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CITY OF ROSEBURG
PLANNING COMMISSION
Monday, September 17, 2018
City Hall Council Chambers – 7:00 pm

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
 Shelby Osborn
- III. APPROVAL OF MINUTES
 A. August 6 – Planning Commission Meeting
- IV. AUDIENCE PARTICIPATION: See Reverse for Information
- V. PUBLIC HEARING
 A. File No. LUDO-18-002 Legislative Text Amendments [Legislative]
- VI. BUSINESS FROM STAFF
 A. Director's Report
- VII. BUSINESS FROM THE COMMISSION
- VIII. NEXT MEETING – October 1, 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

**CITY OF ROSEBURG
PLANNING COMMISSION MINUTES
August 6, 2018**

CALL TO ORDER

Chair Ron Hughes called the regular meeting of the Roseburg Planning Commission to order at 7:00 p.m. on Monday, August 6, 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, Victoria Hawks, Dan Onchuck, and Shelby Osborn.

Absent: Ron Sperry - excused.

Others present: Community Development Director Stuart Cowie, John Lazur and Department Technician Chrissy Matthews.

APPROVAL OF MINUTES - Allen inquired if all three commissioners who were absent for the July 2, 2018 meeting were excused. Staff confirmed all three were excused.

Onchuck moved to approve the July 2, 2018 minutes as presented; Atherton seconded. Motion passed unanimously.

AUDIENCE PARTICIPATION – None

PUBLIC HEARING – 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.

File No. CPA-18-001 Comprehensive Plan Amendment from Commercial (COM) to Medium Density Residential (MDR) – 131 Taft Drive, Roseburg, OR 97470

Lazur provided the Staff Report with Exhibits 0-7 in to the record. No party status was declared. He stated there is an error on the Agenda Item Report under Request. It should read Comprehensive Plan Amendment from Commercial (COM) to Medium Density Residential (MDR) not MDR to COM.

Applicant Mark Garrett, acting on behalf of Ken & Joanne Debell and Windigo Pass LLC, has requested a Comprehensive Plan Amendment (CPA) of a 2.06 acre portion of a lot located at 131 Taft Drive. The lot currently has two Comprehensive Land Use Designations, Commercial (COM) and Medium-Density Residential (MDR) and is subject to the zoning jurisdiction of Douglas County. The applicant wishes to apply the MDR designation to the western 2.06 acres, which is currently designated COM. The eastern 0.23 acres designated as MDR will remain unchanged. The subject property has frontage on NE Stephens Street to the west, Taft Drive to the north, and Club Avenue to the south.

The applicant is proposing the Comprehensive Plan Amendment to permit the development of additional apartments on the property.

The property is located within the Roseburg Urban Growth Boundary (UGB) but is outside of the city limits. Douglas County maintains jurisdiction for zoning administration for the area in which the property is located. The City of Roseburg and Douglas County have entered into an Urban Growth Management Agreement (UGMA) which directs the County to carry on the management of development in this area of the UGB for the City consistent with the provisions and policies of the City of Roseburg Comprehensive Plan. Applicant has initiated a request for a zone change on the subject property from the current C-3 zoning to R-2 zoning in conjunction with this proposed plan amendment to accommodate the proposed development of multiple family housing on the site. The application for zone change will be processed separately by the Douglas County Planning Department and will address all relevant standards and criteria as set out in the Douglas County Land Use and Development Ordinance for a zone change in cooperation and coordination with the City of Roseburg.

The current Taft Apartments will remain which are zoned Residential and under the Comprehensive Plan Amendment. This property is not annexed into the City. When the applicant applies for water service, the City would require a Consent to Annexation Agreement be obtained. The streets do not currently meet city standards; however, the Urban Growth Boundary Agreement (UGMA) would help to incorporate city standards. Conditions in UGMA must be adhered to regarding sidewalks. Douglas County is improving sidewalks/street from Log Cabin Grocery on NE Stephens Street to the river. Since the parcel is not contiguous to the city limit boundary, the City doesn't have the ability to require annexation at this time.

No agency comments were received

Applicant Mark Garrett, 12975 Tiller Trail Hwy, Day Creek OR 97429, represents both property owners, Ken and Joanne Debell and Windigo Pass LLC. He stated the existing housing would change from a non-conforming use to a conforming use, if approved. The existing mobile home park to the south has 10 spaces, 8 which are tenant occupied. The manufactured dwellings will be removed and the tenants will have the opportunity to utilize the new development as tenants, if they choose. There is an extreme need for housing in our area and the additional units would double the housing on the parcel. Water service is served by public water. Some utilities and access improvement may need to be done. The zone change is being processed through Douglas County Planning Department. The project is anticipated to start in spring/summer of 2019.

Hearing no further discussion. The public portion of the hearing was closed.

Hawks moved to adopt the proposed Findings of Fact and Order recommending City Council approve File No. CPA-18-001; Allen seconded. Motion passed unanimously.

BUSINESS FROM STAFF

DIRECTOR'S REPORT

Cowie mentioned that the Transportation System Plan (TSP) has been worked on for the last year and a half. It has been on hold for eight months while ODOT and the consultant negotiate issues on how to solve traffic problems. New data was provided for the TSP and it is on schedule to be completed in January or February 2019. While on the Planning Commission, Elias Minaise volunteered on the Planning Advisory Committee (PAC) assisting with the TSP. He has since stepped down from serving on the Planning Commission. Cowie said this is an important role since this document is going to shape the future of Roseburg and is important to the Comprehensive Plan. Commissioner Osborn volunteered to serve on the PAC. Cowie further thanked the Commission and Commissioner Osborn for volunteering their time to the commission and expressed his appreciation for their support.

BUSINESS FROM COMMISSION

Atherton inquired to the status of the Land Use Code Text Amendments discussion regarding Accessory Dwelling Units (ADU's) and Food Trucks from the July 2, 2018 meeting. Cowie stated the direction of the Commission was to table the discussions to a future planning commission hearing when all commissioners can be present. Cowie further shared the consultant working on the Pine Street Waterfront Overlay will give a presentation regarding design standards and how to implement our vision at the next planning commission meeting.

ADJOURNMENT – The meeting adjourned at 7:45 pm. The next meeting is scheduled for Monday, September 17, 2018.

*Chrissy Matthews
Department Technician*



CITY OF ROSEBURG PLANNING COMMISSION STAFF REPORT

Land Use Regulation Text Amendments File No. LUDO-18-002

Meeting Date: September 17, 2018

Completeness Date: N/A
120-Day Limit: N/A

Staff Contact: John K. Lazur, Associate Planner

S.C. 9/10/18

Applicant: City of Roseburg

Request: Amend Roseburg Municipal Code to deregulate aspects of the land use permitting process pertaining to food trucks and revise the definition of a Mini Retail Businesses (MRB's) to include temporary mobile vendors (Food Trucks), amend the timeliness of sidewalk construction for residences, and deregulate federally funded projects within the Floodplain Overlay and scrivener's errors.

ISSUE STATEMENT AND SUMMARY:

Since the most recent adoption of the Land Use and Development Regulations into Roseburg Municipal Code (RMC), a few issues have been discovered that present development hurdles or clarifications to text or maps that improve the Code's effectiveness. The following amendments are proposed to provide appropriate measures to avoid unnecessary hardship upon the development community while maintaining adequate development standards in protecting community livability.

The proposed LUDO amendments are as follows:

1. Amending the definition of "mini-retail business" to include mobile vehicles and carts, commonly referred to as "food trucks". The code amendment also proposes to allow mini-retail businesses to be permitted outright in any commercial or industrial zone. As many of you may be aware, mobile vendors have become increasingly popular over the last decade, specifically Food Trucks. Food Trucks are currently regulated by our code as a Temporary Use, which is processed as an administrative action in which we provide notice to surrounding property owners within 100 feet which potentially subjects the proposal to a public hearing. The entire process takes approximately 45 days to complete on average. Furthermore, each Temporary Use Permit that is applied for only lasts a year which would require the applicant to process the same permit again 10 months later. According to city business registration records, there were 11 new food trucks registered in the last year. As you can see, the regulatory process coupled with the number of applications we receive creates a strain on staff and the businesses themselves. Therefore, the intent of this code revision is to streamline the permitting process while ensuring that basic health and safety

regulations are met to allow staff to focus on outreach and customer service rather than processing of applications.

2. Amends site review standards for development that requires sidewalk construction. This amendment affects when public sidewalks are to be constructed and is intended to consider practicality of new sidewalks and intended to work toward completing gaps in our existing sidewalk infrastructure. The amendment allows for certain minor developments to residential properties such as accessory buildings, accessory dwelling units, additions to residential structures, or the construction of incidental accessory structures to be exempt from sidewalk construction when a property being developed is further than 500 feet from an existing sidewalk on the same side of the street as measured from any of the frontages of the subject property.
3. Removing “federally funded projects” from the Floodplain Overlay regulations. This regulation was removed at the federal level by executive order and therefore, renders itself impractical when a local jurisdiction regulates development based on where it gets its funding.
4. Amending Residential Care Facilities and Nursing Homes to be permitted outright versus conditionally permitted in commercial zones. The aforementioned uses were reviewed regarding their development patterns and possible locations throughout the City and it was found that the types of development fit within allowed uses of the commercial zones.

The attached Findings of Fact and Order provides justification for the text amendments.

OPTIONS:

1. Adopt proposed Findings of Fact recommending the City Council approve the text amendments.
2. Adopt proposed Findings of Fact recommending the City Council deny the text amendments.
3. Adopt modified Findings of Fact.

RECOMMENDATION:

Given the proposal meets applicable criteria, staff recommends the Planning Commission recommend City Council approve of Findings of Fact as presented.

SUGGESTED MOTION:

I MOVE TO ADOPT THE FINDINGS OF FACT AND ORDER AS PRESENTED, AND RECOMMEND THE PLANNING COMMISSION RECOMMEND CITY COUNCIL **APPROVE** THE PROPOSED TEXT AMENDMENTS FILE NO.LUDO-18-002.

ATTACHMENTS:

Text Amendment Summary
Findings of Fact and Order

In the matter of the legislative action
by City of Roseburg

) Text Amendment
) File # LUDO-18-002

BEFORE THE ROSEBURG PLANNING COMMISSION ORDER OF APPROVAL

I. NATURE OF AMENDMENTS

The Community Development Director proposes changes to the Land Use Regulations of the Roseburg Municipal Code (RMC) in an effort to address problematic development standards, and improve the effectiveness of the Code.

II. PUBLIC HEARING

A public hearing was held on the proposed amendments before the Roseburg Planning Commission on September 17, 2018. At that hearing the Planning Commission reviewed Land Use File LUDO-18-002 for legislative text amendments and it was made part of the record.

III. FINDINGS OF FACT

A. EXISTING CONDITIONS

1. The Planning Commission takes official notice of the Roseburg Urban Area Comprehensive Plan adopted by City Council Ordinance # 2980 on December 9, 1996 and of the Roseburg Land Use and Development Ordinance # 2363, as originally adopted July 1, 1982, and most recently updated in Ordinance #3497 on May 1, 2018, as both may have been amended from time-to-time.
2. Notice of the public hearing was given by publication in the News-Review, a newspaper of general circulation, at least 20 days prior to the hearing. Opportunities were provided for all interested parties to be involved in the planning process through the public hearing.
3. The proposal is to legislatively amend text within the Land Use Development Regulations in the Roseburg Municipal Code.

B. PROPOSAL

The full text of the changes made in this amendment are attached to the implementing Ordinance, a summary of which is below.

Summary of 2018 LUDO-18-002 Proposed Amendments		
Amendment	Summary	Effect
Definitions	“Mini-retail businesses” – allows placement or construction in Commercial and Industrial, allows for temporary placement of structures for mobile businesses (food trucks)	Deregulation
Commercial/Industrial Zone	Allows for placement or construction of “mini-retail businesses” outright in any Commercial or Industrial zone subject to the standards of 12.08.040(M)	Deregulation
Sidewalks	Exempting minor residential construction projects such as additions and accessory buildings/structures from sidewalk construction when further from 500 feet from an existing sidewalk on the same side of the street.	Deregulation
Floodplain	Removing construction standards for “federally funded projects” within the Floodplain Overlay	Deregulation
Scrivener’s errors	Miscellaneous scrivener’s errors within the RMC Land Use Regulations	Clarification

C. AGENCY COMMENTS

No agency comments were received prior to the hearing.

D. PUBLIC COMMENTS

No public comments were received prior to the hearing.

E. ANALYSIS

Text Amendments are required to satisfy approval criteria contained within RMC Section 12.10.020.

F. REVIEW CRITERIA

Pursuant to RMC Section 12.10.020(F)(2) all legislative action proposals shall be analyzed for consistency with the policies of the Comprehensive Plan, Statewide Planning Goals, and other provisions of the Code.

Comprehensive Plan

Pertinent policies that apply to the proposal have been evaluated as follows:

Economic Growth Policy No. 3

The City shall encourage economic activities which strengthen the urban area's position as a regional distribution, trade, and service center.

Finding:

As Roseburg currently serves as the regional trade center in the region, adding opportunities for economic activity such as mobile businesses to the list of allowed uses in Roseburg Municipal Code should strengthen its position as such.

Statewide Planning Goals

Pertinent Statewide Planning Goals that apply to the proposal have been evaluated as follows:

Statewide Planning Goal # 1 - Citizen Involvement

To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.

The City of Roseburg and Douglas County have an adopted and acknowledged Comprehensive Plan for the Roseburg Urban Area. The Comprehensive Plan is implemented via the adopted Code, in which the City identifies procedural requirements for processing land use actions, including notification and hearing procedures. The notice procedures guide the general public through the land use process within the City as well as through provisions that meet Oregon Revised Statutes (ORS).

Roseburg also has an established Planning Commission that has the responsibility to act as the conduit to the City Council on land use matters. The Planning Commission is selected through an open, well-publicized public process and the Commission may include one member who resides outside the city limits. All meetings were advertised to local media. The proposed amendments were the result of input from planning commission work sessions.

The City of Roseburg provided notice of this proposal as mandated through ORS and LUDO requirements, as well as publishing the notice in the News-Review, a newspaper of general circulation. A public hearing(s) is held in order to provide an opportunity for interested citizens to be involved, provide comments and present issues, influence the Commission and eventually the Council, provide technical information, and/or provide information regarding conditional approval.

Statewide Planning Goal # 2 - Land Use Planning

To establish a land use planning process and policy framework as a basis for all decisions and actions related to the use of land and to assure an adequate factual base for such decisions and actions.

As noted above the City of Roseburg has adopted a Comprehensive Plan, which is "acknowledged" by the State of Oregon. This Plan was again acknowledged through Periodic Review in 1992 and is coordinated and adopted by Douglas County for the unincorporated area located within the City UGB. (Roseburg Urban Area Comprehensive Plan adopted by the City Council in Ordinance No. 2345, effective on July 1, 1982, and re-adopted in Ordinance No. 2980 on December 9, 1996.) Implementation of the Comprehensive Plan is accomplished

through the adopted Code. The Land Use and Development Regulations Chapter of Roseburg Municipal Code has been acknowledged by the State of Oregon and has been amended from time-to-time in order to comply with ORS. (Roseburg Land Use and Development Ordinance No. 2363, as originally adopted July 1, 1984, and most recently updated in Ordinance No. 3497 on May 1, 2018.) Both the Comprehensive Plan and LUDO have been amended from time-to-time.

IV. CONCLUSION

Based on the above findings, the Planning Commissions concludes that the application meets the criteria for approval in RMC 12.10.020(F)(2).

V. ORDER

Based on the Findings and Conclusions above, the Planning Commission recommends approval of this application to the City Council.

Ron Hughes, Chair

Date

Stuart Cowie, Community Development Director

Date

Planning Commission Members:

Ron Hughes, Chair

Dan Onchuck, Vice Chair

Charlie Allen

Kerry Atherton

Ronald Sperry

Victoria Hawks

Shelby Osborn

Text Amendment Summary

Mini-Retail Business (MRB) Definition and Uses

“MINI-RETAIL BUSINESS (MRB)” A commercial operation from a small structure or mobile vehicle or cart within the parking lot or a vacant parcel of an existing business location within the C3, M1, or MU commercial or industrial zones, ~~subject to requirements of the International Building Code and development standards of the zone in which it is located.~~ A certificate of occupancy and/or a business registration shall not be issued until all conditions of approval from various departments are satisfactorily met.

2) Two-Family Dwelling ⁽¹⁾	P, C	P, C	P, C	P	P	P	-	12.04.030(F)(2)
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USE CATEGORY	PO	C1	C2	C3	STANDARDS
Specific Use					

51) Mini-Retail Business (no more than two at any host business location and no larger than 250 sq. ft.)	P-	P-	P-	P	12.08.040(M)-
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USE CATEGORY	CBD	STANDARDS
Specific Use		

18) Mini-Retail Business (no more than two (2) at any host business location and no larger than 250 sq. ft.)	PG	-	12.08.040(M)
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USE CATEGORY	MU	M1	M2	M3	STANDARDS
Specific Use					

56) Mini-Retail Business (no more than two (2) at any host business location and no larger than 250 sq. ft.)	P	P	P	P-	12.08.040(M)-
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Mini-Retail Businesses: RMC 12.08.040

M. Mini-Retail Businesses.

1. Definition: A commercial operation from a small (less than 250 sq. ft.) permanent or temporary structure, vehicle or cart (ie. Food truck, coffee stand, vendor cart) within the parking lot of an existing business location or a vacant parcel within the commercial or industrial zones. A certificate of occupancy and/or a business registration shall not be issued until all conditions of approval from various departments are satisfactorily met.
2. The following standards shall apply to all mini-retail businesses:
 - a. Shall not obstruct or be located in the public right-of-way, fire lane, private access way (e.g. driveway, parking aisle, pedestrian walkway, bike lane) or restrict access to any parking facilities (auto, motorcycle, or bicycle) or loading zones.
 - b. Shall allow for unobstructed access from the nearest active driveway by locating further than 20 feet from any local or collector driveway entrance or 40 feet from any arterial driveway entrance, respectively.
 - c. Drive-up windows for temporary businesses that require the stacking and idling of vehicles awaiting service are prohibited.
 - d. Shall provide documented property owner permission to operate the business
 - e. Any appurtenances associated with the business (ie. Tables, chairs, trash bins, wash stations) shall be removed from the site when the vendor vacates the site.
3. A site which allows the placement of mini-retail businesses to be placed permanently for more than 7 days or the placement of more than two (2) vendors at a time:
 - a. Shall meet the applicable standards of the base zone, including conformance with the site review standards of RMC 12.06.010
4. All food service vendors shall follow local fire, health and sanitation standards including:
 - a. Obtain a Roseburg Fire Department annual vendor permit.
 - b. Provide documentation from RUSA indicating an approved wastewater/graywater disposal method to ensure fats, oils and grease (FOG) do not enter the RUSA sanitary system.
 - c. Vendors requiring the provision of restroom facilities shall utilize permanently constructed facilities or have documented permission to access restroom facilities from an adjacent business. The use of temporary restroom facilities is prohibited.
 - d. Shall comply with Douglas County Health standards and obtain appropriate licenses prior to operation.

Sidewalk Construction: RMC 12.06.020

E. Sidewalks, curbs, gutters, storm drainage.

1. **When Construction Required.** It shall be a condition of the issuance of a development permit for all property being newly developed, or redeveloped to the extent that structural alteration will increase the size of the total gross floor area on the property, that sidewalks, curbs, gutters, and storm drainage facilities, conforming to the standards and guidelines established by the Public Works Director, shall be installed along the entire street frontage of the property at the sole cost of the permittee prior to the issuance of an occupancy permit, except as provided for in Paragraphs 12.06.020(E)(3) and 12.06.020(E)(4) as outlined below.
2. **Zone Change, Subdivision Plats, Planned Unit Development, and New Street Construction.**
 - a. As a condition of approval of final plats or subdivisions and final plans for planned unit developments, the applicant shall be required to provide for installation of the permanent improvements described in Paragraph 12.06.020(E)(1) above.
 - b. Subject to the limitations and exceptions set forth in Paragraph 12.06.020(E)(4) below, the construction of curbs, gutters, sidewalks, and storm drainage facilities conforming to standards and guidelines of the Public Works Director shall be completed prior to issuance of an occupancy permit for all property where there is a change in zoning and actual use from a residential district to any other zone and use.
 - c. Where the construction of a new public street is to take place, whether through assessment proceedings, developer construction, or a government sponsored or funded project, said street shall be constructed with the improvements specified in Paragraph 12.06.020(E)(1) above.
3. **Financing for Single Property Improvements.** The improvements specified in Paragraph 12.06.020(E)(1) above may be constructed by the City and paid for by the property owner via an assessment against the property in accordance with financing alternatives, if any, provided in this Code, and subject to approval by the Public Works Director.
4. **Limitations and Exceptions.** The improvements specified in Paragraph 12.06.020(E)(1) above shall not be required at the time of issuance of a development permit for new construction or redevelopment adjacent to public streets, or at the time of a zoning and actual use change from a residential district when:
 - a. No sidewalks exist within 500 feet of the property on the same side of the street of any of the frontages.
 - b. No final profile grade elevation for the street can be established by the Public Works Director based on then existing knowledge of planned street widening or improvements; or

- cb.** When unsolved problems relating to drainage or other street construction factors prevent or make impracticable final sidewalk construction on said street at a time prior to the expected completion date of the construction for which the permit is sought. However, the property owner, or the permittee, prior to issuance of a certificate of occupancy, shall be required to grade, either by cutting or filling or a combination thereof, the public right-of-way from the nearest edge of the existing traveled way to the right-of-way margin of the street adjacent to the property to provide for drainage in accordance with standards and as directed by the Public Works Director.
- dc.** When the property is located in an RO, R10, R7.5, or R6 District and has been exempted by street, block or neighborhood under this Paragraph 12.06.010(E)(4).
- ed.** When improvements are not constructed at the time of issuance of a development permit, pursuant to "a," "b," ~~or "c"~~ or "d" above, the applicant or property owner shall also agree in a signed written and subsequently recorded agreement to install permanent sidewalk improvements at his/her sole cost, or in accordance with other agreed financing alternatives, at such time, if any, as the street is improved and conditions permit said construction, all as directed by the Public Works Director.

Floodplain Overlay: RMC 12.04.090

~~**HH.— Federally funded projects.** When Federal funds are used to build, or significantly retrofit or repair, structures and facilities in and around floodplains design or construction shall apply "500-year" Elevation Approach to ensure that those structures are resilient, safer, and long-lasting. The following standards shall apply:~~

- ~~1.— Impacts of floodplains on Federally financed improvements shall be evaluated in terms (1) potential (or residuals) for monetary loss; (2) human safety, health, and welfare; (3) shifting of costs or damage to others; and (4) potential for affecting the natural and beneficial floodplain values;~~
- ~~2.— Build at or above the 500-year (0.2% annual chance) flood elevation;~~

Residential Facilities: RMC 12.04.040

USE CATEGORY		PO	C1	C2	C3	STANDARDS
Specific Use						
6)	Residential Facility	-	PC	PC	PC	-
8)	Nursing Home	-	-	-	PC	-