

PLANNING COMMISSION MEETING

Wednesday, February 7, 2024 at 6:30 PM

City Council Chambers, 125 SW "E" Street, Madras, OR 97741

Telephone (541) 475-2344 www.ci.madras.or.us

This meeting is open to the public. Audio/Video of the meeting will be available on our website within 24 hours following the meeting. This agenda includes a list of the principal subjects anticipated to be considered at the meeting. However, the agenda does not limit the ability of the Commission to consider additional subjects. Meetings may be canceled without notice. Zoom participants should use the "raise your hand" feature during the public comment portions of the meeting to alert the moderator that they would like to speak.

Zoom Link:

<https://us02web.zoom.us/j/89158939359?pwd=9SriNOpzLXhLOlsJZvfqG2a61Sf6C7.1>

Dial: **253-215-8782**

Meeting ID: **891 5893 9359**

Passcode: **465328**

MADRAS PLANNING COMMISSION AGENDA

I. Call Meeting to Order

II. Roll Call

III. Approval of Planning Commission Minutes

1. December 6, 2023, Planning Commission Meeting.
2. January 3, 2024, Planning Commission Meeting.

IV. Public Hearing(s)

1. City of Madras Development Code Text Amendments to bring consistency in density requirements with the Development Code and between the Comprehensive Plan and to refine how density is calculated (File No. TA-23-1)
(Legislative)
 - A. Open Public Hearing.
 - B. Declaration of Conflicts of Interest: Does any Commissioner have any actual economic conflict of interest to disclose?
 - C. Staff Report/Applicant Testimony.
 - D. Public Testimony.
 - E. Staff Comments.
 - F. Deliberation (Motion to recommend approval, modification, denial, or continue the public hearing to a date and time certain).

V. Additional Discussion

VI. Adjourn Meeting

MADRAS PLANNING COMMISSION

OFFICIAL MEETING MINUTES

City Council Chambers, 125 SW "E" Street, Madras, OR 97741

Wednesday, December 6, 2023

I. Call Meeting to Order

Chair Irvine called the meeting to order at 6:31 p.m.

II. Roll Call

Planning Commission:

Commissioner Melissa Irvine was present
Commissioner Mary Kendall was present
Commissioner Joel Hessel was present
Commissioner Michael Baker was absent
Commissioner Ashlyn Etter was excused

Staff and Consultants:

Fatima Taha, Associate Planner
Nicholas Snead, Community Development Director
Scott Edelman, Jefferson County Community Development
Jeff Hurd, Public Works Director
Jeff Rasmussen, Jefferson County Administrator
Jessica Locke, Jefferson County Planning Commission
Jared Earnest, Jefferson County Fire/EMS
Michelle Parcel, Jefferson County Planning Commission
Lorie Hancock, Jefferson County Planning Commission
Jeff Jordan, Jefferson County Planning Commission
Pete Bicart, Jefferson County Planning Commission
James Rolf, Jefferson County Planning Commission

Visitors in Person:

Beth Goodman, ECONorthwest
Danielle Andrus
Danielle Lancaster
Joe Bessman
Rusty Ertle
MSoos
Cedic Chone

Visitors on Zoom:

Jake Ertle, Developer
Craig Chenoweth, Planner

III. Approval of Planning Commission Minutes

Commissioner Hessel moved to approve the minutes of the Planning Commission meeting held on October 4, 2023, as amended. The motion was seconded by **Commissioner Kendall**. Motion passed unanimously.

Motion:	To approve the minutes of the Planning Commission meeting held on October 4, 2023, as amended.		
Moved:	Hessel		
Seconded:	Kendall		
Ayes:	Hessel, Kendall, Irvine	Nays: 0	
Absent:	Baker, Etter	Absent: 2	Recused: 0
Passed:	3/0		

IV. Public Hearing(s)

1. Starbucks Application, Files No. CU-23-2, SP-23-4, and SD-23-5 (Quasi-Judicial)

A. Open Public Hearing

Chair Irvine opened the public hearing.

B. Planning Commission Chair reads quasi-judicial hearing statement.

Chair Irvine read the hearing statement.

C. Staff Report

Fatima Taha presented an overview of the applicant's request for Conditional Use, Site Plan, and Subdivision Replat. The staff reviewed the proposal and do not see any reason to impose conditions of approval beyond what is stated in the findings and decisions in the planning commission document.

D. Applicant Testimony

Jake Ertle provided background on their history with the parcel of land which began in July 2019. Throughout the process to purchase the land, they have been engaged in numerous discussions and negotiations related to the business and access on the parcel of land and have satisfied the RFP requirements and addressed both architectural and aesthetic guidelines and considerations.

Craig Chenoweth stated that the site plan utilized the uniqueness of the site to develop the best design with no undue burden or impact on the area. The design proposed is complimentary to the area and provides a needed service. Design considerations have been achieved to encourage pedestrian access and activity while also serving the vehicular needs of the site. Significant access and large queuing distances have been incorporated to accommodate the drive-through. Mitigations for the intersection at J Street have been addressed and constant input from the city during the process allowed the group to incorporate their feedback and adjust to create visual interest. A maintenance agreement for landscaping along Fifth Street is still under discussion and will include a map of the exact area to maintain and who is responsible for its maintenance.

E. Proponent Testimony

F. Neutral Testimony

G. Opponent Testimony

H. Applicant Rebuttal Testimony

I. Close Public Hearing

Chair Irvine closed the public hearing.

J. Planning Commission Deliberation

Chair Irvine asked for clarification on the calculation of SDC fees for J Street.

The speaker replied that as part of City code, credit is given for the highest use of the site in the previous 20 years. The MiCasa restaurant on the site was demolished in 2014. The city compares what was there with what the new proposed use is and either a pro-rata credit or balance due is issued. The applicant proposed a pro-rata share of their impact on J Street, and their SDC credits were used for this purpose.

Commissioner Hessel moved that the planning commission approve the proposed Conditional Use, Site Plan, and Subdivision Replat for Starbucks, File No. CU-23-2, SP-23-4, and SD-23-5 based on the Planning Commission Recommended Findings and Decision. The motion was seconded by Commissioner Kendall. Motion passed unanimously.

Motion:	To approve the proposed Conditional Use, Site Plan, and Subdivision Replat for Starbucks, File No. CU-23-2, SP-23-4, and SD-23-5 based on the Planning Commission Recommended Findings and Decision.		
Moved:	Hessel		
Seconded:	Kendall		
Ayes:	Hessel, Kendall, Irvine	Nays: 0	
Absent:	Baker, Etter	Absent: 2	Recused: 0
Passed:	3/0		

V. Additional Discussion

CDD Nicholas Snead stated that both **Commissioner Etter** and **Commissioner Kendall's** terms on the Planning Commission will expire this year. Staff will follow up to gauge their interest in being reappointed to the Planning Commission.

VI. Adjourn Meeting

The meeting was adjourned at 6:55 pm.

VII. Call Work Session to Order

Chair Irvine called the work session to order 6:55 p.m.

VIII. Work Session Topic(s)

- I. Joint Workshop – County and City Planning Commissions: Overview of the second Regional Large Lot Industrial Site Project

Beth Goodman of Eco Northwest shared a presentation on the Madras Large Lot Urban Growth Boundary (UGB) Expansion.

Central Oregon's Large Lot Industrial Program allows cities in Central Oregon to expand their urban growth boundary for large lot industrial sites. The program replaces a need

for cities in the region to conduct their own analysis to show they need an UGB expansion. There are sites currently available in the program and the program can be refilled as the sites are reused. The program is managed by COIC. Jefferson County and Madras jointly submitted a proposal to consider use of a site in the 100-to-199-acre size for industrial or manufacturing designed to bring employment and revenue into the region. There was nothing within the existing UGB that met this requirement.

Target industries for this site would be high-tech and clean tech manufacturing, advanced manufacturing, and data centers. Typical site requirements for these businesses include sites that are: rectangular in shape; flat with less than 5% slope; common ownership; and have potential access to highways, water, and sewer infrastructure and access to electrical services. Sites under consideration include:

- Site 2 – 600 acres, owned by Binder
- Site 7 – 273 acres, owned by South Belmont Lane
- Site 8 – 194 acres, owned by Jefferson County
- Site 9 – 195 acres, owned by Jefferson County
- Site 10 – 273 acres, owned by Clowers Trust

The next steps include getting input from stakeholders and property owners; refining the understanding of site needs for the target industries, and evaluate the remaining areas based on Goal 14 criteria.

Commissioner Irvine asked if there was a benefit or detriment to pushing industrial lands towards the north, since Site 7 is more residential in nature.

CDD Nicholas Snead stated that light-use industrial was added to the general commercial zone near Site 7 to create mixed-use employment. It was a strategy employed in 2016 to secure more industrial land. The challenge at Site 7 is proper transportation and sewer infrastructure.

Commissioner Kendall asked if it was ideal to use land that is already county-owned, such as Sites 8 or 9.

Jeff Rasmussen stated that Site 2 is the best option from a county perspective as it would be easiest to provide electricity to it, however, the owners were not interested in selling. The County will continue to have discussions with the owners once exact details and needs for the UGB site are determined. If Site 2 is not an option, then closer consideration would be given to Site 9.

Commissioner Locke asked for the timeline when a site should be selected and who would be responsible for getting power to the site.

Beth Goodman replied her hope is to be in hearings in 2024. She stated that this is a long-term project. Central Electric could provide one or two megawatts to the site initially, however, data centers require significantly more power. That is a complicated process and would require more time, infrastructure, and negotiations.

CDD Nicholas Snead added that developers normally pay for power, but it would depend on the type of development, how much power is needed, and when power is needed. He confirmed that data centers would also require significant access to water. The ability to understand the infrastructure needs for specific industries is of crucial importance in this project.

CDD Nicholas Snead clarified there are two different sources of water: irrigation water through the canal system and domestic water provided by Deschutes Water Valley. Data centers would use domestic water and would not be competing for the irrigation water that farmers require.

A question was raised regarding the potential for legal battles with those who may oppose zoning changes or building on these sites. **Beth Goodman** stated that careful and due diligence is important in this process but that this process is legal. She suggested that engaging and including stakeholders in the process from the start would be important.

CDD Nicholas Snead expects Land Watch to be involved in the process and shared that it will be important to demonstrate the need for this development for the future of the County. Staff will engage and speak with local farmers.

Commissioner Kendall asked how much power the large solar farms produce and if it could be sufficient for generating power for a data center.

CDD Nicholas Snead stated that although solar farms generate enough power, estimated at six megawatts per 40 acres, for normal urban use, data centers require power levels on an industrial scale.

IX. Additional Discussion

There was no additional discussion.

X. Adjourn Work Session

The work session adjourned at 8:17 p.m.

Minutes prepared by:


Fatima Taha, Associate Planner

Reviewed by:


Nicholas Snead, Community Development

Approved by Planning Commission on: _____

MADRAS PLANNING COMMISSION

OFFICIAL MEETING MINUTES

City Council Chambers, 125 SW "E" Street, Madras, OR 97741

Wednesday, January 3, 2024

I. Call Meeting to Order

Chair Irvine called the meeting to order at 6:43 p.m.

II. Roll Call

Planning Commission:

Commissioner Melissa Irvine was present
Commissioner Mary Kendall was present
Commissioner Joel Hessel was present
Commissioner Michael Baker was absent
Commissioner Ashlyn Etter was absent

Staff and Consultants:

Nicholas Snead, Community Development Director
Jeff Hurd, Public Works Director
Michele Quinn, Office Coordinator

Visitors in Person:

Daleena Green, Bean Foundation
George Neilson, Bean Foundation
Andy Morrow, Property Owner

Visitors on Zoom:

Beth Goodman, ECONorthwest

III. Approval of Planning Commission Minutes

Commissioner Irvine requested to defer the approval of the December 6, 2023, Planning Commission Minutes to the next Planning Commission meeting. The Planning Commission agreed to the request.

IV. Public Hearing(s)

1. City of Madras Yarrow UGB Amendment Proposal, File No. PA-23-1. (Legislative)

A. Open Public Hearing

Chair Irvine opened the public hearing.

B. Declaration of Conflicts of Interest

No conflicts of interest were declared.

C. Staff Report/Applicant Testimony

Commissioner Hessel introduced Beth Goodman from ECONorthwest who will be conducting a presentation regarding the Madras Urban Growth Boundary (UGB) Land Exchange.

Beth Goodman provided a high-level overview of the project. State law allows cities to remove land from the UGB and add an equivalent amount of land back into the UGB. Madras is using this approach to swap approximately 42 acres of land out of the UGB and replace it with 42 acres of adjacent land.

The proposed area for addition and removal are owned by the City of Madras and in the southeast part of the city. The area removed is zoned R-3 and the area added will also be zoned R-3, as this will allow for more efficient development of the Yarrow master plan area.

CCD Nicholas Snead noted that the map on slide three of the presentation indicates that the proposed addition will be closer to the existing UGB boundary. Land suitable for development will be brought into the UGB before its intended use which is residential.

Beth Goodman highlighted slide four which illustrates that state law requires an analysis of the type of land that best meets the identified land need and considers all land around the UGB for potential growth expansion. Oregon law recommends starting with land in existing county zoning and the urban reserve. 21 potential areas can be brought into the UGB and any single area cannot be more than 100 acres.

Among the factors considered for potential sites were:

- Efficient accommodation of identified land needs.
- Orderly and economic provision of public facilities and services.
- Comparative environmental, energy, economic, and social consequences.
- Compatibility of the proposed urban uses with nearby agricultural and forces activities.

CCD Nicholas Snead commented that there is land used for agricultural purposes within the existing UGB boundary or directly adjacent to it.

Beth Goodman noted that the finding documents specify the use of the "A" to "U" sites as outlined on the map. Subarea "J" was identified as the best choice based on the following factors:

- Adjacent to the Yarrow master plan area and land to be removed.
- Better opportunities for housing development and fewer slopes.

- Owned by the City of Madras.
- Lowest overall cost for infrastructure and little impact on the transportation system.
- Good future connections with existing and future neighborhoods.
- Minimal disruption to agricultural uses.

Jefferson County and City of Madras requirements were evaluated for UGB changes. The proposed land exchange meets the county and city for UGB changes. The land exchange for Oregon's statewide planning goals was evaluated. It was determined that the proposed land exchange does not pose any conflicts with statewide planning goals.

CCD Nicholas Snead noted that the proposal will be discussed amongst the city Planning Commission and county Planning Commission in January 2024. In February 2024, the proposal will be presented to the city council and then the Board of Commissioners. Regarding public comments, the department did not disclose any feedback. The Fair Housing Council of Oregon requested that the existing housing land supply and the status of the land supply should be noted in the findings. Once the note is made, the Fair Housing Council of Oregon can provide a letter of support.

Staff is recommending that the Planning Commission approve the comprehensive map amendment and proposal.

D. Public Testimony

George Neilson inquired if the land removed from the UGB will remain as part of the urban reserve.

CCD Nicholas Snead and **Beth Goodman** confirmed that the land will remain as part of the urban reserve.

E. Staff Comments

F. Deliberation

Commissioner Kendall inquired whether the land placed in the 50-year reserve could be utilized earlier.

CCD Nicholas Snead responded that land could be utilized earlier. If the city feels it needs to expand its UGB and that it has a valid justification for more land, the urban reserve area will be considered first.

Beth Goodman noted that an unmet land need in the existing UGB will need to be proven.

Chair Irvine inquired about the shape of the land.

CCD Nicholas Snead commented that the city established the current urban boundary in 2005 or 2006 in conjunction with the Yarrow master plan. Sloped land was considered, as it had an improved view. The current master plan was not approved by the city, as the city did not adopt master plan standards until 2017. The first step is to amend the UGB in the city limits and then prepare the land for development which is the master plan. Afterward, there will be subdivision partitions or site plans for development.

Commissioner Hessel inquired if parcel “J” is more of a flat land and easier to build upon.

Beth Goodman noted that the parcel that will be swapped is under Section “H” and within the existing UGB.

CCD Nicholas Snead noted that the land between Sections “H” and “J” will be moved and most of the land in Section “J” will be brought in. The flat land needs to be close to the existing infrastructure.

Commissioner Hessel moved that the Planning Commission approve the proposed City of Madras comprehensive plan map amendment and proposal to the city council for consideration. The motion was seconded by **Commissioner Kendall**. Motion passed unanimously.

Motion:	To approve the proposed City of Madras comprehensive plan map amendment and proposal to the city council for consideration.		
Moved:	Hessel		
Seconded:	Kendall		
Ayes:	Hessel, Kendall, Irvine	Nays: 0	
Absent:	Etter, Baker	Absent: 2	Recused: 0
Passed:	3/0		

2. City of Madras Yarrow Annexation Boundary Change Proposal, File No. AX-23-2 (Legislative)

G. Open Public Hearing

Chair Irvine opened the public hearing.

H. Declaration of Conflicts of Interest

No conflicts of interest were declared.

I. Staff Report/Applicant Testimony

CCD Nicholas Snead noted that the city has enhanced its annexation policies to determine the parties responsible for the appropriate public facilities once land is brought within city limits. The proposed land is within 100 acres to the parcel that the City of Madras owns. The city and Bean Foundation have recently executed a land transfer agreement and it partially identifies certain responsibilities for development.

In general, the wastewater treatment plant and the collection system should accommodate the anticipated development. The public works director has provided a memorandum of understanding that the city infrastructure has capacity and there is a reasonable plan to extend the infrastructure when development occurs.

A notice must be provided to all properties within 250 feet and notice of the public hearings must be published two consecutive weeks prior to the hearings. Notices have been provided to public agencies and no comments were received. Findings are determined that there is compliance with the criteria and staff is recommending that the Planning Commission approve the annexation proposal and make a recommendation to City council to also approve the proposal.

Commissioner Kendall inquired if the proposal is related to measure 56 and the hearing that will occur in February, 2024.

CCD Nicholas Snead responded that the proposal is not related to measure 56. During the February, 2024, hearing, there will be a proposed comprehensive plan and development code amendment to add a maximum density to residential zones within the development. The city issued the measure 56 notice to all property owners within residential zoning.

J. Public Testimony

K. Staff Comments

L. Deliberation

Commissioner Hessel moved that the Planning Commission make a recommendation to the city Council to approve the City of Madras Yarrow annexation boundary change proposal based on the findings provided. The motion was seconded by **Commissioner Kendall**. Motion passed unanimously.

Motion:	To make a recommendation to the City Council to approve the City of Madras Yarrow Annexation Boundary Change Proposal based on the findings provided.		
Moved:	Hessel		
Seconded:	Kendall		
Ayes:	Hessel, Kendall, Irvine		Nays: 0
Absent:	Etter, Baker	Absent: 2	Recused: 0
Passed:	3/0		

V. Additional Discussion

The next Planning Commission meetings will be held on January 17, February 7, and February 21, 2024. During January 17, 2024, meeting, several legislative matters will be presented to the Planning Commission in addition to a minor zone change.

Commissioner Hessel inquired if receipt of the measure 56 notice would create a conflict for members of the Planning Commission.

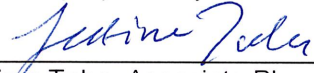
CCD Nicholas Snead noted that there is no conflict as the proposal that necessitates the notice is a legislative proceeding.

CCD Nicholas Snead noted that **Commissioner Baker** will resign from the Planning Commission in-person at the next meeting and another Commissioner will be sought.

VI. Adjourn Meeting

Meeting adjourned at 7:40 pm.

Minutes prepared by:



Fatima Taha, Associate Planner

Reviewed by:



Nicholas Snead, Community Development

Approved by Planning Commission on: _____

CITY OF MADRAS
Request for Planning Commission Action

Date Submitted: January 31, 2024
Agenda Date Requested: February 7, 2024
To: Madras Planning Commission
From: Nicholas Snead, Community Development Director
File: TA-23-1
Subject: **City of Madras Comprehensive Plan and Development Code Text Amendment to implement the maximum residential density standard.**

TYPE OF ACTION REQUESTED: (Check One)

- | | |
|---|------------------------------------|
| <input type="checkbox"/> Resolution | <input type="checkbox"/> Ordinance |
| <input checked="" type="checkbox"/> Formal Action/Motion | <input type="checkbox"/> Other |
| <input type="checkbox"/> No Action - Report & Discussion Only | |

MOTION FOR PLANNING COMMISSION ACTION:

I move to make a recommendation to the City Council to approve the proposed Comprehensive Plan and Development Code text amendments to implement the maximum residential density standard as proposed.

OVERVIEW:

In 2022, the City of Madras amended the City's Comprehensive Plan and Development Code to establish Middle Housing uses and related development standards (File No. TA-22-1) . As part of that project, the City amended the Comprehensive Plan to establish a minimum and maximum density for the City's three residential zoning districts (R-1, R-2, & R-3). The same project established a minimum density standard in the City's Development Code but it did not establish a maximum residential density standard. It is for this reason City staff is proposing amending the City's Comprehensive Plan and Development Code. At the February 7, 2024 Planning Commission meeting, the Commission will conduct a legislative public hearing that will allow public testimony and the Commission to take formal action on the proposal as they see appropriate.

DISCUSSION:

The City's Development Code ([Table 18.15.040-3](#)) currently has standards for Minimum density (dwelling units per gross acre). The same Table does not have a maximum density standard for residential development. The need to establish a maximum density standard comes from staff applying the Development Code to new development proposals, zone changes, and master plans where staff is seeing challenges determining the range of impact to transportation systems and determining if planned or proposed development is consistent with the density of the associated residential zoning district. Additionally, staff is seeing the need to clarify that areas with slopes greater than 25% or that are in a flood hazard area are not to be included in the residential density calculation.

DOCUMENTATION:

- Exhibit A: Development Code amendments
- Exhibit B: Comprehensive Plan amendments.

STAFF RECOMMENDATION:

That the Planning Commission makes recommendation to the City Council to approve the proposed Comprehensive Plan and Development Code text amendments to implement the maximum residential density standard as proposed.

MOTION FOR PLANNING COMMISSION ACTION:

I move to make a recommendation to the City Council to approve the proposed Comprehensive Plan and Development Code text amendments to implement the maximum residential density standard as proposed.

EXHIBIT A
AMENDMENTS TO DEVELOPMENT CODE

Added language in double underline
Deleted language ~~in strikethrough~~

18.05.030 Definitions.

...

Maximum Density. Maximum housing densities are calculated based on gross acreage (i.e., including areas to be dedicated for rights-of-way, utility easements, etc., but excluding areas dedicated for public parks, portions of the site with slopes in excess of 25%, and portions of the site within the flood hazard area) of the subject property with fractional units rounded down to the next whole unit.

...

Minimum Density. Minimum housing densities are calculated based on gross acreage (i.e., including areas to be dedicated for rights-of-way, utility easements, etc., but excluding areas dedicated for public parks, but excluding areas dedicated for public parks, portions of the site with slopes in excess of 25%, and portions of the site within the flood hazard area) of the subject property with fractional units rounded up to the next whole unit.

....

Table 18.15.040-3. Development Standards in the R-1, R-2, and R-3 Zones

Standard	Residential Zones			Limitations and Qualifications
	R-1	R-2	R-3	
A. Lot Size Requirements				
1. Minimum lot size (square feet)	7,500	7,500	6,000	Minimum lot size in this table applies to all new lots of record except for lots created as part of townhome or cottage cluster developments. For permitted housing types on this lot size see MDC Table 18.15.040-2 above.
				See MDC <u>18.50.030</u> and <u>MDC 18.60.100</u> .
2. Maximum lot coverage (percent of total lot area)	50%	50%	50%	See definition of lot coverage in MDC <u>18.05.030</u> , Definitions, for explanation of what portions of a building on a lot are included.
3. Minimum density see definition in MDC 18.05.030	4	7	6	A land division with the residential zones may create a remainder development lot in excess of one-half (1/2) acre only if approved as part of a phased subdivision.

4. Maximum density see definition in MDC 18.05.030	7.3	21.7	21.7
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...

Table 18.15.070-3. Development Standards in the C-1, C-2, and C-3 Zones

Standard	Commercial Zones			Limitations and Qualifications
	C-1	C-2	C-3	
B. Development Standards				
4. Minimum density (dwelling units per gross acre see definition in MDC 18.05.030)	N/A	12	12	Only applies to standalone residential uses. <u>There is no maximum density.</u>

...

18.30.191 Townhouse design and development standards.

...

(4) Development Standards.

...

(f) Density, ~~Minimum.~~ ~~(i) In the R-1 and R-3 zones: six dwelling units per acre.~~ The minimum and maximum density in the applicable zone.

~~(ii) In the R-2, C-2, and C-3 zones: 12 dwelling units per acre.~~

...

18.30.192 Cottage cluster design and development standards.

...

(4) Development Standards.

...

(c) Density, Maximum. ~~N/A~~ The maximum density in the applicable zone.

...

(d) Density, Minimum. ~~(i) In the R-1 and R-2 zones: four dwelling units per acre~~The minimum density in the applicable zone.

~~(ii) In the R-3 zones: seven dwelling units per acre.~~

~~(iii) In the C-2 and C-3 zones: twelve (12) dwelling units per acre.~~

...

18.60.100 Lot standards.

The size, width, and orientation of lots/parcels shall be appropriate for the location of the land division and for the type of development and use contemplated, and shall be consistent with the lot size provisions of the governing zoning district, subject to the following:

...

~~(1) Lot Sizes. Portions of a lot with slopes in excess of twenty percent (20%) will not be counted for purposes of meeting minimum lot sizes.~~

(1) Steep Slopes. More than fifty percent (50%) of a lot or parcel must be comprised of slopes of less than twenty five percent (25%).

Comparison Details	
Title	compareDocs Comparison Results
Date & Time	12/19/2023 10:16:47 AM
Comparison Time	0.32 seconds
compareDocs version	v4.3.300.62

Sources	
Original Document	[#01653292.DOCX] [v1] Density Clean Up Amendments.DOCX
Modified Document	[#01653292.DOCX] [v2] Density Clean Up Amendments.DOCX

Comparison Statistics	
Insertions	9
Deletions	5
Changes	7
Moves	0
Font Changes	0
Paragraph Style Changes	0
Character Style Changes	0
TOTAL CHANGES	21

Word Rendering Set Markup Options	
Name	Standard
Insertions	
Deletions	
Moves / Moves	
Font Changes	
Paragraph Style Changes	
Character Style Changes	
Inserted cells	
Deleted cells	
Merged cells	
Changed lines	Mark left border.
Comments color	By Author.
Balloons	False

compareDocs Settings Used	Category	Option Selected
Open Comparison Report after Saving	General	Always
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Character Level	Word	False
Include Headers / Footers	Word	True
Include Footnotes / Endnotes	Word	True
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Include Tables	Word	True
Include Field Codes	Word	True
Include Moves	Word	False
Show Track Changes Toolbar	Word	True
Show Reviewing Pane	Word	True
Update Automatic Links at Open	Word	[Yes / No]
Summary Report	Word	End
Include Change Detail Report	Word	Separate
Document View	Word	Print
Remove Personal Information	Word	False

Flatten Field Codes	Word	True
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EXHIBIT B
AMENDMENTS TO COMPREHENSIVE PLAN

Added language in double underline

Deleted language ~~in-strikethrough~~

1. R-1 "Moderate Density Residential"

The Moderate Density Residential (R-1) zone is intended to provide opportunities for a variety of residential housing types at the most common residential densities in places where sewer and water services are available. The R-1 zone is intended to provide for residential uses, with a mix of single-unit detached dwellings and other housing types at a scale compatible with single-unit dwellings. It also provides opportunities for supporting public and institutional uses on a case-by-case basis. The intended residential density of the R-1 Zone is 4 – 7.3 dwelling units per gross acre as calculated and further refined in the Development Code.

2. R-2 "Higher Density Residential"

The Higher Density Residential (R-2) zone is intended to provide for a mix of housing types, with an emphasis on multi-unit residential and medium-scale attached housing types, and opportunities for limited neighborhood commercial uses. It also provides opportunities for supporting public and institutional uses on a case-by-case basis. It is suitable in areas where sewer and water service are available. It is most appropriate for areas in proximity to commercial areas and along or near major transportation and transit corridors. The intended residential density of the R-2 Zone is 4 – 21.7 dwelling units per gross acre as calculated and further refined in the Development Code.

3. R-3 "Planned Residential Development"

Planned Residential Development land use areas, as designated on the Comprehensive Plan Map, are intended to recognize and enhance areas of scenic quality and view amenities by allowing for flexibility in project design while providing for essential development standards. Within these areas development, which is sensitive to the natural topography of the site, minimizes alterations to the land, and maintains, enhances significant natural resources and is compatible with the surrounding development is encouraged. The intended residential density of the R-3 Zone is 7 – 21.7 dwelling units per gross acre as calculated and further refined in the Development Code.

Comparison Details	
Title	compareDocs Comparison Results
Date & Time	12/19/2023 1:48:46 PM
Comparison Time	0.27 seconds
compareDocs version	v4.3.300.62

Sources	
Original Document	[#01653331.DOCX] [v1] EXHIBIT A (comp plan amendments for density fixes).DOCX
Modified Document	[#01653331.DOCX] [v2] EXHIBIT A (comp plan amendments for density fixes).DOCX

Comparison Statistics	
Insertions	0
Deletions	0
Changes	3
Moves	0
Font Changes	0
Paragraph Style Changes	0
Character Style Changes	0
TOTAL CHANGES	3

Word Rendering Set Markup Options	
Name	Standard
Insertions	
Deletions	
Moves / Moves	
Font Changes	
Paragraph Style Changes	
Character Style Changes	
Inserted cells	
Deleted cells	
Merged cells	
Changed lines	Mark left border.
Comments color	By Author.
Balloons	False

compareDocs Settings Used	Category	Option Selected
Open Comparison Report after Saving	General	Always
Report Type	Word	TrackChanges
Character Level	Word	False
Include Headers / Footers	Word	True
Include Footnotes / Endnotes	Word	True
Include List Numbers	Word	True
Include Tables	Word	True
Include Field Codes	Word	True
Include Moves	Word	False
Show Track Changes Toolbar	Word	True
Show Reviewing Pane	Word	True
Update Automatic Links at Open	Word	[Yes / No]
Summary Report	Word	End
Include Change Detail Report	Word	Separate
Document View	Word	Print
Remove Personal Information	Word	False

Flatten Field Codes	Word	True
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