

**CITY OF DONALD**  
**PLANNING COMMISSION STAFF REPORT**

Text Amendments to the Donald Development Code  
Legislative Amendment-2018-01 (File No. LA-18-01)

Hearing Date: June 21, 2018

---

<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)

---

**I. BACKGROUND**

In 2017, the City of Donald initiated a Code Update Project with funding from the Transportation Growth Management (TGM) Program to evaluate and revise the Donald Development Ordinance, last updated in 2016, in a manner that supports TGM Program objectives, while addressing Donald's stated need for Planned Development, mixed-use zoning and downtown design standards. The project was conducted in two phases. The first phase was an evaluation of the Development Ordinance and pertinent City of Donald Comprehensive Plan policies. The second phase involved preparation of recommended Development Ordinance amendments based on the Action Plan developed in the first phase.

The recommended code amendments are based on work that has been completed over the last 18 months, including a code evaluation, stakeholder interviews, Planning Commission/City Council work sessions, and preparation of a Final Action Plan. The draft code amendments are intended to achieve the following objectives:

1. Improve walkability in the downtown core.
2. Create a new mixed-use zone for downtown Donald.
3. Provide a process and requirements for planned unit developments, particularly to support the UGB expansion.
4. Provide building design standards for new downtown commercial development and new residential development.
5. Implement minor amendments per the "code clean-up" list in the Final Action Plan.
6. Implement minor amendments recommended by the Public Works department.

Legislative Amendment 2018-01 includes the adoption of draft code amendments to the Donald Development Ordinance related to the TGM Code Update Project. The revisions are attached in an underline and ~~strike through~~ format for review purposes (see Exhibit A).

**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 DLCDD for conformance with the Oregon Statewide Planning Goals.

### **III. ACTION**

The Planning Commission's options for taking action on Legislative Amendment 2018-01 include the following:

- A. Recommend that the City Council adopt Legislative Amendment 2018-01:
  - 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 2018-01.
- C. Continue the public hearing:
  - 1. To a time certain, or
  - 2. Indefinitely.