



Rules of Conduct for Public Hearings

1. No person shall be disorderly, abusive, or disruptive of the orderly conduct of the hearing.
2. Persons shall not testify without first receiving recognition from the presiding officer and stating their full name and residence address.
3. No person shall present irrelevant, immaterial, or repetitious testimony or evidence.
4. There shall be no audience demonstrations such as applause, cheering, display of signs, or other conduct disruptive of the hearing.

NOTICE OF PUBLIC MEETING CITY OF MILLERSBURG PLANNING COMMISSION

Monday, March 11, 2019
6:00 p.m.

Agenda

A. CALL TO ORDER

B. PLEDGE OF ALLEGIANCE

C. ROLL CALL

D. QUASI-JUDICIAL PUBLIC HEARINGS

- 1) File No: DC 19-01 Manufactured Home Park Text Change: The City is proposing to remove 'Manufactured Home Park' as a conditional use from the Rural Residential 10 Acre Minimum – Urban Conversion (RR-10-UC) and Rural Residential 2.5 Acre Minimum – Urban Conversion (RR-2.5-UC) zones. The use would no longer be permitted by right or by conditional use within these zones. The Manufactured Home Park use would remain in the Urban Residential zone.

E. ADJOURNMENT



File No: DC 19-01 Manufactured Home Park Text Change

Proposal: The City is proposing to remove 'Manufactured Home Park' as a conditional use from the Rural Residential 10 Acre Minimum – Urban Conversion (RR-10-UC) and Rural Residential 2.5 Acre Minimum – Urban Conversion (RR-2.5-UC) zones. The use would no longer be permitted by right or by conditional use within these zones. The Manufactured Home Park use would remain in the Urban Residential zone.

I. BACKGROUND

- A. Applicant: City of Millersburg
- B. Location: City Wide (within the Rural Residential zones)
- C. Review Type: The proposed Development Code Amendment (DA) requires a hearing before the Planning Commission whereby the Commission makes a recommendation to the City Council. A subsequent hearing before the City Council is required for a final action, including the adoption of an ordinance. A joint Planning Commission and City Council hearing is scheduled on March 11, 2019. Any appeal of the City Council's decision relating to this matter will be considered by the Oregon Land Use Board of Appeals (LUBA).
- D. Public Notice and Hearing: A Measure 56 notice was sent on February 6, 2019 to all property owners with RR-2.5-UC and RR-10-UC zoning and posted in City Hall. A separate notice was sent to the Department of Land Conservation and Development (DLCD) on February 1, 2019. Information related to the hearing is posted on the City's website here - <http://cityofmillersburg.org/planning-commission/>
- E. Review Criteria: Article 2 §2.700(2)
- F. Current Zoning: Rural Residential 10 Acre Minimum – Urban Conversion (RR-10-UC) and Rural Residential 2.5 Acre Minimum – Urban Conversion (RR-2.5-UC).
- G. Background: The City's current Land Use Development Code (LUDC), adopted in 2006, includes manufactured home parks as a conditional use within the RR-10-UC and RR-2.5-UC zones. This means they are an allowed use within the zone, although conditions such as buffering, screening, etc. may be imposed to mitigate impacts on surrounding properties.

The Planning Commission is currently going through the process of rewriting the Land Use Development Code. At the conclusion of that process, the Planning Commission will recommend a new LUDC to City Council for review and adoption. At public workshops held on October 16 and November 1, 2018, the Planning Commission discussed the subject of manufactured home parks within the current RR-10-UC and RR-2.5-UC zones. At these public workshops, the Planning Commission directed staff to remove manufactured home parks as a conditional use from the

Rural Residential zones and include it in the Urban Residential zone in the new code. The City has recognized that the current RR-10-UC and RR-2.5-UC zones have rapidly developed in such a way that manufactured home parks are no longer compatible with the existing uses within these zones. Therefore, as a part of the LUDC revision, additional areas within the City are being considered for zoning that will allow manufactured home parks as a conditional use.

Because the process of updating and reaching a final approved LUDC will take several more months, the possibility exists that manufactured home parks could be approved under the current code prior to adoption of the new code. The character and needs of the City have changed significantly since the LUDC was adopted in 2006. The City Council initiated the LUDC text change on February 5, 2019 and directed staff to schedule a joint Planning Commission and City Council meeting on March 11, 2019.

Additionally, staff would like to clarify the relationship between this proposed application (DC 19-01) and an individual proposed development located near Sedona Road and Millersburg Drive. This LUDC text change proposes to remove the allowed use in *all* of the Rural Residential zones. This proposal was initiated by the City, not by any individual applicant. At the time this LUDC text change was initiated by the City, an applicant had gone through a *pre-application process* for a specific manufactured home park proposed near Sedona Road and Millersburg Drive. While that specific site is located in an RR zone, this LUDC text change request is not related to the pre-application request.

It should also be noted that the proposed LUDC text change could take effect as soon as the March 11th hearing (should the City Council elect to use emergency provisions to have the Ordinance take effect immediately). However, any application for a manufactured home park that is submitted to the City prior to the proposed text change taking effect will be 'vested' under the code that existed at the time the application was submitted. In other words, an applicant is required to comply with whatever code was in effect at the time they submit an application.

Subsequent to the City Council initiation, Mr. Eddings submitted an application for the Evening Star Manufactured Park near Sedona Road and Millersburg Drive. His application (CUP 19-01/SP 19-01) has now officially vested with the version of the code that existed *prior to* any changes that could be made based on this proposed application (for DC 19-01). Any action by the City Council on March 11th will not affect Mr. Eddings' current application.

II. CRITERION

CITY OF MILLERSBURG DEVELOPMENT CODE

The proposed LUDC text change is an amendment to the existing LUDC and is required to satisfy the following criteria.

Decision Criteria. All requests for an amendment to the text or map of this Code or the Comprehensive Plan may be permitted upon authorization by the City Council in accordance with following findings:

(a) The proposed amendment does not conflict with the intent of the Comprehensive Plan.

ANALYSIS: Subsection (h) of this staff report goes into detail on the Comprehensive Plan as it relates to this proposal. In summary, based on staff's review, the project is consistent with the plan.

FINDING: Based on the analysis above, the project meets the required criteria.

(b) The amendment will not adversely impact adjacent areas or the land use plan of the City.

ANALYSIS: The text change proposes to remove the manufactured home park use from the two existing Rural Residential (RR) zones. There are several properties that are adjacent to the existing zones. The RR zones permit many different kinds of residential uses, including single and multi-family residential. Generally zoning maps are designed to ensure that appropriate uses are located next to each other. Other land use compatibility is typically taken into consideration when placing specific zones. Most zoning maps feather the intensity of uses as one zone transitions to another. For example, often larger rural residential zones are not located next to commercial zones, because the potential noise generated by a commercial use might not blend with the expectations of a large lot homeowner. They typically expect more quiet surroundings. As where an apartment complex would be more appropriate next to a noisier commercial use because those who live in an apartment complex might generally expect more noise in their surroundings. Additionally, locating higher residential densities next to commercial uses increases walkability between the tenants and the shopping.

Regarding this specific proposed change, first, the zoning designations will remain the same. Only one use is proposed to be removed from the existing zones. Thus, all land use compatibility will remain regarding this proposed change and the zones that are adjacent to the RR zones.

Second, a manufactured home park in Millersburg is permitted to develop at a higher density than the 'Urban' density for detached single family homes. Typical urban development in the RR zones permits a minimum lot size of 10,000 square foot lots. A manufactured home park can allow up to seven dwelling units per acre, far more than the four units per acre allowed with detached single family developments. It stands to reason that at the time the zoning map was created, higher density uses were included in the zones uses as a tool to help feather development intensity. Manufactured home parks can certainly play that role; however, they are not the only form of development that can satisfy that function. Multi-family housing can also allow higher intensity development. Therefore the removal of manufactured home parks will not impact the ability for one zone to transition to another because the RR zones will continue to allow multi-family uses with a conditional use permit. Therefore, removing manufactured home parks will not have negative impacts on the surrounding zones or the ability to allow the RR zones to feather the intensity of uses between zones.

FINDING: Based on the analysis above, the project meets the required criteria.

(c) The amendment will not violate applicable city, state or federal environmental quality statutes, rules or standards.

ANALYSIS: The proposed text change will not violate any city, state or Federal environmental laws, statutes, or rules. The manufactured home use was not required in order to comply with any environmental requirements. Removing a residential use from a zone, especially when other residential uses are still permitted in that zone, does not impact the City's ability to comply with environmental regulations. Even if development is needed or expected in order to help address some environmental concern, other residential uses will likely develop in the vacant areas in these RR zones.

FINDING: Based on the analysis above, the project meets the required criteria.

(d) The amendment will not have an adverse impact on public facilities.

ANALYSIS: Development helps create public infrastructure. However, removing one use from the list of uses allowed in these zones will not impact public facilities because other forms of residential development are still allowed in these zones, including multi-family.

FINDING: Based on the analysis above, the project meets the required criteria.

(e) The amendment will not have an adverse impact on transportation.

ANALYSIS: Uses permitted in zones are used as a tool to assure that street capacity can meet demand. Traffic study models use 'uses' to calculate vehicle trips which then result in the classifications of the City streets. Removing *all* residential uses from a zone may impact previous modeling. However, this proposed change will only remove *one* kind of residential use from the zones. Other residential uses, including multi-family, will continue to be permitted.

FINDING: Based on the analysis above, the project meets the required criteria.

(f) The amendment will not have an adverse impact on the economy of the area.

ANALYSIS: The proposed text change will not have a negative impact on the economy of the area because home buyers, renters, and property owners can continue to use manufactured homes on single family residential lots in these and other zones, and because apartments or condominiums are still a permitted use (with a Conditional Use Permit) in these zones. Several options will continue to exist for the development of property.

FINDING: Based on the analysis above, the project meets the required criteria.

(g) The amendment will not have an adverse impact on the housing needs of the City.

ANALYSIS: Manufactured home parks provide affordable housing. Multi-family development (apartments and condominiums) also provide affordable housing. The zones will continue to permit multi-family housing as a means of affordable housing, therefore, there will not be an adverse impact on affordability.

FINDING: Based on the analysis above, the project meets the required criteria.

(h) The amendment does not conflict with the intent of Statewide Planning Goals.

ANALYSIS: A large percentage of the housing units in the City once consisted of manufactured homes on single family residential lots. The City has recently experienced significant change and growth. Millersburg has become one of the fastest growing cities in the State, building out significant numbers of new stick-built single family homes. As the City changes, the types of appropriate housing changes as well. Many within the City have stated that manufactured housing parks are no longer compatible with the type of housing that has been trending in the City.

Goal 10 of the Oregon Planning Goals and Guidelines is the States' Housing Goal. Goal 10 (OAR 660-015-0000(10)) explains that the City must provide for the housing needs of the citizens of the State. Throughout the State, the Planning Goals are implemented at the City level through Comprehensive Plans. All Comprehensive Plans must be consistent with the State Goals. Zoning then implements the policies of the Comprehensive Plans. Therefore, if the proposed zone text change is consistent with the Comprehensive Plan, it is consistent with the State Goals.

The housing chapter of the Comprehensive Plan explains that many requirements of Goal 10 do not apply to cities with populations under 2,500. In fact, the Comprehensive Plan indicates that the Department of Land Conservation and Development (DLCD) granted a waiver to some of the requirements of the Oregon revised Statutes (ORS), including the requirement for the City to perform a housing needs assessment. Chapter 9.4, of the Comprehensive Plan explains that the City implements Goal 10 by: 1) not discriminating against housing types that address the needs of the City, 2) by providing a variety of housing opportunities through implementation of the Land Use Plan, and 3) by seeking means to reduce housing costs by providing a mix of housing types and densities that address the needs of the citizens.

The proposed code text change remains consistent with these policies. First, the proposed text change does not discriminate against a housing type, or housing opportunities because manufactured homes will still be allowed on individual 'fee-simple' single family residential lots. Additionally, manufactured housing parks will still be permitted in the Urban Residential Zone. Second, the two Rural Residential - Urban Conversion zones will continue to afford opportunities for increased housing density because multi-family housing at densities of up to 10 dwelling units to the acre will still be an allowed use (with a conditional use permit) in the two zones. Affordable options, including the use of manufactured homes and apartments or condominiums will still exist.

FINDING: Based on the analysis above, the project meets the required criteria.

III. STAFF RECOMMENDATION TO THE PLANNING COMMISSION

Based on the above findings of fact, the proposed text code amendment satisfies the applicable criteria. Staff recommends that the Planning Commission recommend approval of Application No. DC 19-01 to the City Council.

IV. STAFF RECOMMENDATION TO THE CITY COUNCIL (*assuming the Planning Commission recommends approval*)

Based on the above findings of fact the proposed text code amendment satisfies the applicable criteria. Staff recommends City Council approve Application No. DC 19-01 and adopt Ordinance No. 2019-7 including an emergency provision to make the Ordinance effective immediately upon adoption.

V. EXHIBITS

- A. Zoning Map showing all RC-2.5-UC and RR-10-UC Zones
- B. Proposed text changes in redline strikeout
- C. Ordinance No. 2019-7
- D. Public Hearing Notice

ORDINANCE NO. 146

AN ORDINANCE AMENDING ORDINANCE 17

WHEREAS, the City of Millersburg previously adopted ordinances implementing the Land Use Development Code within the City of Millersburg; and,

WHEREAS, the City of Millersburg Land Use Development Code prescribes specific land uses within certain zones; and,

WHEREAS, the City of Millersburg Land Use Development Code includes the Rural Residential 10 Acre minimum, Urban Conversion (RR-10-UC) zone and the Rural Residential 2.5 Acre minimum, Urban Conversion (RR-2.5-UC) zone; and,

WHEREAS, the City of Millersburg intends to eliminate “Manufactured dwelling parks in conformance with Section 6.165” from the Conditionally Permitted section of the RR-2.5-UC and RR-10-UC zones in the Millersburg Land Use Development Code Sections 4.112(3)(e) and 4.113(3)(e); and,

WHEREAS, the Millersburg Planning Commission recommended to the Millersburg City Council on March 11, 2019 that the City Council immediately eliminate “Manufactured dwelling parks in conformance with Section 6.165” from the permitted Conditional Uses section of the RR-2.5-UC and RR-10-UC zones in the Millersburg Land Use Development Code Sections 4.112(3)(e) and 4.113(3)(e); and,

WHEREAS, the Millersburg Planning Commission finds that an emergency exists and for the peace, health, and safety of the citizens of Millersburg, this Ordinance should become effective upon its passage;

NOW, THEREFORE, THE PEOPLE OF THE CITY OF MILLERSBURG DO ORDAIN AS FOLLOWS: the Millersburg Land Use Development Code is amended as follows:

Section 4.112(3)(e) is deleted and all subsequent conditional uses following “(e)” in Section 4.112(3) will be re-lettered.

Section 4.113(3)(e) is deleted and all subsequent conditional uses following “(e)” in Section 4.113(3) will be re-lettered.

FURTHERMORE, the Millersburg City Council finds that an emergency exists and for the peace, health, and safety of the citizens of Millersburg, this Ordinance shall become effective upon its passage.

PASSED by the Council and approved by the Mayor this 11th day of March, 2019.

Jim Lepin,
Mayor

ATTEST:

Kimberly Wollenburg,
City Recorder

SECTION 4.112 RURAL RESIDENTIAL - URBAN CONVERSION - RR-2.5-UC

- (1) **Purpose.** The Rural Residential - Urban Conversion Zone is applied in rural residential areas with standards for continued rural development until a transition to urban residential use occurs. Urban Residential standards shall apply to approved Urban Conversion areas where municipal water and sewer facilities are provided.
- (2) **Permitted Uses.** In an RR-2.5-UC Zone, the following uses and their accessory uses are permitted subject to the standards, provisions and exceptions set forth in this Code.
 - (a) One single-family dwelling or manufactured dwelling in conformance with **Section 6.163.**
 - (b) Residential Accessory Structures in conformance with **Section 6.110.**
 - (c) One Temporary Manufactured Dwelling in conformance with **Section 6.164.**
 - (d) Crop Cultivation and the raising of fowl, bees and domestic farm animals subject to the standards contained in **Section 6.410** except as limited by Item (3) Conditional Uses.
 - (e) **Transportation Facilities**
 1. Operation, maintenance, and repair of existing transportation facilities identified in the City's Transportation System Plan.
 2. Dedication of right-of-way, authorization of construction and the construction of facilities and improvements, where the improvements are consistent with clear and objective dimensional standards
- (3) **Conditional Uses.** In an RR-2.5-UC Zone, the following uses and their accessory uses may be permitted subject to the additional provisions of **Section 2.500.**
 - (a) Home Occupation in conformance with **Section 6.120.**
 - (b) Residential Care Homes for 5 or less people or 12 or less children in compliance with State standards and requirements and **Section 6.130.**
 - (c) Residential Care Facility for 15 or less people or 13 or more children compliance with State standards and requirements and **Section 6.140.**
 - (d) Multiple-Family Housing may be permitted in accordance with the Use Standards contained in **Section 6.150.**
 - ~~(e) Manufactured dwelling parks in conformance with **Section 6.165.**~~

- (fe) Public or Semi-public uses in conformance with **Section 6.210**.
- (gf) Neighborhood Commercial Center for an Urban Conversion area in accordance with the standards of **Section 6.311**.
- (hg) Special Area Standards of **Article 7**.
- (4) **Rural Residential Zone Development Standards.**
Rural Standards shall apply until Urban Conversion occurs.
 - (a) Minimum Rural Lot Area:
Rural Standard for RR-2.5-UC – 2.5 Acres
 - (b) Minimum Rural Lot Width - 200 feet unless approved by the Planning Commission:
 - (c) Maximum Rural Lot depth to width ratio - 3:1 unless approved by the Planning Commission:
 - (d) Rural Yard Setbacks:
 - 1. Exterior Yards abutting a street right-of-way - 20 feet.
 - 2. Garage or carport setbacks - 20 feet from a street right-of-way.
 - 3. Interior Yards abutting adjacent property
 - Side Yard: -15 feet
 - Rear Yard - 20 feet Residence – 5 feet
 - Accessory Structure.
 - 4. Roadway Setbacks shall be 30 feet from the centerline of existing streets or future road right-of-ways identified on the “Arterial & Collector Street Plan”. Roadway setbacks shall be in addition to the Yard Setbacks. See **Section 5.117** for additional required street setbacks.
 - (e) Maximum Building Height: 35 feet and two stories - unless approved by the Planning Commission.
- (5) **Urban Conversion Standards**
Rural Standards shall apply until Urban Conversion occurs. Urban Conversion may only be approved if municipal water and sewer facilities are provided.
- (6) **Urban Residential Development Standards.**
Rural Standards shall apply until Urban Conversion occurs. Urban Conversion may only be approved if municipal water and sewer facilities are provided.
 - (a) Minimum Urban Lot Area:
Urban Standard for RR-2.5-UC – 10,000 sq. ft.

City of Millersburg – RR-2.5 Amendment on Manufactured Dwelling Parks

- (b) Minimum Urban Lot Width - 80 feet unless approved by the Planning Commission:
 - (c) Maximum Urban Lot depth to width ratio - 3:1 unless approved by the Planning Commission:
 - (d) Urban Yard Setbacks:
 - 1. Exterior Yards abutting a street right-of-way - 15 feet.
 - 2. Garage or carport setbacks - 20 feet from a street right-of-way.
 - 3. Interior Yards abutting adjacent property
 - Side Yard: -5 feet
 - Rear Yard - 20 feet Residence – 5 feet Accessory Structure.
 - 4. Roadway Setbacks shall be 30 feet from the centerline of existing streets or future road right-of-ways identified on the “Arterial & Collector Street Plan”. Roadway setbacks shall be in addition to the Yard Setbacks. See **Section 5.117** for additional required street setbacks.
 - (e) Maximum Building Height: 35 feet and two stories - unless approved by the Planning Commission.
- (7) **Article 5 Development Standards, Article 6 Use Standards and Article 7 Special Area Standards** contain additional conditions and standards that may apply to certain properties.

SECTION 4.113 RURAL RESIDENTIAL - URBAN CONVERSION - RR-10-UC

- (1) **Purpose.** The Rural Residential - Urban Conversion Zone is applied in rural residential areas with standards for continued rural development until a transition to urban residential use occurs. Urban Residential standards shall apply to approved Urban Conversion areas where municipal water and sewer facilities are provided or approved by the City.
- (2) **Permitted Uses.** In an RR-10-UC Zone, the following uses and their accessory uses are permitted subject to the standards, provisions and exceptions set forth in this Code.
 - (a) One single-family dwelling or manufactured dwelling in conformance with **Section 6.163.**
 - (b) Residential Accessory Structures in conformance with **Section 6.110.**
 - (c) One Temporary Manufactured Dwelling in conformance with **Section 6.164.**
 - (d) Crop Cultivation and the raising of fowl, bees and domestic farm animals subject to the standards contained in **Section 6.410** except as limited by Item (3) Conditional Uses.
 - (e) **Transportation Facilities**
 1. Operation, maintenance, and repair of existing transportation facilities identified in the City's Transportation System Plan.
 2. Dedication of right-of-way, authorization of construction and the construction of facilities and improvements, where the improvements are consistent with clear and objective dimensional standards
- (3) **Conditional Uses.** In an RR-10-UC Zone, the following uses and their accessory uses may be permitted subject to the additional provisions of **Section 2.500.**
 - (a) Home Occupation in conformance with **Section 6.120.**
 - (b) Residential Care Homes for 5 or less people or 12 or less children in compliance with State standards and requirements and **Section 6.130.**
 - (c) Residential Care Facility for 15 or less people or 13 or more children compliance with State standards and requirements and **Section 6.140.**
 - (d) Multiple-Family Housing may be permitted in accordance with the Use Standards contained in **Section 6.150.**
 - ~~(e) Manufactured dwelling parks in conformance with **Section 6.165.**~~

- (fe) Public or Semi-public uses in conformance with **Section 6.210**.
- (gf) Neighborhood Commercial Center for an Urban Conversion area in accordance with the standards of **Section 6.311**.
- (hg) Special Area Standards of **Article 7**.
- (4) **Rural Residential Zone Development Standards.**
Rural Standards shall apply until Urban Conversion occurs.
 - (a) Minimum Rural Lot Area:
Rural Standard for RR-10-UC - 10.0 Acres
 - (b) Minimum Rural Lot Width - 300 feet unless approved by the Planning Commission:
 - (c) Maximum Rural Lot depth to width ratio - 3:1 unless approved by the Planning Commission:
 - (d) Rural Yard Setbacks:
 - 1. Exterior Yards abutting a street right-of-way - 20 feet.
 - 2. Garage or carport setbacks - 20 feet from a street right-of-way.
 - 3. Interior Yards abutting adjacent property
 - Side Yard: -15 feet
 - Rear Yard - 20 feet Residence – 5 feet
 - Accessory Structure.
 - 4. Roadway Setbacks shall be 30 feet from the centerline of existing streets or future road right-of-ways identified on the “Arterial & Collector Street Plan”. Roadway setbacks shall be in addition to the Yard Setbacks. See **Section 5.117** for additional required street setbacks.
 - (e) Maximum Building Height: 35 feet and two stories - unless approved by the Planning Commission.
- (5) **Urban Conversion Standards**
Rural Standards shall apply until Urban Conversion occurs. Urban Conversion may only be approved if municipal water and sewer facilities are provided.
- (6) **Urban Residential Development Standards.**
Rural Standards shall apply until Urban Conversion occurs. Urban Conversion may only be approved if municipal water and sewer facilities are provided.
 - (a) Minimum Urban Lot Area:
Urban Standard for RR-10-UC – 10,000 sq. ft.



NOTICE OF PUBLIC REVIEW
March 11, 2019, 6:00 p.m.
City Council Chambers
4222 NE Old Salem Road
Millersburg, Oregon, 97321

The City of Millersburg will hold a joint **CITY COUNCIL** and **PLANNING COMMISSION** hearing at the above time and place to consider the action described below. The action may be heard later than the time indicated, depending on the agenda schedule. Interested parties are invited to send written comment. Failure of an issue to be raised or failure to provide sufficient specificity to afford the two bodies an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals based on that issue. A staff report relating to the proposal will be available seven (7) days prior to the public hearing. For further information, contact Millersburg City Hall at (541) 928-4523.

The location of the meeting is accessible to the disabled. If you need any special accommodations to attend or participate in the meeting, please notify City Hall twenty-four (24) hours before the meeting.

APPLICANT: City initiated

LOCATION: All property with RR-2.5-UC and RR-10-UC zoning designations. See attached zoning map.

CRITERIA: Millersburg Development Code; Section 2.700(2). These criteria also require compliance with the applicable Statewide Planning Goals and Oregon Administrative Rules, 660-004, 660-012, 660-014, 660-015, 660-022, and Oregon Revised Statutes 197.732.

FILE No.: DC 19-01

REQUEST: The proposal would remove Manufactured Home Park as a conditional use from the RR-10-UC and RR-2.5-UC. The use would no longer be permitted by right or by conditional use within these zones.

In 1998, Oregon voters passed a law known as Measure 56. This law requires a notice be mailed to landowners when a change in land-use laws is proposed, including zone changes which might limit the use of their property. Measure 56 requires the City of Millersburg to use the wording below in all such notices.

State Law requires that the City provide the following statement:

The City of Millersburg has determined that the adoption of the ordinance proposing zone text changes may affect the permissible uses of your property, and other properties, and may change the value of your property per ORS 227.186. But the City of Millersburg does not know how these zone text amendments might affect the value of your property, if at all.

The proposed zone text amendments affect the Land Use Development Code, Article 4, §4.112(3) and 4.113(3). Proposed changes and full zoning code text are available at Millersburg City Hall located at 4222 NE Old Salem Road, in Millersburg and a copy of the ordinance, the proposed findings (available 7 days prior to the hearing), and associated exhibits are available for purchase at a cost of 25 cents per page or can be viewed at <http://cityofmillersburg.org/millersburg-land-use-development-code/> For more information contact City Hall at (541) 928-4523 or mstrait@cityofmillersburg.com.

You are receiving this notice because you own property that is located within the Millersburg Urban Growth Boundary which will be impacted by this proposal.