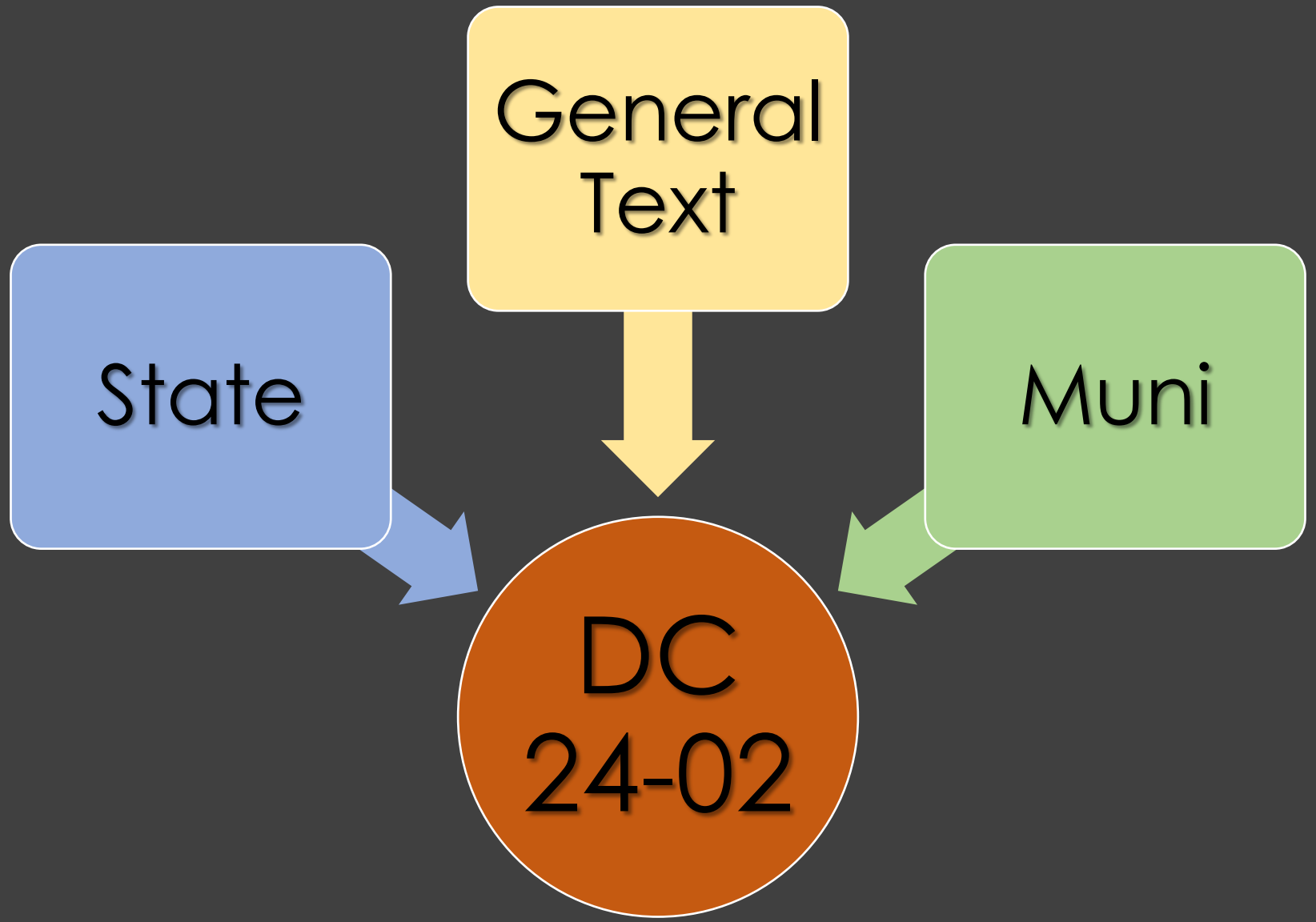
Millersburg Planning Commission Workshop

October 1, 2024


General Text
State
Muni
DC 24-02

1. Duplex State requirements

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

State Mandates

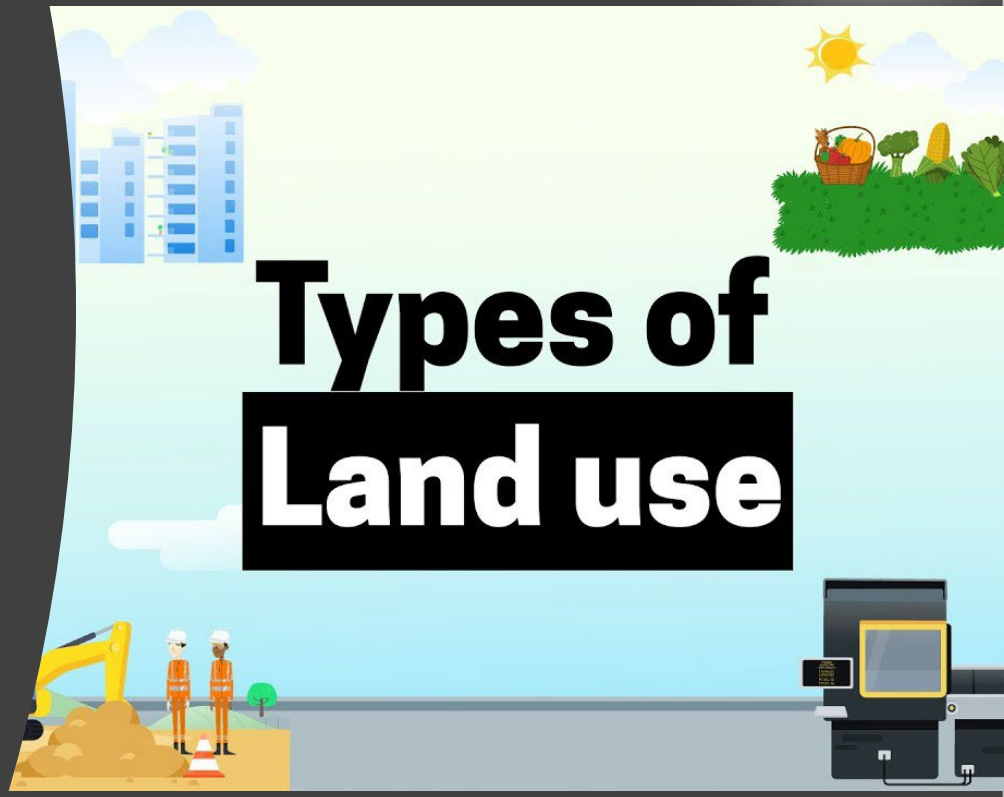
2. Garages

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

State Mandates

3. Limited Land Use Decisions

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



State Mandates

4. Mass Timber/Prefabricated

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

5. Subdivision Regulations

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

State Mandates

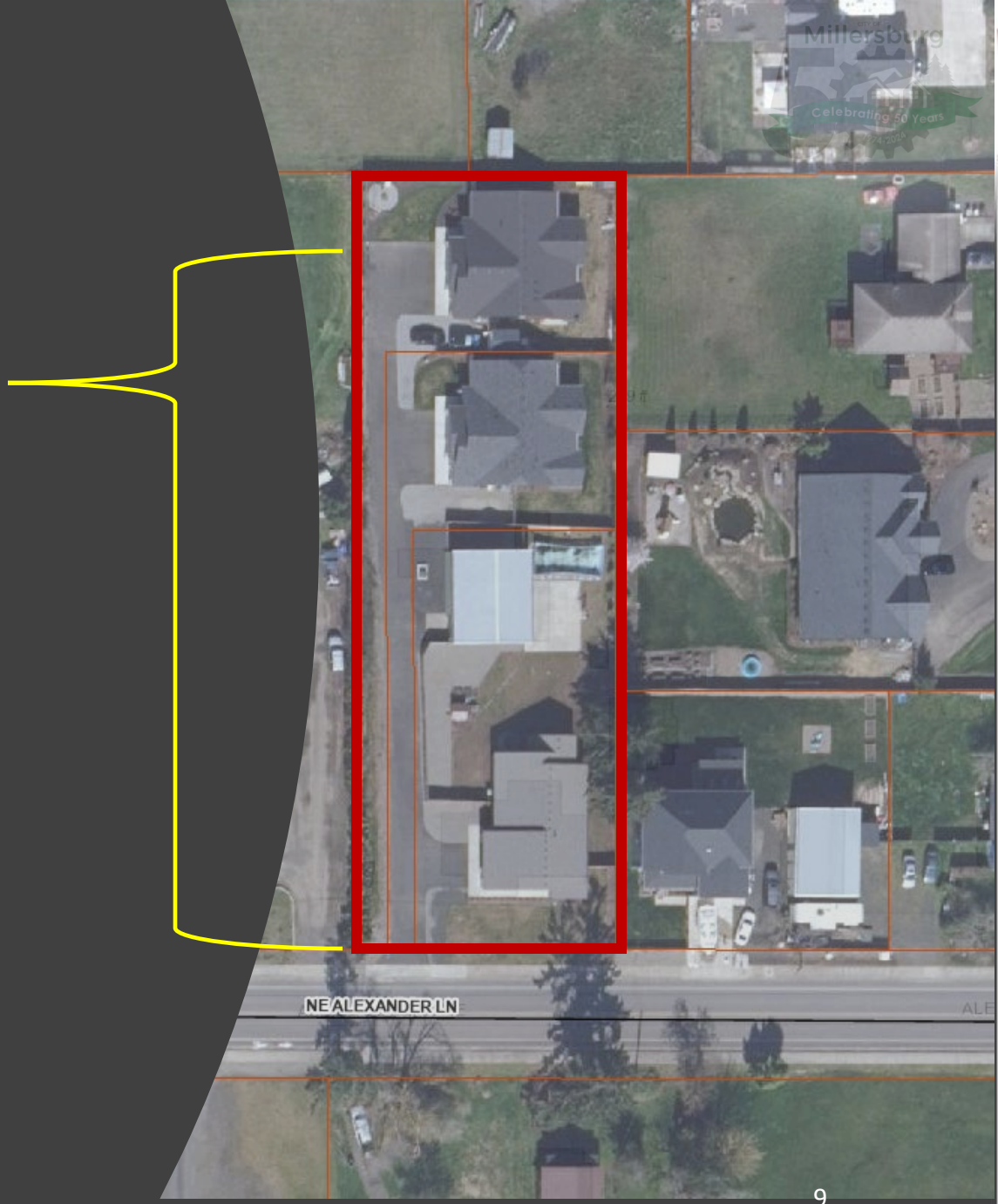
6. Commercial Office Zone Standards

- Typo that seemed to bypass requirements of the CO Zone

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

7. Access Easement Length

- Delete 200-foot max



General Text Updates

8. Off Street Loading

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

General Text Updates

9. Temp Signs

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

General Text Updates

10. Trash Enclosures

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

General Text Updates

11. Patio Covers

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

3.08.070 Decks, Porches, Patios, and Similar Features.

(4) Detached & Attached Patio Cover or Pergola.

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

General Text Updates

12. Tree Criteria

- Hole in Code
- Muni Code- tree removal can be part of the Site Plan Dev
- No regs in the Dev Code
- Criteria now added

General Text Updates

13. Planter Bays

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

General Text Updates

14. Shade Coverage Parking

- Clarify requirements are for passenger parking areas only
- Not car sales lots

General Text Updates

15. Triplexes

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

3.09.040 - Landscape Plans.

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

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

General Text Updates

16. Trim

- Clarify 4" trim on façade only

General Text Updates

17. RV Covers

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

General Text Updates

18. Accessory Structures

- Many complaints about Mega-Accessory structures

General Text Updates

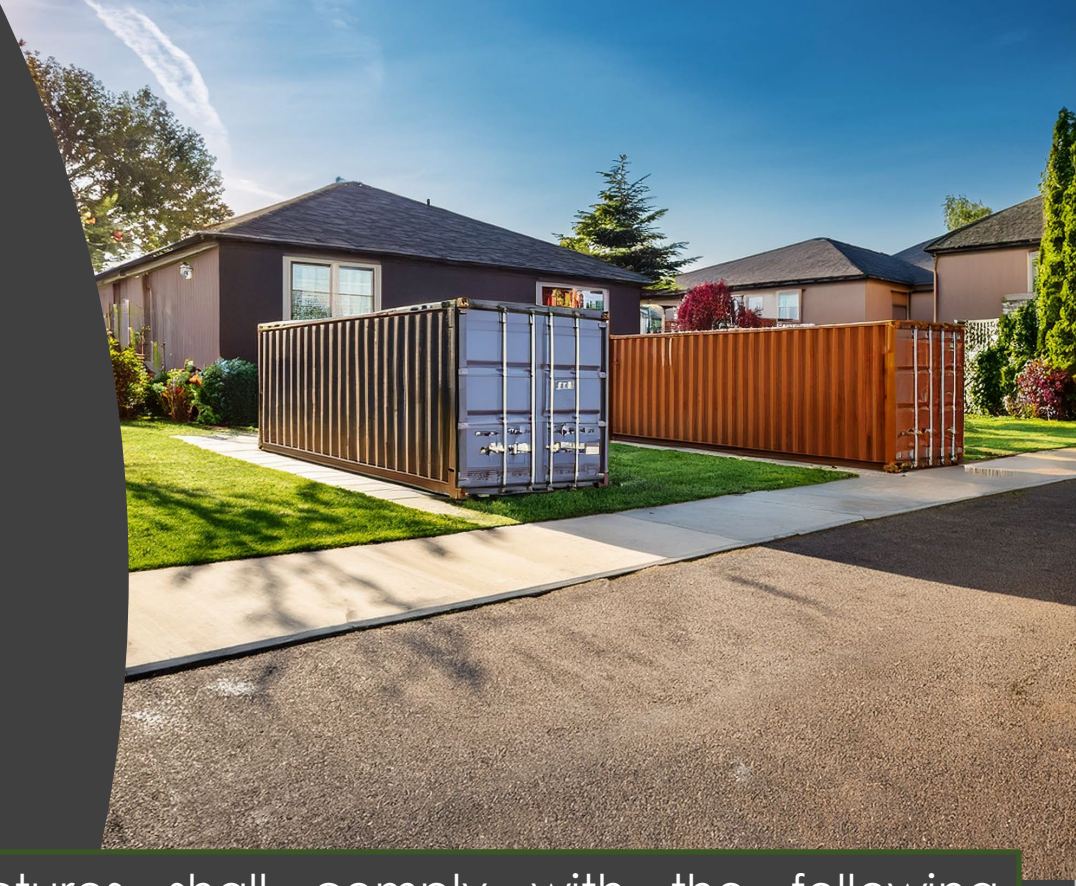
18. Accessory Structures

- Many complaints about Mega-Accessory structures

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

General Text Updates

19. Shipping Containers



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

Accessory structures shall comply with the following standards:

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

General Text Updates

20. Nonconforming details

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

General Text Updates

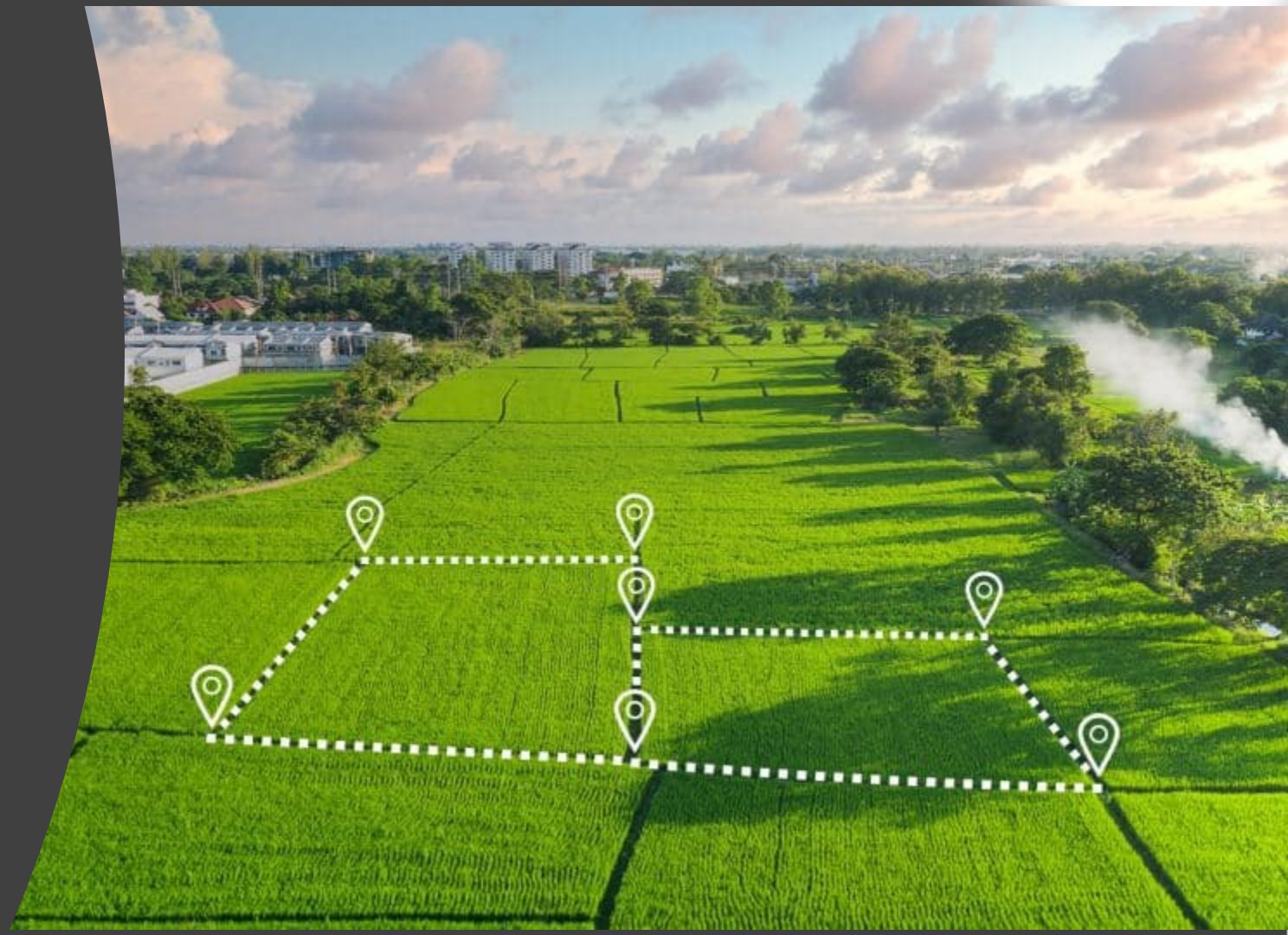
21. Commercial Design Guidelines

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

General Text Updates

22. Serial Partitions

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



23. RU Map Improvements

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

General Text Updates

24. SDR Review Criteria

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

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

General Text Updates

25. Subdivision Criteria

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

26. Appeal Standing

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

General Text Updates

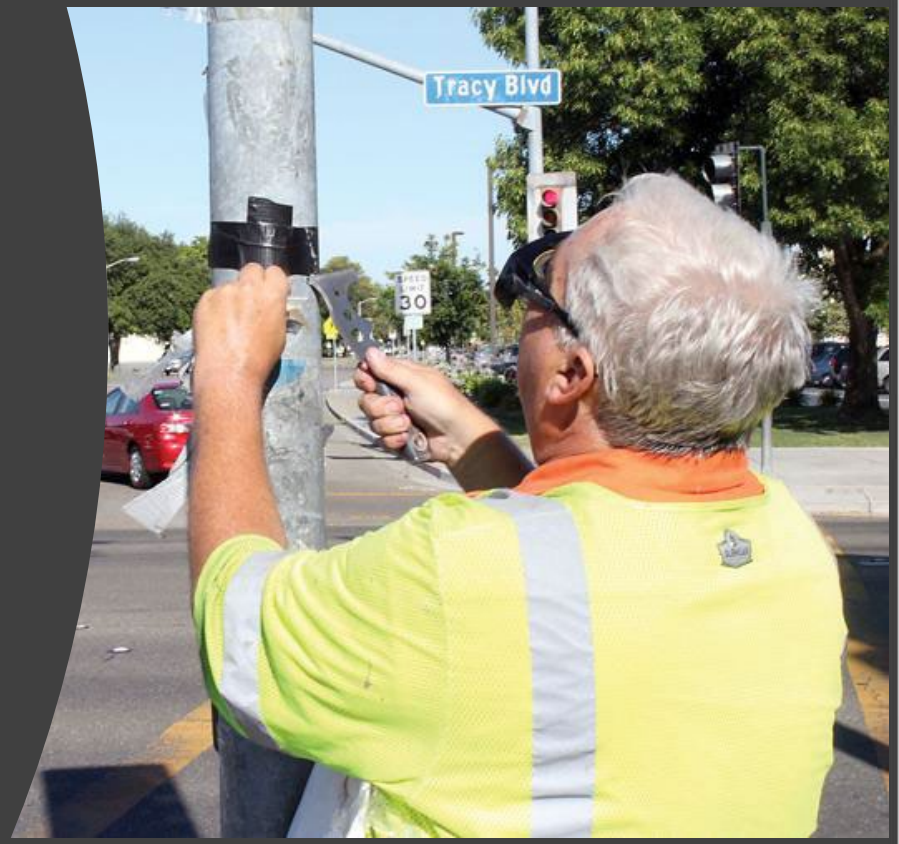
27. Recycling Centers

- Omitted from handout
- Standards proposed to
  - Address drainage and seepage
  - Address screening
- Analysis of other Cities

General Text Updates

28. Temporary Signs

- Replace 5.10.040 Muni
- Some changes include:
  - Clarification for the 3 permitted offsite signs for events
  - Clarify that traffic control signs are allowed for events
  - Still not allowed in the ROW.



29. Shipping Containers

- Regulations added
- Allows for moving containers
- Not for renovations
- Not in landscaped areas
- Can’t block sidewalks
- No permit required
- 60-day max

Next Steps

- Second workshop- if needed
- DLCD Notice (35 days)
- PC Hearing- make recommendation to CC
- CC Hearing/Adoption
- 30 days to take effect