



Joint City & County Planning Commission
Jefferson County Annex
66 SE "D" Street

December 16, 2015
5:30 p.m

AGENDA

- I. Call to Order

- II. Public Hearing, City of Madras and Jefferson County Comprehensive Plan Amendments (City File No. PA-15-1, County File No. 15-PA-04). (Legislative)
 - A. Declaration of Conflicts of Interest: Does any council/planning commission member have an actual economic conflict of interest to disclose? If yes, the Planning Commissioner will refrain from participating in the deliberations and voting on the issue.

 - B. Staff Report (Verbal)

Nicholas Snead, Community Development Director, City of Madras
Bill Adams, Planning Director, Jefferson County
DJ Heffernan, Consultant, Daniel Heffernan Company

 - C. Public Testimony

 - D. Staff Comments

 - E. Deliberation (*If Necessary*)

 - F. Motion to recommend approval, modification or denial of the request. (*If Necessary*)

- III. Adjourn

Pursuant to ORS 192.640, this agenda includes a list of the principal subjects anticipated to be considered at the above referenced meeting; however, the agenda does not limit the ability of the Planning Commission to consider additional subjects. Meetings are subject to cancellation without notice. This meeting is open to the public and interested citizens are invited to attend. This is an open meeting under Oregon Revised Statutes, not a community forum; audience participation is at the discretion of the City Planning Commission. **Anyone wishing to address the Commission will need to register prior to the meeting.** The meeting will be audio taped; minutes of this and all public meetings are available for review at the Madras City Hall. The meeting place is handicapped accessible; those needing assistance please contact the City of Madras Community Development prior to the meeting.

MEMORANDUM

Daniel Heffernan Company
2525 NE Halsey Street
Portland, OR 97232

DATE: December 9, 2015
TO: Nicholas Snead, Director
Madras Community Development
FROM: Daniel “DJ” Heffernan
SUBJECT: Technical Report for Joint Planning Commission Hearing – 12/16/15

Overview

The City of Madras (City) and Jefferson County (County) are proposing to adopt a series of amendments to the Madras Comprehensive Land Use Plan (Plan). These amendments are made in response to recommendations contained in *Madras 2015 Economic Opportunities Analysis (EOA)*. An EOA is a land use planning study related to Statewide Land Use Planning Goal 9 – Economic Development. The 2015 EOA found that Madras has a sufficient inventory of land inside the existing urban growth boundary to meet employment land needs for the next 20 years, but its inventory does not include enough small and medium size parcels for light industrial and other traded sector uses.

In response, the City has proposed several amendments to the Madras Comprehensive Plan and related City and County zoning ordinances. This memorandum breaks those proposed plan and code amendments down into a series of separate action items. It also reviews specific areas of concern that were raised at the earlier public hearing held on 22 October 2015 and attempts to address them.

Per local land use procedures for legislative plan amendments, my understanding is that each commission is required to consider proposed land use plan amendments and related regulatory amendments as part of the local public review process. Planning commissions may make a recommendation to their respective legislative bodies on proposed amendments. The options available to the commissions are to recommend adoption of the staff proposal, recommend adoption with specific changes to the proposal, forward the proposal on without a recommendation, or recommend against adoption.

Action Items

1. *Proposal to adopt the 2015 Economic Opportunity Analysis* – No concerns were raised about the proposal to update the Goal 9 Economic Development element of the Madras Comprehensive Plan. The recommendation is as follows.
 - Adopt the 2015 EOA as a technical element of the Madras Comprehensive Land Use Plan and reference it as the factual basis for the proposed amendments.

For reference, this document is Exhibit 1 – Madras 2015 EOA Document.

2. *Update the text for Goal 9 – Economic Development and the related goals, policies, and implementing actions* - No concerns were raised at the hearing concerning this proposal. The current goals and policies were developed based on an economic analysis that was prepared in the 1980s. The EOA also recommended designating employment land in the southern part of the UGB that can be developed for light industrial and mixed employment uses. The text change listed here enables the City and County to establish zones and regulations for this purpose but does not establish where this would occur. That question is addressed below.

- Update the Madras Comprehensive Plan text using information from the 2015 EOA for Goal 9 – Economic Development.
- Amend the Plan’s Goal 9 – Economic Development vision statement, policies and implementation strategies as proposed by the EOA Advisory Committee.
- Amend the Plan’s list of land use planning map designations to include Mixed Use Employment (MUE).

For reference, this document is Exhibit 2 – Plan Goal 9 – Economic Development.

3. *Amend the Madras General Industrial (I) zone* - This issue is relevant only to the Madras Planning Commission because it only affects the City’s General Industrial (I) zone. No county zoning is affected. The proposal follows a recommendation in the EOA to streamline the development approval process and simplify development standards in the “I” zone. The City has held separate public meetings to consider these changes. They are being considered here in order to combine all amendments related to the EOA update into one recommendation package for legislative consideration.

For reference, this document is Exhibit 3 – General Industrial Zone amendments; it will be forwarded by the Madras Planning Commission.

4. Amend the City of Madras (City) zoning code to include an MUE zone that supports the needed economic development uses outlined in the EOA, including allowances for light industrial/flex space, business parks, and mixed employment uses. Apply the new zone to land south of Fairgrounds Road that is in the City and currently zoned Corridor Commercial (C1).

Include the following development standards for the City’s new MUE zone:

- Allow multi-family residential development as a conditional use at the perimeter of the zone where a property abuts adjacent land that is zoned for residential use. The proposed residential use must be compatible with adjacent employment uses. The proposed residential use must be able to buffer its development from adverse

- visual, noise, and other operational impacts associated with employment uses that are permitted outright in the zone.
- Adopt a variable building setback and entrance orientation requirements depending on building size. Larger buildings may be set farther back from the “primary access” street and may include multiple entrances so long as one entrance faces the “primary access” street.
 - The minimum front setback for all buildings is 10’;
 - The maximum front setback for buildings less than 5,000 sq. ft. is 60 feet.
 - The maximum front setback for buildings between 5,000 sq. ft. and 20,000 sq. ft is 75’.
 - There is no maximum setback for buildings that are greater than 20,000 sq. ft.
 - Allow adjustments to the 15% minimum landscaping requirement when development includes features that are beneficial to other city initiatives, such as conserving water or conserving native habitat. The adjustment affords a maximum 3% reduction down to a minimum landscape area of 12% of the site. Areas left in a natural condition (e.g. rock outcroppings, sage brush and native bunch grasses) and areas used for stormwater treatment/infiltration may be counted toward meeting the landscape requirement when included in the site’s landscape plan. Eligible reduction credit is offered for:
 - The use drought tolerant plants per *Xeriscaping in the High Desert: Guide for Central Oregon, 2005* or an alternative planting list approved by the City;
 - Providing cross-access circulation to adjoining properties;
 - Conveying stormwater to a City approved off-site stormwater management facility.
 - Remove references to Marijuana Distribution from the allowed use table. This issue will be decided after the public election on the question of marijuana sales in Jefferson County has been decided and after final state rules regulating the cultivation and sale of this commodity have been adopted.

See Exhibit 4 – Madras MUE Zone.

5. Amend the Comprehensive Plan Map to include a new designation for *Mixed Use Employment (MUE)* and apply the designation to land in the southern HWY 97 corridor (south of Fairgrounds Road) that is zoned for employment use. Two approaches are possible.
 - Designate all employment land south of Fairgrounds Road as MUE and adopted separate but similar City and County zones that match this designation.
 - Designate employment land south of Fairgrounds Road as MUE but keep the current County Commercial (CC) zone for properties outside the City. Hash-lines

of the same color as the City's MUE designation would overlay the County properties to indicate that upon annexation to the City they will be rezoned MUE.

See Exhibit 5 – Comprehensive Plan Map Amendment Options

6. *County MUE Zoning Amendment* – This decision involves the choice whether to adopt a County MUE zone that parallels the City's zone or retain the current County Commercial zoning. An MUE zone would match the city development standards. Development that requires sewers could only be approved when a) the County Sanitarian and State approve a septic drainfield for the property that is able to accommodate sewer flows, b) the property owners consents to annex to the city in an agreement that remains binding on transfer of title, and c) the owner also agrees to dismantle the on-site treatment system and connect to sewers within two years of sewer service availability.

The MUE approach expands allowed uses for property owners. The current CC zone does not allow urban-scale development and requires development in a UGB to meet city landscaping and other side development requirements.

See Exhibit 6 – County MUE Zone

Proposed Amendments to Madras Zoning Ordinance No. 864

The amendments would add new definitions to the existing code and result in the addition of a new base-zone called the Mixed-Use Employment (MUE) Zone. The following changes are proposed to the City's Zoning ordinance. Additions are shown underlined; deletions are shown with a ~~strikethrough~~.

Article 1 – Introductory Provisions

Section 1.3 DEFINITIONS

...

AISLE - The traveled way by which vehicles enter, circulate, and depart development sites.

-- Primary Aisle – a travel way used within development sites primarily for vehicle circulation;

-- Parking Aisle – a travel way used within development sites used primarily to access parking spaces.

...

LOCAL STREET CIRCULATION PLAN – a plan that shows the proposed location for future streets within a development site, subdivision, or neighborhood.

...

MIXED USE EMPLOYMENT (MUE). A zoning district that is intended to provide opportunities for the development of a variety of employment uses including business and office parks, light manufacturing / assembly, wholesale trade and show rooms, warehouse / distribution, retail goods and services, and other commercial and light industrial uses that are common in mixed-use employment districts.

Article 2 – Basic Provisions

Section 2.4 ESTABLISHMENT OF ZONES

ZONE	DESIGNATION
...	
Neighborhood Commercial	NC
<u>Mixed Use Employment</u>	<u>MUE</u>
Industrial	I

...

Article 3 – Land Use Zones

Section 3.7 MIXED-USE EMPLOYMENT (MUE)

A. PURPOSE

The purpose of the Mixed Use Employment zone is to provide land for the development of a variety of employment uses including business and office parks, office buildings, service outlets, light manufacturing / assembly, wholesale trade and show rooms, warehouse / distribution, storage, trade schools, retail goods and services, and other commercial and light industrial uses that are commonly found in mixed-use employment districts. Single-family housing is not permitted as a stand-alone use but may be approved as an ancillary use. Given the potential within the district for diverse uses to be constructed in close proximity to each other, design standards in the district are intended to limit activities within buildings and design finishes that are consistent for the range of allowed uses.

B. USES

1. Permitted Uses – uses permitted in the MUE zone are listed in Table 3.15.1 which is divided into uses permitted outright (P), uses permitted conditionally (C) and uses permitted as accessory to another allowed use (A). The Planning Commission may approve uses not listed as allowed in the zone in accordance with Section 9.28 of this ordinance.

Table 3.15.1 – Allowed Uses

<u>Use Categories and Uses</u>	<u>Review</u>
<u>A. Commercial</u>	
<u>1. Day Care Facilities – establishments that provide for the daily care of children and adults with special needs, including before and after school care, child development facilities, adult activity centers that do not include lodging.</u>	<u>C</u>
<u>2. Drive-through Facilities – when developed in conjunction with an allowed use. Examples include a coffee kiosk, food cart, bank drive-through, food take-out window, etc.</u>	<u>P</u>
<u>3. Eating and Drinking Establishments – businesses primarily involved in the preparation and sale of food and beverages for on-site consumption or take-away, including bakeries, restaurants, coffee shop, brewpub, tavern, sandwich shop, etc.</u>	<u>P</u>
<u>4. General Office – professional and administrative service uses, including banks, financial services, insurance, real estate, medical and dental clinics, professional services, call centers, and other employment uses that typically operate in an office setting.</u>	<u>P</u>
<u>5. Medical Facility – allowed subject to the conditions in.</u>	<u>P</u>
<u>6. Personal and Contract Services – uses oriented toward the sale and delivery of personal services, including day spas, hair care, pet grooming, laundry and dry cleaning, printing, etc.</u>	<u>P</u>
<u>7. Hotel / Motel – commercial lodging where tenancy is less than one-month, including hotels, motels, bed and breakfast, and truck-stops. Does not include senior and retirement housing.</u>	<u>P</u>

<u>8. Recreation and Fitness – uses oriented to delivering youth and adult recreation activities, including dance and yoga studios, fitness centers, climbing gyms, martial arts centers, bowling alleys, soccer centers, movie theaters, skating rinks, etc.</u>	<u>P</u>
<u>9. Repair-oriented – establishments engaged in the maintenance and repair of consumer and business goods, including electronics, automotive, bicycles, jewelry, cobblers, office equipment, tailor and seamstress, upholsters, automotive, aviation and marine equipment, etc.</u>	<u>P</u>
<u>10. Retail Sales and Services – Sales oriented establishments involved in the sale, leasing, or rental of new or used products and services to the public, including car sales, home and business goods and services, pharmaceuticals, jewelry, hardware, household supplies and furnishings, electronics, clothing, dry goods, pet supplies and pets, office and art supplies, etc.</u>	<u>P</u>
<u>11. Private Pre-School, Primary, Secondary, Colleges, and Vocational Schools..</u>	<u>C</u>
<u>B. Manufacturing and Production</u>	
<u>1. Manufacturing and production – uses engaged in the fabrication, manufacture, assembly, and packaging of goods for resale. Examples include agricultural processing, except for live animal processing, food and catering services, breweries, distilleries and wineries, woodworking and cabinet makers, metal fabrication, motor machinery, electronics, marine and aviation products, etc.</u>	<u>P</u>
<u>2. Trade Services and Storage – uses engaged in the storage, distribution and resale of wholesale goods and bulk items, including warehousing and distribution, and commercial storage facilities.</u>	<u>C</u>
<u>3. Research and Development – uses engaged in product or service research, including laboratories, testing facilities, design studios and other research-oriented activities.</u>	<u>P</u>
<u>C. Public and Institutional</u>	
<u>1. Utilities – public facilities and utility uses, such as utility substations, pump stations, data storage, etc.</u>	<u>C</u>
<u>2. Communication Facility – allowed subject to standards in Section 3.6.1.</u>	<u>P</u>
<u>3. Public Pre-School, Primary, Secondary, Colleges, and Vocational Schools.</u>	<u>C</u>
<u>4. Police, Fire, and other governmental uses</u>	<u>P</u>
<u>D. Residential</u>	
<u>1. Caretaker residence or apartment for an allowed residential or commercial use.</u>	<u>A</u>

<u>2. Multi-family housing (four units or more) See restriction below.</u>	<u>C</u>
<u>E. Other</u>	
<u>1. Temporary uses subject to MMC 3.5.1.C</u>	<u>P</u>
<u>2. Public Parking Lots</u>	<u>P</u>
<u>3. Churches and places of worship.</u>	<u>P</u>

Multi-family uses may only be located at the perimeter of the zone and must abut land that is zoned for residential use.

2. Prohibited Uses

a. Motor sports training and competitive venues, bulk fuel storage, wrecking yards, solid waste handling, animal processing, chemical and petroleum processing, explosives manufacturing, asphalt/cement/rock crushing operations, commercial composting, outdoor shooting/target range.

b. Outdoor fabrication, assembly, processing, and repair of materials and finished goods. This restriction does not apply to inventory stored outdoors, provided it meets screening requirements for outdoor storage.

C. DEVELOPMENT STANDARDS

The allowed mix of uses in the zone require that new development be appropriately sited and operated in terms of building location, orientation to the street, vehicular access, the orientation of parking and loading docks, storage areas and lighting so that uses remain compatible over time. Uses in the MUE zone are subject to the following development standards.

Table 3.15.2 summarizes development standards that apply in the MUE zone. Standards are explained in detail below the table.

Table 3.15.2 – Development Standards

<u>Standard</u>	<u>Unit</u>
<u>1. Lot Standards</u>	
<u>a. Minimum Size</u>	<u>5000 sq. ft.</u>
<u>b. Maximum Size</u>	<u>None</u>
<u>c. Street Frontage</u>	<u>50 ft. minimum</u>
<u>2. Site Development</u>	
<u>a. Setbacks</u>	
<u>1. Front Minimum</u>	<u>10'</u>
<u>2. Front Maximum</u>	
<u>Building < 5000 sq.ft.</u>	<u>60'</u>

<u>> 5000 but < 20,000</u>	<u>75'</u>
<u>> 20,000 sq. ft.</u>	<u>None</u>
<u>3. Side *</u>	<u>None</u>
<u>4. Rear *</u>	<u>None</u>
<u>b. Lot Coverage</u>	
<u>1. Maximum</u>	<u>85%</u>
<u>2. Landscaping</u>	<u>15% minimum; drainage swales may be included in the calculation.</u>
<u>Bonus allowances</u>	<u>Reductions in landscape requirements may be approved for certain landscape features (see below).</u>
<u>c. Parking</u>	
<u>1. Required spaces</u>	<u>The number of Off-Street Parking spaces shall be consistent with Section 4.4-4.6 of this Ordinance.</u>
<u>2. Location</u>	<u>Two parking bays with a drive aisle are allowed in front of the building. All Other parking must be located to the side or behind the building.</u>
<u>3. On-street</u>	<u>On-street parking may be counted toward meeting required minimum parking if the classification of the street in the current City of Madras TSP allows and the street is improved to such classification.</u>
<u>4. Parking lots</u>	<u>Landscaped buffers are required between parking aisles. 7% of a parking lot area must be landscaped.</u>
<u>5. Loading docks</u>	<u>Must be located on the side or rear of a building and shall not block a public street.</u>
<u>d. Access and Circulation</u>	<u>Site access and local circulation are subject to City of Madras Public Improvement Design & Construction Standards.</u>
<u>1. Building orientation</u>	<u>Main entrance oriented to the street or primary drive aisle.</u>
<u>2. Cross-access</u>	<u>Easements are required between adjacent properties with less than 200' of street frontage for auto, bike, and pedestrian use.</u>
<u>3. Local Circulation</u>	<u>Development on parcels greater than 3-acres must include a local street circulation plan.</u>
<u>e. Environment</u>	
<u>1. Lighting</u>	<u>See below.</u>
<u>2. Air and Noise</u>	<u>See below</u>
<u>3. Storage</u>	<u>Outdoor storage areas must be screened from public view.</u>

* - when development abuts residential uses, a landscaped side-yard/rear-yard and a minimum 15' setback is required.

1. Lot Development

Lot size: 5000 sq. ft. minimum.

Coverage: 85% maximum coverage by buildings and impervious surfaces.

2. Site Development

a. Building Setback:

Front Minimum: 15'

Front Maximum: 75'

Side: none except 15' minimum when abutting a residential use.

Rear: 10' except 15' when abutting a residential use.

b. Landscaping - A landscaping plan shall be prepared in accordance with the following standards:

- i. At least 15% of the lot area shall be landscaped.
- ii. All landscaping shall consist of ground cover, or planted grass, shrubs, trees, flower beds, or drought-tolerant plant materials.
- iii. Landscape features may include drainage swales, parking medians, landscape buffers.
- iv. A 3-foot landscape buffer area shall be provided along the base of all exterior walls that face parking areas.
- v. At least seven percent (7%) of parking lot areas shall be landscaped. Trees shall be planted at a ratio of one tree per ten (10) parking spaces to achieve a canopy effect over the lot area.
- vi. Landscape buffers of three feet (3') width are required between parking aisles and between parking lot areas and streets/drive aisle.
- vii. There shall be a landscaped buffer of at least fifteen feet (15') width between buildings or parking areas that are adjacent to residential uses.
- viii. Landscape buffers shall consist of evergreens ground cover and shrubs mixed with a variety of flowering and deciduous plant species of trees and shrubs.
- ix. Required landscaping shall be continuously maintained. Landscaped areas shall be irrigated, except for xerophytic plantings (e.g. plants in drainage infiltration swales).

- x. Public gathering areas, such as plazas, atriums, and courtyards with at least 15% of the design is devoted to planted beds or containers, water features, public art, and other amenities.
- xi. The Landscaping standard in Section 2(B)(i) may be reduced to 12% if any of the following are incorporated into the development plan:
 - A. Use of drought tolerant plants throughout the plan per *Xeriscaping in the High Desert: Guide for Central Oregon, 2005* or an alternative planting list approved by the City;
 - B. Preservation of rock outcroppings and native habitat areas greater than 500 sq. feet in area;
 - C. Provision of cross-access easements connecting primary drive aisles between adjacent properties;
 - D. Connection to a City Engineer approved off-site stormwater management facility.

3. Parking and Loading:

- a. All parking and loading shall comply with the provisions of Sections 4.4 through 4.6 of this ordinance.
- b. Two parking bays with a drive aisle may be located in front of a building. All other parking areas must be located to the side or behind buildings.
- c. Parking areas must include sidewalks or pedestrian walkways that provide safe pedestrians access to buildings.
- d. Loading docks – In the MUE zone, loading docks must be located to the side or rear of buildings. Loading docks must be recessed far enough that trucks using them do not obstruct public roadways or drive aisles.

4. Access and Circulation:

- a. Building access shall be oriented toward the primary public street or drive aisle that serves the building.
- b. Vehicular and bicycle/pedestrian cross-access – Properties with less than 200' of street frontage shall provide cross access easements for pedestrians and vehicles to adjoining properties in accordance with Chapter 6, Access Management Strategies, in the City of Madras Transportation System Plan.
- c. Local Circulation – Development plans that involve more than 3-acres shall include a Local Street Circulation Plan that details how existing and future development will be served by and connect to the local street network in a manner that is consistent with the Madras Transportation System Plan (TSP). Plans shall adhere to city block standards and street classification guidelines. Where the TSP includes a Local Circulation Plan

for the area where the development is proposed,, the Local Street Circulation Plan shall be consistent with the TSP.

5. Environmental :

- a. Lighting. The purpose of these standards is to allow reasonable uses of outdoor lighting for nighttime safety, utility, security, and enjoyment while preserving the ambiance of the night; curtail and reverse any degradation of the nighttime visual environment and the night sky; minimize glare and obtrusive light by limiting outdoor lighting that is misdirected, excessive, or unnecessary; conserve energy and resources to the greatest extent possible; and help protect the natural environment from the damaging effects of night lighting.
 - i. Structural exterior lighting shall not project directly into an abutting lot.
 - ii. Outdoor lighting for safety purposes shall be allowed, however, the outdoor lighting shall not project directly into the abutting lot.
 - iii. Not be able to see source of light, or light reflective, or amplifying device from outside property line.
 - iv. No structure has blinking, strobe, or rotating light(s) unless required by FAA.
 - v. Lighted poles shall not exceed twenty feet (20') in height.
- B. Air and Noise – All uses shall comply with applicable air and noise quality standards established by the Oregon Department of Environmental Quality or city standards, whichever is more restrictive.
- C. Outdoor Storage – Outdoor storage areas shall be screened from public view. This standard applies to solid waste refuse bins, bulk, raw, or processes materials, heavy equipment, finished inventory, etc. Outdoor storage areas may not be used for manufacturing, assembling, or fabricating goods and materials.

D. BUILDING STANDARDS

Buildings in the MUE zone shall meet the design standards below.

Table 3.15.3 – Building Design Standards

<u>Element</u>	<u>Standard</u>	<u>Exceptions</u>
<u>Height Limit</u>	<u>45'</u>	<u>Roof mounted equipment</u>

		<u>may exceed the height limit by 10'. Roof-mounted equipment shall be screened except for communication equipment and solar collectors.</u>
<u>Element</u>	<u>Standard</u>	<u>Exceptions</u>
<u>Size Limit</u>	<u>Minimum: none</u>	
	<u>Maximum: 100,000 sq. ft.</u>	
<u>Exterior Materials</u>	<u>Brick, concrete panel, smooth-finished concrete block, stucco, and stone may be used as primary materials.</u>	<u>Accent materials, not exceeding 20% of the front façade, may include pre-fabricated metal and wood.</u>
<u>Glazing</u>	<u>The front façade shall include 30% glazing for the first 15' of the building height.</u>	
<u>Roofs</u>	<u>Roof designs may be flat, gabled, arched, or other designs with coverings that complement the building design. Sloped roofs shall incorporate eaves that extend over the exterior walls a minimum of 2 feet beyond the wall.</u>	<u>Buildings with flat roofs shall incorporate exterior parapet wall that extends at least 2 feet above the roof.</u>
<u>Entryways</u>	<u>Each building shall have a primary building entry facing the primary public street or drive aisle serving the building. All public entries shall include weather-protection features.</u>	
<u>Walkways</u>	<u>There shall be a 6 foot walkway between the building and parking lot. The walkway shall connect pedestrian access ways from parking areas to entryways.</u>	

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E. DESIGN REVIEW

All development applications in the MUE zone are subject to design review. The purpose of design review is to ensure that the public health, safety and general welfare are protected and the general interest of the public is served. The standards provide for originality, flexibility and innovation in site planning and development in order to enhance the special characteristics that make Madras a unique place to live.

1. Applicability. Except as exempted by subsection 2 below, the provisions of this section shall apply to the following activities:

a. All new building construction. Design review for buildings greater than 30,000 square feet must approved by the Planning Commission through Conditional Use review.

b. Exterior modifications to existing buildings.

c. All new parking lots.

d. All outdoor storage and display areas.

f. All building expansions greater than 10,000 square feet.

g. Structures shall be painted or repainted as described in Section 3.6(E)(5)(f) of the Zoning Ordinance.

2. Exemptions. This Ordinance section does not apply to the following activities:

a. Maintenance of the exterior of an existing structure such as re-roofing or residing.

b. Interior remodeling.

c. Building expansions not exceeding 25% of the gross square footage of the original building, or 10,000 square feet, whichever is less.

d. Parking lot expansions not exceeding 25% of the gross square footage of the original lot.

3. Review Process. The Community Development Director shall approve, approve with conditions or deny an application based upon compliance with the site plan

criteria, and design review standards. Approval shall be obtained from the review authority prior to the issuance of all building permits for any of the activities described in Paragraph (1) of this section.

4. Application Requirements. All applicants shall attend a pre-application conference prior to filing a land use application that involves Design Review with the Community Development Department. After attending the pre-application conference the applicant shall file an application for Design Review along with other applicable applications (site plan and/or conditional use) with the Community Development Department.

5. Standards for Approvals.

a. Natural Features - Buildings shall be sited to protect areas of special interest and significant natural features such as natural grade, trees, vegetation and rock outcroppings. These resources are encouraged to be incorporated into the overall site plan and may be calculated as part of the landscaping requirement. They are to be protected during construction.

b. Building, location and orientation - New buildings shall have at least one principal building entrance oriented toward the primary front property line.

c. Pedestrian Walkways

i. Walkways from the sidewalk to building entrances. A continuous pedestrian walkway shall be provided from the primary frontage sidewalk for pedestrians to access building entrances. This internal walkway shall incorporate a mix of landscaping, benches, drop-off bays for at least 50% of the length of the walkway. Walkways shall be connected to adjacent sites wherever practicable.

ii. Walkways from parking pods (areas) to building entrances. Internal pedestrian walkways shall be developed for persons who need access to the building(s) from the parking pods. The walkways shall be located within the pods and shall be designed to provide access from the pods to the entrances of the building(s). The walkways shall be designed to separate people from moving vehicles as much as possible. These walkways shall have a minimum width of 5 feet with no car overhang or other obstruction. The walkways must also be designed for disabled access according to the Uniform Building Code. This may require the walkways to be widened or modified. The walkways shall be distinguished from the parking and driving areas by use of any of the following materials: special pavers, bricks, raised elevation or scored concrete. Other materials may be used if they are appropriate to the overall design of the site and building and acceptable to the review authority.

d. Mechanical equipment and service areas shall be screened with visual barriers from adjacent properties, public streets, parks, or other public areas. The architectural design of the building shall incorporate design features that screen and conceal all heating, ventilation, air conditioning units, trash enclosures, dumpsters, loading docks and service yards.

e. Exterior Building design

1. Exterior walls of buildings that are greater than 50 feet in horizontal length shall be constructed using a combination of architectural features and a variety of building materials and landscaping near the walls. Walls that can be viewed from public streets shall be designed using architectural features and landscaping (abutting the building) for at least 50% of the wall length. Other walls shall incorporate architectural features and landscaping for at least 30% of the wall length.

2. Architectural features include, but are not limited to the following: recesses, projections, wall insets, arcades, window display areas, awning, balconies, window projections, landscape structures or other features that complement the design intent of the structure and are acceptable to the review authority.

3. A portion of the on-site landscaping shall abut the walls so that the vegetation combined with the architectural features significantly reduces the visual impact of the building mass as viewed from the street.

4. Building materials. The predominant building materials should be characteristic of Central Oregon such as brick, wood, native stone and tinted/textured concrete masonry units and/or glass products.

Other materials such as smooth-faced concrete block, undecorated tilt-up concrete panels, or pre-fabricated steel panels should only be used as accents and not dominate the building exterior of the structure. Metal roofs may be allowed if compatible with the overall architectural design of the building.

5. Roof Design. Roofs shall be designed to reduce the apparent exterior mass of a building, add visual interest and be appropriate to the architectural style of the building. Variations within one architectural style are highly encouraged. Visible roof lines and roofs that project out over the exterior wall of a building enough to cast a shadow on the ground are highly encouraged. Architectural methods shall be used to conceal flat roof tops. Overhanging eaves, sloped roofs and multiple roof elements are highly encouraged.

6. Customer Entrances. Clearly defined, highly visible customer entrances using features such as canopies, porticos, arcades, arches, wing walls, and integral planters are highly encouraged. Inclement weather protection is required.
7. Community Amenities, such as patio/seating areas, water features, art work or sculpture, clock towers, pedestrian plazas with park benches or other features located adjacent to the primary entrance to the building(s) are highly encouraged and may be calculated as part of the landscaping requirement.
8. Building and Sign Colors: Exterior colors shall be low reflectance, subtle, and neutral. The use of high intensity colors such as black, neon, metallic or florescent for the facade and/or roof of the building are prohibited except as approved for building trim. The use of Trademark colors requires city approval.

F. EXCEPTION TO DESIGN STANDARDS

An exception to the MUE Design Standards may be approved by the Madras Planning Commission as provided by Section 9.3(A) of this Ordinance. The Planning Commission shall conduct a quasi-judicial hearing in accordance with the provisions of Article 9 of this Ordinance. The Planning Commission's decision may be appealed to the City Council in accordance with Section 9.22 of this Ordinance.

1. Approval Criteria: The Planning Commission shall grant an exception to the Design Standards based on the following criteria:
 - a. Consistent with the purpose of the intent of the MUE Design Standards.
 - b. The location, size, design characteristics of the proposed design shall have minimal adverse impact on the compatibility of the permitted development in the surrounding area.
 - c. The proposed design is aesthetically pleasing and functional and relates harmoniously to the natural environment and existing development.
 - d. The proposed design minimizes visual impacts and preserves natural features to the greatest extent practical.
 - e. The requested design exception is the minimum deviation necessary.

G. NON-CONFORMING STRUCTURES

An existing attached or detached single-family dwelling that is incorporated into a development may be permitted subject to compliance with Article 5—Exceptions and Variances of this ordinance.

Proposed Amendments to Jefferson County Zoning Ordinance, Chapter 3 – Land Use Zones

These amendments would result in the addition of a new base-zone called the Mixed-Use Employment Zone into the ordinance as Chapter 3.110. The following additions are proposed. Revisions to the existing ordinance they are shown in underline/~~strikethrough~~ format.

Section 310 - MIXED USE EMPLOYMENT (MUE)

Purpose: A zoning district intended to provide future opportunities for the development of a variety of urban employment uses including business parks, office, service outlet, light manufacturing / assembly, wholesale trade and show rooms, warehouse / distribution, storage, trade schools, retail goods and services, and other retail commercial and light industrial uses that are commonly found in mixed-use employment districts. Housing is not permitted as a stand-alone use but may be approved as an ancillary use. Annexation is required prior to development approval for employment uses unless the proposed development can be served with an on-site septic system and the city approves the development.

A. Uses

Uses permitted in the MUE zone are listed in Table 310.1. Uses not listed in the table may be permitted with city approval. The city must determine that the proposed use is similar to other allowed uses in the zone and, therefore, would be allowed subject to the development standards for the zone.

Table 310.1 – Mixed Use Zone Allowed Uses

<u>Use Categories and Uses</u>	<u>Review</u>
<u>A. Commercial</u>	
<u>1. Day Care Facilities – establishments that provide for the daily care of children and adults with special needs, including before and after school care, child development facilities, adult activity centers that do not include lodging.</u>	<u>C</u>
<u>2. Drive-through Facilities – when developed in conjunction with an allowed use. Examples include a coffee kiosk, food cart, bank drive-through, food take-out window, etc.</u>	<u>P</u>
<u>3. Eating and Drinking Establishments – businesses primarily involved in the preparation and sale of food and beverages for on-site consumption or take-away, including bakeries, restaurants, coffee shop, brewpub, tavern, sandwich shop, etc.</u>	<u>P</u>

<u>4. General Office – professional and administrative service uses, including banks, financial services, insurance, real estate, medical and dental clinics, professional services, call centers, and other employment uses that typically operate in an office setting.</u>	<u>P</u>
<u>5. Medical Facility – allowed subject to the conditions in.</u>	<u>P</u>
<u>6. Personal and Contract Services – uses oriented toward the sale and delivery of personal services, including day spas, hair care, pet grooming, laundry and dry cleaning, printing, etc.</u>	<u>P</u>
<u>7. Hotel / Motel – commercial lodging where tenancy is less than one-month, including hotels, motels, bed and breakfast, and truck-stops. Does not include senior and retirement housing.</u>	<u>P</u>
<u>8. Recreation and Fitness – uses oriented to delivering youth and adult recreation activities, including dance and yoga studios, fitness centers, climbing gyms, martial arts centers, bowling alleys, soccer centers, movie theaters, skating rinks, etc.</u>	<u>P</u>
<u>9. Repair-oriented – establishments engaged in the maintenance and repair of consumer and business goods, including electronics, automotive, bicycles, jewelry, cobblers, office equipment, tailor and seamstress, upholsters, automotive, aviation and marine equipment, etc.</u>	<u>P</u>
<u>10. Retail Sales and Services – Sales oriented establishments involved in the sale, leasing, or rental of new or used products and services to the public, including car sales, home and business goods and services, pharmaceuticals, jewelry, hardware, household supplies and furnishings, electronics, clothing, dry goods, pet supplies and pets, office and art supplies, etc.</u>	<u>P</u>
<u>11. Private Pre-School, Primary, Secondary, Colleges, and Vocational Schools..</u>	<u>C</u>
<u>B. Manufacturing and Production</u>	
<u>1. Manufacturing and production – uses engaged in the fabrication, manufacture, assembly, and packaging of goods for resale. Examples include agricultural processing, except for live animal processing, food and catering services, breweries, distilleries and wineries, woodworking and cabinet makers, metal fabrication, motor machinery, electronics, marine and aviation products, etc.</u>	<u>P</u>
<u>2. Trade Services and Storage – uses engaged in the storage, distribution and resale of wholesale goods and bulk items, including warehousing and distribution, and commercial storage facilities.</u>	<u>C</u>
<u>3. Research and Development – uses engaged in product or service research, including laboratories, testing facilities, design studios and other research-oriented activities.</u>	<u>P</u>
<u>C. Public and Institutional</u>	

<u>1. Utilities – public facilities and utility uses, such as utility substations, pump stations, data storage, etc.</u>	<u>C</u>
<u>2. Communication Facility – allowed subject to standards in Section 3.6.1.</u>	<u>P</u>
<u>3. Public Pre-School, Primary, Secondary, Colleges, and Vocational Schools.</u>	<u>C</u>
<u>4. Police, Fire, and other governmental uses</u>	<u>P</u>
<u>D. Residential</u>	
<u>1. Caretaker residence or apartment for an allowed residential or commercial use.</u>	<u>A</u>
<u>2. Multi-family housing (four units or more)</u>	<u>C</u>
<u>E. Other</u>	

The following uses are not permitted in the MUE zone.

a. Motor sports training and competitive venues, bulk fuel storage, wrecking yards, solid waste handling and processing, animal processing, chemical and petroleum processing, explosives manufacturing, asphalt/cement/rock crushing operations, commercial composting, outdoor shooting/target range.

b. Outdoor fabrication, assembly, processing, and repair of materials and finished goods. This restriction does not apply to inventory stored outdoors, provided it meets screening requirements for outdoor storage.

B. Development Review Standards

1. Development in the MUE zone is subject to approval by the City of Madras per the Urban Growth Area Management Agreement between Jefferson County and the City. The approval criteria for all land use and development located in the Jefferson County MUE zone are contained in Section 3.7 of the current City of Madras Zoning Ordinance.

2. Building Size Limitation: Buildings shall comply with the following size limitations:

a. On land outside an Urban Growth Boundary, a building or buildings for a commercial use shall not exceed 3,500 square feet of building floor area unless an exception to statewide planning Goal 14 has been approved.

b. On land inside an Urban Growth Boundary, commercial buildings shall meet city Zoning Ordinance standards upon written approval of the

City, and subject to compliance with any requirements or conditions of the City.

3. Development approval requires a non-revocable agreement to annex to the City and connect to City utility services when utility service become available to the development. The agreement shall be binding on any title transfer.

C. Existing Non-Conforming Uses

Pre-existing nonconforming uses may remain subject to regulations for such uses in Section 501—Nonconforming Uses.