

STAYTON PLANNING COMMISSION AGENDA

**Monday, February 25, 2019
7:00 pm Stayton Community Center**

- 1. CALL TO ORDER** **Chair Lewis**
- 2. MEETING MINUTES – January 28, 2019**
- 3. LAND USE FILE #23-12/18 –PUBLIC HEARING Proposed Code Amendments
Regarding Standards for Recreational Vehicle Parks**
 - a. Review of Revised Amendment**
 - b. Commission Deliberation**
 - c. Commission Decision**
- 4. REVIEW OF PROPOSED CODE AMENDMENT REGARDING PROPERTIES ON
THE NATIONAL REGISTER OF HISTORIC PLACES**
- 5. REVIEW OF PROPOSED CODE AMENDMENT REGARDING FENCES IN
DOWNTOWN ZONES**
- 6. OTHER BUSINESS**
- 7. ADJOURN**

DATE OF NEXT MEETING: Monday, March 25, 2019

STAYTON PLANNING COMMISSION

MEETING MINUTES

Monday, January 28, 2019

COMMISSIONERS: Jackie Carmichael, Vice-Chair
Dixie Ellard
Ralph Lewis, Chair
Richard Lewis

STAFF MEMBERS: Dan Fleishman – Planning & Development Director
Lisa Meyer – Public Works Administrative Assistant

OTHERS PRESENT: Gerry Aboud, William Berman, Mark Grenz, Gene Jones, Dan Morgan, Steve Poisson, Wendy Stone, Mayor Hank Porter

1. **CALL TO ORDER:** Chair Lewis called the meeting to order at 7:00 p.m.
2. **INTRODUCTION OF NEW MEMBER:** The Commissioners introduced themselves to new Commissioner, Richard Lewis.
3. **ELECTION OF CHAIR** Carmichael moved and Ellard seconded the nomination of Ralph Lewis as Chair. Passed 4:0. Ralph Lewis moved and Ellard seconded the nomination of Carmichael as Vice-Chair. Passed 4:0.
4. **APPROVAL OF MINUTES:** Carmichael moved and Ellard seconded to approve the minutes from November 26, 2018. Passed 3:0 (Richard Lewis abstained)
5. **LAND USE FILE #23-12/18 –PUBLIC HEARING Proposed Code Amendments Regarding Standards for Recreational Vehicle Parks**
 - a. **Commencement of Public Hearing-** Chair Lewis read the opening statement and opened the hearing at 7:04 p.m. No objections were made from the audience to the notice in this case or the jurisdiction of this body to hear the case. There were no declarations of conflict of interest, *ex parte* contact or bias by members of the Planning Commission.
 - b. **Staff Report-** Fleishman explained that the current Land Use and Development Code allows for recreational vehicle parks and campgrounds in the Industrial Agriculture Zone and Interchange Development Zone. There are currently no design or operational standards for recreational vehicle parks or campgrounds. The proposed standards address submittal requirements, design standards and operational standards.
 - c. **Questions from the Commission-** None
 - d. **Proponents' Testimony-** Mark Grenz, Multi/Tech Engineering Services, Inc., 1155 13th St SE, Salem, OR 97302. Grenz looked at the feasibility of a recreational vehicle (RV) park along Fern Ridge Rd in Stayton at the request of Gene Jones. Grenz provided handouts to the Commissioners that included photos of Grenz's RV, Google Earth images of Pheasant Ridge RV Park in Wilsonville, OR, and suggested changes to the proposed code amendments. Photos show dimensions of 30 ft between spaces, 13 ft width for the RV pad, and 65 ft for depth. Grenz proposed setting the minimum space for a recreational vehicle to 1,500 sq ft with a width of no less than 30 ft width. Other suggestions included 1,000 sq ft minimum for tent space with a width of no less than 20 ft. Grenz suggested reducing the setback requirement to that of a house. Other suggestions included changing the number of additional parking spaces required throughout the park and fire hydrant placement

approval. Grenz suggested removing the pedestrian walkway requirement. Based on his experience in RV parks, a lot of time is not spent walking in an RV park. There is not a lot of traffic in an RV park to require a walkway, plus it is taking away space that could be utilized more efficiently. Grenz referred to a photo provided of his electrical bay in his coach which has a 50 amp plug-in. Grenz did not think it was realistic to require the electrical to be hard wired and a direct connection for the water and sewer when both are designed to be mobile. Grenz believes there is a demand for this type of park in this area.

William Berman, 4490 Silverton Rd NE, Salem OR 97305. Berman is Jones' son-in-law and currently owns an RV park. Berman commented that the 3,000 sq ft space requirement is just a showstopper. He suggested reducing the minimum space to 1,500 sq ft in order to make it financially viable. He thought the 30 ft setback should have some flexibility based on the layout. The 25 ft requirement between vehicles drives excess width and lowers the number of vehicles. Berman suggested removing the fire ring requirement since it's a fire hazard having an open fire with the amount of propane around. Berman did not think it was appropriate to require a picnic table. The landscaping requirement should allow for pull-through spaces. Berman requested more clarity regarding the waste requirement in Section p. Berman agreed with Grenz's suggestion of removing the sidewalk requirement. The speed limit is 5 mph in the park and Berman didn't think it was necessary to require a pedestrian walkway. It's not functional for an RV park to require hard wiring. The water connections have a specialty hose for potable water. Berman suggested requiring an airtight sewer connection. Berman could see having a park model hard wired. Berman asked that there not be a restriction on the number of days for occupancy. He explained that there may be renters who want to rent their site year round and travel south for the winter.

e. Opponents' Testimony- None

f. Governmental Agencies- None

g. General Testimony- Gerry Aboud, 836 E Kathy St, Stayton, OR 97383. Aboud suggested limiting the number of spaces provided for tent camping and/or provide a minimum number of spaces. Aboud suggested limiting the length of stay to 28 days and out for seven days with a maximum of 112 days a year in the park. Aboud noted if park models or tiny houses are allowed, would Airbnbs be allowed too. Aboud is concerned that customers living there permanently may lead to substandard units. Aboud suggested that renters be allowed to rent a space year round, but prohibit the unit being left in the space year round. He is concerned about enforcement. He suggested the park owner provide a monthly list to the City of park residents/license number that shows the number of days they have been at the park. He asked the Commissioners to consider the effects of changing the zoning to Interchange Development Zone. If something happened to the RV park and the owner wanted to sell the land, it would be available for commercial development like a hotel, fast food or a quick mart. He asked the Commissioners if that is the type of development they would want at the Fern Ridge location when surrounded by residences.

Hank Porter, 985 N Fourth Ave, Stayton, OR 97383. Mayor Porter does not have any problems with a park that looks like the pictures provided by Multi/Tech. Porter noted that there is a mobile home park in town that is currently not being maintained. Porter explained that a new RV park will need some real restrictions in order to get the City Council's approval. He also noted that the community will be cautious about allowing any future RV parks.

h. Questions from the Public- None

i. Questions from the Commission- Ellard inquired about the expected rental rate for an RV space. Berman thought the rent would run between \$600-\$650 monthly, a daily rate of \$55, and typically a weekly rate of paying for six days and the seventh day is free. Berman owns

Salem RV Park which is more affordable for seniors on SSI and is not the park quality is being proposed for Stayton.

- j. Staff Summary-** Fleishman reminded the Commissioners that the proposed code amendments for RV parks and campgrounds are for commercial use. The code amendments are written to discourage long term tenants. The landscaping and space size are intended to make sure there is a facility that fits into the character of Stayton. The proposed amendments do not have a limit on the stay, but does require a hard connection if over 120 days.
- k. Close of Hearing-** Lewis closed the hearing at 8:02 p.m.
- l. Commission Deliberation-** The Commissioners were in agreement to change the minimum area of an RV space to 1,500 sq ft with 30 ft width, reduce the tent size from 1,500 sq ft to 1,000 sq ft and 35 ft width to 20 ft. The Commissioners agreed to modify the requirement for additional parking spaces to one parking space for every 20 spaces over 100 spaces. Other changes included requiring an airtight sewer connection, remove the direct connection requirement for electrical, water and sewer, limit the occupancy to 120 days and require a one week checkout before being allowed to return. Other minor revisions were discussed. Fleishman will come back next month with a revised draft and the Commissioners can decide whether to forward to City Council.
- m. Commission Decision-** Postponed to next month.

6. DISCUSSION OF POSSIBLE CODE AMENDMENT REGARDING PROPERTIES ON THE NATIONAL REGISTER OF HISTORIC PLACES

The Santiam Heritage Foundation requested flexibility with the development standards in regards to buildings on the National Register of Historic Places.

Steve Poisson, 1750 E Pine St, Stayton OR 97383. Poisson is the Vice-President of the Santiam Heritage Foundation. The Foundation is in the process of changing the use at the Brown House from residential to commercial. The current standards would not maintain the character of the property and follow the US Department of Interior requirements. The Foundation requested the Commissioners amend the code to allow the City Planner to use discretion when going through site plan review for properties on the National Register. The Commissioners would like to move forward with a code amendment for buildings on the National Register. Fleishman will come back with language next month for review prior to scheduling a public hearing.

7. DISCUSSION OF POSSIBLE CODE AMENDMENT REGARDING FENCES IN DOWNTOWN ZONES

Fleishman explained the code in place today prohibits fences in the front yards of Commercial and Downtown Zones. Fleishman referred to the photos provided by Aboud of businesses in the Downtown Zone with fences. The Commissioners were in agreement to draft a code amendment to allow for fences in the Commercial and Downtown Zones. Fleishman will come back next month with fence standards with the proposed code amendment.

- 8. SET DATE FOR TRAINING SESSION-** A Land Use training session was set for Monday, March 11, 2019.
- 9. OTHER BUSINESS-** Fleishman invited the Commissioners to a work session with the City Councilors and Transportation System Plan Consultants, Tuesday, February 19th, at 6 p.m.
- 10. ADJOURN-** Lewis adjourned the meeting at 9:26 p.m.



City of Stayton

Department of Planning and Development

362 N. Third Avenue • Stayton, OR 97383
Phone: (503) 769-2998 • Fax (503) 769-2134

dfeishman@ci.stayton.or.us www.staytonoregon.gov

MEMORANDUM

TO: Chairperson Ralph Lewis and Planning Commission Members
FROM: Dan Fleishman, Director of Planning and Development
DATE: February 25, 2019
SUBJECT: Proposed Code Amendments regarding Recreational Vehicle Parks

ISSUE

The issue before the Planning Commission is completing the public hearing process on proposed Code amendments to adopt design and operational standards for recreational vehicle parks. Commission held a hearing at its January meeting, closed the hearing and then requested a number of changes to the proposed amendments.

Revised amendments are attached, reflecting the changes the Planning Commission discussed in January. Changes from the original proposal are shown underlined and crossed out. As a result of the proposed changes to the definition of “recreational vehicle” discussed by the Planning Commission, a definition of a new term, “recreational personal property,” has been proposed. These are item that are currently included within the definition of recreation vehicle, but he Planning Commission proposed deleting from that definition. Additionally, the section of Section 17.20.060 that controls the parking of recreational vehicles on lots in the residential zones is not proposed for amendment, to include recreational personal property. The Code currently controls parking and storage of these items on residential lots and the proposed changes would continue those controls.

RECOMMENDATION

The staff recommends the Planning Commission forward the revised Code amendment to the City Council with a recommendation for approval. A draft order doing so is presented to the Planning Commission.

OPTIONS AND SUGGESTED MOTIONS

1. Forward the proposed amendments to the City Council for adoption.

I move to adopt the draft order prepared by staff and forward the proposed amendments to the City Council with a recommendation for adoption

2. Make additional changes to the revised amendments and forward to the City Council for adoption.

I move to adopt the draft order prepared by staff, direct staff to make the following changes in the proposed amendments and forward the proposed amendments to the City Council with a recommendation for adoption (list changes).

Proposed Amendments Establishing Design and Operational Standards for Recreational Vehicle Parks and Campgrounds For Planning Commission Review, February 25, 2019

Additions are underlined; Deletions are ~~crossed-out~~

Part 1. Add the definition of recreational personal property to Section 17.04.100.

RECREATIONAL PERSONAL PROPERTY: Boats, boat trailers, snowmobiles, personal water craft, all-terrain vehicles (ATVs), and trailers designed primarily to carry ATVs or snowmobiles.

Part 2. Amend the definition of recreational vehicle in Section 17.04.100.

RECREATIONAL VEHICLE: A ~~vacation~~-trailer or other vehicular or portable unit which is either self-propelled, towed, or carried by a motor vehicle and which is intended for temporary human occupancy ~~and is designed for vacation or recreational purposes but not a permanent residence~~. Recreational vehicles include travel trailers, motor homes, and campers, ~~boats, boat trailers, snowmobiles, personal water craft, all-terrain vehicles (ATVs), and trailers designed primarily to carry ATVs or snowmobiles~~. Recreational vehicles do not include utility trailers or canopies.

Part 3. Amend Section 17.20.060.3 to include recreational personal property in the parking restrictions for recreational vehicles.

3. RESIDENTIAL AND RECREATIONAL VEHICLE PARKING AND STORAGE OF RECREATIONAL PERSONAL PROPERTY RESTRICTIONS.

- a. Motor Vehicles other than Recreational Vehicles. No parking shall be allowed except on driveways. The side yard and rear yard areas may be used for parking of vehicles unless otherwise prohibited by this title.
- b. Recreational Vehicles. The following standards apply to the off-street parking and storage of recreational vehicles and the storage and parking of recreational personal property within any residential zone:
 - 1) No off-street parking or storage of recreational vehicles or recreational personal property shall be allowed within the front yard except on driveways. Recreational vehicles and recreational personal property may be parked or stored either in a driveway, side yard, or rear yard. On corner lots, recreational vehicles and recreational personal property may be parked or stored in the front yard from which vehicular access is not gained.
 - 2) A maximum of a combination of 3 recreational vehicles and items of recreational personal property may be parked or stored outside a fully enclosed structure on a single lot.
 - 3) Recreational vehicles and trailers shall be required to display a current and valid state registration if parked or stored outside a fully enclosed structure.
 - 4) Recreational vehicles or recreational personal property shall not be parked or stored on any portion of a lot when parking of the vehicle or property inhibits the necessary view of street traffic.
 - 5) No portion of a parked recreational vehicle or recreational personal property may block any portion of a sidewalk.

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- 6) ~~Permanent~~-Long-term occupancy of recreational vehicles is prohibited. Temporary occupancy must comply with Section 17.20. 110.
- 7) On-street parking of recreational vehicles and boats is prohibited except in compliance with City traffic code requirements.
- 8) The City Planner may grant a permit for outside storage of a single recreational vehicle or item of recreational personal property in a portion of the front yard when the following circumstances exist:
 - a) The storage area is on a concrete pad.
 - b) The ~~recreational vehicle~~-storage area is screened from the street and/or sidewalk by a sight-obscuring hedge or fence. The screening, hedge, or fence must comply with Section 17.20. 050.
 - c) The ~~recreational vehicle~~-storage area does not create any safety hazards to street traffic.
 - d) The ~~recreational vehicle~~-storage area, recreational vehicle screening or fencing is continuously maintained.

Part 4. Amend Chapter 17.20 to enact Section 17.20.250 establishing design and operational standards for Recreational Vehicle Parks and Campgrounds.

17.20.250 RECREATIONAL VEHICLE PARKS AND CAMPGROUNDS

1. PURPOSE. The purposes of this Section shall be
 - a. to provide rules, regulations, requirements and standards for development of recreational vehicle parks and campgrounds in the City ensuring that the public health, safety and general welfare are protected;
 - b. ~~that to promote~~ orderly growth and development together with the conservation, protection and proper use of land shall be ensured.;
 - c. to that minimize the impacts of recreational vehicle parks and campgrounds on neighboring properties;
 - d. ~~that to~~ assures the comfort and protection of the occupants of the recreational vehicle parks and campgrounds; and
 4. e. ~~that to make~~ proper provisions for all public facilities shall be made in recreational vehicle parks and campgrounds, and that the city has appropriate control over the zoning and location of recreational vehicle parks and campgrounds in the City.
5. 2. METHOD OF ADOPTION. Recreational vehicle parks and campgrounds are subject to site plan review and shall be approved pursuant to the requirements of Sections 17.12.070 through 17.12.100.
6. 3. SUBMITTAL REQUIREMENTS. All applications submitted for approval of a recreational vehicle park or campground development shall consist of a preliminary development plan to a

Proposed Amendments Establishing Design and Operational Standards for Recreational Vehicle Parks and Campgrounds
For Planning Commission Review, February 25, 2019

scale of 1 inch equals not more than 50 feet. The application shall contain, but not be limited to, the following information in addition to the requirements of Section 17.12.220.

- a. Name(s) of person owning and/or controlling the land proposed for the park.
- b. Name of the recreational vehicle park or campground and address.
- c. Boundaries and dimensions of the recreational vehicle park or campground.
- d. Facility map showing relationship of the recreational vehicle park or campground to adjacent properties and surrounding zoning.
- e. Location and dimensions of each site with each site designated by number.
- f. Location and dimensions of each existing or proposed building.
- g. Location and width of park streets and pedestrian ways.
- h. Location of recreational areas and buildings and common area.
- i. Location of available fire hydrants.
- j. Enlarged plot plan of a typical site showing location of the pad for a recreational vehicle or tent, fire ring, picnic table, parking, utility connections, and landscaping.
- k. Access features shall conform to the requirements set forth in Section 17.26.020. Section 17.26.020 also specifies submittal requirements for requesting an access permit and approval.
- l. A survey plat of the property.
- m. Building elevation drawings of all new structures.
- n. A water system plan meeting Public Works Design Standards.
- o. A sewerage system plan prepared in accordance with Public Works Design Standards.
- p. A preliminary storm water report and drainage system plan showing all drainage system improvements on site including storm water runoff calculations in accordance with Public Works Design Standards.
- q. Location of and method of garbage collection and disposal.
- r. Park rules and regulations.

~~7.4~~. DESIGN STANDARDS. The following standards and requirements shall govern the design of a recreational vehicle park or campground. The design of a park shall also meet other applicable standards and requirements of this Chapter and the approval criteria of Section 17.12.220. Where there is a difference between the standards of this Section and any other provision of this Code, the more stringent standard shall apply.

- a. A recreational vehicle park or campground shall not be less than 3 acres in area.
- b. Individual spaces within the park shall contain a minimum of ~~3,000~~1,500 square feet with a width of no less than ~~45~~30 feet for any space designed to accommodate a recreational vehicle and a minimum of ~~1,500~~1,000 square feet with a width of no less than ~~35~~20 feet for any space designed to accommodate a tent only.
- c. Only one recreational vehicle shall be permitted on a space.

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- d. No building, structure, or land within the boundaries of a recreational vehicle park or campground shall be used for any purpose except for the uses permitted as follows:
 - 1) Recreational vehicles, together with the normal accessory uses such as cabana, patio slab, ramada, and storage and washroom buildings.
 - 2) Private and public utilities and services as permitted by City approval.
 - 3) Community recreation facilities, including swimming pool, for the residents of the park and guests only.
 - 4) One residence for the use of a manager or a caretaker responsible for maintaining or operating the property.
- e. All recreational vehicle or camping spaces shall be located at least 30 feet from the property boundary line abutting upon a public street, and at least 15 feet from other property lines, except that when a sound-deadening fireproof barrier, as an earthen berm or masonry wall is provided, the Planning Commission may allow the 15-foot setback to be reduced to 5 feet, but shall not reduce the 30-foot setback.
- f. Recreational vehicles shall not be located closer than 25 feet from any other recreational vehicle or permanent building within the recreational vehicle park.
- g. Each site shall be provided with an asphalt or concrete pad for the placement of a recreational vehicle a minimum of 12 feet wide.
- h. The recreational vehicle park or campground entrance shall be designed to provide a clearly defined main entry and exit point to the park. Secondary entry points may be required to provide ingress and egress for emergency vehicles. The main entry shall include street lighting and a sign(s) identifying the name of the park facility and providing direction to the manager's office or residence. Controlled ingress and egress may be installed subject to decision authority approval of design.
- i. Two off street parking spaces shall be provided at each recreational vehicle space. Also, additional parking space shall be provided in parking areas distributed around the park (not part of the common area) not to be less than 1 parking space per 10 spaces for parks of 100 spaces or less, and 1 parking space per 20 spaces for each space over 100.
- j. Each space shall be provided with a picnic table with benches and a fire ring or barbeque apparatus approved by the Fire Marshall.
- k. Adequate street lighting shall be provided within the park in accordance with a plan approved by the ~~Planning Commission~~ decision authority.
- l. All utilities shall be installed underground unless otherwise approved by the ~~Planning Commission~~ decision authority.
- m. Approved fire hydrants shall be installed so that all recreational vehicles, and other structures are within 250 feet of an approved fire hydrant as measured along the center line of a street.
- n. Buffering or screening shall be installed along park boundaries in accordance with a landscaping plan approved by the Planning Commission. All buffering or screening shall be in the form of a sight-obscuring fence, wall, evergreen or other suitable planting, at least 6 feet high. A chain link fence with slats may not be used as a sight-obscuring fence.

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- o. ~~There shall be landscaping within the front and side areas of each space and in all open areas of the recreational vehicle park not otherwise used for park purposes, in order to provide privacy between spaces.~~ Landscaping shall be installed in accordance with a landscaping plan approved by the decision authority.
- p. Trash receptacles for the disposal of solid waste materials shall be provided in convenient locations for the use of occupants of the park, screened from open view and located within 200 feet of each recreational vehicle space. Refuse containers shall have tight-fitting lids, covers or closable tops, and shall be durable, rust-resistant, water-tight, rodent-proof and washable and shall be enclosed by sight obscuring fence or screening and situated on a concrete pad. There shall be a minimum of four cubic feet of solid waste receptacle per space. Refuse shall be collected and disposed of on a regular basis in accordance with City garbage franchise regulations.
- q. If storage yards for vehicles, boats, or trailers are provided, the storage yard shall be provided at the rate of up to 100 square feet per recreational vehicle space depending on the clientele served. An 8-foot high sight obscuring fence with a lockable gate shall be erected around the perimeter of the storage yard. If no storage yard for is provided, storage shall not be permitted within the park boundaries.
- r. ~~Pedestrian walkways shall be separated from vehicular traffic ways and maintained to provide safe and convenient movement to all parts of the park and connect to ways leading to destinations outside the park. Sidewalks~~ shall be at least 5 feet wide and be composed of concrete or bituminous concrete at least 3 inches thick.
- s. ~~Although it will not be necessary for vehicular ways to be improved and maintained to City standards, all~~ All vehicular ways and parking areas within the park ~~or campground~~ shall be designed to provide safe and convenient access to all spaces and to facilities for common use by park occupants, ~~shall be constructed and maintained to allow free movement of emergency and service vehicles at all times,~~ shall be graded to drain and surfaced with asphalt or concrete, ~~the design of which shall be approved by the City Engineer,~~ to maintain proper drainage and shall be continuously maintained by the owner.
- t. Minimum park street improvement width for shall be 14 feet for a one-way local street and 24 feet for a two-way street.
- u. Each recreational vehicle space shall be provided with municipal water and municipal sanitary sewage service. All recreational vehicles staying in the park shall be connected to the water and sewage service. Up to ten percent of the total spaces may be without water and/or sewer if proposed and approved as such at time of application approval.
- v. Each space in a park shall be within 500 feet of a building that contains toilets and showers.
- w. Each recreational vehicle space shall be provided with electrical service. Up to ten percent of the total spaces may be without electrical service if proposed and approved as such at time of application approval.
- x. The park or campground shall provide one utility building or room containing a minimum of one clothes washing machine, one clothes drying machine for each thirty (30) spaces or any fraction thereof and shall include space for clothes sorting and folding.

Proposed Amendments Establishing Design and Operational Standards for Recreational Vehicle Parks and Campgrounds For Planning Commission Review, February 25, 2019

- y. Each site shall be marked for identification ~~both for the ease of guests, emergency response vehicles, and~~ for safety and security reasons. Markers must be easily readable from the driveways in day or night conditions ~~without the need for secondary lighting.~~

8.5. OPERATIONAL STANDARDS.

- a. Occupancy of space shall be limited to 180 consecutive days. Guests must check out for a minimum of 7 days between stays.
- ~~a.~~b. Electrical Connections. All electrical connections shall comply with the State of Oregon electrical code and be duly inspected. ~~Any unit in place for more than 120 days shall be directly connected without use of a removable plug.~~
- ~~b.~~c. Water Connections. All connections of water to a site and to an occupied recreational vehicle shall comply with the State of Oregon Plumbing Specialty Code, and the City of Stayton Public Works Design Standards. ~~Any unit in place for more than 120 days shall be directly connected to the water supply without the use of "garden hose" type connection.~~
- ~~e.~~d. Sewer Connections. All sewer connections shall comply with the State of Oregon Plumbing Specialty Code and the City of Stayton Public Works Design Standards. ~~Any unit in place for more than 120 days shall be directly connected to the sewage collection system without the use of corrugated flexible pipes.~~
- ~~d.~~e. Fire Extinguishers. Portable fire extinguishers ~~rated for classes A, B and C~~ approved by the Fire Marshall shall be kept in service buildings and at other locations conveniently and readily accessible for use by all occupants and be maintained in good operating conditions.
- ~~e.~~f. Fire Hazards. The owner of the park shall be responsible for maintaining the park ~~or campground~~ free of any brush, leaves, and weeds which might facilitate the spread of fires between sites and buildings in the park.
- ~~f.~~g. Inspections. The Building Official may check the park a minimum of once a year and submit to the park ~~or campground~~ owner and manager a written report stating whether or not the park is in compliance with these standards. If not in compliance, the owner must make repairs as are required or will be considered to be in violation of this Code and subject to enforcement action.
- ~~g.~~h. Management Responsibilities. The ~~owner, operator, resident manager, or similar supervisor or representative of the~~ owner shall be available and responsible for direct management of the park ~~or campground~~ while it is in use.
- ~~h.~~i. Refuse Burning. Burning of refuse shall not be permitted.
- ~~i.~~j. Park Administration. It shall be the responsibility of the ~~park~~ owner(s) ~~and manager~~ to see that the provisions of this Section are observed and maintained within their ~~park~~ facility, and for failure to do so ~~the owner and manager~~ shall be subject to the penalties provided for violation of this ~~ordinance~~ Title.

Proposed Amendments Establishing Design and Operational Standards for Recreational Vehicle Parks and Campgrounds As Recommended by the Planning Commission, February 25, 2019

Additions are underlined; Deletions are ~~crossed-out~~

Part 1. Add the definition of recreational personal property to Section 17.04.100.

RECREATIONAL PERSONAL PROPERTY: Boats, boat trailers, snowmobiles, personal water craft, all-terrain vehicles (ATVs), and trailers designed primarily to carry ATVs or snowmobiles.

Part 2. Amend the definition of recreational vehicle in Section 17.04.100.

RECREATIONAL VEHICLE: A ~~vacation~~-trailer or other vehicular or portable unit which is either self-propelled, towed, or carried by a motor vehicle and which is intended for temporary human occupancy ~~and is designed for vacation or recreational purposes but not a permanent residence~~. Recreational vehicles include travel trailers, motor homes, and campers, ~~boats, boat trailers, snowmobiles, personal water craft, all-terrain vehicles (ATVs), and trailers designed primarily to carry ATVs or snowmobiles~~. Recreational vehicles do not include utility trailers or canopies.

Part 3. Amend Section 17.20.060.3 to include recreational personal property in the parking restrictions for recreational vehicles.

3. RESIDENTIAL AND RECREATIONAL VEHICLE PARKING AND STORAGE OF RECREATIONAL PERSONAL PROPERTY RESTRICTIONS.

- a. Motor Vehicles other than Recreational Vehicles. No parking shall be allowed except on driveways. The side yard and rear yard areas may be used for parking of vehicles unless otherwise prohibited by this title.
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 - 2) A maximum of a combination of 3 recreational vehicles and items of recreational personal property may be parked or stored outside a fully enclosed structure on a single lot.
 - 3) Recreational vehicles and trailers shall be required to display a current and valid state registration if parked or stored outside a fully enclosed structure.
 - 4) Recreational vehicles or recreational personal property shall not be parked or stored on any portion of a lot when parking of the vehicle or property inhibits the necessary view of street traffic.

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- 5) No portion of a parked recreational vehicle or recreational personal property may block any portion of a sidewalk.
- 6) ~~Permanent~~ Long-term occupancy of recreational vehicles is prohibited. Temporary occupancy must comply with Section 17.20.110.
- 7) On-street parking of recreational vehicles and boats is prohibited except in compliance with City traffic code requirements.
- 8) The City Planner may grant a permit for outside storage of a single recreational vehicle or item of recreational personal property in a portion of the front yard when the following circumstances exist:
 - a) The storage area is on a concrete pad.
 - b) The ~~recreational vehicle~~ storage area is screened from the street and/or sidewalk by a sight-obscuring hedge or fence. The screening, hedge, or fence must comply with Section 17.20.050.
 - c) The ~~recreational vehicle~~ storage area does not create any safety hazards to street traffic.
 - d) The ~~recreational vehicle~~ storage area, ~~recreational vehicle~~ screening or fencing is continuously maintained.

Part 4. Amend Chapter 17.20 to enact Section 17.20.250 establishing design and operational standards for Recreational Vehicle Parks and Campgrounds.

17.20.250 RECREATIONAL VEHICLE PARKS AND CAMPGROUNDS

- 1. PURPOSE. The purposes of this Section shall be
 - a. to provide rules, regulations, requirements and standards for development of recreational vehicle parks and campgrounds in the City ensuring that the public health, safety and general welfare are protected;
 - b. to promote orderly growth and development together with the conservation, protection and proper use of land.
 - c. to minimize the impacts of recreational vehicle parks and campgrounds on neighboring properties;
 - d. to assure the comfort and protection of the occupants of recreational vehicle parks and campgrounds; and
 - e. to make proper provision for all public facilities in recreational vehicle parks and campgrounds,.

METHOD OF ADOPTION. Recreational vehicle parks and campgrounds are subject to site plan review and shall be approved pursuant to the requirements of Sections 17.12.070 through 17.12.100.

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2. SUBMITTAL REQUIREMENTS. All applications submitted for approval of a recreational vehicle park or campground development shall consist of a preliminary development plan to a scale of 1 inch equals not more than 50 feet. The application shall contain, but not be limited to, the following information in addition to the requirements of Section 17.12.220.
 - a. Name(s) of person owning and/or controlling the land proposed for the park.
 - b. Name of the recreational vehicle park or campground and address.
 - c. Boundaries and dimensions of the recreational vehicle park or campground.
 - d. Facility map showing relationship of the recreational vehicle park or campground to adjacent properties and surrounding zoning.
 - e. Location and dimensions of each site with each site designated by number.
 - f. Location and dimensions of each existing or proposed building.
 - g. Location and width of park streets and pedestrian ways.
 - h. Location of recreational areas and buildings and common area.
 - i. Location of available fire hydrants.
 - j. Enlarged plot plan of a typical site showing location of the pad for a recreational vehicle or tent, fire ring, picnic table, parking, utility connections, and landscaping.
 - k. Access features shall conform to the requirements set forth in Section 17.26.020. Section 17.26.020 also specifies submittal requirements for requesting an access permit and approval.
 - l. A survey plat of the property.
 - m. Building elevation drawings of all new structures.
 - n. A water system plan meeting Public Works Design Standards.
 - o. A sewerage system plan prepared in accordance with Public Works Design Standards.
 - p. A preliminary storm water report and drainage system plan showing all drainage system improvements on site including storm water runoff calculations in accordance with Public Works Design Standards.
 - q. Location of and method of garbage collection and disposal.
 - r. Park rules and regulations.
3. DESIGN STANDARDS. The following standards and requirements shall govern the design of a recreational vehicle park or campground. The design shall also meet other applicable standards and requirements of this Chapter and the approval criteria of Section 17.12.220. Where there is a difference between the standards of this Section and any other provision of this Code, the more stringent standard shall apply.
 - a. A recreational vehicle park or campground shall not be less than 3 acres in area.
 - b. Individual spaces shall contain a minimum of 1,500 square feet with a width of no less than 30 feet for any space designed to accommodate a recreational vehicle and a minimum of 1,000 square feet with a width of no less than 20 feet for any space designed to accommodate a tent only.

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- c. Only one recreational vehicle shall be permitted on a space.
- d. No building, structure, or land within the boundaries of a recreational vehicle park or campground shall be used for any purpose except for the uses permitted as follows:
 - 1) Recreational vehicles, together with the normal accessory uses such as cabana, patio slab, ramada, and storage and washroom buildings.
 - 2) Private and public utilities and services as permitted by City approval.
 - 3) Community recreation facilities, including swimming pool, for the residents of the park and guests only.
 - 4) One residence for the use of a manager or a caretaker responsible for maintaining or operating the property.
- e. All recreational vehicle or camping spaces shall be located at least 30 feet from the property boundary line abutting upon a public street, and at least 15 feet from other property lines, except that when a sound-deadening fireproof barrier, as an earthen berm or masonry wall is provided, the Planning Commission may allow the 15-foot setback to be reduced to 5 feet, but shall not reduce the 30-foot setback.
- f. Recreational vehicles shall not be located closer than 25 feet from any other recreational vehicle or permanent building within the recreational vehicle park.
- g. Each site shall be provided with an asphalt or concrete pad for the placement of a recreational vehicle a minimum of 12 feet wide.
- h. The recreational vehicle park or campground entrance shall be designed to provide a clearly defined main entry and exit point to the park. Secondary entry points may be required to provide ingress and egress for emergency vehicles. The main entry shall include street lighting and a sign(s) identifying the name of the facility and providing direction to the manager's office or residence. Controlled ingress and egress may be installed subject to decision authority approval of design.
- i. Two off street parking spaces shall be provided at each recreational vehicle space. Also, additional parking space shall be provided in parking areas distributed around the park (not part of the common area) not to be less than 1 parking space per 10 spaces for parks of 100 spaces or less, and 1 parking space per 20 spaces for each space over 100.
- j. Each space shall be provided with a picnic table with benches and a fire ring or barbeque apparatus approved by the Fire Marshall.
- k. Adequate street lighting shall be provided within the park in accordance with a plan approved by the decision authority.
- l. All utilities shall be installed underground unless otherwise approved by the decision authority.
- m. Approved fire hydrants shall be installed so that all recreational vehicles, and other structures are within 250 feet of an approved fire hydrant as measured along the center line of a street.
- n. Buffering or screening shall be installed along park boundaries in accordance with a landscaping plan approved by the Planning Commission. All buffering or screening shall be

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- in the form of a sight-obscuring fence, wall, evergreen or other suitable planting, at least 6 feet high. A chain link fence with slats may not be used as a sight-obscuring fence.
- o. Landscaping shall be installed in accordance with a landscaping plan approved by the decision authority.
 - p. Trash receptacles for the disposal of solid waste materials shall be provided in convenient locations for the use of occupants of the park, screened from open view and located within 200 feet of each recreational vehicle space. Refuse containers shall have tight-fitting lids, covers or closable tops, and shall be durable, rust-resistant, water-tight, rodent-proof and washable and shall be enclosed by sight obscuring fence or screening and situated on a concrete pad. There shall be a minimum of four cubic feet of solid waste receptacle per space. Refuse shall be collected and disposed of on a regular basis in accordance with City garbage franchise regulations.
 - q. If storage yards for vehicles, boats, or trailers are provided, the storage yard shall be provided at the rate of up to 100 square feet per recreational vehicle space depending on the clientele served. An 8-foot high sight obscuring fence with a lockable gate shall be erected around the perimeter of the storage yard. If no storage yard for is provided, storage shall not be permitted within the park boundaries.
 - r. Pedestrian walkways shall be at least 5 feet wide and be composed of concrete or bituminous concrete at least 3 inches thick.
 - s. All vehicular ways and parking areas within the park or campground shall be designed to provide safe and convenient access to all spaces and to facilities for common use by occupants, shall be graded to drain and surfaced with asphalt or concrete to maintain proper drainage and shall be continuously maintained by the owner.
 - t. Minimum park street improvement width for shall be 14 feet for a one-way local street and 24 feet for a two-way street.
 - u. Each recreational vehicle space shall be provided with municipal water and municipal sanitary sewage service. All recreational vehicles staying in the park shall be connected to the water and sewage service. Up to ten percent of the total spaces may be without water and/or sewer if proposed and approved as such at time of application approval.
 - v. Each space in a park shall be within 500 feet of a building that contains toilets and showers.
 - w. Each recreational vehicle space shall be provided with electrical service. Up to ten percent of the total spaces may be without electrical service if proposed and approved as such at time of application approval.
 - x. The park or campground shall provide one utility building or room containing a minimum of one clothes washing machine, one clothes drying machine for each thirty (30) spaces and shall include space for clothes sorting and folding.
 - y. Each site shall be marked for identification for safety and security reasons. Markers must be easily readable from the driveways in day or night conditions.
4. OPERATIONAL STANDARDS.
- a. Occupancy of space shall be limited to 180 consecutive days. Guests must check out for a minimum of 7 days between stays.

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- b. Electrical Connections. All electrical connections shall comply with the State of Oregon electrical code and be duly inspected.
- c. Water Connections. All connections of water to a site and to an occupied recreational vehicle shall comply with the State of Oregon Plumbing Specialty Code, and the City of Stayton Public Works Design Standards.
- d. Sewer Connections. All sewer connections shall comply with the State of Oregon Plumbing Specialty Code and the City of Stayton Public Works Design Standards.
- e. Fire Extinguishers. Portable fire extinguishers approved by the Fire Marshall shall be kept in service buildings and at other locations conveniently and readily accessible for use by all occupants and be maintained in good operating conditions.
- f. Fire Hazards. The owner of the park shall be responsible for maintaining the park or campground free of any brush, leaves, and weeds which might facilitate the spread of fires between sites and buildings in the park.
- g. Inspections. The Building Official may check the park a minimum of once a year and submit to the park or campground owner and manager a written report stating whether or not the park is in compliance with these standards. If not in compliance, the owner must make repairs as are required or will be considered to be in violation of this Code and subject to enforcement action.
- h. Management Responsibilities. The owner shall be available and responsible for direct management of the park or campground while it is in use.
- i. Refuse Burning. Burning of refuse shall not be permitted.
- j. Park Administration. It shall be the responsibility of the owner(s) to see that the provisions of this Section are observed and maintained within their facility, and for failure to do so shall be subject to the penalties provided for violation of this Title.



City of Stayton

Department of Planning and Development

362 N. Third Avenue • Stayton, OR 97383
Phone: (503) 769-2998 • Fax (503) 769-2134

dfeishman@ci.stayton.or.us www.staytonoregon.gov

MEMORANDUM

TO: Chairperson Ralph Lewis and Planning Commission Members
FROM: Dan Fleishman, Director of Planning and Development
DATE: February 25, 2019
SUBJECT: Suggested Code Amendments regarding Design Flexibility for Properties on the National Register of Historic Places

ISSUE

The issue before the Planning Commission is the consideration of suggested amendments to the criteria for approval of applications for site plan review that would provide a level of flexibility from the Code's design standards for properties on the National Register of Historic Places. As mentioned in the staff report for the January meeting, there are currently three properties within the City that are on the Register: Brown House, Deitrich building, and Hobson-Gehlen building. The Commission discussed this topic at its January meeting, and indicated it was open to considering these amendments.

The suggested amendment creates a new paragraph in the approval criteria for the Site Plan Review process that states that properties on the National Register do not need to meet all of the development and improvement standards or the access management standards of the Code if the property will be developed in accordance with Secretary of the Interior's Standards for Treatment of Historic Properties, the site will provide safe ingress and egress and the adequate stormwater management will be provided.

The suggested amendment also includes a number of housekeeping changes to Section 17.20.220

Should the Planning Commission be comfortable with the amendment, we can schedule a public hearing for the March meeting.

17.12.220 SITE PLAN REVIEW

1. DEFINITION. A site plan review is a detailed examination of the physical characteristics of a proposed development or improvement to property prior to any site preparation, tree removal, or development, with special attention given to the design of the development or improvement and the potential impacts on adjoining properties or land uses. A site plan review requires the evaluation of specific criteria as cited herein.
2. METHOD OF ADOPTION.
 - a. Site plans shall be adopted pursuant to the requirements of Sections 17.12.070 through 17.12.100. The decision shall be made in accordance with this ~~title~~ [Title](#).
3. REQUIREMENTS FOR SITE PLAN REVIEW. Site plan review approval is required when:
 - a. A site plan review overlay district is imposed by the City Council as a condition of rezoning the parent or principal zone of a given property or properties.
 - b. Made a condition of approval of a conditional use.
 - c. Otherwise required by specific provisions of this ~~title~~ [Title](#).
 - d. (Repealed, Ord. 898, August 20, 2007)
 - e. Improvements to existing development causing more than a 15% increase in traffic or parking needs.
 - f. Improvements exceeding 15% of existing development by area, not including the area of internal roadways, parking and loading areas, and landscaping.
4. SUBMITTAL REQUIREMENTS. In order to be accepted as complete and processed in a timely manner by the City, requests for approval of site reviews shall include the following materials and information:
 - a. Completed application forms as supplied by the City Planner.
 - b. ~~Three copies of a~~ [A](#) site plan, drawn to a scale of 1 inch equals not more than 50 feet, showing the property for which the site plan review is requested; ~~In addition, a reduced copy of the plan sized as 11 inches by 17 inches.~~ The site plan shall show, or be accompanied by, the following:
 - 1) The name of the person who prepared the plan.
 - 2) A north point, graphic scale, and date of the proposed site plan.
 - 3) Topography of the site with contour intervals of not more than 2 feet.
 - 4) The names and addresses of the landowners, applicant, and the engineer, surveyor, land planner, landscape architect, or any other person responsible for designing the proposed site plan.

- 5) The tax map number (township, range and section) and lot number of all properties included in the proposed site plan.
- 6) The boundary lines of the properties as certified by a professional land surveyor and approximate area of the properties in acres or square feet.
- 7) The location, widths, and names of existing or platted streets or other public ways (including easements) within or adjacent to the tract, existing permanent buildings and any addresses for the buildings.
- 8) The location of existing sewage systems, storm water systems and water mains, culverts, drainage ways, or other underground utilities or structures within, or immediately adjacent to the property.
- 9) A [preliminary](#) storm water management plan for the development, [prepared in accordance with the Public Works Design Standards](#).
- 10) The locations of proposed sewer disposal and water supply systems in accordance with the City's Wastewater and Water Master Plans.
- 11) The locations of any prominent natural features such as: water courses (including direction of their flow), wetlands, rock outcroppings, and areas subject to flooding or other natural hazards.
- 12) A landscaping plan prepared in accordance with Section 17.20.090.3
- 13) The location of parking facilities for the site including any parking areas shared with adjacent uses by reciprocal access agreement.
- 14) A Traffic Impact Analysis (TIA) or Transportation Assessment Letter as required by Section 17.26.050
- 15) The location of any proposed structures including the ground coverage, floor area and proposed use. Building elevation [drawings](#) shall be submitted to the extent necessary to show compliance with the requirements of Sections 17.20.190, 17.20.200, 17.20.220, and 17.20.230.
- 16) The location and dimensions of open storage areas or outdoor storage yards.
- 17) The size location, direction and intensity of illumination of all signs and a lighting plan that includes.
 - a) The location of all existing and proposed exterior lighting fixtures.
 - b) Specifications for all proposed lighting fixtures including photometric data, color-rendering index of all lamps, and other descriptive information of the fixtures.
 - c) Proposed mounting height of all exterior lighting fixtures
 - d) Analyses and illuminance level diagrams showing that the proposed installation conforms to the light level standards of Section 17.20.170.
 - e) Drawings of all relevant building elevations showing the fixtures, the portions of the walls to be illuminated, the illuminance levels of the walls, and the aiming points for any remote light fixtures.

- 18) The location of any free standing signage and the proposed size(s) and dimension(s).
 - 19) The location of any proposed screening including fences, walls, hedges and berms.
 - 20) When any development activity is proposed on a location a slope of 20% or steeper, a geotechnical study, prepared by a licensed geologist or registered engineer with experience in geotechnics, determining the suitability of the site for construction considering the possibility of increased erosion potential, slope stability, slippage and other concerns.
- c. A narrative statement fully explaining the request and fully addressing the criteria for approval of site plan review.
5. APPROVAL CRITERIA. The following criteria must be demonstrated as being satisfied by the application:
- a. The existence of, or ability to obtain, adequate utility systems (including water, sewer, surface water drainage, power, and communications) and connections, including easements, to properly serve development in accordance with the City's Master Plans and ~~Standard Specifications~~ [Public Works Design Standards](#). Where an adopted Master Plan calls for facilities larger than necessary for service to the proposed use, the developer shall install the size facilities called for in the Master Plan, and shall be provided credit for the excess costs in accordance with SMC 13.12.245.
 - b. Provisions have been made for safe and efficient internal traffic circulation, including both pedestrian and motor vehicle traffic, and for safe access to the property from those public streets which serve the property in accordance with the City's Transportation System Plan and ~~Standard Specifications~~ [Public Works Design Standards](#).
 - c. Provision has been made for all necessary improvements to local streets and roads, including the dedication of additional right-of-way to the City and/or the actual improvement of traffic facilities to accommodate the additional traffic load generated by the proposed development of the site in accordance with Chapter 17.26, [the City's Transportation System Plan, and Public Works Design Standards](#).
 - d. Provision has been made for parking and loading facilities as required by Section 17.20.060.
 - e. Open storage areas or outdoor storage yards shall meet the standards of Section 17.20.070.
 - f. Site design shall minimize off site impacts of noise, odors, fumes or impacts.
 - g. The proposed improvements shall meet all applicable criteria of either Section 17.20.190 [Multi-family Residential Design Standards](#), Section 17.20.200 [Commercial Design Standards](#), ~~or~~ Section 17.20.220 [Downtown Development Design Standards](#), [or Section 17.20.230 Industrial Design Standards](#).
 - h. (Repealed Ord. 913, September 2, 2009)
 - i. (Repealed Ord. 913, September 2, 2009)

- j. Landscaping of the site shall prevent unnecessary destruction of major vegetation, preserve unique or unusual natural or historic features, provide for vegetative ground cover and dust control, present an attractive interface with adjacent land uses and be consistent with the requirements for landscaping and screening in Section 17.20.090.
- k. The design of any visual, sound, or physical barriers around the property such as fences, walls, vegetative screening, or hedges, shall allow them to perform their intended function and comply with the requirements in Sections 17.20.050 and 17.20.090.
- l. The lighting plan satisfies the requirements of Section 17.20.170.
- m. The applicant has established continuing provisions for maintenance and upkeep of all improvements and facilities.
- n. When any portion of an application is within 100 feet of North Santiam River or Mill Creek or within 25 feet of Salem Ditch, the proposed project will not have adverse impact on fish habitat.
- ~~n.~~ o. Notwithstanding the above requirements the decision authority may approve a site plan for a property on the National Register of Historic Places that does not meet all of the development and improvement standards of Chapter 17.20 and the access spacing standards of Chapter 17.26 provided the decision authority finds that improvements proposed are in conformance with Secretary of the Interior's Standards for Treatment of Historic Properties, the site will provide safe ingress and egress to the public street system, and that adequate stormwater management will be provided.

6. IMPOSITION OF RESTRICTIONS AND CONDITIONS.

- a. The decision authority may prescribe restrictions or limitations for the proposed site plan review approval as it deems necessary to fulfill the purpose and intent of ~~the code~~this Title. Such restrictions or limitations shall be based on evidence and analysis presented to or generated by the decision authority during the course of its evaluation of the request, and shall be made a part of the approval action. Conditions may limit the time or duration of the use.
- b. To ensure that required public improvements are made in a timely and acceptable manner, the applicant(s) may be required by the City to provide acceptable financial assurance to the City consistent with the requirements of Section 17.20.120.
- c. A violation of any such condition(s) or limitation(s) shall constitute a violation of this ~~code~~Title.



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Phone: (503) 769-2998 • Fax (503) 769-2134

dfeishman@ci.stayton.or.us www.staytonoregon.gov

MEMORANDUM

TO: Chairperson Ralph Lewis and Planning Commission Members
FROM: Dan Fleishman, Director of Planning and Development
DATE: February 25, 2019
SUBJECT: Suggested Code Amendments regarding Fences in Commercial and Downtown Zones

ISSUE

The issue before the Planning Commission is the consideration of suggested amendments to allow fences in the front yards of properties in the Commercial and Downtown zones. The Code defines the front yard to be the entire area between the front lot line and parallel line. At the January meeting, the Commission agreed to consider such an amendment.

The suggested amendment would allow fences in the front yard of commercial and downtown properties if the fence is less than 42 inches tall, is “wrought iron” or tubular steel or aluminum, is painted black and meets certain design standards. The 42-inch height standard was derived after measuring the existing fences in the downtown area.

Should the Planning Commission be comfortable with the amendment, we can schedule a public hearing for the March meeting.

17.20.050 FENCES

1. RESIDENTIAL ZONES.

a. Front Yards.

- 1) Fences, walls and hedges must be placed on private property and not extend into or over the street right of way.
- 2) Fences, walls, and hedges that are within 10 feet of a front lot line shall be no more than 48 inches tall and that portion above 24 inches shall be 50% open. A hedge shall not be planted within three feet of the front lot line.
- 3) On a corner lot, a wall or fence of up to 6 feet in height may be placed within 10 feet of the property line on the front lot line that does not have a driveway entering a street, provided the wall or fence is not located within the sight distance triangle adjacent to a street intersection or driveway entrance to a street. On a corner lot, a hedge of up to 6 feet in height may be placed within 10 feet, but no less than 3 feet, of the property line on the front lot line that does not have a driveway entering a street, provided the hedge is not located within the sight distance triangle adjacent to a street intersection or driveway entrance to a street.
- 4) Fences, walls or hedges in a front yard more than 10 feet from the property line may be up to 6 feet in height.
- 5) Notwithstanding the above, a masonry wall up to 7 feet in height may be placed on or within 10 feet of the property line abutting a street when the wall is approved as a part of a site plan approval or a subdivision approval.

b. Side and Rear Yards.

- 1) Fences and walls located within a side or rear yard area may be up to 7 feet in height. Hedges on side and rear yards shall have no height restriction.
- 2) For lots with double frontage, the yard opposite the front of the house shall be considered a rear yard for the purposes of Section 17.20.050.

2. COMMERCIAL AND DOWNTOWN ZONES.

a. ~~No fences shall be allowed in the front yard.~~ Fences in the front yard must be placed on private property and not extend into or over the street right of way. Fences in the front yard shall

- 1) be no more than 42 inches tall;
- 2) be made of wrought iron or tubular steel or aluminum;
- 3) have vertical members no more than 1 ½ inches in diameter or width;
- 4) have vertical members no less than 4 inches apart; and

- ~~a.~~5) be painted black.
- b. Fencing of outdoor service areas shall meet the standards of Section 17.20.200.3.b.4.
 - c. Open fences up to 10 feet in height and solid fences up to 7 feet in height shall be allowed for screening of open storage areas.
 - d. Except as provided in Section 17.20.090.13, fences located in rear and side yards shall be no more than 7 feet in height.
3. INDUSTRIAL ZONES.
- a. Fences shall be set back from the front lot line in order to accommodate the buffering requirements of 17.20.090.12.
 - b. Fences shall not be taller than 7 feet in height. In addition, 18 inches over the maximum standard shall be allowed to string barbed wire along the top of the fence for security purposes.
4. USE OF HAZARDOUS MATERIALS. Fences shall not be constructed of or contain any material which will do bodily harm such as barbed wire (except as necessary for security fences in commercial and industrial districts), electric wires (other than stock fences), broken glass, spikes, and any other hazardous or dangerous material.