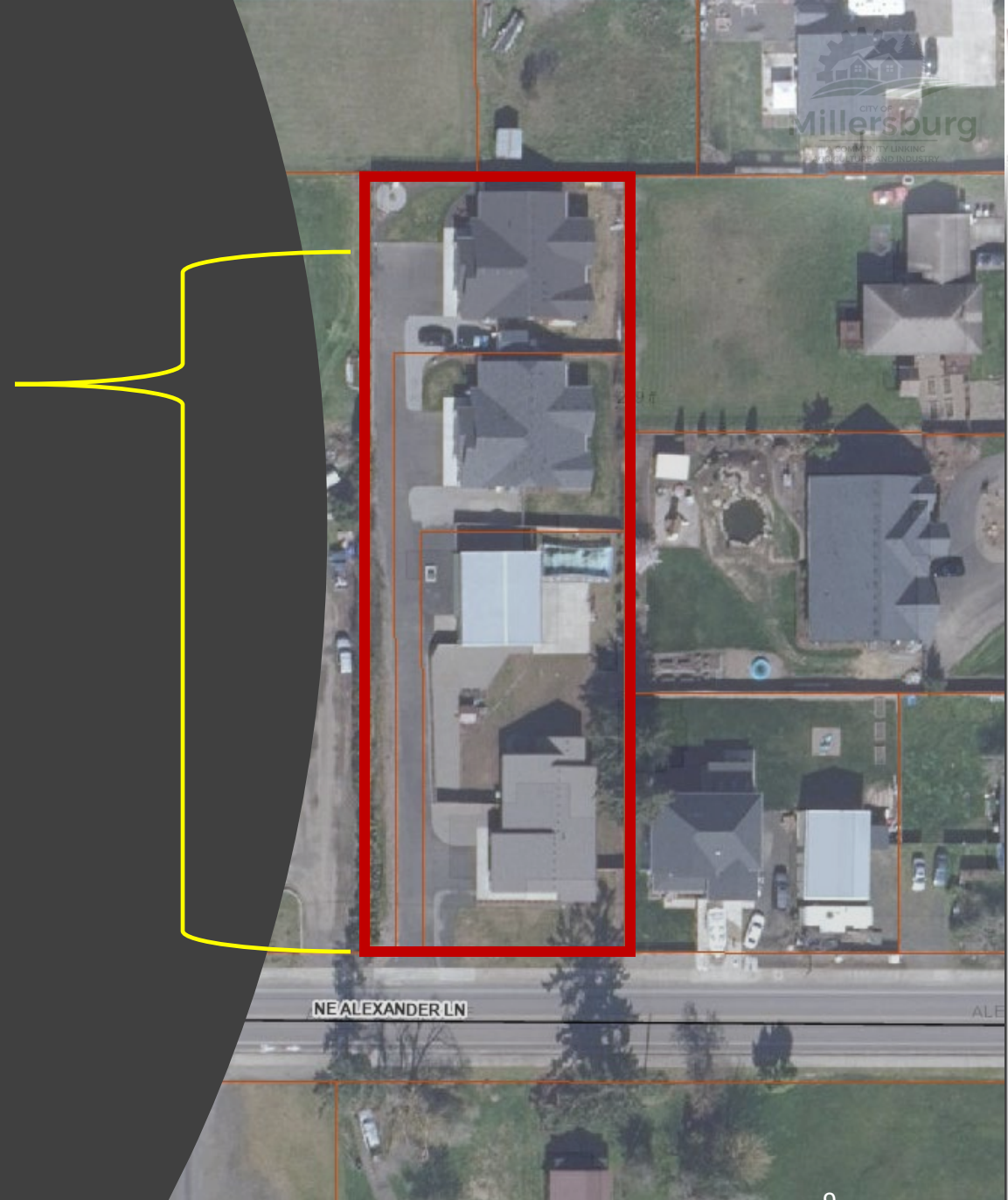
- Typo that seemed to bypass requirements of the CO Zone



- 1) Any permitted uses listed in the General Commercial (GC) zone or Light Industrial (LI) zone, assuming all development standards of these zones are met, **as modified by the standards listed below for the CO Zone.**

7. Access Easement Length

- Delete 200-foot max



8. Off Street Loading

- Deletes specific dock sizes per sq ft
- Changed to require screening for Commercial only (not industrial)



9. Temp Signs

- Remove from Development Code
- Move to Municipal Code
- Some revisions to the section



10. Trash Enclosures

- Trash Collection area standards scattered
- This proposes one code location
- Requires standards in Commercial and Office (not industrial)



11. Patio Covers

- Code did not address attached patio covers, only detached
- Added Attached. Same rules.



3.08.070 Decks, Porches, Patios, and Similar Features.

(4) *Detached & Attached* Patio Cover or Pergola.

- a. The County may require a building permit for patio covers or pergolas over 200 square feet.

12. Planter Bays

- Code requires Planter Bays every 12 spaces
- No minimum # to trigger
- Update adds less than 5 spaces doesn't need a Bay



13. Shade Coverage Parking

- Clarify requirements are for passenger parking areas only
- Not truck parking areas



14. Triplexes

- The City does not allow triplexes
- 3.09.040 mentions them
- Delete this typo

3.09.040 - Landscape Plans.

(1) With the exceptions noted below, all development applications involving buildings and parking areas must include landscape plans. The following uses are required to meet the landscaping requirements of this Code but are not required to submit landscape plans:

- a. Single-family dwellings, ~~and~~ duplexes, ~~and~~ triplexes.
- b. Accessory buildings.
- c. Changes internal to an existing structure.
- d. Building additions involving less than 500 square feet.

15. Trim

- Clarify 4" trim on façade and street facing sides only



16. RV Covers

- Clarify walls on RV covers
- Avoid slippery slope to pole-barns



17. Accessory Structures

- Many complaints about Mega-Accessory structures



17. Accessory Structures

- Many complaints about Mega-Accessory structures
- Scales down height and neighbor impacts:
 - Change HOW height is measured- peak not mean
 - Up to 17' is a 5' setback (same as now)
 - Over 17' is a 10' setback
 - And- can't be taller than primary home



18. Shipping Containers

- Code says they are not permitted
- Adding clarification- can be used for moving
- Added more detail in the Muni Code

Accessory structures shall comply with the following standards:

(4) Prohibited Structures. The use of metal shipping containers or semi-truck trailers as an accessory structure shall be prohibited, **except for moving purposes as regulated by the Municipal Code section 13.36.25.**



19. Nonconforming details

- Adds clarity on nonconformity
- Code called out uses, not standards
- Added requirements for nonconforming standards



20. Commercial Design Guidelines

- Clarify use of metal walls
- Clarify that at least 2 finishes are required on street facing walls



21. Serial Partitions

- Code says if a lot can be re-divided, use Subdivision criteria
- Never meant to apply to commercial/industrial partitions.
- This clarifies- residential only.



22. RU Map Improvements

- Proposes to exempt partitions (only) in the RU Zone from improvements
- May require improvements for Subdivisions in the RU Zone
- Both still require ROW dedications



23. SDR Review Criteria

- Criteria is not worded like criteria
- Revised criteria that acts like criteria
- Essentially same outcome, different approach

(3) Provisions shall be made to conform to all development standards in this Code. The City may impose conditions of approval intended to mitigate potential impacts related to any development standard. These include including, but are not limited to:

24. Subdivision Criteria

- Simply broke up criteria
- No content changes
- Will make staff reports easier to draft



25. Appeal Standing

- LUBA requirements in Code
- Non-LUBA appeals aren't the same
- This makes them the same, adds standing requirements
- Raise-it-or-waive-it



26. Recycling Centers

- Standards proposed to
 - Address drainage and seepage
 - Address screening



Criteria

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

Recommendations

Approved

SUGGESTED MOTION FOR PLANNING COMMISSION:

I motion that the Planning Commission recommend approval of DC 24-02 to the City Council because all applicable criteria are met, and all findings of fact are included in the staff report.