

CITY OF ROSEBURG
PLANNING COMMISSION
Monday, April 16, 2018
City Hall Council Chambers – 7:00 pm

*OK
4/10/18*

NOTE: It is up to each of you as Commissioners and Staff to let staff know before the day of the meeting if you will not be able to attend. Thank you.

AGENDA

- I. CALL TO ORDER
- II. ROLL CALL: Chair Ron Hughes Daniel Onchuck Victoria Hawks
 Charlie Allen Kerry Atherton Ron Sperry
 Vacant
- III. APPROVAL OF MINUTES
 A. March 19 – Planning Commission Meeting
- IV. AUDIENCE PARTICIPATION: See Reverse for Information
- V. PUBLIC HEARING
- VI. BUSINESS FROM STAFF
 A. Pine Street Waterfront Overlay Work Session
 B. Director’s Report
 C. Planning Commissioner Training Opportunity
- VII. BUSINESS FROM THE COMMISSION
- VIII. NEXT MEETING – May 7, 2018
- IX. ADJOURNMENT

*** * * AMERICANS WITH DISABILITIES ACT NOTICE * * ***

Please contact the office of the City Recorder, Roseburg City Hall, 900 SE Douglas Avenue, OR 97470-3397 (Phone 541-492-6700) at least 48 hours prior to the scheduled meeting time if you need an accommodation. TDD users please call Oregon Telecommunications Relay Service at 1-800-735-2900.

The agenda packet is available on-line at: <http://www.cityofroseburg.org/your-government/commissions/planning-commission/>

AUDIENCE PARTICIPATION INFORMATION

The Roseburg Planning Commission welcomes and encourages participation by citizens at all meetings. To allow the Commission to deal with business already scheduled, it is asked that anyone wishing to address the Commission follow these simple guidelines.

Non-Agenda Items

If you wish to address the Planning Commission on a matter not on the agenda, at the appropriate time please raise your hand and wait to be recognized by the Chair. Persons addressing the Commission must state their full name and address for the record. All remarks are to be directed to the Planning Commission. For items not on the agenda the presentation should be brief and be on a topic of interest to the Planning Commission, such as a general land use matter. These presentations are reserved for new material which has not been previously considered. The Planning Commission will not be taking action on any item presented under Audience Participation and if needed will provide direction to staff for appropriate follow-up.

Agenda Items

For items on the agenda you will be given an opportunity to address the Commission once the item is called. Agenda items typically begin with establishing those who have party status, (to be explained by the Chair), a report from staff, followed by Commission questions to staff, then the applicant along with anyone he wishes to call as a witness on his behalf will be called to speak, followed by those with party status. After all initial testimony is completed there will be an opportunity for rebuttal. Everyone addressing the Commission is subject to questioning. After the hearing portion of the item is completed, the Commission will discuss the matter with a motion for consideration being presented and acted on.

Once final action is taken on Quasi-Judicial matters, the action of the Commission can be appealed to the City Council within 14 calendar days of the decision by filing a Notice of Review with the Community Development Department. Action on Legislative matters is typically a recommendation to the City Council and will be forwarded to them for final consideration.

For further details or information please contact the Community Development Department Monday through Friday, 8:00 a.m. to 5:00 p.m., at Roseburg City Hall, 900 SE Douglas Avenue, Third Floor, Roseburg OR 97470, phone number 541-492-6750, or e-mail cmatthews@cityofroseburg.org

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**CITY OF ROSEBURG
PLANNING COMMISSION MEETING MINUTES
March 19, 2018**

CALL TO ORDER: Chair Ron Hughes called the regular meeting of the Roseburg Planning Commission to order at 7:04 p.m. on Monday, March 19, 2018, in the Roseburg City Hall Council Chambers, 900 SE Douglas Avenue, Roseburg, Oregon.

ROLL CALL

Present: Chair Ron Hughes, Commissioners Charlie Allen, Kerry Atherton, Dan Onchuck, Ron Sperry and Vacant.

Absent: Commissioner Victoria Hawks (excused).

Others present: Community Development Director Stuart Cowie, Department Technician Chrissy Matthews and Public Works Director Nikki Messenger.

APPROVAL OF MINUTES

Atherton moved to approve the February 5, 2018 Minutes as presented. Motion was seconded by Allen and passed unanimously.

AUDIENCE PARTICIPATION – None

File No. AN-18-001 & ZC-18-001 Annexation 0, 3310 & 3330 W Military Avenue with concurrent Zone Change [Quasi-Judicial]

Hughes read the procedures to be followed for this quasi-judicial public hearing. He then opened the public hearing. There were no conflicts declared.

Cowie provided the staff report stating property owner, Townsend Lane LLC, requests 4.01+ acre property at 0, 3310 & 3330 W Military Avenue be annexed into the City. Concurrent with the application is a request to change the zoning of the annexed property from County RS (Suburban Residential) to City R6 (Single Family Residential). Staff finds the proposed Annexation and Zone Change request meets the criteria of ORS 222.125, Roseburg City County Resolution 2006-04 (Annexation Policies), and LUDO. Staff recommends the Planning Commission adopt the proposed Findings of Fact and Order and recommends City Council approval of File Nos. AN-18-001 and ZC-18-001.

Cowie presented a power point regarding the annexation and zone change. There is no change to the Comprehensive Plan designation. A 38 Lot Subdivision is a future proposal. Everything inside the UGB has a Comprehensive Plan designation just not a city zone. Discussion ensued regarding drainage, traffic, and access points. Cowie confirmed there is a drainage way by the trees along the property; two access points are proposed one off of Military Avenue and one off of Lookingglass Road and this will be a phased development. Staff recognizes the issues regarding Military Avenue. Cowie stated the Fair Housing Council submitted a letter stating the proposed amendment does not make the necessary Goal 10 findings. Staff feels that it complies without proposing a new designation as it is currently low density. The Buildable Lands Inventory 2005 was never adopted; however,

the population projection didn't identify a needed change. Discussion ensued regarding party status of the Fair Housing Council; Statute; addressing each Goal 1-10; and the need for affordable housing.

Hearing no further discussion, Hughes closed the public hearing.

Onchuck moved to adopt the proposed Findings of Fact and Order, File Nos. AN-18-001 and ZC-18-001, Annexation 0, 3310 & 3330 W Military Avenue with concurrent Zone Change recommending City Council approval. Atherton seconded. Motion passed four in favor; one opposed.

BUSINESS FROM STAFF –

Messenger provided an update on the Draft 2018-2023 Capital Improvement Plan. This is a five year plan; updated every two years with interim updates – last update was 2015. The purpose is to identify long range capital improvements – Identify multi-year projects – 11 program areas – existing plans utilized – prioritizing capital projects – \$43 million dollars total for the five year plan. Messenger discussed the individual funding and grant funding as well.

Atherton moved to adopt the Draft 2018-2023 Capital Improvement Plan recommending City Council approval. Onchuck seconded. Motion passed unanimously.

DIRECTOR'S REPORT –

Cowie provided an update stating with an increase in Building Permits (2015 234; 2016 262; 2017 329) and the current projects and increased work load the Community Development Department is currently advertising for a third Associate Planner.

BUSINESS FROM COMMISSION – none

ADJOURNMENT – The meeting adjourned at 8:18 pm. The next meeting is scheduled for Monday, April 16, 2018.

Chrissy Matthews
Department Technician

DRAFT

Date 06 April 2018
To Project Management Team – City of Roseburg, Oregon, Pine Street Waterfront Overlay Zone
From Erika Warhus, Marcy McInelly, Urbsworks, Inc.
Copy Gil Williams, GreenWorks; Karla Kinglsey, Kittelson; Keith Liden, Bainbridge

SUBTASK 3.1 – DRAFT LUDO AMENDMENTS MATRIX (DELIVERABLE 3.1)

Introduction

Purpose of Task 3.1 (From Scope of Work): Draft LUDO Amendments Matrix: Using all information gathered and evaluations conducted in Tasks 1 and 2, Consultant shall prepare Draft LUDO Amendments Matrix for PMT review and comment, listing all the changes to be made in the LUDO, where they are located in the LUDO, and what sections they will be replacing or amending.

Purpose of proposed amendments

Starting with the stated objectives of this project, and based on what we've heard through interviews, committee and public meetings, and policy direction research, the attached matrix lists all changes to the code and shows where they are currently located.

The overall purpose of the amendments is twofold: To encourage development by charting a clear path to approval, and to communicate and illustrate the vision for this particular area, so that new development will implement the vision.

The Land Use Development Ordinance (LUDO), consists of six chapters. Each chapter is typically divided into two to ten articles, however, a couple of chapters accommodate as many as 30 or 40 separate articles. One of these is the Floodplain Overlay (Article 9), which consists of 40 articles. Articles are made up of Sections, which are numbered according to the corresponding Chapter and Article.

Proposed amendments reach into most sections of the code. They cover all the requirements and corresponding articles that an applicant would have to comply with, including those for floodplains, historic districts, land use, parcel and development standards, and public improvements.

There are generally two types of amendment proposals:

- **Explanatory:** For those requirements that we can't change, such as flood plain requirements, we will try to demystify complicated requirements and customize them for this unique area. The Pattern Book, which is a future deliverable, will demonstrate how standards can be complied with in ways that are compatible with the goals for this project and the vision for Pine Street.
- **Adjustments:** For those requirements that we can change, such as permitted land uses, and development standards, including parking requirements, we will rework the standards so they are appropriate for the area.

Chapters reviewed

For the purposes of this exercise, the following Chapters and Articles have been reviewed. The corresponding Section is identified in the Matrix which begins on page 3.

CHAPTER	ARTICLES WHICH HAVE BEEN IDENTIFIED FOR PROPOSED AMENDMENTS
Chapter 1: Introduction	Article 1: Introductory and General Provisions
Chapter 2: Zoning Regulations	Article 1: Introductory Provisions Article 4: Commercial Districts Article 9: Floodplain Overlay Article 11: Historic Districts Overlay Article 13: Riparian Habitat Protection Overlay
Chapter 3: Site Development	Article 2: Public Improvement Requirements Article 3: Site Improvement Requirements
Chapter 4: Supplemental Regulations	Article 1: Nonconforming Uses Article 2: Sign Code Article 3: Telecommunication Facilities Article 4: Supplementary Provisions
Chapter 5: Procedures	Article 1: Development Approval Procedures
Chapter 6: Land Divisions	Article 1: Partitions and Subdivisions

The Draft Matrix will be reviewed by the PMT at PMT meeting #3 (April 16, 2018) and by the Planning Commission on the same day. Written comments will be provided by the City, and a revised version of this document will be issued in April.

Acronyms used in this document

LUDO – Land Use and Development Ordinance

BFE – Base Flood Elevation

PMT – Project Management Team

FIRM – Flood Insurance Rate Map

PSWO – Pine Street Waterfront Overlay

FIS – Flood Insurance Study

NAVD 88 – North American Vertical Datum of 1988

This project is partially funded by a grant from the Transportation and Growth Management (TGM) Program, a joint program of the Oregon Department of Transportation and the Oregon Department of Land Conservation and Development. This TGM grant is financed, in part, by federal Fixing America's Surface Transportation Act (FAST-Act), local government, and State of Oregon funds.

The contents of this document do not necessarily reflect views or policies of the State of Oregon.

Pine District Overlay Zone Draft Code Amendment Matrix

CHAPTER 1: INTRODUCTION

CHAPTER 1 Code Section	Current Code Language or Description	Proposed Amendments
ARTICLE 1: INTRODUCTORY AND GENERAL PROVISIONS		
1.1.110 DEFINITIONS	<p>In Section 1.1.110, a few definitions may cause confusion with the shared use path / street design which is envisioned for Pine Street, and /or may conflict with the legal easement issues. These include:</p> <p><i>Alley: A public or private way having a maximum width of 20 feet affording only a secondary means of access to abutting property.</i></p> <p><i>Street, private: Any street or road, which is not a public street as defined in this Ordinance.</i></p> <p><i>Street, public: A street or road which has been dedicated or deeded for the use of the public. For the purposes of this Ordinance, public street may include "alley," "lane," "place," "court," "avenue," "boulevard," and similar designations, and any County roads and State highways.</i></p> <p><i>Lot, through: A lot having frontage on two streets that are approximately parallel, other than an alley, and are not identified as intersecting street corners. Yards shall be provided as indicated under "Yards" in this Section, unless lots do not comply with the depth requirements for double frontage lots as provided in Chapter 6, Section 6.1.130, in which case the "Front Yard" shall be defined as the street for which address is assigned with the other frontage being a "Rear Yard" area.</i></p>	<p>Clarify that the current definitions for Alley, Public and Private Streets do not conflict with the intended use of Pine Street or legal easement limitations.</p> <p>The definition of Lot Lines (and therefore setbacks) will need to be updated to include a lot which has an alley or easement on one side and a water course on the other side.</p> <p>A new definition for "frontage," may be helpful in identifying the lot edges and their corresponding setbacks, yards, site design, and building orientation standards.</p>

CHAPTER 2: ZONING REGULATIONS

CHAPTER 2 Code Section	Current Code Language or Description	Proposed Amendments
ARTICLE 1: INTRODUCTORY PROVISIONS		
2.1.050 ZONING DISTRICTS		No amendments proposed.
2.1.070 OVERLAY DISTRICTS	<p><i>If the event of a conflict between the provisions of the overlay district and the underlying zoning district, the provisions of the overlay district shall prevail.</i></p> <p>There are currently six overlay districts:</p> <ul style="list-style-type: none"> · Airport Impact Overlay · Floodplain Overlay · Hillside Development Overlay · Planned Unit Development (PUD) · Historic Districts Overlay · West Avenue Residential Overlay 	<p>This section will need to be updated to include the Pine Street Waterfront Overlay (PSWO).</p> <p>Currently, no design overlay exists in the LUDO. While there are a number of overlay zones, there isn't a clear precedent for a design overlay zone with its own use table and development standards. As such, there are several ways the Project Team could choose to handle the Pine Street Waterfront Overlay. Below are several options for how to incorporate the new design overlay into the LUDO. Over the next month of the project, the Consultant Team will be seeking direction from the PMT.</p> <ol style="list-style-type: none"> 1) Self-contained overlay zone, where all sections that apply are included within the overlay chapter. This would mean lots of duplication of text, but it also means that a person doesn't have to go searching in multiple areas and all of the standards are in one location. 2) Overlay cross-references to other sections, but exceptions live inside the Pine Street Overlay. 3) Overlay cross-references to other sections, and the exceptions are found in individual sections of the code, not within the overlay zone.
ARTICLE 4: COMMERCIAL DISTRICTS		

CHAPTER 2 Code Section	Current Code Language or Description	Proposed Amendments
2.4.010 DISTRICTS	Purpose statement and description of each commercial district. General Commercial (C3) is the underlying zone for the Pine Street plan area.	No amendments proposed.
2.4.020 ALLOWED USES AND STANDARDS	<p>Table 2-7: Commercial – Allowed Uses lists all uses permitted in the commercial districts, including General Commercial (C3).</p>	<p>The C3 Zone allows the desired types of uses. However, contrary to the vision and policy guidance, it also allows large-scale and/or auto-oriented uses.</p> <p>Sidewalk cafes are conditional and should be permitted, and with the river frontage and flood plain, parks and playgrounds should probably be permitted or conditional.</p> <p>Amend the PSWO to prohibit the following uses: Police, fire and rescue services; Agricultural supplies/machinery sales rooms; Ambulance Service; Automobile body shop in conjunction with an auto sales agency; Automobile service station; Automobile, truck, and motorcycle dealers/garages/service stations/washes/detailers; Auto parts/tools supply stores; Builders supplies (including retail sale of lumber); Commercial storage units; Crematory or mausoleum; Drive-up window service for permitted use; Funeral home; Mobile home and RV sales; Plumbing/heating/electrical/sheet metal shop; Printing and publishing; Recycling center; Telecommunications facilities; Telephone/telegraph exchanges.</p> <p>Adopt square footage limitations on the following uses, to retain the existing small-scale character: Business services or offices; Motion picture production/distribution/services; Theaters.</p> <p>Recommend adopting a simplified land use table for the Pine Street Overlay.</p>
	<p>Table 2-8: Commercial Parcel and Building Standards includes standards for lot size, coverage, setbacks and maximum building</p>	No amendments to the current standards are proposed. The size of development that would be allowed by the C3 Parcel and Building Standards, when considered alone, would not comply with historic

CHAPTER 2 Code Section	Current Code Language or Description	Proposed Amendments
	<p>height. C3 has the following standards:</p> <ul style="list-style-type: none"> • No minimum lot area except for residential facility or home, then minimum lot area is 10,000 sq. ft. • Lot coverage: 100% • Setbacks: generally, zero • Maximum building height: 80 feet (except where properties abut residential zone, then 1-foot height is allowed per 6 	<p>compatibility requirements, nor be in keeping with the vision described in the Waterfront Master Plan. This is particularly true when one pictures development that covers 100% of the lot and is 80 feet tall (about 6 to 7 stories). There are however, other factors that will play a greater role in shaping the development in the district: floodplain construction requirements and parking. With these in place, and as amended, it's unlikely that development would be able to take advantage of the large building envelope permitted by coverage, setbacks and height standards.</p> <p>Even with relief from on-site parking regulations that is proposed in Article 3, the amount of parking that can be provided on site will limit the amount of development.</p> <p>At the same time, LUDO amendments should optimize the redevelopment potential that is severely challenged by floodplain requirements.</p> <p>We will study the effect of the three main factors that will be shaping urban form (building envelope, parking needs, and floodplain construction), and add standards for façades and further shaping of urban form, in combination, and as a result some standards will be added.</p>
2.4.030 SCREENING	<p>All nonresidential development abutting a residential zone must comply with the screening requirements in Section 4.4.070. This applies to residential facility or home, religious institutions and day care centers.</p>	<p>Because the PSWO area contains existing residential homes, include screening requirements when abutting existing residential homes and bed and breakfasts.</p> <p>PSWO-specific screening requirements may be appropriate, and these would be included in the overlay design section, or cross referenced in 2.4.030.</p>
ARTICLE 9: FLOODPLAIN OVERLAY		

CHAPTER 2 Code Section	Current Code Language or Description	Proposed Amendments
2.9.050 DEFINITIONS	Floodplain terminology is highly technical and the list of chapter-specific definitions are extensive so they are included in the overlay chapter, rather than in Article 1.	No amendments proposed.
2.9.110 WARNING AND DISCLAIMER OF LIABILITY	This section states that the flood protection required is considered reasonable based on technical evaluations. Larger floods can occur and building in areas where flooding can occur is at the owner's sole risk.	No amendments proposed.
2.9.120 SITE PLAN REVIEW	<p>Site plan review is required before construction/development begins. Site plan review requires elevation information (NAVD 88), bottom of the lowest floor and elevation of floodproofing. Site plan requires certification by registered engineer/architect (if nonresidential) that structure meets criteria of section 2.9.280 as well as a description of the extent of alterations of any watercourse.</p> <p>(Note: Section referenced above 2.9.280 is Manufactured Homes. This appears to be a mistake in the LUDO; the correct reference is 2.9.270 Non-Residential Construction.)</p> <p>When elevation data is not available, applications are reviewed to assure that the proposed development will be "reasonably safe" from flooding. Reasonableness is based on local judgement, use of historical data, high water marks and photographs.</p>	<p>Most of the study area is within the 100-yr. flood plain. This drastically affects the types and amount of development and redevelopment possible. A number of properties within the floodplain accommodate historic structures as well (see Article 11, below).</p> <p>Base flood elevation levels are not known for any properties within the study area. The BFE is recorded through Floodplain Elevation Certificates, which are based on FIRM/FIS information, and none have been filed with the City for this area. Regardless of BFE levels, new development will need to comply with flood-overlay standards.</p> <p>We propose pre-defining certain numerical standards, specific to the PSWO, to simplify LUDO requirements and encourage redevelopment in the area.</p>

CHAPTER 2 Code Section	Current Code Language or Description	Proposed Amendments
2.9.180 VARIANCE PROCEDURE	<p><i>Generally, the only condition under which a variance may be issued is for new construction and substantial improvements to be erected on a lot of one-half (1/2) acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing items (a-k) in Section 2.9.180(4) have been fully considered. As the lot size increases beyond the one-half (1/2) acre, the technical justification required for issuing the variance increases.</i></p>	<p>Verify that the variance threshold for lots of ½ acre or less is appropriate for current or future lots in the PSWO.</p>
2.9.190 CONDITIONS FOR VARIANCES	<p>2.9.190(1) <i>Variances may be issued for the reconstruction, rehabilitation, or restoration of structures listed on the National Register of Historic Places or the State Inventory of historic Places, without regard to the procedures set forth in the remainder of this Section.</i></p> <p>This includes all design/construction standards for residential and non-residential structures.</p>	<p>While this provision provides the potential flexibility of reconstruction and restoration of historic structures, this variance allows for the possibility of historic structures not meeting the flood-proofing requirements.</p> <p>Replace or amend this variance with one specifically for PSWO structures. Alternatively, amend requirements of the Historical Overlay standards of Article 11 to allow for more flexible development of historical structures.</p>
2.9.260 RESIDENTIAL CONSTRUCTION	<p>The lowest floor, including basement, must be elevated to a minimum of one foot above the base flood elevation (BFE). Fully enclosed areas below the lowest floor are permitted with special design considerations including openings no higher than 1 foot above grade. Generally, if constructing below the BFE, then the design must allow for automatic entry and exit of floodwaters.</p>	<p>No amendments proposed.</p>

CHAPTER 2 Code Section	Current Code Language or Description	Proposed Amendments
2.9.270 NON-RESIDENTIAL CONSTRUCTION	Non-residential uses are permitted but the building must be either elevated 1 foot above BFE or floodproofed through engineering, design and construction. If the structure is elevated, rather than floodproofed, then constructing below the BFE follows the same requirements as residential construction.	No amendments proposed.
ARTICLE 11: HISTORIC DISTRICTS OVERLAY		
2.11.010 SITE REVIEW FOR REGISTERED HISTORIC RESOURCES	Purpose of historic preservation provisions is to preserve, protect, maintain and enhance historic resources. The section is intended to allow the City to review any changes including <i>alterations, remodel, additions, demolitions, and/or new construction proposals at the time of site review...</i>	Propose adopting clear and objective standards for the PSWO. These would be numerical standards that are pre-approved, through this project. They would establish acceptable parameters for modification to historic structures and, when met, would allow administrative approval, or development approval without going before the Historical Commission.
2.11.020 HISTORIC RESOURCES	Historic resources are defined as sites, buildings, properties, or features that have been inventoried and/or are located within a designated historic district or listed on City of Roseburg, Douglas County or National Register.	No amendments proposed.
2.11.030 EXTERIOR REMODELING/ALTERATION PROCEDURE	Commission reviews all site plan applications within 30 days and either approves the plan, places a 60-day delay to further evaluate or provides the applicant with more educational information (and presumably does not approve).	Adopt clear and objective standards for the PSWO (see above). These would establish acceptable parameters for <u>remodeling/alteration</u> to historic structures.

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CHAPTER 2 Code Section	Current Code Language or Description	Proposed Amendments
2.11.040 ADDITIONS TO HISTORIC RESOURCES	Commission reviews all applications within 30 days and either approves the plan, places a 60-day delay to further evaluate or provides the applicant with more educational information (and presumably does not approve).	Adopt clear and objective standards for the PSWO (see above). These would establish acceptable parameters for <u>additions</u> to historic structures.
2.11.050 NEW CONSTRUCTION ON INVENTORIED PROPERTY	Commission reviews all applications within 30 days and either approves the plan, places a 60-day delay to further evaluate or provides the applicant with more educational information (and presumably does not approve).	Adopt clear and objective standards for the PSWO (see above). These would establish acceptable parameters for <u>new construction on inventoried property</u> .
2.11.060 DEMOLITION OF HISTORIC RESOURCES	Applicant is required to schedule a hearing with the Historic Commission. If the structure is more than 70% damages (flood, fire, wind, etc.) a demolition permit may be approved by the Director.	No amendments proposed.
[NEW] RELOCATION OF HISTORIC RESOURCES	Proposed new code section.	Amendments are needed to allow for the relocation of existing historical structures. This would provide the opportunity to move a building out of the floodplain, or allow for new development in the plan area, while retaining the existing character and existing historical structures. Review process could be similar to site plan and additions approval process.
2.11.070 EXTERIOR ALTERATIONS/ADDITIONS TO HISTORIC RESOURCES	<p>This section includes standards for alterations and additions to historic structures and includes the following areas:</p> <ul style="list-style-type: none"> · Retention of original construction · Height · Bulk · Visual Integrity of Structure · Scale and Proportion · Materials and Texture 	<p>The regulations of this section present barriers to development for historic structures within the PSWO because most of these structures also must comply with the regulations of the floodplain overlay (Article 9, above). These two sets of regulations present a barrier to development because a property owner may be required to elevate the building if in the floodplain, and is restricted by height and bulk regulations of this overlay.</p> <p>Relax the height and bulk restrictions to allow more flexibility and adaptability to permit floodplain overlay compliance.</p>

CHAPTER 2 Code Section	Current Code Language or Description	Proposed Amendments
	<ul style="list-style-type: none"> Signs, lighting, and other appurtenances 	<p>The standards of this section use vague language, e.g., “the added height does not exceed that which was traditional for the style of the building.” Amend this section with numerical standards that are clear and objective, thus allowing a person to develop their property without necessitating a review by the Historical Commission.</p>
<p>2.11.080 NEW CONSTRUCTION/ADDITIONS TO NON-HISTORIC RESOURCES</p>	<p>This section applies to all non-historic, secondary or other ineligible properties.</p>	<p>No amendments proposed.</p> <p>This section applies only to non-historic structures within historic overlay zones. Since the PSWO is not within a designated historic overlay area, this section doesn’t apply and new construction on a vacant lot within the PSWO would not be required to comply with the provisions of this article.</p>
<p>ARTICLE 13: RIPARIAN HABITAT PROTECTION OVERLAY</p>		
<p>2.13.010 PURPOSE</p>	<p>The intent of this section is to provide habitat protection, preservation and maintenance to lands adjacent to the rivers and creeks in Roseburg.</p>	<p>No amendments proposed.</p>
<p>2.13.020 APPLICABILITY</p>	<p>Preservation of mature ground cover, trees, wildlife habitat and natural contours. Setback is ...<i>measured from the top of the stream bank, there shall be a setback of structures, impervious surfaces, retaining walls, channel alterations, etc.</i></p> <p>Table 2-15: Riparian Habitat Setbacks shows required setbacks for residential and commercial areas. The Pine Street Waterfront Overlay has a required 50-foot riparian setback for all zones.</p>	<p>A riverbank trail could provide secondary access and visibility to retail located in the ground floor of buildings in the floodplain, facing the river or facing perpendicular passageways. These perpendicular passageways would connect Pine Street to the riverbank trail.</p> <p>If a river trail is desired in the PSWO, it may need to be approved as part of Section 2.13.030 Exceptions, however, use of pervious pavement is permitted in the floodplain.</p> <p>The City expressed concern that the riparian buffer might hinder visibility and access to commercial areas from a riverfront path.</p>

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CHAPTER 2 Code Section	Current Code Language or Description	Proposed Amendments
2.13.030 EXCEPTIONS	<p>The Director, in consultation with Department of Fish and Wildlife may accept a proposed reduction in setback if:</p> <ul style="list-style-type: none"> · It will not have adverse impact on stream bank erosion, water quality, or wildlife · Is required for flood control · Is not required for flood control and includes preventative measures to mitigate any adverse impacts. 	No amendments proposed.

CHAPTER 3: SITE DEVELOPMENT

CHAPTER 3 Code Section	Current Code Language or Description	Proposed Amendments
ARTICLE 2: PUBLIC IMPROVEMENT REQUIREMENTS		
3.2.010 ACCESS, PARKING AND LOADING	Table 3-1: Minimum Driveway Spacing requires 75 feet driveway spacing for commercial land uses.	Amend to be consistent with existing parcel width on Pine; 75-foot driveway spacing seems excessive. Recommend amending this standard to a 30-foot residential standard for this area.
3.2.050 SIDEWALKS, CURBS, GUTTERS, STORM DRAINAGE	Construction of new sidewalks, curbs, gutters and storm drainage facilities is required along the entire street frontage for all new development.	<p>Vehicular requirements: Amendments to this section may be required, depending on the ultimate envisioned design, that would allow property owners to develop without constructing sidewalk, curb, and gutter, but instead constructing the ultimate envisioned design which may include a curbless design. However, Pine Street is on a path frontage, rather than a street frontage, so these requirements may not apply as written.</p> <p>Regardless of frontage classification, additional provisions for curbless street/path design will be needed. New Public Works drawings will be needed, which are not part of the scope of this project.</p>

CHAPTER 3 Code Section	Current Code Language or Description	Proposed Amendments
ARTICLE 3: SITE IMPROVEMENT REQUIREMENTS		
3.3.050 LIGHTING	<p><i>Adequate exterior lighting shall be provided to promote public safety and shall be directed onto and confined to the property from which it is generated. All outdoor light fixtures used for general illumination or advertisement are subject to the standards in subsection (a-b) unless exempted by subsection (c) of this section.</i></p>	<p>Verify the design standards for these items that are covered by Public Works, such as allowable paving surfaces or materials, stormwater sizing requirements, landscaping, and ornamental lighting standards which might include allowances for banners and hanging plant baskets. New Public Works drawings may be needed, which are not part of the scope of this project.</p>
3.3.080 OFF-STREET PARKING	<p>Table 3-3: Minimum Parking Spaces Required lists required vehicular and bicycle parking spaces by land use type.</p> <p>Applicable <i>vehicular</i> parking standards:</p> <ul style="list-style-type: none"> · Residential: generally 2/unit · Bed & Breakfast: 2 plus 1 space per guest room · Retail: 1/300 sq. ft. <p>Table 3-3: Minimum Parking Spaces Required lists required vehicular and bicycle parking spaces by land use type.</p> <p>Applicable <i>bicycle</i> parking standards:</p> <ul style="list-style-type: none"> · Multi-family residential: 1/unit for developments with 4+ units · All Other Residential: NA · Retail: 1/15 required auto spaces 	<p>Eliminate minimum off-street parking requirements for automobiles.</p> <p>Provisions for small amounts of convenience parking will be considered as part of the shared district parking.</p> <p>Amend to reflect the combination of a shared parking lot at the end of Pine Street with small on-street parking pockets along the path, which will provide parking and traffic calming at the same time. Amend to reflect potential shared parking arrangements with development that is nearby but outside of the study area.</p> <p>Bicycle Requirements: Amend bicycle parking standards so that they are not linked purely to vehicle parking. Some options for this area include:</p> <ul style="list-style-type: none"> · Providing more bicycle parking on sites with limited or reduced vehicle parking. · -Requiring some covered bicycle parking for destinations with high anticipated demand. · Options to provide central, publically-constructed bike parking within the right-of-way of Pine Street or other public locations. · Bike parking standards are based on required car parking with no minimum. Minimum bike parking should be considered regardless of auto requirements (e.g., 2 for non-residential).

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CHAPTER 3 Code Section	Current Code Language or Description	Proposed Amendments
3.3.120 PARKING REDUCTION	<p>(2) Available On-street Parking: For any development requirement at least ten off-street parking spaces, the number of required off-street parking spaces may be reduced by the number of on-street parking spaces on the street frontage of the property, up to a maximum reduction of 20%.</p> <p>(5) Landmarks and Historic Districts: Exceptions include: rehabilitation of buildings on the National Register, buildings designated as local cultural resources, contributing buildings or those within historic districts.</p>	<p>(2) Amend this section to allow smaller developments to be eligible for on-street parking credit along with increasing the maximum on-site reduction of 20%.</p> <p>(5) Allow the exception/waiver provision for landmarks and historic districts and/or CBD joint-use parking provisions (3.3.130 (1) for this district as well.</p>
3.3.130 CENTRAL BUSINESS DISTRICT PARKING REQUIREMENTS	<p>(1) CBD Joint-Use Parking.</p> <p>Table 3-7: Alternative Joint-Use Parking Standards provides minimum parking ratios by land use.</p>	<p>Permit the Central Business District joint-use parking provisions for Pine Street Waterfront Overlay.</p>
[NEW] SPECIAL PAVING	<p>Proposed new code section.</p>	<p>Design standards for special paving may be covered by Public Works standards, however, the City should consider a new section within the PSWO to address allowable (outright) paving surfaces, materials or treatments.</p>

CHAPTER 4: SUPPLEMENTAL REGULATIONS

CHAPTER 4 Code Section	Current Code Language or Description	Proposed Amendments
ARTICLE 1: NONCONFORMING USES		
4.1.100 SPECIAL STATUS OF DWELLING UNITS	<p>All residential units existing in commercial districts are considered conforming to the base district.</p>	<p>No amendments proposed.</p>

CHAPTER 4 Code Section	Current Code Language or Description	Proposed Amendments
ARTICLE 2: SIGN CODE		
4.2.020 DEFINITIONS	All sign types are named and defined in this section.	"Blade Signs" are absent from this list. While they could potentially fall under "Double-Faced Sign", this sign type is not specific to pedestrian scale signage intended for a walkway or sidewalk. Amend to include pedestrian scale signage targeted for walking areas.
4.2.060 STANDARDS AND CRITERIA	<p><i>(d) Standards for General Commercial (C3)</i></p> <ul style="list-style-type: none"> • Maximum height: 25 ft. to top of sign. • Each business allowed 4 signs: max 350 sq. ft. • Freestanding/Roof: Permitted 100 sq. ft. per face up to 200 sq. ft. • Directional sign allowed per development area of 5 acres, up to 400 sq. ft. • Logos permitted up to 350 sq. ft. • Illumination: not visible from property in residential zone. <p><i>(e) Standards for Historic District Overlay</i></p> <ul style="list-style-type: none"> • (i.) Size, color, design, material and location must comply with historic overlay Section 2.11.010. • (iii.) One freestanding/wall sign not more than 4 sq. ft. per face when frontage is on a local street. 	<p>Amend to include opportunities for creative lighting and wall murals. Standards should promote high-quality signs that are pedestrian scaled. Many of the existing C3 standards are too large for the character of Pine Street.</p> <p>Amend to include larger monument or gateway sign(s) to mark the district.</p> <p>(e) Existing standards for Historic District Overlay (and Historic Resources) are fairly stringent. Amend to relax certain signage standards and allow for clear and objective standards and the ability to incorporate modern signage that may not comply with item (i).</p> <p>Clarification needed for PSWO to include language for frontage on multi-use trails and paths on Pine Street itself, as well as signage facing a river trail or signage facing through connections between the two.</p>
ARTICLE 3: TELECOMMUNICATION FACILITIES		
4.3.040 STANDARDS AND	(15.b.i) Telecommunication Facilities in Non-	Telecommunication facilities are currently a conditional use within

CHAPTER 4 Code Section	Current Code Language or Description	Proposed Amendments
CRITERIA	Residential Zones: C3 has a maximum height for any element of 10 feet above tallest structure on the property and/or within 50 feet of the antenna or tower. If no other structures are located on the property, height cannot exceed permitted height of underlying zone, which is 80 feet in C3.	the C3 zone. As stated above, in Section 2.4.020, it is recommended that this use be prohibited in the Pine Street Waterfront Overlay. This use seems inappropriate for the character the City is trying to promote.
ARTICLE 4: SUPPLEMENTARY PROVISIONS		
4.4.070 FENCES	(1) Barbed wire fencing is permitted in commercial districts as long as the fence is 6 feet or taller. (4) There's no height limit of fencing in a commercial zone other than to conform to IBC regulations.	The type and design are affected by the floodplain regulations, similar to the way buildings are affected (see Section 2.9.000 Floodplain Overlay, above). Amend to establish a height limit on fencing in PSWO, that complies with floodplain regulations but is in keeping with the small-scale pedestrian-friendly character of the district.
4.4.090 CONDITIONALLY PERMITTED SIDEWALK CAFES	This section describes limitations and requirements of obtaining a permit for a sidewalk café.	As stated above, sidewalk cafes are currently conditional and should be a permitted use.
4.4.100 HOME OCCUPATION	General requirements include limitations on the size of home occupations, their visibility, signage, parking and outdoor display	Clarify that this section only applies to home occupations within residential zones, as some of the provisions of this article conflict with goals to promote small business and entrepreneurial businesses. In particular, the 25% limitation on total square footage for a home occupation would be too small for the PSWO.
4.4.110 BED AND BREAKFAST FACILITY	(2.b) Each guest room requires one off-street parking space, in addition to the required parking in Article 2, Chapter 3.	(2.b) Amend this section to reduce the amount of required parking spaces. See Section 3.3.080.

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CHAPTER 4 Code Section	Current Code Language or Description	Proposed Amendments
	(2.d) Signage is limited to one non-illuminated sign, size and location approved by conditional use permit.	(2.d) Amend to include clear and objective signage requirements.

CHAPTER 5: PROCEDURES

CHAPTER 5 Code Section	Current Code Language or Description	Proposed Amendments
ARTICLE 1: DEVELOPMENT APPROVAL PROCEDURES		
5.1.020 REVIEW PROCESS	<i>An application for development approval required by this Ordinance shall be processed by quasi-judicial public hearing or administrative action, pursuant to applicable Sections of this Ordinance. Quasi-judicial hearings shall be held on all applications, except that hearings shall not be held in those matters the Director has authority to act upon, unless appealed or referred pursuant to the provisions of this Chapter.</i>	No amendments proposed.
SECTION 5.1.040 WHO MAY APPLY	Applications may be initiated by owner, purchaser, lessee or a governing body.	No amendments proposed.
SECTION 5.1.050 PRE-APPLICATION CONFERENCE	An applicant may request a pre-application conference prior to submitting a request for development approval.	No amendments proposed.

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CHAPTER 5 Code Section	Current Code Language or Description	Proposed Amendments
SECTION 5.1.060 APPLICATION	An applicant may apply at one time for all development approvals required by this Ordinance for a specific single development or use.	No amendments proposed.
SECTION 5.1.090 LIMITED LAND USE DECISIONS BY THE DIRECTOR SECTION 5.1.100 MINISTERIAL DECISIONS BY THE DIRECTOR SECTION 5.1.110 COMPREHENSIVE PLAN STANDARDS AND LIMITED LAND USE DECISIONS SECTION 5.1.120 OTHER ADMINISTRATIVE ACTIONS	These sections list the types of actions that can be undertaken by the Director. <i>5.1.120: The Director shall have the authority to review the following applications for administrative action, as well as all other reviews and other actions required by other provisions of this Ordinance constituting land use decisions and not specifically listed elsewhere in this Chapter.</i>	No amendments proposed. Need to discuss how many or how much of the PSWO requirements could be handled through Director decision, notification and review procedures, or by Commission hearings procedures (Historic or Planning).

CHAPTER 6: LAND DIVISIONS

CHAPTER 6 Code Section	Current Code Language or Description	Proposed Amendments
ARTICLE 1: PARTITIONS AND SUBDIVISIONS		
6.1.010 LAND DIVISIONS	This chapter covers subdivisions, partitions and streets created for the purpose of partitioning land and lot line adjustments.	No amendments proposed.

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CHAPTER 6 Code Section	Current Code Language or Description	Proposed Amendments
6.1.020 PURPOSE	<i>Any person desiring to divide land or accomplish a common boundary line adjustment within the City of Roseburg shall submit preliminary plans and final plats or maps for such subdivisions and partitions and common boundary line adjustments to the City Community Development Director for review.</i>	Verify which sections are applicable to lot consolidation or division in the PSWO and review for consistency with project objectives.
6.1.030 DEFINITIONS	<i>The definitions set forth in Section 1.1.110 of this Ordinance shall be utilized for the purpose of this Chapter.</i>	

Southern Oregon PLANNERS NETWORK MEETING

For City and County Staff, Planners, Elected Officials, and Planning Commissioners
Central Point City Hall, 140 South 3rd Street, Central Point

Wed., May 9
and Thurs.,
May 10, 2018
Central Point

Photo by Little_Mountain_55, https://commons.wikimedia.org/wiki/File:Rogue_Valley.jpg#filelink; used under CC BY-SA 3.0.

WEDNESDAY, MAY 9, 2018

5pm – 7pm, \$30 (light dinner included)

Keeping Out of Hot Water: Land Use Decision-making for Planning Commissioners, Elected Officials, City Administrators, and Planners.

Department of Land Conservation and Development (DLCD) staff and a local attorney will cover the basics of state and local responsibilities, the role of planning commissioners and staff, decision-making bodies, ethical behavior, ex parte contact, quasi-judicial vs. legislative hearings processes, and legally defensible findings. The session will be of most interest to those new to land use decision-making.

THURSDAY, MAY 10, 2018

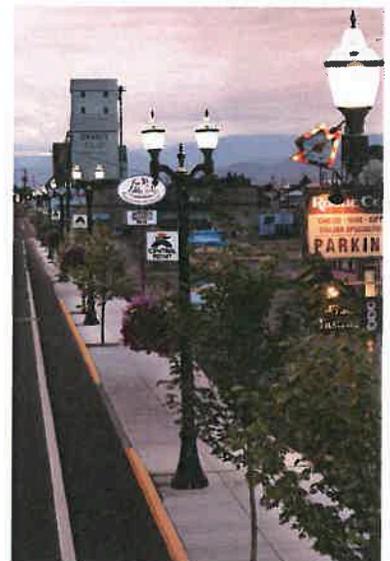
8:30am – 5pm, \$65 (lunch included); (4 CM pending)

Statewide Updates, Trainings, Walking Tour

Morning sessions include a summary of current topics of interest in the statewide planning program, including rulemaking and legislative updates from DLCD staff, followed by a panel discussion on housing.

After lunch, participant will receive training on writing legally defensible findings and hear a discussion on UGB amendments including the streamlining rule. The afternoon sessions will wrap up with a choice of two panels: Vision Zero transportation safety initiatives or Natural Hazard Planning focused on fire hazards.

A walking tour of downtown Central Point (4pm – 5pm) followed by happy hour at The Point Pub & Grill (311 E Pine St.) will complete the day. Everyone is invited to happy hour!



To register or apply for a scholarship, go to: <http://www.oregonapa.org/events/>

For registration information, contact:

Stephanie Kennedy, OAPA
oapa@oregonapa.org
(503) 626-8197

