

**CITY OF DONALD  
PLANNING COMMISSION STAFF REPORT**

Text Amendments to the Donald Development Code  
Legislative Amendment-2018-02 (File No. LA-18-02)

Hearing Date: June 21, 2018

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<b>PROPOSAL:</b>	Recommend the City Council amend the Donald Development Ordinance
<b>CRITERIA:</b>	Consistency with the Donald Comprehensive Plan, Donald Development Ordinance and Statewide Planning Goals
<b>EXHIBITS:</b>	Exhibit A: Revisions to the Donald Development Ordinance (DDO)

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## **I. BACKGROUND**

In early 2018, the Council of Regional Governments (COG) identified several recommended amendments to the Donald Development Code. The City of Donald was already in the process of updating the Development Code as part of the Transportation Growth Management code update project; therefore, it was an appropriate time to incorporate additional revisions to the development code based on COG recommendations.

The proposed amendments refined and added language for a variety of code sections and fixed typographical errors. The revisions included: adding a fee in-lieu option for street improvements; adding revisions to the sign code to accommodate signage for large and multi-tenant buildings; adding trash and recycling as items required to be screened and identified on the site plan; revising setback standards; adding provisions for reapplication in the instance of denial of an application; and specifying that required public facility improvements must be completed before approval of a final plat.

## **II. AUTHORITY & PROCEDURE**

Donald Development Code Section 3.101.04 states that a Type IV action is a legislative review in which the City considers and enacts or amends laws and policies. Private parties cannot apply for a Type IV action; it must be initiated by City staff, Planning Commission, or City Council. Public notice and hearings are provided in a Type IV process. The following actions are processed under a Type IV procedure:

- A. Text Amendments to the Comprehensive Plan
- B. Text Amendments to the Development Code
- C. Enactment of new Comprehensive Plan or Development Code text
- D. Comprehensive Plan Map Amendments (involving more than five adjacent land ownerships, or, non-adjacent properties)
- E. Zone Changes (involving more than 5 adjacent land ownerships, or, non-adjacent properties)

### Development Code Amendment

Amendments to the text of the Donald Development Ordinance must be consistent and not conflict with the goals and policies of the Donald Comprehensive Plan as acknowledged by DLCD for conformance with the Oregon Statewide Planning Goals.

### **III. ACTION**

The Planning Commission's options for taking action on Legislative Amendment 2018-02 include the following:

- A. Recommend that the City Council adopt Legislative Amendment 2018-02:
  - 1. As presented by staff; or
  - 2. As amended by the Planning Commission (stating revisions).
- B. Recommend that the City Council take no action on Legislative Amendment 2018-02.
- C. Continue the public hearing:
  - 1. To a time certain, or
  - 2. Indefinitely.