



# Oregon

John A. Kitzhaber, M.D., Governor

Department of Land Conservation and Development

635 Capitol Street NE, Suite 150

Salem, OR 97301-2540

(503) 373-0050

Director's Office Fax (503) 378-5518

Main Fax: (503) 378-6033

Web Address: <http://www.lcd.state.or.us>



## NOTICE OF ADOPTED AMENDMENT

January 3, 2012

TO: Subscribers to Notice of Adopted Plan  
or Land Use Regulation Amendments

FROM: Angela Houck, Plan Amendment Program Specialist

SUBJECT: City of Riddle Plan Amendment  
DLCD File Number 001-11

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. A copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures\*

### **DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: Friday, January 13, 2012**

This amendment was submitted to DLCD for review 45 days prior to adoption and the jurisdiction determined that emergency circumstances required expedited review. Pursuant to ORS 197.830 (2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

**\*NOTE: THE APPEAL DEADLINE IS BASED UPON THE DATE THE DECISION WAS MAILED BY LOCAL GOVERNMENT. A DECISION MAY HAVE BEEN MAILED TO YOU ON A DIFFERENT DATE THAN IT WAS MAILED TO DLCD. AS A RESULT YOUR APPEAL DEADLINE MAY BE EARLIER THAN THE ABOVE DATE SPECIFIED.**

Cc: Kathleen Wilson, City of Riddle  
Angela Lazarean, DLCD Urban Planning Specialist  
Ed Moore, DLCD Regional Representative  
Thomas Hogue, DLCD Economic Development Policy Analyst

<paa> YA



FORM **2**

**DLCD**

# Notice of Adoption

This Form 2 must be mailed to DLCD within **5-Working Days after the Final Ordinance is signed** by the public Official Designated by the jurisdiction and all other requirements of ORS 197.615 and OAR 660-018-000

In person  electronic  mailed

**DATE  
S  
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P**

**DEPT OF**

**DEC 27 2011**

**LAND CONSERVATION  
AND DEVELOPMENT**

For Office Use Only

Jurisdiction: **City of Riddle**

Local file number: **432**

Date of Adoption: **12/19/2011**

Date Mailed: **12/23/2011**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD?  Yes  No Date: 10/26/2011

Comprehensive Plan Text Amendment

Comprehensive Plan Map Amendment

Land Use Regulation Amendment

Zoning Map Amendment

New Land Use Regulation

Other:

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached".

The adopted amendment expands land use allowances in the M1 Light Industrial Zone to include temporary RV parks for seasonal workers with specific provisions.

Does the Adoption differ from proposal? No, no explanation is necessary

Plan Map Changed from:

to:

Zone Map Changed from:

to:

Location:

Acres Involved:

Specify Density: Previous:

New:

Applicable statewide planning goals:

<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>	<b>10</b>	<b>11</b>	<b>12</b>	<b>13</b>	<b>14</b>	<b>15</b>	<b>16</b>	<b>17</b>	<b>18</b>	<b>19</b>
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Was an Exception Adopted?  YES  NO

Did DLCD receive a Notice of Proposed Amendment...

45-days prior to first evidentiary hearing?

Yes  No

If no, do the statewide planning goals apply?

Yes  No

If no, did Emergency Circumstances require immediate adoption?

Yes  No

DLCD File No. 001-11 (19035) [16880]

**DLCD file No.** \_\_\_\_\_

Please list all affected State or Federal Agencies, Local Governments or Special Districts:

City of Riddle

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Local Contact: **Kathleen Wilson**

Phone: (541) 874-2571 Extension:

Address: **PO Box 143**

Fax Number: **541-874-2625**

City: **Riddle**

Zip: **97469-**

E-mail Address: **coriddle@frontiernet.net**

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### **ADOPTION SUBMITTAL REQUIREMENTS**

**This Form 2 must be received by DLCD no later than 5 working days after the ordinance has been signed by the public official designated by the jurisdiction to sign the approved ordinance(s) per ORS 197.615 and OAR Chapter 660, Division 18**

1. This Form 2 must be submitted by local jurisdictions only (not by applicant).
2. When submitting the adopted amendment, please print a completed copy of Form 2 on light green paper if available.
3. Send this Form 2 and one complete paper copy (documents and maps) of the adopted amendment to the address below.
4. Submittal of this Notice of Adoption must include the final signed ordinance(s), all supporting finding(s), exhibit(s) and any other supplementary information (ORS 197.615).
5. Deadline to appeals to LUBA is calculated **twenty-one (21) days** from the receipt (postmark date) by DLCD of the adoption (ORS 197.830 to 197.845).
6. In addition to sending the Form 2 - Notice of Adoption to DLCD, please also remember to notify persons who participated in the local hearing and requested notice of the final decision. (ORS 197.615).
7. Submit **one complete paper copy** via United States Postal Service, Common Carrier or Hand Carried to the DLCD Salem Office and stamped with the incoming date stamp.
8. Please mail the adopted amendment packet to:

**ATTENTION: PLAN AMENDMENT SPECIALIST  
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT  
635 CAPITOL STREET NE, SUITE 150  
SALEM, OREGON 97301-2540**

9. **Need More Copies?** Please print forms on 8½ -1/2x11 green paper only if available. If you have any questions or would like assistance, please contact your DLCD regional representative or contact the DLCD Salem Office at (503) 373-0050 x238 or e-mail plan.amendments@state.or.us.

<http://www.oregon.gov/LCD/forms.shtml>

Updated April 22, 2011

## City of Riddle Staff Report

**TO:** Kathy Wilson, City Recorder

**FROM:** Crystal Shoji, AICP  
Shoji Planning, LLC

**HEARING DATES:** **December 12, 2011 and December 19, 2011**

**SUBJECT:** Staff Report for Zone Text Amendment  
Prepared October 11, 2011

The City of Riddle is seeking a zone text change to allow RV Parks in the M-1, Light Industrial Zone.

Within this report, words quoted from the City of Riddle Zoning Ordinance and Oregon Law are provided in *italics*. Information that has been prepared or paraphrased for this staff report are provided in regular font (not italicized).

***City of Riddle Title XV: Land Usage.***  
***153.059 Amendments.***

***(A) Initiation.*** *An amendment to the text of this chapter or to a zoning map may be initiated by the Council, by the Planning Commission, or by application of a property owner, using forms prescribed by the City Engineer for completeness. The Commission shall conduct a public hearing on the proposed amendment at its earliest meeting after it is proposed and shall, within 40 days after the hearing, recommend to the Council approval, disapproval, or modification of the proposed amendment.*

**Finding:** The Riddle City Council initiated this amendment.

***ORS 227***

***227.178 Final action on certain applications required within 120 days; procedure; exceptions; refund of fees.*** *(1) Except as provided in subsections (3), (5) and (11) of this section, the governing body of a city or its designee shall take final action on an application for a permit, limited land use decision or zone change, including resolution of all appeals under ORS 227.180, within 120 days after the application is deemed complete.*

*(2) If an application for a permit, limited land use decision or zone change is incomplete, the governing body or its designee shall notify the applicant in writing of exactly what information is missing within 30 days of receipt of the application and allow the applicant to submit the missing*

*information. The application shall be deemed complete for the purpose of subsection (1) of this section upon receipt by the governing body or its designee of:*

*(a) All of the missing information;*

*(b) Some of the missing information and written notice from the applicant that no other information will be provided; or*

*(c) Written notice from the applicant that none of the missing information will be provided.*

*(3)(a) If the application was complete when first submitted or the applicant submits the requested additional information within 180 days of the date the application was first submitted and the city has a comprehensive plan and land use regulations acknowledged under ORS 197.251, approval or denial of the application shall be based upon the standards and criteria that were applicable at the time the application was first submitted.*

*(b) If the application is for industrial or traded sector development of a site identified under section 12, chapter 800, Oregon Laws 2003, and proposes an amendment to the comprehensive plan, approval or denial of the application must be based upon the standards and criteria that were applicable at the time the application was first submitted, provided the application complies with paragraph (a) of this subsection.*

*(4) On the 181st day after first being submitted, the application is void if the applicant has been notified of the missing information as required under subsection (2) of this section and has not submitted:*

*(a) All of the missing information;*

*(b) Some of the missing information and written notice that no other information will be provided; or*

*(c) Written notice that none of the missing information will be provided.*

*(5) The 120-day period set in subsection (1) of this section may be extended for a specified period of time at the written request of the applicant. The total of all extensions, except as provided in subsection (11) of this section for mediation, may not exceed 245 days.*

*(6) The 120-day period set in subsection (1) of this section applies:*

*(a) Only to decisions wholly within the authority and control of the governing body of the city; and*

*(b) Unless the parties have agreed to mediation as described in subsection (11) of this section or ORS 197.319 (2)(b).*

*(7) Notwithstanding subsection (6) of this section, the 120-day period set in subsection (1) of this section does not apply to an amendment to an acknowledged comprehensive plan or land use regulation or adoption of a new land use regulation that was forwarded to the Director of the Department of Land Conservation and Development under ORS 197.610 (1).*

*(8) Except when an applicant requests an extension under subsection (5) of this section, if the governing body of the city or its designee does not take final action on an application for a*

*permit, limited land use decision or zone change within 120 days after the application is deemed complete, the city shall refund to the applicant, subject to the provisions of subsection (9) of this section, either the unexpended portion of any application fees or deposits previously paid or 50 percent of the total amount of such fees or deposits, whichever is greater. The applicant is not liable for additional governmental fees incurred subsequent to the payment of such fees or deposits. However, the applicant is responsible for the costs of providing sufficient additional information to address relevant issues identified in the consideration of the application.*

*(10) A city may not compel an applicant to waive the 120-day period set in subsection (1) of this section or to waive the provisions of subsection (8) of this section or ORS 227.179 as a condition for taking any action on an application for a permit, limited land use decision or zone change except when such applications are filed concurrently and considered jointly with a plan amendment.*

*(11) The period set forth in subsection (1) of this section and the period set forth in subsection (5) of this section may be extended by up to 90 additional days, if the applicant and the city agree that a dispute concerning the application will be mediated.*

**Finding:** The City Ordinance has not been updated and the time periods and procedures addressed within ORS 227.178 apply.

**Finding:** The proposal is for a text change that has broad application throughout the City as public policy, determined to be a legislative land use amendment. If approved, the zone text change will apply to all properties zoned M-1, Light Industrial.

***City of Riddle Title XV: Land Usage.***

***153.074 Notice of Public Hearing.***

*(A) By Commission. When the Commission is required to hold a public hearing, notice of the hearing shall be given in the following manner:*

*(2) Each notice of a hearing on an amendment to the text of this chapter or on an amendment to the map, initiated by the Council or the Commission shall be published at least 1 time in a newspaper of general circulation in the city not more than 12 days nor less than 3 days preceding the hearing. If the Commission deems it advisable, notice may also be sent to property owners as provided in division (A)(1) of this section.*

*(B) When the Council is required to hold a public hearing, notice of the hearing shall be given in the following manner:*

*(1) Notice of a hearing on an amendment to this chapter shall be published 2 times prior to the hearing in a newspaper of general circulation in the city. The first notice shall not be published more than 15 days preceding the hearing, the final notice shall be published 6 days preceding the hearing.*

**Finding:** The amendment is to the text, which requires publication in a newspaper of general circulation not more than 12 days nor less than 3 days preceding the hearing for a Planning Commission hearing, but the City of Riddle does not have a Planning Commission at this time.

**Finding:** Section 153.059: Zoning, states that the Planning Commission holds a public hearing, and makes a recommendation to the City Council, and then the City Council makes the decision. When there is no Planning Commission, it is appropriate for the City Council to hold an extra

hearing and make decisions regarding proposals for amendments without recommendation of the Planning Commission.

**Finding:** Copies of published hearing notices to comply with Section 153.074 are included as **Attachment A.**

**Finding:** The proposed amendment is legislative in nature, and notice to property owners as provided in division (A)(1) of 153.074 is not applicable.

**ORS 227**

**227.186 Notice to property owners of hearing on certain zone change; form of notice; exceptions; reimbursement of cost.**

*(1) As used in this section, "owner" means the owner of the title to real property or the contract purchaser of real property, of record as shown on the last available complete tax assessment roll.*

*(2) All legislative acts relating to comprehensive plans, land use planning or zoning adopted by a city shall be by ordinance.*

*(3) Except as provided in subsection (6) of this section, at least 20 days but not more than 40 days before the date of the first hearing on an ordinance that proposes to amend an existing comprehensive plan or any element thereof, or to adopt a new comprehensive plan, a city shall cause a written individual notice of a land use change to be mailed to each owner whose property would have to be rezoned in order to comply with the amended or new comprehensive plan if the ordinance becomes effective.*

*(4) At least 20 days but not more than 40 days before the date of the first hearing on an ordinance that proposes to rezone property, a city shall cause a written individual notice of a land use change to be mailed to the owner of each lot or parcel of property that the ordinance proposes to rezone.*

*(5) An additional individual notice of land use change required by subsection (3) or (4) of this section shall be approved by the city and shall describe in detail how the proposed ordinance would affect the use of the property. The notice shall:*

*(a) Contain substantially the following language in boldfaced type across the top of the face page extending from the left margin to the right margin:*

*This is to notify you that City of Riddle has proposed a land use regulation that may affect the permissible uses of your property and other properties.*

*(b) Contain substantially the following language in the body of the notice:*

*On December 12, 2011 the City of Riddle will hold a public hearing regarding the adoption of Ordinance Number 432. The (city) has determined that adoption of this ordinance may affect the permissible uses of your property, and other properties in the affected zone, and may change the value of your property.*

*Ordinance Number 432 is available for inspection at the Riddle City Hall located at 647 First Avenue, Riddle, Oregon 97469. A copy of Ordinance Number 432 also is available for purchase at a cost of 25 cents per page.*

*For additional information concerning Ordinance Number 432, you may call the Riddle City Hall at 541-547-2571.*

*(6) At least 30 days prior to the adoption or amendment of a comprehensive plan or land use regulation by a city pursuant to a requirement of periodic review of the comprehensive plan under ORS 197.628, 197.633 and 197.636, the city shall cause a written individual notice of the land use change to be mailed to the owner of each lot or parcel that will be rezoned as a result of the adoption or enactment. The notice shall describe in detail how the ordinance or plan amendment may affect the use of the property. The notice also shall:*

*(a) Contain substantially the following language in boldfaced type across the top of the face page extending from the left margin to the right margin:*

*This is to notify you that (city) has proposed a land use regulation that may affect the permissible uses of your property and other properties.*

*(b) Contain substantially the following language in the body of the notice:*

*As a result of an order of the Land Conservation and Development Commission, The City of Riddle has proposed Ordinance Number 432. The City of Riddle has determined that the adoption of this ordinance may affect the permissible uses of your property, and other properties in the affected zone, and may change the value of your property.*

*Ordinance Number 432 will become effective on December 19, 2011.*

*Ordinance Number 432 is available for inspection at the Riddle City Hall located at 647 First Avenue, Riddle Oregon, 97469. A copy of Ordinance Number 432 also is available for purchase at a cost of 25 cents per page.*

*For additional information concerning Ordinance Number 432, you may call the Riddle City Hall at 541-874-2571.*

*(7) Notice provided under this section may be included with the tax statement required under ORS 311.250.*

*(8) Notwithstanding subsection (7) of this section, a city may provide notice of a hearing at any time provided notice is mailed by first class mail or bulk mail to all persons for whom notice is required under subsections (3) and (4) of this section.*

*(9) For purposes of this section, property is rezoned when the city:*

*(a) Changes the base zoning classification of the property; or*

*(b) Adopts or amends an ordinance in a manner that limits or prohibits land uses previously allowed in the affected zone.*

*(10) The provisions of this section do not apply to legislative acts of the governing body of the city resulting from action of the Legislative Assembly or the Land Conservation and*

*Development Commission for which notice is provided under ORS 197.047 or resulting from an order of a court of competent jurisdiction.*

*(11) The governing body of the city is not required to provide more than one notice under this section to a person who owns more than one lot or parcel affected by a change to the local comprehensive plan or land use regulation.*

*(12) The Department of Land Conservation and Development shall reimburse a city for all usual and reasonable costs incurred to provide notice required under subsection (6) of this section.*

**Finding:** The City provided notice to all property owners within the Light Industrial zones that would be affected by the zone change and to adjacent property owners within 100 feet. The City combined the notice to comply with the requirements of ORS 227.186, and the City's requirements for notice of public hearings, Section 153.074. See Attachment B, which is the notice that was provided by the City to the property owners.

**ORS**

***197.610 Local government notice of proposed amendment or new regulation; exceptions; report to commission.***

*(1) A proposal to amend a local government acknowledged comprehensive plan or land use regulation or to adopt a new land use regulation shall be forwarded to the Director of the Department of Land Conservation and Development at least 45 days before the first evidentiary hearing on adoption. The proposal forwarded shall contain the text and any supplemental information that the local government believes is necessary to inform the director as to the effect of the proposal. The notice shall include the date set for the first evidentiary hearing. The director shall notify persons who have requested notice that the proposal is pending.*

*(2) When a local government determines that the goals do not apply to a particular proposed amendment or new regulation, notice under subsection (1) of this section is not required. In addition, a local government may submit an amendment or new regulation with less than 45 days' notice if the local government determines that there are emergency circumstances requiring expedited review. In both cases:*

*(a) The amendment or new regulation shall be submitted after adoption as provided in ORS 197.615 (1) and (2);*

***197.615 Local government notice of adopted amendment or new regulation; content; notice by director.***

*(1) A local government that amends an acknowledged comprehensive plan or land use regulation or adopts a new land use regulation shall mail or otherwise submit to the Director of the Department of Land Conservation and Development a copy of the adopted text of the comprehensive plan provision or land use regulation together with the findings adopted by the local government. The text and findings must be mailed or otherwise submitted not later than five working days after the final decision by the governing body. If the proposed amendment or new regulation that the director received under ORS 197.610 has been substantially amended, the local government shall specify the changes that have been made in the notice provided to the*

director. If the text and findings are mailed, they shall include a signed statement by the person mailing them indicating the date of deposit in the mail.

(2)(a) On the same day that the text and findings are mailed or delivered, the local government also shall mail or otherwise submit notice to persons who:

(A) Participated in the proceedings leading to the adoption of the amendment to the comprehensive plan or land use regulation or the new land use regulation; and

(B) Requested of the local government in writing that they be given such notice.

(b) The notice required by this subsection shall:

(A) Describe briefly the action taken by the local government;

(B) State the date of the decision;

(C) If delivered by mail, include a certificate of mailing containing a statement signed by the person mailing it indicating the date the notice was deposited in the mail;

(D) List the place where and the time when the amendment to the acknowledged comprehensive plan or land use regulation or the new land use regulation, and findings, may be reviewed; and

(E) Explain the requirements for appealing the action of the local government under ORS 197.830 to 197.845.

**Finding:** The City of Riddle provided the required 45-day notice required by ORS 197.610 to DLCD on October 26, 2011.

**Finding:** It is the City of Riddle's intent to comply with ORS 197.615 in regards to any adopted zone text amendment.

## **I. Proposed Amendments**

### ***City of Riddle Title XV: Land Usage.***

The proposal is to add a new language to 153.005 Definitions, and to 153.034 M-1 Light Industrial Zone to define "Recreational Vehicle Park," and include Recreational Vehicle Park as a permitted use in the M-1 Light Industrial zone. The existing language (italicized) is proposed to be amended; **bold-faced** language provided within this section is proposed new language:

#### *153.005 Definitions*

**RECREATONAL VEHICLE (RV).** A vehicle with or without motive power that is designed for human occupancy and to be used temporarily for recreational seasonal or emergency purposes. (This definition is from ORS 446.003.)

**RECREATIONAL VEHICLE PARK (RV Park).** A place where two or more recreational vehicles are located within 500 feet of one another on a lot, tract or parcel of land under common ownership and having as its primary purpose, the renting of space and related facilities for a charge or fee; or the provision of space for free in connection with securing

**the patronage of a person. Recreational Vehicle Park does not mean an area designated only for picnicking or overnight camping; or a manufactured dwelling park or mobile home park. (This definition is from ORS 197.492 (2).)**

*153.034 M-1 Light Industrial Zone*

*(A) Permitted uses. In an M-1 Zone, the following uses and their accessory uses are permitted:*

**(30) Recreational Vehicle Park for Seasonal Workforce Housing subject to the provisions of 153.054 Supplementary Regulations (G).**

*153.054 Supplementary Regulations*

**(G) Recreational Vehicle Park for Seasonal Workforce Housing is a temporary use permitted subject to the following:**

- a) **The applicant shall provide evidence explaining how there is compliance with all of the conditions of Section 153.054 (G)(c-s) for the City's review. The application shall include certifications, drawings, photographs, and the site plan showing compliance with the provisions of this section.**
- b) **When the City has determined that there is compliance with all of the requirements of Section 153.054 (G), (c-s), the City shall issue the permit for the Recreational Vehicle Park for Seasonal Workforce Housing.**
- c) **The use is limited to no more than five RV's per any tract under a single ownership.**
- d) **Standards of the uniform building code apply.**
- e) **The use is limited to members of the property owner's own workforce.**
- f) **All outside storage, yard requirements and parking requirements of the M-1 Light Industrial Zones and single-family dwellings apply.**
- g) **Streets serving the property must be improved public streets.**
- h) **The use is limited to six months out of any calendar year, with the permit expiring six (6) months from the date of issue; the date will be clearly indicated on the permit.**
- i) **Renewal is required on an annual basis; renewal must be submitted to the City prior to the expiration date, or reapplication is required.**
- j) **The approved permit will be displayed in RV windows to be clearly visible from the street. If not visible from the street, the property owner authorizes access to the property from a point at which the permit can be clearly seen.**
- k) **The property owner will be assessed a monthly fee for water use to be adopted by resolution of the Riddle City Council.**
- l) **RV's must be self-contained. Use of the septic tank for a dump station, or any other dump station is subject to DEQ approval.**
- m) **No gray water or black water (sewage) will be drained onto the ground.**
- n) **The property owner is responsible for lawful and sanitary removal of all waste products.**
- o) **Electrical service will be provided by the property owner.**
- p) **Access to the lot must be approved by the City of Riddle to City standards acceptable to the State Fire Marshall.**

- q) A site plan showing approval with State Building Codes standards must be submitted to the City, and all improvements shall be located according to the approved site plan.
- r) In approving the use, the City may require fencing, landscaping, or other screening on lots adjacent to residentially zoned properties.
- s) Exterior lights shall not be so bright or aimed in such a manner as to illuminate adjacent residential properties or structures.
- t) The use can be revoked for noncompliance with any or all of the requirements of 153.054 Supplementary Regulations (G), (c-s).

***Riddle, Oregon - Comprehensive Land Use Plan***

This section includes wording from the Riddle, Oregon Comprehensive Land Use Plan and findings of compliance.

*Land Use Classifications*

*Industrial* (page 86)

*To provide areas suitable and desirable for those industrial activities needed to maintain or improve area economy and employment. Industrial areas are generally located where service and transportation improvements are available and development is compatible with surrounding area uses.*

*As used above, the terms “suitable” and “desirable” have specific meaning. The suitability of a particular use classification in any given location was determined after considering existing uses, availability of services and utilities, natural limitations and similar factors. The desirability of a particular use classification in any given location was determined after considering the social, economic and political characteristics important in establishing the need or demand for various uses on alternative sites.*

*Note that these use classifications are general in nature. Further specification of uses in each classification should be made by a zoning map and related ordinance provisions. It is also within the intent of this plan to allow for certain compatible mixes of commercial and residential uses, both in the residential areas (as home occupations) and in commercial areas (as second story residential over commercial buildings).*

**Finding:** The purpose of including Recreational Vehicle Park for Seasonal Workforce Housing as a permitted use is to provide needed housing for “areas suitable and desirable for those industrial activities needed to maintain or improve area economy and employment.” Light industrially zoned areas are desirable for temporary housing that can provide the necessary workforce to support the industrial use in that there is no alternative zoning that allows this particular use.

**Finding:** The seasonal use is deemed to be compatible in the mix with other light industrial uses that are allowed in the M-L zone.

*Policies and Recommended Actions* (pg 91)

*The overall goal of this plan is (1) to recognize and protect existing development and those related investments which have been made in the community, (2) to maintain or enhance economic stability without diminishing livability of the area, (3) to make the area a desirable*

*place in which to live, work, and recreate, and (4) to provide for community housing, employment, and recreation needs within the financial and natural limitations of the area.*

**Finding:** Allowing the Recreational Vehicle Park for Seasonal Workforce Housing will protect existing economic uses and the investments that have been made in those uses because seasonal housing is not available at other locations.

**Finding:** Allowing the Recreational Vehicle Park for Seasonal Workforce Housing will add to housing opportunities and protect and enhance employment opportunities.

*General policies are those which basically apply to all uses and locations in the community . . .*

I. LAND USE

A. Policies

10. That uses with undesirable noise, smoke, visual and other objectionable characteristics may be prohibited from locating in areas where such conditions are incompatible with surrounding area development.
11. That compatibility of anticipated uses with surrounding area development will be evaluated in making planning-related decisions.
12. That public need will be established before plan changes so related requests are approved, and that the burden of proof be borne by the requestor.
13. That alternative sites and alternative uses will be considered in making land-use decisions.

**Finding:** Adherence with supplemental regulations will assure that the seasonal development is compatible with surrounding area development, regardless of the zoning of surrounding properties.

**Finding:** Alternative sites have been considered, and it is determined that the seasonal housing use will meet a public need in that there is currently no seasonal housing available for the workers.

V. SOCIO-ECONOMIC

A. Policies

1. That development will be encouraged which will improve employment opportunities providing desirable living conditions in the area are not diminished by such development.
3. That decisions related to employment opportunities will take into account (1) alternative sites for proposed uses, and (2) alternative uses for possible sites.

**Finding:** Seasonal workforce housing will provide opportunities for employment on a seasonal basis, and desirable living conditions will not be diminished by the development.

**Finding:** Alternative sites for seasonal housing and alternative uses for light industrial sites have been considered. Allowing seasonal housing and imposing the supplemental conditions for the location of such housing within the light industrial zone is not likely to diminish desirable living conditions within the City of Riddle. This is because the seasonal housing provisions are very specific, and the seasonal housing can only be allowed under very specific circumstances that are outlined within the supplementary regulations.

## **RECOMMENDATIONS**

When all of the City Council has held their hearing(s), if it pleases the Council, the Council may make a decision to carry out one or a combination of the following:

- Recess the hearing to allow for more information or testimony as set forth in the City's Zoning Ordinance, Section 153.075 and state the time and date that the hearing is to be resumed so that it is not necessary to advertise the hearing a second time.
- Adopt the language as presented within this staff report based upon the findings within this staff report.
- Amend the language as presented within this staff report, and provide any new findings that may be needed to justify the language that has been added.
- Remove or amend findings that you do not think are accurate, or add additional findings.
- Determine that no zone text change is needed at this time, and do not approve the change.

Re: Land Use Language Change

November 22, 2011

**Notice of Public Hearings**

Proposed amendment to City of Riddle Zoning Ordinance and Land Use Regulations

Dear Land Owner:

You are receiving this notice because the proposed Land Use Amendment may affect your property.

The Riddle City Council will hold a Public Hearings on **Monday, December 12, 2011 at 7:30 p.m.** and on **Monday, December 19, 2011 at 7:00 p.m.** in the Council Chambers in Riddle City Hall located at 647 First Avenue Riddle, Oregon. The public hearings are on the proposal to amend Riddle City Zoning Ordinance #296 Permitted Uses M-1 Light Industrial Zone. The proposal is to add a new language to 153.005 Definitions, and to include Recreational Vehicle Park, as a permitted use in the **M-1 Light Industrial Zone**. Permitted uses would include Recreational Vehicle Park for Seasonal Workforce Housing, subject to provisions of 153.054 Supplementary Regulations. The purpose of the public hearing is to take public testimony, either written or oral, on the request for the zoning change. The action will change the language in City of Riddle Land Use Regulations. The guidelines and decision criteria for the requested land use actions will change the City's Comprehensive Plan and Municipal Code. The proposed changes meet Statewide Planning Goals. Participants may present evidence and rebut opposing testimony at the hearing. Prior to the close of the hearing, a participant may request that the record be kept open so that more evidence may be submitted. After the record is closed no further testimony will be heard. Those who do not raise an issue related to this request in person or by letter by the close of the hearing will waive their right to appeal to the Land Use Board of Appeals (LUBA). Persons giving testimony that is not sufficiently specific for the City Council to respond to will also waive their right to appeal to LUBA. All written statements must be filed with the City of Riddle PO Box 143, Riddle Oregon, 97469 no later than 5:00 p.m. on Monday, December 11, 2011. The written statements must contain the name, address, and telephone number of the person filing the statement; how the person qualifies as a party to the decision; comments the party wishes to make with the respect to the request under consideration; and whether the person desires to appear and be heard at the public hearing.

All documents, evidence, and applicable criteria to be used by the City may be inspected at City Hall. The Staff Report will be available for inspection prior to the hearing. Copies of all documents are available at a reasonable cost. For more information contact Kathleen Wilson, Riddle City Hall, PO Box 143 Riddle, OR 97469, or call 541-874-2571.

Affidavit of Publication

**The News-Review**  
OF DOUGLAS COUNTY

Roseburg, Oregon

ISSUED DAILY EXCEPT SATURDAY

STATE OF OREGON }  
COUNTY OF DOUGLAS } ss.

I, SAM HOLLENBECK, being first duly sworn, depose and say that I am the Business Manager, of The News-Review, a newspaper of general circulation, as defined by ORS 193.010 and 193.020; printed and published at Roseburg in the aforesaid county and state; that the \_\_\_\_\_

#11654 Public Hearing Notice

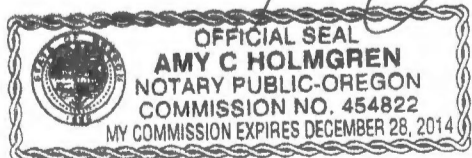
a printed copy of which is hereto annexed, was published in the entire issue of said newspaper for 2 successive and consecutive days in the following issue: \_\_\_\_\_

December 5 and 7, 2011

The cost of this publication is \$ 243.54.

Subscribed and sworn to before me this 7th day of December, 2011

Notary Public of Oregon



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#11654 Pub Dates: December 5 and 7, 2011

**ORDINANCE NO. 432**

AN ORDINANCE ADDING NEW LANGUAGE TO THE 153.005 DEFINITIONS, TO 153.034 M-1 LIGHT INDUSTRIAL ZONE, AND TO 153.054 SUPPLEMENTARY REGULATIONS TO DEFINE "RECREATIONAL VEHICLE PARK," AND INCLUDE RECREATIONAL VEHICLE AS A PERMITTED USE IN THE M-1 LIGHT INDUSTRIAL ZONE OF THE MUNICIPAL ZONING CODE RELATING TO M-1 (LIGHT INDUSTRIAL) LANGUAGE AND LAND USE REGULATIONS, ESTABLISHING SUPPLEMENTARY REGULATIONS, AND DECLARING AN EMERGENCY

THE CITY OF RIDDLE ORDAINS AS FOLLOWS:

Section 1. Article III, Light Industrial Zoning of the City of Riddle Municipal Zoning Code is amended to read as follows:

*153.005 Definitions*

**RECREATIONAL VEHICLE (RV).** A vehicle with or without motive power that is designed for human occupancy and to be used temporarily for recreational seasonal or emergency purposes. (This definition is from ORS 446.003.)

*153.034 M-1 Light Industrial Zone*

**(30) Recreational Vehicle Park for Seasonal Workforce Housing subject to the provisions of 153.054 Supplementary Regulations (G).**

*153.054 Supplementary Regulations*

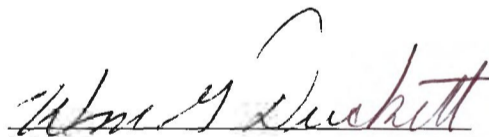
**(G) Recreational Vehicle Park for Seasonal Workforce Housing is a Temporary Conditional Use Permit subject to the following:**

- a) The use is limited to no more than five RV's per any tract under a single ownership.
- b) Standards of the uniform building code apply.
- c) The use is limited to members of the property owner's own workforce.
- d) All outside storage, yard requirements and parking requirements of the M-1 Light Industrial Zones and single-family dwellings apply.
- e) Streets serving the property must be improved public streets.
- f) The use is limited to six months out of any calendar year, with the permit expiring six (6) months from the date of issue; the date will be clearly indicated on the permit.

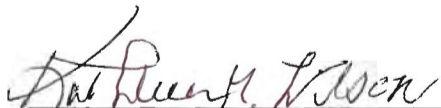
- g) **Renewal is required on an annual basis; renewal must be submitted to the City prior to the expiration date, or reapplication is required.**
- h) **An approved Permit will be displayed in RV windows to be clearly visible from the street. If not visible from the street, the property owner authorizes access to the property from a point at which the permit can be clearly seen.**
- i) **The property owner will be assessed a monthly fee for water use to be adopted by resolution of the Riddle City Council.**
- j) **RV's must be self-contained. Use of the septic tank for a dump station, or any other dump station is subject to DEQ approval.**
- k) **No gray water or black water (sewage) will be drained onto the ground.**
- l) **The property owner is responsible for lawful and sanitary removal of all waste products.**
- m) **The property owner will provide electrical service.**
- n) **Access to the lot must be approved by the City of Riddle to City standards acceptable to the State Fire Marshall.**
- o) **A site plan showing approval with State Building Codes standards must be submitted to the City, and all improvements shall be located according to the approved site plan.**
- p) **An application for approval of a Temporary Conditional Use Permit for Seasonal Workforce Housing shall include certifications, drawings, photographs, and the site plan showing compliance with the provisions of this section.**
- q) **In approving the use, the City may require fencing, landscaping, or other screening on lots adjacent to residentially zoned properties.**
- r) **Exterior lights shall not be so bright or aimed in such a manner as to illuminate adjacent residential properties or structures.**

PASSED BY THE RIDDLE CITY COUNCIL this 19<sup>th</sup> day of December, 2011

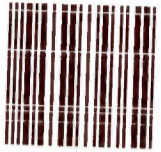
SIGNED BY THE MAYOR this 19<sup>th</sup> day of December 2011

  
Mayor

ATTEST:

  
City Recorder

ORDINANCE NO. 432



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Riddle, Or 97469

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