



Oregon

Kate Brown, Governor

Department of Land Conservation and Development

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NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

Date: July 01, 2016
Jurisdiction: City of Aumsville
Local file no.:
DLCD file no.: 001-16

The Department of Land Conservation and Development (DLCD) received the attached notice of adopted amendment to a comprehensive plan or land use regulation on 06/30/2016. A copy of the adopted amendment is available for review at the DLCD office in Salem and the local government office.

Notice of the proposed amendment was submitted to DLCD 35 days prior to the first evidentiary hearing.

Appeal Procedures

Eligibility to appeal this amendment is governed by ORS 197.612, ORS 197.620, and ORS 197.830. Under ORS 197.830(9), a notice of intent to appeal a land use decision to LUBA must be filed no later than 21 days after the date the decision sought to be reviewed became final. If you have questions about the date the decision became final, please contact the jurisdiction that adopted the amendment.

A 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).

If the amendment is not appealed, it will be deemed acknowledged as set forth in ORS 197.625(1)(a). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

DLCD Contact

If you have questions about this notice, please contact DLCD's Plan Amendment Specialist at 503-934-0017 or plan.amendments@state.or.us



NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

FOR DLCD USE

File No.: 001-16 {24280}

Received: 6/30/2016

Local governments are required to send notice of an adopted change to a comprehensive plan or land use regulation **no more than 20 days after the adoption.** (See [OAR 660-018-0040](#)). The rules require that the notice include a completed copy of this form. **This notice form is not for submittal of a completed periodic review task or a plan amendment reviewed in the manner of periodic review.** Use [Form 4](#) for an adopted urban growth boundary including over 50 acres by a city with a population greater than 2,500 within the UGB or an urban growth boundary amendment over 100 acres adopted by a metropolitan service district. Use [Form 5](#) for an adopted urban reserve designation, or amendment to add over 50 acres, by a city with a population greater than 2,500 within the UGB. Use [Form 6](#) with submittal of an adopted periodic review task.

Jurisdiction: City of Aumsville

Local file no.:

Date of adoption: 5-09-2016

Date sent: 6/30/2016

Was Notice of a Proposed Change (Form 1) submitted to DLCD?

Yes: Date (use the date of last revision if a revised Form 1 was submitted): 02/11/2016

No

Is the adopted change different from what was described in the Notice of Proposed Change? Yes No
If yes, describe how the adoption differs from the proposal:

No, Ordinance 649 adopts Development Code regulations permitting marijuana facilities . Yes, Ord 650 amends the Development Code. Marijuana facility definitions now included in Ord 649. City made minor changes to 22.04 Residential Accessory Structures.

Local contact (name and title): Lora Hofmann

Phone: 503.749.2030

E-mail: lora@aumsville.us

Street address: 595 Main Street

City: Aumsville, OR

Zip: 97325-

PLEASE COMPLETE ALL OF THE FOLLOWING SECTIONS THAT APPLY

For a change to comprehensive plan text:

Identify the sections of the plan that were added or amended and which statewide planning goals those sections implement, if any:

For a change to a comprehensive plan map:

Identify the former and new map designations and the area affected:

Change from RM change.	to Public	0.34 acres.	A goal exception was required for this
Change from change.	to	acres.	A goal exception was required for this
Change from change.	to	acres.	A goal exception was required for this
Change from	to	acres.	A goal exception was required for this change.

Location of affected property (T, R, Sec., TL and address): 08 2W 25DA TL 1800 & 1900 (inside UGB & City)

The subject property is entirely within an urban growth boundary

The subject property is partially within an urban growth boundary

If the comprehensive plan map change is a UGB amendment including less than 50 acres and/or by a city with a population less than 2,500 in the urban area, indicate the number of acres of the former rural plan designation, by type, included in the boundary.

Exclusive Farm Use – Acres:	Non-resource – Acres:
Forest – Acres:	Marginal Lands – Acres:
Rural Residential – Acres:	Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres:	Other: – Acres:

If the comprehensive plan map change is an urban reserve amendment including less than 50 acres, or establishment or amendment of an urban reserve by a city with a population less than 2,500 in the urban area, indicate the number of acres, by plan designation, included in the boundary.

Exclusive Farm Use – Acres:	Non-resource – Acres:
Forest – Acres:	Marginal Lands – Acres:
Rural Residential – Acres:	Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres:	Other: – Acres:

For a change to the text of an ordinance or code:

Identify the sections of the ordinance or code that were added or amended by title and number:

Aumsville Development Code Ord 322, Sections 1.00, 8.02, 22.00, 22.18, 4.10, 5.00, 5.02, 5.07, 5.11, 6.00, 6.02, 6.07, 6.11, 9.02, 12.02, 14.05, 19.06, 20.00, 20.02, 20.44, 22.00, 22.01, 22.02, 22.04, 22.07, 22.08, 22.17 & 22.19. These were housekeeping measures.

For a change to a zoning map:

Identify the former and new base zone designations and the area affected:

Change from RM	to Public	Acres: 0.34
Change from	to	Acres:
Change from	to	Acres:
Change from	to	Acres:

Identify additions to or removal from an overlay zone designation and the area affected:

Overlay zone designation:	Acres added:	Acres removed:
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Location of affected property (T, R, Sec., TL and address): 08 2W 25DA TL 1800 & 1900

List affected state or federal agencies, local governments and special districts: None.

Identify supplemental information that is included because it may be useful to inform DLCD or members of the public of the effect of the actual change that has been submitted with this Notice of Adopted Change, if any. If the submittal, including supplementary materials, exceeds 100 pages, include a summary of the amendment briefly describing its purpose and requirements.

Ordinance 649 - Amendments to Aumsville Development Code for Marijuana Facilities.
 Ordinance 650 - Amendments to Aumsville Development Code - Accessory Uses and other Housekeeping Measures.
 Comprehensive Plan Map Amendments and Zoning Map Amendments for 2 parcels from Medium Density Residential (RM Zone) to Public (P Zone).

ORDINANCE NO. 649

AN ORDINANCE AMENDING ORDINANCE NO. 323, THE DEVELOPMENT ORDINANCE.

The city of Aumsville ordains as follows:

SECTION 1: Ordinance No. 323, Section 1.00 – Definitions is amended to **remove** (struck through) and add the following definitions:

~~Medical Marijuana Facility (MMF): A facility registered with the Oregon Health Authority pursuant to ORS 475.314.~~

~~Medical Marijuana Grow Site (MMG): A location registered with the Oregon Health Authority pursuant to ORS 475.304 where marijuana is produced for use by a registry identification cardholder.~~

Marijuana Processor: Facility for processing, compounding, or converting marijuana into products, concentrates, or extracts that is registered by the Oregon Health Authority or licensed by the Oregon Liquor Control Commission.

Marijuana Producer: Facility for planting, cultivating, growing, trimming, harvesting, or drying of marijuana provided that the marijuana producer is registered by the Oregon Health Authority to produce marijuana for use by a registry identification cardholder or licensed by the Oregon Liquor Control Commission.

Marijuana-Related Use(s): Marijuana Processor, Marijuana Producer, Marijuana Retailer, Marijuana Testing Laboratory, and Marijuana Wholesaler.

Marijuana Testing Laboratory: Facility for testing of marijuana items that is licensed by the Oregon Liquor Control Commission.

Marijuana Retailer: Facility for sale of marijuana items to a consumer that is licensed by the Oregon Liquor Control Commission. Also, location of a medical marijuana dispensary that is registered by the Oregon Health Authority.

Marijuana Wholesaler: Facility for resale of marijuana items to a person other than a consumer that is licensed by the Oregon Liquor Control Commission.

SECTION 2: Ordinance No. 323, Section 8.02 Conditional Uses [Industrial Zone] is amended to read as follows:

8.02 Conditional Uses:

(A) Agriculture:

1. Soil preparation services;
2. Crop services;

(B) Manufacturing:

1. Dairy products;
2. Canned and preserved fruits and vegetables;
3. Leather and leather products;
4. Transportation equipment;
5. Millwork, veneer, plywood and structural wood members;
6. Rubber, concrete, gypsum and plastic products;
7. Rolling, drawing and extruding of nonferrous metals;
8. Metal forgings and stampings;
9. Engines and turbines;
10. Farm and garden machinery and equipment;
11. Energy plant.

(C) Services:

1. Laundry, cleaning and garment services;
2. Research and development laboratories;
3. Vocational schools.
4. Automotive repair, services and garages;
5. Child day care home and center;
6. Tire retreading and vulcanizing shop;

(D) Other Uses:

1. Recycling depots;
2. Planned industrial unit development;
3. Marijuana processor, marijuana producer, marijuana retailer, marijuana testing laboratory, marijuana wholesaler, subject to Section 22.18.

SECTION 3: Ordinance No. 323, Section 22.00 Supplementary Zone Regulations Title Page is amended to read as follows:

SECTION 22.00

SUPPLEMENTARY ZONE REGULATIONS

22.01	Clear Vision Area
22.02	Fences, Hedges and Walls
22.03	Exception to Height Regulations
22.04	Parking and Storage of Certain Vehicles
22.05	Parking in Required Yards
22.06	Average Yard Setback Adjacent to a Street (Front and Exterior Side Yards)
22.07	Yard Exceptions
22.08	Setback Measurement
22.09	Outside Storage
22.10	Flood Hazard/Compliance with Ordinance No. 487
22.11	Flood Hazard/Disclaimer of Liability

22.12	Flood Hazard/Time Limit of Flood Plain Development Permit
22.13	Access Spacing Standards
22.14	Transportation Mobility Standards
22.15	Transportation Impacts
22.16	Interchange Area Management Plan Boundary
22.17	Food Vendor Classifications and Requirements
22.18	Marijuana-Related Uses

SECTION 4: Ordinance No. 323, Section 22.18 Medical Marijuana Facilities is deleted and amended to read as follows:

22.18 Marijuana-Related Uses:

(A) Exemptions. The cultivation of marijuana for personal use, as permitted by State law, is exempt from the provisions of this section.

(B) Conflicting Uses. No marijuana-related uses shall be permitted within 1,000 feet of real property comprising any of the following uses:

1. Public elementary or secondary school for which attendance is compulsory under ORS 339.020
2. Private or parochial elementary or secondary school, teaching children as described under ORS 339.030.
3. Daycare or child care facility licensed by the State of Oregon
4. Public park, playground, recreation facility, or athletic field
5. Church
6. Another MMF

The 1,000 feet shall be measured by a straight line extending in every direction from any point on the boundary line of the real property comprising the uses listed above.

(C) If a conflicting use described in (B) is established within 1,000 feet of a legally established marijuana-related use, the marijuana-related use may remain at its legally established location. If such a conflict arises, the marijuana-related use shall be considered a legal non-conforming use and shall be subject to Section 4.11.

(D) A marijuana retailer shall not operate except between the hours of 10:00 am and 7:00pm.

(E) A marijuana-related use shall be located entirely within a permanent building and shall not include drive-through facilities.

(F) A marijuana-related use shall at all times be registered in good standing with the Oregon Health Authority or licensed in good standing with the Oregon Liquor Control Commission.

SECTION 5: Validity. Except as amended herein the remainder of Ordinance No. 323 shall remain in full force and effect.

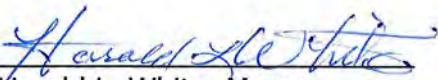
SECTION 6: Effective Date. This ordinance shall take effect on the thirtieth day after its enactment.

PRESENTED AND PASSED the first reading on the 9 day of May, 2016. PASSED its second reading on the 9 day of May 2016. ADOPTED by the Aumsville City Council by on 9 day of May 2016.



David Kinney, City Administrator Pro-Tem

SIGNED by the mayor this 17 day of May, 2016



Harold L. White, Mayor

ORDINANCE NO. 650

AN ORDINANCE AMENDING ORDINANCE NO. 323, THE DEVELOPMENT ORDINANCE AND TO UPDATE THE AUMSVILLE COMPREHENSIVE PLAN MAPS IN ORDINANCE NO. 465.

The city of Aumsville ordains as follows:

SECTION 1: Ordinance No. 323, Section 1.00 – Definitions is amended to **remove** (struck through) and add the following definitions:

Accessory Structure: A structure, incidental and subordinate to the primary use or structure, built or used for the shelter or enclosure of persons, animals, chattels, or property of any kind.

Accessory Use: A use or activity that is a subordinate part of a primary use and that is clearly incidental to a primary use on a site.

~~**Accessory Uses or Structure:** A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principle use or structure.~~

Lot Lines: (See Illustrations)

Front: The line separating the lot from the street and/or city right of way. Where no street separations exists, it is the lot line which the architecturally designed front of the building faces; and in the case of a corner lot, a line separating the lot from the street on which the improvements or contemplated improvements will face. In the case of a flag lot, the line running parallel to the access road shall be considered the front yard line and shall be used to calculate front yard setback requirements.

Rear: A lot line which is opposite and most distant from the front lot line. In the case of an irregular or triangular shaped lot, the rear lot line, for building purposes, shall be assumed to be a line 10 feet in length within the lot, parallel to and at the maximum distance from the front lot line.

Side: Any lot line which is not a front or rear lot line. Interior side lot lines separate lots. Exterior side lot lines separate a lot from the right of way.

Setback: The distance between a structure foundation and a lot line. Setback distance shall be measured perpendicular to all portions of a lot line.

Structure: Anything constructed or built, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner.

Yard: Any open space, which is required, created or is maintained on a lot.

Yard, Front: The yard extending across the full width of the lot, between the front property line and the nearest point of the primary building on the same lot.

~~Yard, Interior: Any yard that is not a front yard and is adjacent to a lot line other than a front property line.~~

~~Yard, Interior Side: The yard extending between the side property line and the nearest point of any building on the same lot.~~

Yard, Side: The yard between the primary building and the side lot line extending from the front yard to the rear property line.

~~Yard, Interior Rear: The yard extending between the rear property line and the nearest point of any building on the same lot.~~

Yard, Rear: The yard extending across the full width of the lot, between the rear property line and the nearest point of the primary building on the same lot.

SECTION 2: Ordinance No. 323, Section 4.10 Non-Conforming Uses, to correct a scrivener's error that needs to clarify this section now reads as follows:

4.10 Non-Conforming Uses: A non-conforming use may be continued, but not replaced by another non-conforming use. A non-conforming use, if discontinued for a period of six months, may not be resumed.

SECTION 3: Ordinance No. 323, Section 5.00 Residential Single Family Title Page is amended to read as follows:

SECTION 5.00

RS – RESIDENTIAL SINGLE-FAMILY

Purpose: The single-family residential zone is intended to preserve and protect the development of residential uses that are exclusively owner occupied; single lot development that enhances the livability of the city. It is further intended and recognized that certain accessory uses and activities will be permitted and that there are compatible and necessary uses to be permitted only through a public hearing process that will insure their acceptability by the public.

- 5.01 Uses Permitted Outright
- 5.02 Accessory Uses and Structures
- 5.03 Conditional Uses
- 5.04 Minimum Lot Area
- 5.05 Minimum Lot Width
- 5.06 Maximum Lot Coverage
- 5.07 Minimum Setbacks
- 5.08 Maximum Height of Structure

- 5.09 [Repealed]
- 5.10 Parking
- 5.11 General Requirements

SECTION 4: Ordinance No. 323, Section 5.02 Accessory Uses and Structures is amended to read as follows:

5.02 Accessory Uses and Structures, subject to Section 22.04, including:

- (A) Garages and carports;
- (B) Garden;
- (C) Fences;
- (D) Home occupations;
- (E) Greenhouses, hot houses;
- (F) Utility buildings.

SECTION 5: Ordinance No. 323, Section 5.07 Minimum Yard Requirements is amended to read as follows:

5.07 Minimum Setbacks:

- (A) Front: 20 feet
- (B) Side, Interior: 5 feet – one story; 8 feet – two stories
- (C) Side, Adjacent to Street: 20 feet
- (D) Rear: 5 feet – one story; 8 feet – two stories

SECTION 6: Ordinance No. 323, Section 5.11 General Requirements is amended and renumbered to read as follows:

5.11 General Requirements: Single-family dwellings and manufactured homes shall meet the following requirements:

- (A) It is required that the owner of the property and of the dwelling be the same person(s).
- (B) Dwellings shall have a pitched roof with a slope of not less than 3/12 (i.e. a vertical rise of 3 inches for every 12 inches of horizontal run/span).
- (C) Dwellings shall utilize at least two of the following design features to provide visual relief along the front of the home:
 - 1. Dormers
 - 2. Roof gables (excluding dormer gables) with a minimum 18" projection
 - 3. Recessed entries
 - 4. Covered porches entry with same roofing as home
 - 5. Pillar or posts at front entry
 - 6. Bay or Bow windows
 - 7. Eaves (minimum 18" projection)
 - 8. Off sets on building face or roof (minimum 16")
- (D) External systems for heating and cooling shall be installed only at ground level, and not within the required front yard.
- (E) All hitches, travel light/clearance lights, wheels, axles are to be removed from the exterior of dwellings.
- (F) A manufactured home shall be multi-sectional and enclose a space of not less than

- 1,000 square feet.
- (G) A manufactured home shall be placed on an excavated, prepared level site and supported on a continuous concrete footing. After setting and blocking, the home shall be enclosed at the entire perimeter with a standard finish concrete block set on the continuous concrete footing. After backfilling as required, the bottom of the home shall be no more than 12" above the surrounding finished grade. All foundation, blocking, pier and footing requirements in addition to those outlined in this paragraph shall conform to Marion County Building Code requirements.
 - (H) A manufactured home shall incorporate not fewer than four architectural features per dwelling unit from a-k below. Applicants are encouraged to use those elements that best suit the proposed building style and design.
 - a) Covered front porch: not less than six feet in depth and not less than 30 percent of the width of dwelling, excluding the landing for dwelling entrance;
 - b) Dormers: minimum of two required for each single-family dwelling and one each for other dwellings; must be a functional part of the structure, for example, providing light into a living space;
 - c) Recessed entrance: not less than three feet deep;
 - d) Windows: not less than 30 percent of surface area of all street-facing elevation(s);
 - e) Window trim: minimum four-inch width (all elevations);
 - f) Eaves: overhang of not less than 12 inches;
 - g) Offset: offset in façade or roof;
 - h) Bay window: projects from front elevation by 12 inches;
 - i) Balcony: one per dwelling unit facing street;
 - j) Decorative top: e.g. cornice or pediment with flat roof or brackets with pitched roof;
 - k) Other: feature not listed but providing visual relief or contextually appropriate design similar to options a-j, as approved by the Aumsville Planning Commission through a Type II procedure.
 - (I) A manufactured home shall be certified by the manufacturer to have an exterior thermal envelope meeting performance standards which reduce levels equivalent to the performance standards required of single-family dwellings constructed under the state building code as defined in ORS 455.010.

SECTION 7: Ordinance No. 323, Section 6.00 Residential Multi-Family Title Page is amended to read as follows:

SECTION 6.00

RM – RESIDENTIAL MULTI-FAMILY

Purpose: It is the intent of the RM – Residential Multi-Family zone to provide for more concentrated and diverse living arrangements.

- 6.01 Uses Permitted Outright
- 6.02 Accessory Uses and Structures
- 6.03 Conditional Uses
- 6.04 Minimum Lot Area

- 6.05 Minimum Lot Width
- 6.06 Maximum Lot Coverage
- 6.07 Minimum Setbacks
- 6.08 Maximum Height of Structure
- 6.09 [Repealed]
- 6.10 Parking
- 6.11 General Requirements
- 6.12 Manufactured Home Parks General Requirements
- 6.13 Manufactured Home Park Minimum Site Requirements
- 6.14 Standards of Mobile Homes in Manufactured Home Parks
- 6.23 [Repealed]
- 6.24 Renumbered
- 6.25 [Repealed]
- 6.50 [Repealed]

SECTION 8: Ordinance No. 323, Section 6.02 Accessory Uses and Structures is amended to read as follows:

- 6.02 Accessory Uses and Structures, subject to Section 22.04, including:
- (A) Garages and carports;
 - (B) Off-street parking lots;
 - (C) Storage buildings or areas for boats, campers, and trailers;
 - (D) Fences, gardens, greenhouses and hot houses.

SECTION 9: Amend Ordinance No. 323, Section 6.07 Minimum Yard Requirements as follows and renumber accordingly:

- 6.07 Minimum Setbacks:
- (A) Front: 20 feet;
 - (B) Side, Interior: One story, 5 feet;
Two story, 7 feet;
Three story, 8 feet;
Four stories and above, 8 feet plus 1 foot for each story over 3.
 - (C) Rear Yard: 10 feet plus 1 foot for each story over 3.
 - (D) Single-Family Attached Dwelling: No setback is required along the interior lot line where the unit is attached to an adjacent single-family- attached unit on a separate lot.

SECTION 10: Ordinance No. 323, Section 6.11 General Requirements is amended and re-numbered to read as follows:

- 6.11 General Requirements: Single-family dwellings, attached single family dwellings, duplexes and manufactured homes shall meet the following requirements:
- (A) It is required that the owner of the property and of the dwelling be the same

- person(s), except in manufactured home parks where ownership can be separated.
- (B) Dwellings shall have a pitched roof with a slope of not less than 3/12 (i.e. a vertical rise of 3 inches for every 12 inches of horizontal run/span).
 - (C) Dwellings shall utilize at least two of the following design features to provide visual relief along the front of the home:
 - 1. Dormers
 - 2. Roof gables (excluding dormer gables) with a minimum 18" projection
 - 3. Recessed entries
 - 4. Covered porches entry with same roofing as home
 - 5. Pillar or posts at front entry
 - 6. Bay or Bow windows
 - 7. Eaves (minimum 18" projection)
 - 8. Off sets on building face or roof (minimum 16")
 - (D) External systems for heating and cooling shall be installed only at ground level, and not within the required front yard.
 - (E) All hitches, travel light/clearance lights, wheels, axles are to be removed from the exterior of dwellings.
 - (F) A manufactured home shall be multi-sectional and enclose a space of not less than 1,000 square feet.
 - (G) A manufactured home shall be placed on an excavated, prepared level site and supported on a continuous concrete footing. After setting and blocking, the home shall be enclosed at the entire perimeter with a standard finish concrete block set on the continuous concrete footing. After backfilling as required, the bottom of the home shall be no more than 12" above the surrounding finished grade. All foundation, blocking, pier and footing requirements in addition to those outlined in this paragraph shall conform to Marion County Building Code requirements.
 - (H) A manufactured home shall incorporate not fewer than four architectural features per dwelling unit from 1-11 below. Applicants are encouraged to use those elements that best suit the proposed building style and design.
 - 1. Covered front porch: not less than six feet in depth and not less than 30 percent of the width of dwelling, excluding the landing for dwelling entrance;
 - 2. Dormers: minimum of two required for each single-family dwelling and one each for other dwellings; must be a functional part of the structure, for example, providing light into a living space;
 - 3. Recessed entrance: not less than three feet deep;
 - 4. Windows: not less than 30 percent of surface area of all street-facing elevation(s);
 - 5. Window trim: minimum four-inch width (all elevations);
 - 6. Eaves: overhang of not less than 12 inches;
 - 7. Offset: offset in façade or roof;
 - 8. Bay window: projects from front elevation by 12 inches;
 - 9. Balcony: one per dwelling unit facing street;
 - 10. Decorative top: e.g. cornice or pediment with flat roof or brackets with pitched roof;
 - 11. Other: feature not listed but providing visual relief or contextually appropriate design similar to options a-j, as approved by the Aumsville Planning Commission through a Type II procedure.
 - (I) A manufactured home shall be certified by the manufacturer to have an exterior

thermal envelope meeting performance standards which reduce levels equivalent to the performance standards required of single-family dwellings constructed under the state building code as defined in ORS 455.010.

SECTION 11: Ordinance No. 323, Section 9.02 (C) Permitted Uses is amended to read as follows:

- (C) Governmental, educational, administrative, or public facility uses including:
1. Public parks and recreation areas.
 2. Public schools, including elementary, middle and high schools.
 3. Public storage yards for machinery, equipment and other materials.
 4. Sewer system facilities and lagoon areas.
 5. Water system facilities.
 6. Uses clearly accessory and subordinate to the above.

SECTION 12: Ordinance No. 323, Section 12.02 General Procedures is amended to read as follows:

12.02 General Procedures:

- (A) Procedure for Type I Review: Applications subject to administrative review shall be reviewed and decided by the Administrative Official.
1. Upon receipt of an application for a Type I land use action, the city staff shall review the application for completeness.
 - (a) Incomplete applications shall not be reviewed until all required information has been submitted by the applicant.
 - (b) If incomplete, city staff 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.
 2. The application shall be deemed complete either:
 - (a) Upon receipt of the missing information; or
 - (b) Upon receipt of some of the missing information and written notice from the applicant that no other information will be provided; or
 - (c) Upon receipt of written notice from the applicant that none of the missing information will be provided.
 3. On the 181st day after the application was first submitted the application is void if: as required under subsection (2) of this section, the applicant has been notified of the missing information and applicant has not responded appropriately.
- (B) Procedures for Type II and Type III Actions:
1. Upon receipt of an application for Type II or Type III land use action, the city staff shall review the application for completeness.
 - (a) Incomplete applications shall not be scheduled for Type II or Type III review until all required information has been submitted by the applicant.
 - (b) If incomplete, city staff 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.
 2. The application shall be deemed complete for the purposes of scheduling the hearing and all related timing provisions either:
 - (a) Upon receipt of the missing information; or
 - (b) Upon receipt of some of the missing information and written notice from the applicant that no other information will be provided; or
 - (c) Upon receipt of written notice from the applicant that none of the missing

information will be provided.

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

SECTION 13: Ordinance No. 323, Section 14.05 Criteria for Granting a Conditional Use is amended to read as follows:

14.05 Criteria for Granting a Conditional Use:

- (A) The proposal will be consistent with the Comprehensive Plan, the provisions of the Development Ordinance, the underlying land use zone, and other applicable policies of the city.
- (B) Taking into account location, size, design and operation characteristics, the proposal will have minimal adverse impact on the livability, value, and appropriate development of abutting properties and the surrounding area compared to the impact of development that is permitted outright.
- (C) The location and design of the site and structures for the proposal will be as attractive as the nature of the use and its setting warrants.
- (D) The proposal will preserve assets of particular interest to the community.
- (E) The applicant has bona fide intent and capability to develop and use the land as proposed and has some appropriate purpose for submitting the proposal.

SECTION 14: Ordinance No. 323, Section 19.06 Signs in Residential Zones is amended to correct a scrivener's error and read as follows:

19.06 Signs in Residential Zones: The following regulations apply to signs in the Residential Single-Family and Residential Multi-Family Zones.

- (A) Maximum Number. Any combination of wall, canopy or free-standing signs not exceeding the sign area and height limitations of this section.
- (B) Maximum total sign area for property on which the building or buildings are located:
 1. Single-family and two-family (duplex) dwelling - 6 square feet provided total sign area on a free-standing sign shall be limited to a maximum of 4 square feet.
 2. Multiple family dwelling - 24 square feet provided total sign area on a freestanding sign shall be limited to a maximum of 18 square feet.
- (C) Maximum Sign Height:
 1. Wall, canopy, or window sign - 4 feet.
 2. Freestanding sign - 6 feet.
- (D) Location:
 1. Wall, canopy or window sign - shall be set back from the property lines of the lot on which it is located the same distance as the building containing the permitted use. A sign flush with the fence (not a projecting sign) shall meet the applicable standards for fences (see Section 22.01 and 22.02).
 2. Freestanding sign - where fences are allowed (see Section 22.01 and 22.02).
- (E) Illumination. Signs may only be indirectly illuminated by a concealed light source, shall not remain illuminated between the hours of 11:00 p.m. and 6:00 a.m., and shall not flash, blink, fluctuate or produce glare.

SECTION 15: Ordinance No. 323, Section 20 Supplementary Zone Regulations Title Page is amended to read as follows:

SECTION 20.00

LAND DIVISIONS

20.00	LAND DIVISIONS
20.01	General Provisions
20.02	Building Requirements
20.03	Approval of Final Plats and Maps
20.04	Expiration of Land Division Approval, Time Extension and Phasing
20.05	Fees or Land for Parks
20.06	Reserved
20.07 – 20.09	[Repealed]

SECTION 16: Ordinance No. 323, Section 20.02 is deleted and the following sections renumbered as follows:

- 20.02 Building Requirements:** No building permits shall be issued on any lot or parcel in the city unless the lot or parcel was legally created, and no residential building permits shall be issued until adequate city services and utilities are available to service the proposed dwelling.
- 20.03 Approval of Final Plats and Maps:** The Administrative Official shall have the authority to approve final plats where there is substantial conformance with the approved preliminary plan or plat. A review of the Administrative Official's decision on substantial conformance can be requested by Administrative Official or the applicant. This review will be determined by the Planning Commission and the Administrative Official will follow the Planning Commission's recommendation in approving or disapproving the final plat.
- 20.04 Expiration of Land Division Approval, Time Extension and Phasing:** All partitioning and subdivision plats shall be recorded within one year of the date of issuance of an Aumsville Public Works Type B Permit, and within five years of the city land division approval Notice of Decision. This deadline may be extended by the Commission for a period up to one year; provided an extension request is made at least 30 days prior to the one-year Type B Permit or five-year deadline. Only one such time extension shall be granted. Failure to comply with the required deadlines shall require the submittal of a new land division application.
- (A) Phasing of a subdivision shall be permitted. The one-year from issuance of a Type B Permit recordation requirement shall apply to all phases of the development; however, the total time for all stages shall not exceed five years, unless extended in accordance with this section. Portions platted after passage of the first year may require modification to comply with changes in the Comprehensive Plan, Development Ordinance or other implementing regulations.
- 20.05 Fees or Land for Parks:** The provisions of public open spaces for parks and playgrounds is considered essential for proper development of the city; it is determined

that every type of development contribute to the need for open space and by all rights should provide for such. Therefore, the subdivider shall pay into a Parks System Development Charge (SDC) Fund as provided for in Ordinance No. 387. The sum so contributed shall be used to assist in securing suitable areas for parks and recreation purposes and/or development of existing and future parks for the community. The subdivider may discuss a dedication to the public of land for park purposes in lieu of the Parks SDC. The parcel must be approved or disapproved by the Council as being suitable and adaptable for a park space, prior to final approval of the plat, and subject to the following standards being met:

- (A) That yard areas, court areas, setback and other open areas required by zoning shall not be included in the computation of park space.
- (B) That the proposed park space, if dedicated to the public, is reasonably adaptable and suitable for use for park and recreation purposes, taking into consideration such factors as size, shape, topography, geology, access and location of the park land; and the Aumsville Park Improvement Plan.
- (C) That the facilities proposed for the park are in substantial accordance with the type of recreation activity needs of the vicinity and community.
- (D) That any recommendations received from the Aumsville Parks & Recreation Commission are reviewed by the city.
- (E) The dedicated park land shall be credited against the subdivision's Park SDC based upon the Marion County Assessor's latest valuation of the gross area being dedicated.

SECTION 17: Ordinance No. 323, Section 20.44 is amended to read as follows:

20.44 Preliminary Plat: Applicants for subdivisions shall include the following information and data:

- (A) Vicinity Map: At reduced scale, show the proposed subdivision in relation to the adjacent area showing existing subdivisions, streets, and tract lines of acreage land parcels; the names of the recorded owners of all land parcels within 100 feet or farther if necessary to assist in locating the proposal.

SECTION 18: Ordinance No. 323, Section 22.00 Supplementary Zone Regulations Title Page is amended to read as follows:

SECTION 22.00

SUPPLEMENTARY ZONE REGULATIONS

- 22.01 Clear Vision Area
- 22.02 Fences, Hedges and Walls
- 22.03 Exception to Height Regulations
- 22.04 Residential Accessory Structures
- 22.05 Parking in Required Yards
- 22.06 Average Yard Setback Adjacent to a Street (Front and Exterior Side Yards)
- 22.07 Yard Setback Exceptions
- 22.08 [Repealed]

22.09	Outside Storage
22.10	Flood Hazard/Compliance with Ordinance No. 487
22.11	Flood Hazard/Disclaimer of Liability
22.12	Flood Hazard/Time Limit of Flood Plain Development Permit
22.13	Access Spacing Standards
22.14	Transportation Mobility Standards
22.15	Transportation Impacts
22.16	Interchange Area Management Plan Boundary
22.17	Food Vendor Classifications and Requirements
22.18	[Hold for Marijuana-Related Uses, Exhibit B]

SECTION 19: Ordinance No. 323, Section 22.01 Clear Vision Area is amended to read as follows:

22.01 Clear Vision Area:

- (A) A clear vision area shall be maintained on corner lots at the intersection of public or private streets, and at the intersection of any street with an alley or driveway.
- (B) A clear vision area is a triangular area, two sides of which are lot lines starting from the corner at the intersection and measured for a distance of 20 feet. In the case of driveways, the 20 feet shall be measured from the intersection of the property line with the centerline of the driveway, or the centerline for two way drives. Where lot lines or intersections have rounded corners, the lines shall be extended in a straight line to a point of intersection (making a corner) and so measured. The third side of the triangle shall be a line connecting the non-intersecting ends of the other two lines. (See Illustrations following Section 23.00).
- (C) Clear vision shall also include all areas adjacent to a street, ten feet from the face of the curb, regardless of property line.
- (D) A clear vision area shall contain no planting, sight-obscuring fence wall, hedge, structure, vehicle parking, or any temporary or permanent obstruction exceeding 36 inches measured from the adjacent curb elevations or established street grade if no curb exists. Trees may be located in this area, provided all branches and foliage are removed up to a height of 8 feet above the ground. The vision clearance area may be increased by the Council, Planning Commission, or Administrative Official upon finding that more sight distance is required for safety reasons. (i.e., due to traffic speeds, roadway alignment, etc.)

SECTION 20: Ordinance No. 323, Section 22.02 Fences, Hedges and Walls is amended to read and renumbered as follows:

22.02 Fences, Hedges and Walls:

- (A) Location and Height.
 - 1. Residential and Commercial Fences and Walls. Fences and walls shall comply with Clear Vision Area requirements. Fences and walls shall not exceed 8 feet in height, and are subject to the following:
 - (a) Front yard fences and walls shall not exceed 4 feet in height; Front yard fences shall not exceed 36" in the clear vision area; and

- (b) Any fence or wall over seven feet in height requires a building permit; and
...
- 2. Industrial and Public Fences and Walls. Fences and walls shall comply with Clear Vision Area requirements. Fences and walls shall not exceed eight feet in height, including any security barbed wire.
- 3. Hedges.
 - (a) Hedges shall be planted in compliance with the Clear Vision Area requirements in Section 22.01 and Property provisions in Section 22.02(B);
 - (b) Front yard hedges shall not exceed four feet in height outside of the clear vision area, which has a limited height of 36 inches;
 - (c) Hedges shall be maintained to be healthy and not overgrow onto adjacent properties or sidewalks. Plants forming hedges shall be replaced within 6 months after dying or becoming diseased;
 - (d) Hedges that are dead or diseased, or poses a hazard to personal safety, property, or the health of other vegetation such as trees and hedges, shall be removed by the property owner; and
 - (e) Hedges and other landscaping may be established to provide visual screening and privacy within the side and rear yards; while leaving front yards and building entrances mostly visible for security purposes.
- (B) Property.
 - 1. Damage. Where fences, walls, hedges or plantings exist on city property, easements or rights-of-way, the city absolves itself from all responsibility for replacing said fences, walls, hedges or plantings disturbed or damaged by the city accessing the existing easements or rights-of-way to either fix, repair or replace utilities.
 - 2. Notification. Property owners that have fences, walls, hedges or plantings located in an existing easement or right-of-way shall be notified 10 days in advance of any city work requiring the property owner to remove fences, walls, hedges or plantings.
 - 3. Access. In all instances fences, walls and hedges shall not be placed within 3 feet of a fire hydrant or utility service equipment, e.g., water meter, valve box, television/telephone pedestal or power transformer.
 - 4. Injury. Where fences, walls or plantings exist on city property or easement rights-of-ways, the adjoining property owner shall be liable to any person suffering personal injury caused thereby.
 - 5. In the case of an emergency, the city may take any and all necessary steps to ensure the health, safety and welfare of the citizens of Aumsville. Said steps may include the removal or damage of fences, walls, hedges, or plantings, which may be on the city's property, easements, or rights-of-way. The city may take all reasonable steps necessary to remove any encroachments upon the city right-of-way to ensure the health, safety and welfare of the citizens. Said steps shall be taken by the city without any requirement of notification to the person responsible for the placement of the encroachment upon the city's property, easements, or rights-of-way.
- (C) Materials.
 - 1. Fences and walls shall not contain any material that could cause bodily harm, such as barbed wire (except where explicitly permitted by this section), broken glass,

- spikes, or any other hazardous or dangerous materials. Electric fences are not permitted.
2. Chain link fences in Industrial and Public Zones that are at least seven feet in height may be topped with up to one foot of barbed wire. The barbed wire shall be straight up or slanted into the property, and the total height shall not exceed eight feet.

SECTION 21: Ordinance No. 323, Parking and Storage of Certain Vehicles Section 22.04 is renamed and amended to add and read as follows:

22.04 Residential Accessory Structures

- (A) The following shall apply to residential accessory structures:
1. Height. The maximum height shall be 20 feet; measured from the ground to the highest point of the structure.
 2. Location. Accessory structures shall not be located in a front yard.
 3. Setbacks. Accessory structures 10 feet in height or less shall have a minimum setback of three feet from side and rear lot lines; measured from the closest point of the structure, such as overhangs, to the property line. For each one foot increase in height above ten feet, the setback shall increase one additional foot.
 4. Accessory structures more than 15 feet in height shall have exterior siding and roofing similar, in terms of color and material, to single-family dwellings and accessory structures in the surrounding area. Accessory structures more than 15 feet in height are subject to a Site Development Review Type II procedure.

SECTION 22: Ordinance No. 323, Section 22.07 Yard Exceptions is amended to read as follows:

22.07 Yard Setback Exceptions: The following exceptions to the yard setbacks shall apply:

- (A) Front Yard Projections. Planter boxes, chimneys and flues, steps, cornices, eaves, gutters, belt courses, leaders, sills, pilasters, lintels, and other ornamental features of not more than 24 inches, from main buildings need not be included when determining the setbacks. Uncovered porches, and covered but unenclosed porches when not more than one story high and which do not extend more than five feet beyond the front walls of the building, are exempt from the front yard setback provisions and need not be included when determining the setback.
- (B) Side and Rear Yard Projections.
1. Planter boxes, chimneys, flues, belt courses, leaders, sills, pilasters, lintels, gutters and other ornamental features, may project not more than two feet into a required yard, but shall not be erected within three feet of property line.
 2. A fire escape, balcony, outside stairway, cornice or other unenclosed, unroofed projections may project not more than five feet into a required yard and shall not be erected within three feet of property line.
 3. Steps, uncovered porches, and covered but unenclosed porches, including covered patios when not more than one story high and not more than three feet above grade, are exempt from side and rear yard setback requirements, but shall not be erected within three feet of property line.
 4. Uncovered decks and patios attached to the main building, when measured directly beneath the outside edge of the deck or patio, may be extended to the interior yard property line when they are three feet or less in height from ground

- level.
- (C) Commercial Yard Projections. Planter boxes, benches, steps, cornices, eaves, gutters, and ornamental features need not be included when determining the setbacks.
 - (D) Detached accessory structures less than 36 inches in height shall be set back at least three feet from property lines.

SECTION 23: Ordinance No. 323 Section 22.08 is deleted.

SECTION 24: Ordinance No. 323, Section 22.17 (A) Food Vendor Classifications and Vendors is amended to read as follows:

- (A) All vendors shall meet these requirements and the regulations of the City. These may include, but are not limited to the following:
 1. The use shall be limited to the preparation and/or sale of food and beverages.
 2. The structure shall retain the ability to be moved and will not involve any structure requiring a building permit.
 3. The use shall not be conducted within public rights-of-way unless a permit is issued by the city for this purpose.
 4. The use shall be conducted on private or public property only with written consent of the property owner.
 5. Business operations for a food stand or a food cart shall only be conducted between 7:00 AM and 7:00 PM except the hours can be extended earlier or later by the City Administrator upon a finding the extended hours will not create negative impacts on surrounding properties due to noise, light, traffic, and similar factors.
 6. The use shall conform to all setback standards, vision clearance requirements, and other standards of the zone in which it is located.
 7. The use shall not block driveways, entrances, fire lanes, or parking aisles. Food trucks or trailers may not be placed in a landscaped area required by this code.
 8. The use may be connected to water and sewer by approved temporary connections only. No discharge will be made into any stormwater system.
 9. Signs associated with the use shall be counted towards the property's incidental sign limitation, and be limited to six square feet total surface area of all sign faces. Menu boards are not signs, but are limited to six square feet total surface area.
 10. A trash receptacle shall be located within 10 feet of the use and shall be emptied and maintained by the operator of the mobile food cart.
 11. The operator of the uses shall possess valid county certification of compliance with health and sanitation standards as applicable.

Failure to comply with mobile food vendor requirements and regulations may result in the Mobile Vendor Permit being revoked by the City Administrator, which will require the business operation to cease and the stand, cart, or vehicle to be removed from the site.

SECTION 25: Ordinance No. 323, Section 22.19 Temporary Use Permit is added to Section 22 and will read as follows:

22.19 Temporary Use for Hardship. The Council may temporarily allow a non-conforming use by resolution for a period not to exceed six months if:

- (A) the applicant has already applied for the first required land use action to allow the

- use,
- (B) agrees in writing to apply for all subsequent required land use actions as soon as practicable,
 - (C) and it appears to the Council that the application would be granted.

The applicant shall enter into a non-remonstrance agreement with the city which does not hold the city liable if the application is denied and they are caused to discontinue the non-conforming use. Where more than two land use actions are required, the Council may grant by resolution one six-month extension where it still appears to the council that the applications will be approved.

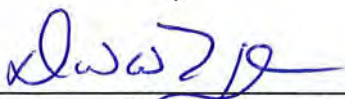
SECTION 26: Comprehensive Plan Maps. Aumsville Comprehensive Plan Map 2.1 and Map 2.2 are amended as shown on attached Exhibit "A" and Exhibit "B".

SECTION 27: Development Ordinance Zoning Map Change. The official Zoning Map, as described in Section 2.00 of Ordinance No. 323, is amended as shown on the attached Exhibit "B".

SECTION 28: Validity. Except as amended herein the remainder of Ordinance No. 323 shall remain in full force and effect.

SECTION 29: Emergency Clause. It is hereby adjudged and declared that existing conditions are such that this ordinance is necessary for the immediate preservation of the public peace, health, and safety of the city of Aumsville. Emergency is hereby declared to exist, and this ordinance shall take effect and be in full force and effect when passed by the council and signed by the mayor.

PRESENTED AND PASSED the first reading on the 9th day of May, 2016. PASSED its second reading on the 24 day of May, 2016. ADOPTED by the Aumsville City Council by on 24 day of May, 2016.



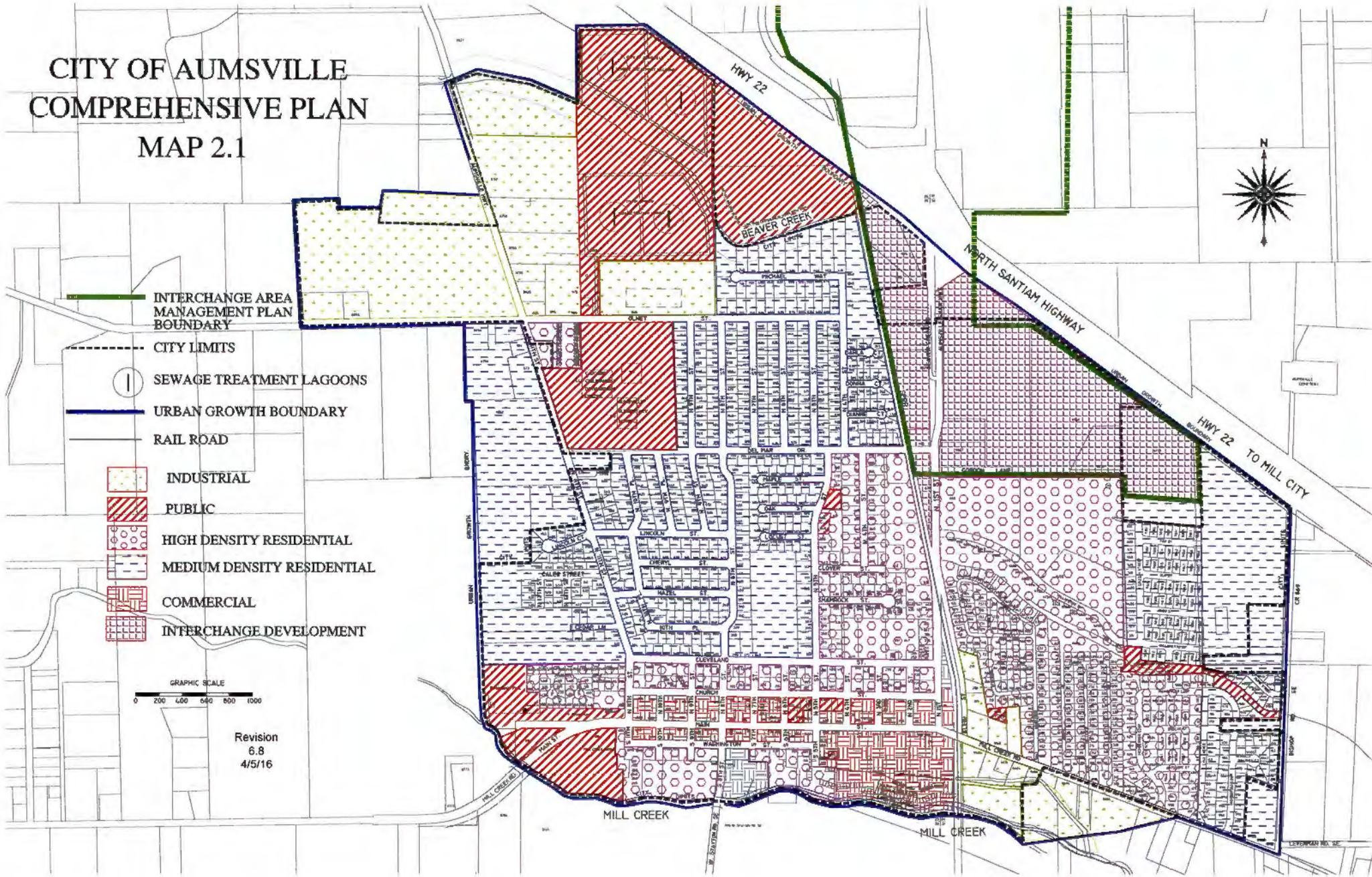
David Kinney, City Administrator Pro-Tem

SIGNED by the mayor this 24 day of May, 2016



Harold L. White, Mayor

CITY OF AUMSVILLE COMPREHENSIVE PLAN MAP 2.1









INTERCHANGE AREA
MANAGEMENT PLAN
BOUNDARY

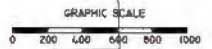
CITY LIMITS

SEWAGE TREATMENT LAGOONS

URBAN GROWTH BOUNDARY

RAIL ROAD

-  INDUSTRIAL
-  PUBLIC
-  HIGH DENSITY RESIDENTIAL
-  MEDIUM DENSITY RESIDENTIAL
-  COMMERCIAL
-  INTERCHANGE DEVELOPMENT



Revision
6.8
4/5/16

MILL CREEK

MILL CREEK

HWY 22

BEAVER CREEK

NORTH SANTIAM HIGHWAY

HWY 22
TO MILL CITY

CITY OF AUMSVILLE ZONING MAP 2.2

INTERCHANGE AREA
MANAGEMENT PLAN
BOUNDARY

CITY LIMITS

SEWAGE TREATMENT LAGOONS

URBAN GROWTH BOUNDARY

RAIL ROAD

I - INDUSTRIAL

P - PUBLIC

RM - RESIDENTIAL MULTI-FAMILY

RS - RESIDENTIAL SINGLE-FAMILY

CL - COMMERCIAL

CL - COMMERCIAL/BUSINESS DISTRICT

ID - INTERCHANGE DEVELOPMENT

GRAPHIC SCALE
0 200 400 600 800 1000

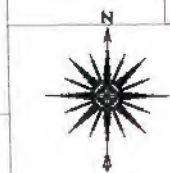
Revision
6.8
4/5/16

TO
SALEM

HWY 22

BEAVER CREEK

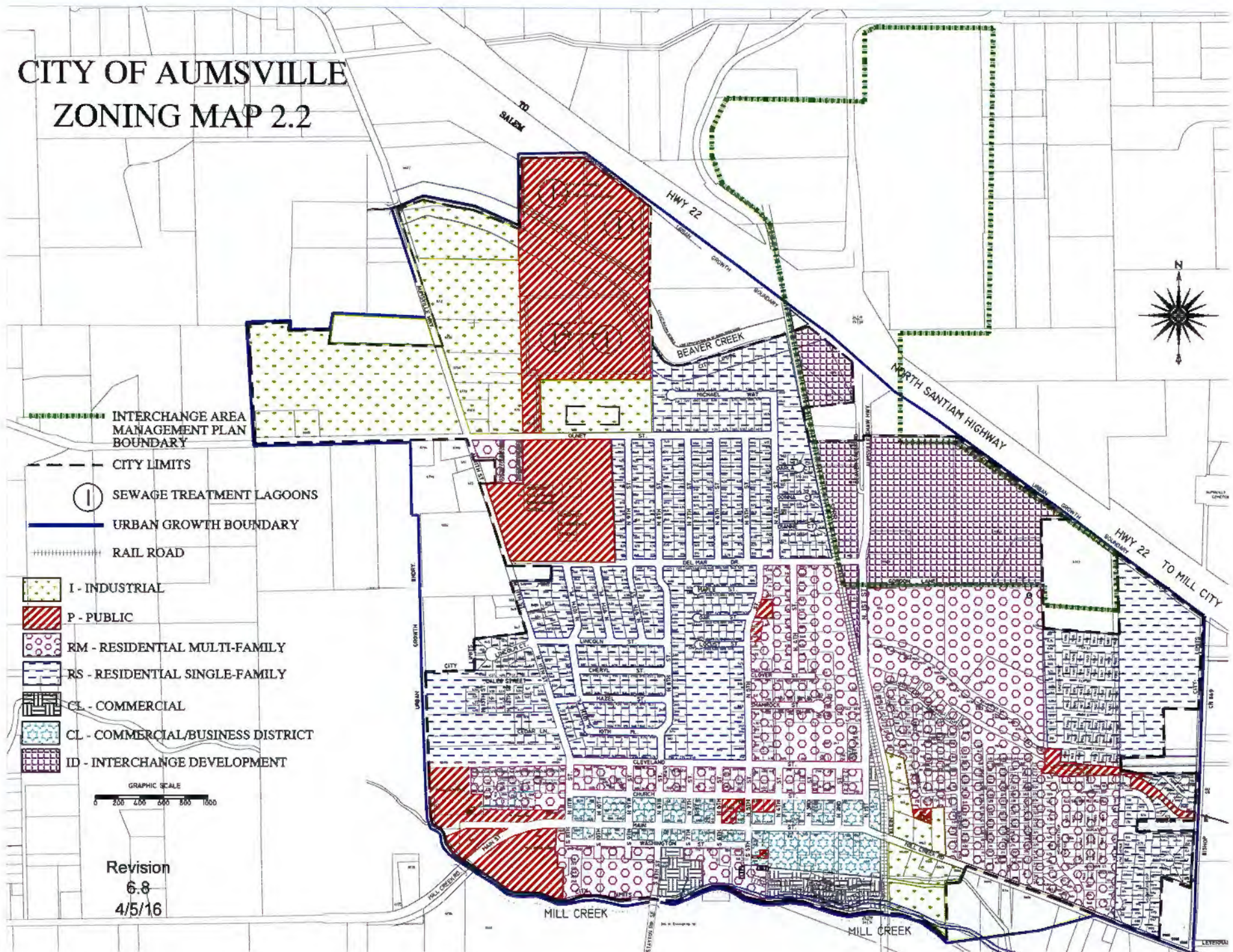
NORTH SANTIAM HIGHWAY



HWY 22 TO MILL CITY

MILL CREEK

MILL CREEK

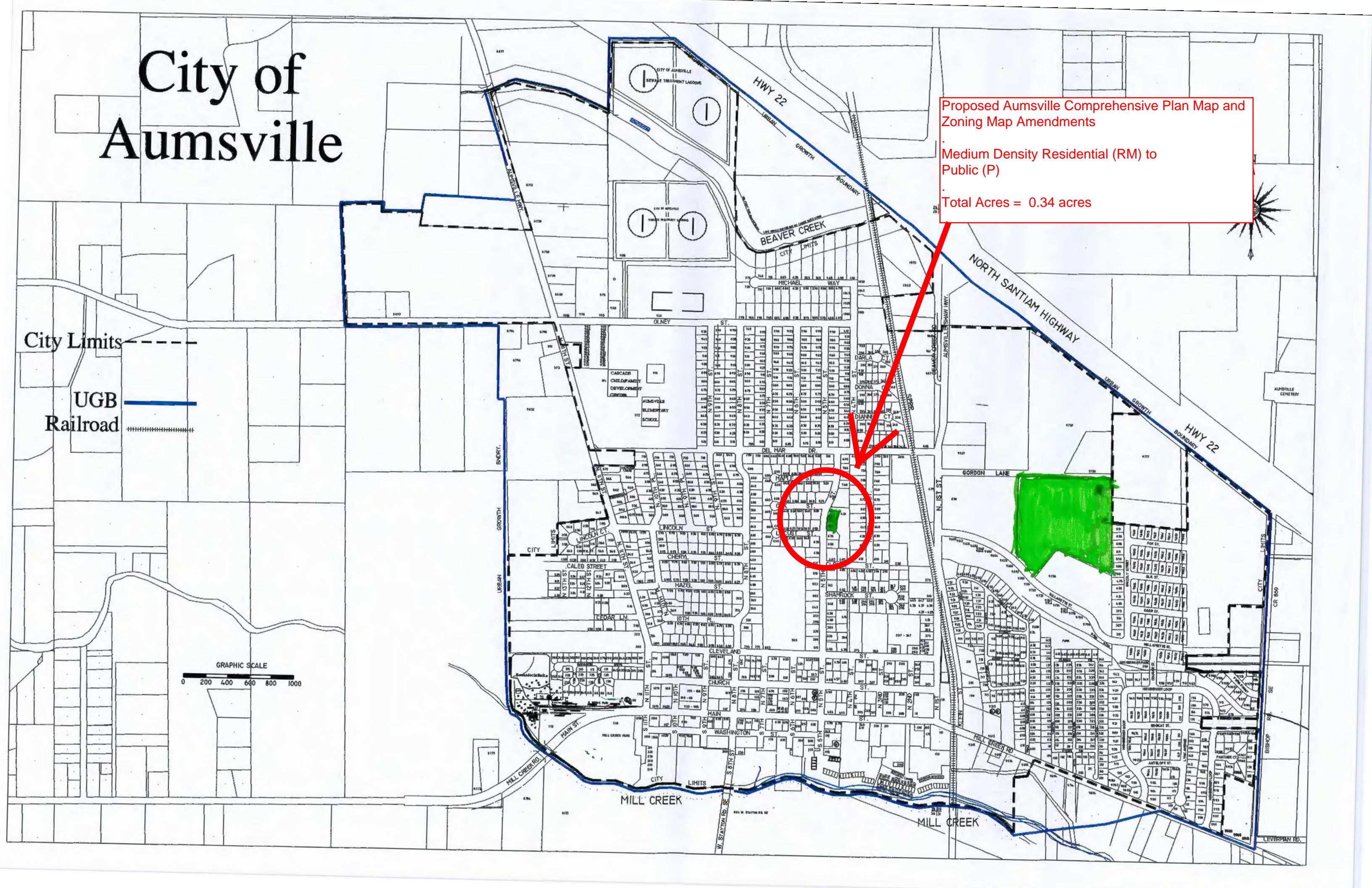
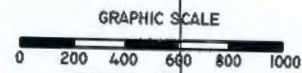


City of Aumsville

Proposed Aumsville Comprehensive Plan Map and Zoning Map Amendments

- Medium Density Residential (RM) to Public (P)
- Total Acres = 0.34 acres

City Limits
UGB
Railroad



City of Aumsville

Wildwood Park Acquisition

Comprehensive Plan Map and
Zoning Map Amendments

Medium Density Residential (RM)
to Public (P)

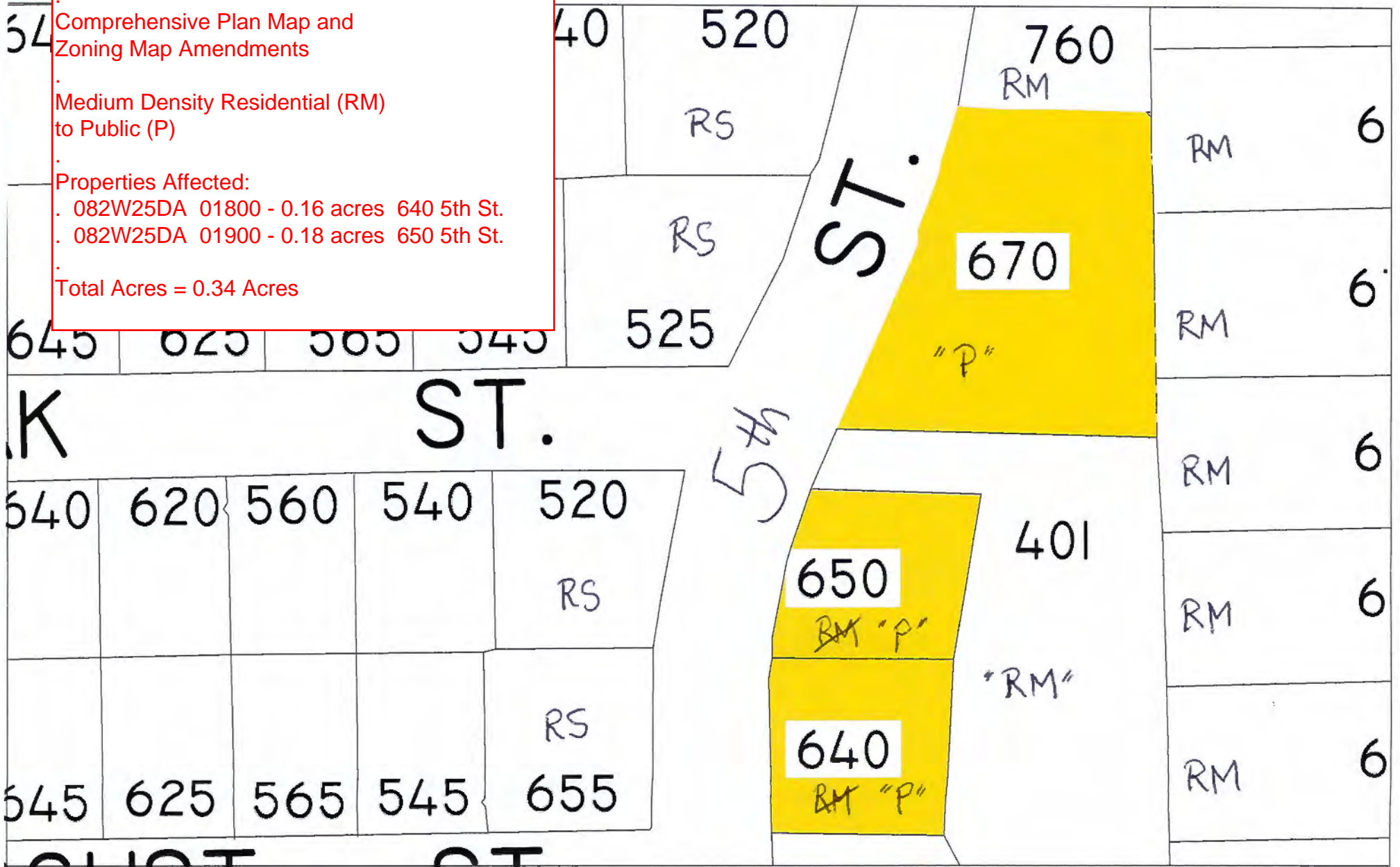
Properties Affected:

• 082W25DA 01800 - 0.16 acres 640 5th St.

• 082W25DA 01900 - 0.18 acres 650 5th St.

Total Acres = 0.34 Acres

ReZone of "RM" to "P"

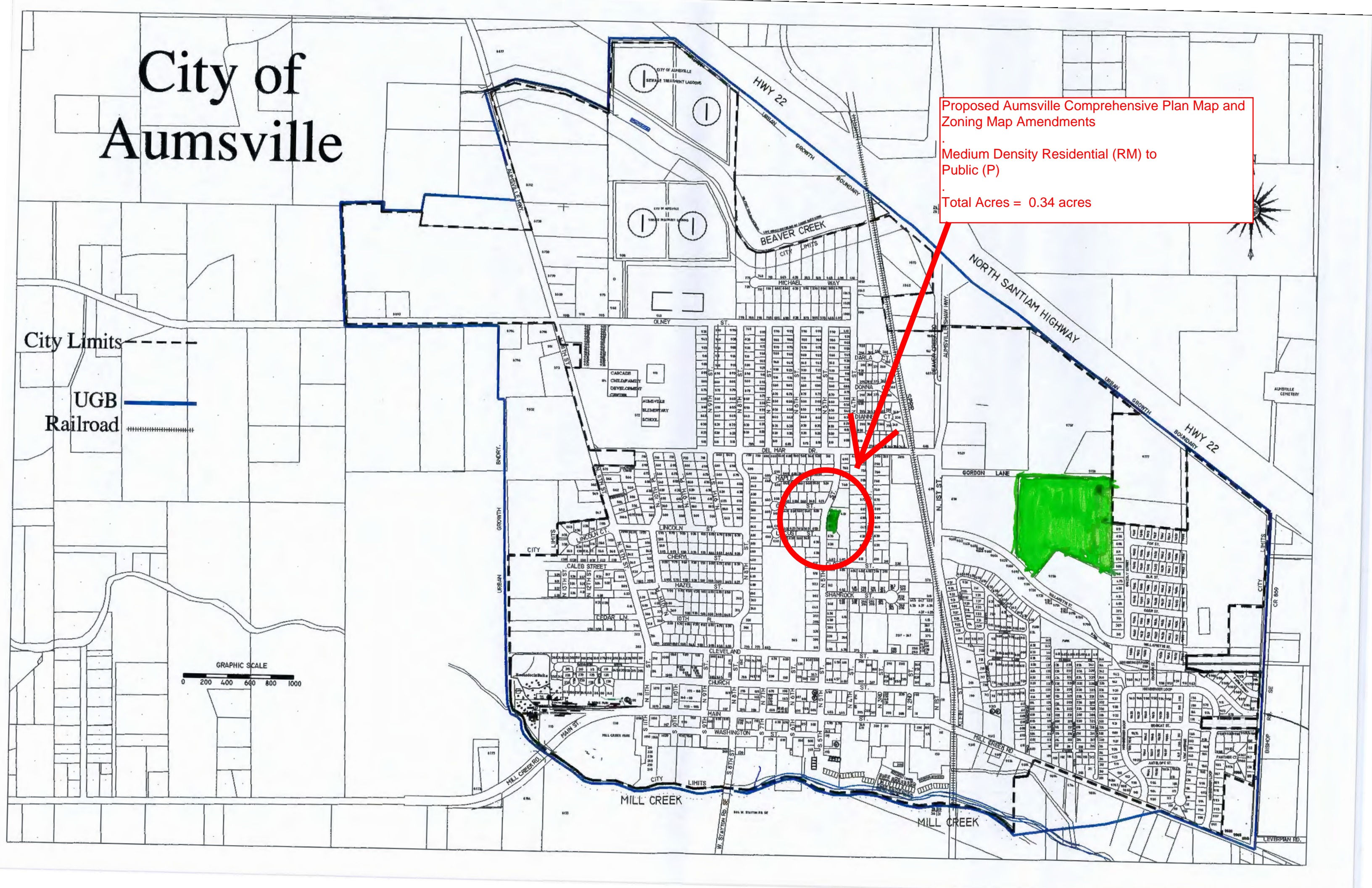
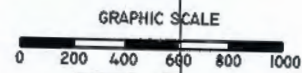


City of Aumsville

Proposed Aumsville Comprehensive Plan Map and Zoning Map Amendments

- Medium Density Residential (RM) to Public (P)
- Total Acres = 0.34 acres

City Limits
UGB
Railroad



City of Aumsville

Wildwood Park Acquisition

Comprehensive Plan Map and
Zoning Map Amendments

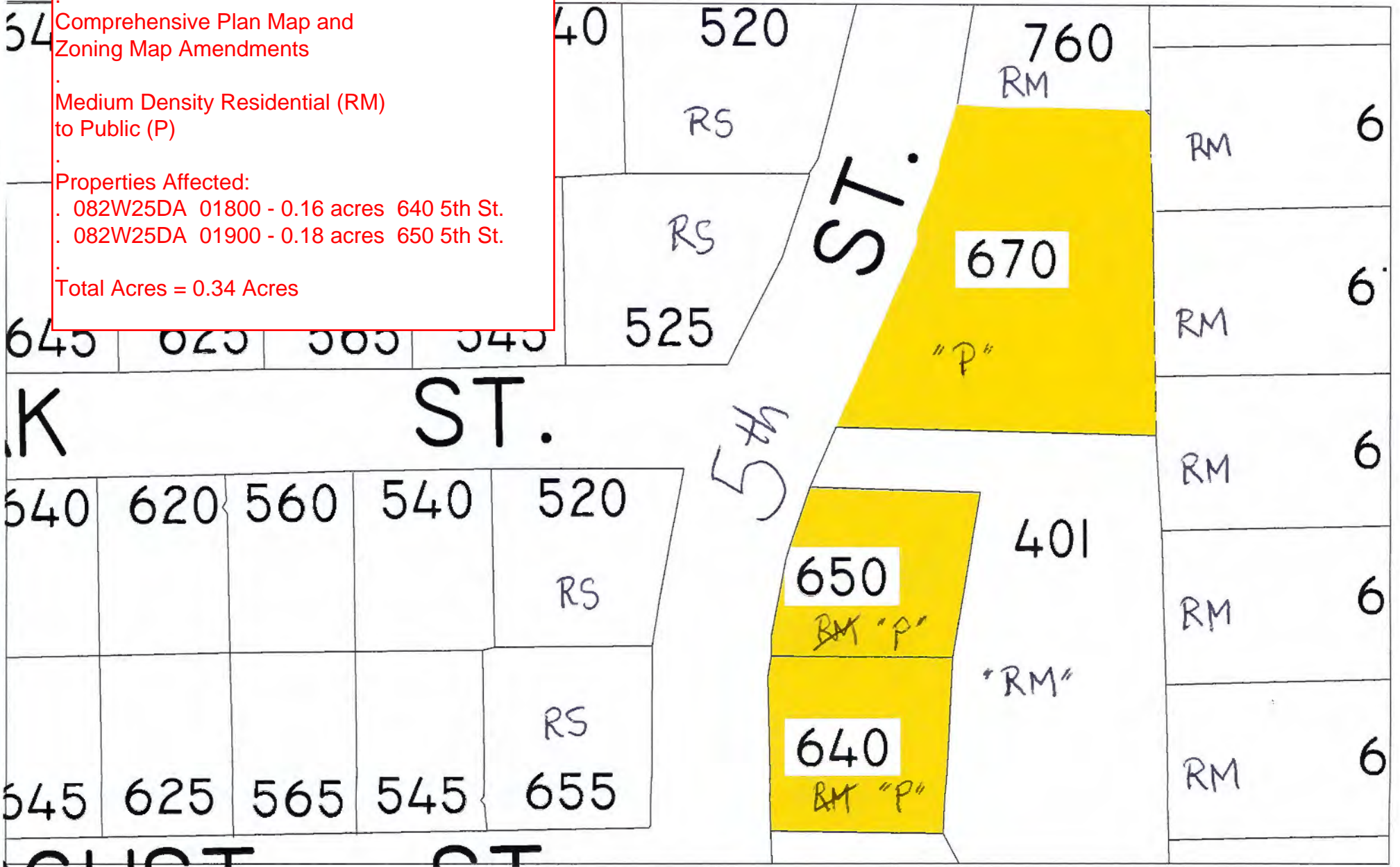
Medium Density Residential (RM)
to Public (P)

Properties Affected:

- 082W25DA 01800 - 0.16 acres 640 5th St.
- 082W25DA 01900 - 0.18 acres 650 5th St.

Total Acres = 0.34 Acres

ReZone of "RM" to "P"





City of Aumsville
595 Main Street, Aumsville, OR 97325
(503) 749-2020
Email: cityadministrator@aumsville.us

May 6, 2016

To: Mayor White and City Councilors
From: David W. Kinney, City Administrator pro tem
Subject: Ordinance Adoptions

1. Ordinance 649: Amending Development Ordinance 323 – Marijuana Facilities

On April 11, 2016, the City Council held a public hearing on amendments to the Aumsville Development Ordinance. If voters approve a ballot measure in November 2016 that allows marijuana facilities in Aumsville, the City's zoning regulations will be in place. The proposed ordinance will:

- Add definitions for marijuana facilities in compliance with state law.
- Allow marijuana facilities in the City's industrial zone.
- Add Section 22.18 establishing time, manner and place restrictions for new marijuana facilities.

Detailed summary of the amendments are included in the staff report and public hearing record from the April 11, 2016 city council meeting. The Planning Commission and staff recommend approval.

Requested Action: Motion to read the proposed Ordinance to amend Development Ordinance 323 to add marijuana regulations for a first reading by title only.

2. Ordinance 650: Amending Development Ordinance 323 – Comprehensive Plan Map Amendment, Zoning Map Amendment and Miscellaneous Zoning Code updates

On April 11, 2016, the City Council held a public hearing on amendments to the Aumsville Development Ordinance and amendments to the Comprehensive Plan Map and Zoning Map. The proposed ordinance will:

- Modify Section 1.00 - definitions for yards and accessory structures.
- Modify Section 4.10, Sections 5.00 to 5.11, Sections 6.00 to 6.11 - setback requirements for accessory structures in the RS and RM zones and manufactured home standards.
- Modify Section 9.02 – Permitted uses.
- Correct Section 12.02 – Permit procedures for Type I & Type II applications.
- Modify Section 14.05 - criteria for Conditional Use Permit approvals.
- Modify Section 19.06 - sign standards.
- Modify Sections 20.00 to 20.09 - repeal Section 20.07 to 20.09.
- Modify Section 20.44 - preliminary plat submittal requirements.

- Modify Sections 22.00 to 22.19 – modify supplemental provisions for clear vision areas, fences, parking and storage of vehicles, setbacks for accessory structures, food vendor classifications, and temporary uses.
- Comprehensive Plan Map – Adopt updated map.
- Zoning Map – Adopt updated map.

A detailed summary of the amendments are included in the staff report and public hearing record from the April 11, 2016 city council meeting.

The Planning Commission and staff recommend approval.

Staff recommends the City Council do a first reading of the proposed ordinance and complete the second reading and adoption at the June 13, 2016 regular agenda.

Requested Action: **Motion to read the proposed Ordinance to adopt updated Comprehensive Plan and Zoning Maps and approve various administrative amendments to the Development Ordinance 323 for a first reading by title only.**