

Staff has not included any changes to grammar or punctuation in this narrative report.

## **Comprehensive Plan**

<b>Page</b>	<b>Section</b>	<b>Description</b>
3	Background Documents	Remove July from Downtown & OR 211 Streetscape Plan and leave as 2008
All	Dates	Changed dates throughout document to reflect the actual adoption date
10	Population Projection	Changed the wording in order to address issues raised in meetings with DLCD and staff
19	Slope Hazards	Adjusted language to make clearer
26	Goal 9	Changed the wording in order to address issues raised in meetings with DLCD and staff
71	Urban Growth Management Policies	The City has made it clear that the URA was not an end run around the goals to get to farm land. To further that issue we added a policy which states that we will make exception lands a priority and avoid farm lands when possible.

## **Title 16**

<b>Page</b>	<b>Section</b>	<b>Description</b>
All	Overall	Made changes to adoption dates to reflect 2010
12	16.3.300 (C)	Change of use definition was changed to be more specific
Removed	16.3.300 (H)	Hospital definition removed
37	16.3.300 (M)	Major Remodel definition – moved to be a sub under remodel and combined with existing definition
44	16.3.300 (S)	Sign Official definition – Changed to City Manager designating the person in charge of signs
66	16.4.320 (B)	Added bus in front of truck in Warehouse, Freight Movement, and Distribution
77	16.5.310 (1.A.2).a.i)	Changed language that non-voting members shall be appointed as a voting member is which is by the Mayor.
78	16.5.320 (1 & 1.A)	Changed to Mayor instead of City Council to match the City Charter.
82	16.6.500 (C)	1 <sup>st</sup> part of the sentence was removed to make more clear
82	16.6.500 (C.3)	Changed to City Recorder

## **Title 17**

<b>Page</b>	<b>Section</b>	<b>Description</b>
6	17.2.110	R-1 Zone – allows for group homes pursuant to state rules as an outright use; allow boarding facilities, public, private, or parochial school as conditional uses. Need to add equestrian residential as a conditional use
9	17.2.113	R-2 Zone - Add group home as an outright use; remove senior housing and bed & breakfast
12	17.2.114	R-3 Zone – add golf course as a conditional use; add newsstands, private club, lodge, convent, social or recreational building or community assembly hall. Change the front setback of a primary building to 15’.
15	17.2.115	R-5 Zone – Remove senior housing as an outright use and move to conditional use;

		remove cemetery; add news stands, private club, lodge, convent, social or recreational building or community assembly hall.
19	Table 17.2.2	Minimum front setback changed from 20' to 15' in the R-3 Zone
60	17.2.200 (K & L)	Removed last part of the sentence on both sections
All		Removed references to themes and replaced with vision or concept
67	17.3.112	CBD Zone – added Commercial Indoor Recreation (under 25,000 sq ft) as a permitted use and multi-family (4 or more) residential. Removed Commercial Outdoor Recreation from permitted use to conditional use. Removed allowance of gasoline, parts, and tire sales
69	17.3.114	C-2 Zone – changed minimum landscape requirements from 20% to 15%. Added Commercial Indoor Recreation (under 25,000 sq ft) to permitted uses. Added language to L.3, added Commercial Outdoor Recreation and Laundromat, including dry cleaning on-site. Created a new conditional use L.21.
82	17.3.170 (E.2)	Replace existing language with the following language: “Ground floor retail spaces shall maintain the appearance, from the street, of having tall ceilings (i.e., 12-16 feet) with display windows on the ground floor.
84	17.3.170 (E.20)	Removed the word fully and eliminated the last part of the sentence
84	17.3.170 (E.22)	Removed “and permit” in the middle of the 2 <sup>nd</sup> line
92	17.4.112	Changed the lot coverage from 80% to 85%. Changed the minimum landscape area from 25% to 15%. Added: Computer Component Assembly Plants; Corporate or government headquarters or regional offices with 50 or more employees; Distribution or warehousing; Engineering, Architectural and surveying services; Experimental, film or testing laboratories; Industries that manufacture from, or otherwise process, previously prepared materials; Industrial and professional equipment and supply stores, which may include service and repair of the same; Manufactured & Production, fully enclosed; Mortuary; Non-commercial, educational, scientific and research organizations; Printing, publishing, bookbinding, graphic or photographic reproduction, blueprinting or photo processing; Research and development activities; Non-commercial, educational, scientific and research organizations; Printing, publishing, bookbinding, graphic or photographic reproduction, blueprinting or photo processing; Research and development activities; and Software and hardware development, Trade schools including technical, professional, vocational, business schools and college or university programs serving industrial needs.
93	17.4.114	Added Computer Component Assembly Plants; Corporate or government headquarters or regional offices with 50 or more employees; Experimental, film or testing laboratories; Industries that manufacture from, or otherwise process previously prepared materials; Industrial and professional equipment and supply stores, which may include service repair of the same; Printing, publishing, bookbinding, graphic or photographic reproduction, blueprinting or photo processing, Research and development activities; Software and hardware development
101	17.4.130 (C.1.b)	Removed the word fully in the first line and eliminated the last part of the sentence

104	17.4.140 (C.1)	Removed a portion of the sentence talking about not allowing trucks or motor vehicles to be parked on these sites
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## **Title 18**

<b>Page</b>	<b>Section</b>	<b>Description</b>
2	18.0.200 (A & B)	Added language to address remodels
3	18.1.100	Purpose removed some language dealing with auto circulation and added equestrian
3	18.1.200 (C)	Added language regarding highway 211 & 213
18	18.2.300 (C.5)	Changed landscape percentage to be in line with the changes from Title 17
20	18.2.300 (E.2.b)	Need to change the language in this section by removing the word not since landscape standards being exempt are only those for parking lots which are contained within a building or underground
23	18.2.300 (G)	Removed duplicate language regarding landscaping types and requirements
24	18.2.400 (A.11)	Added language to ensure street trees are consistent with those used close to them
25	18.2.400 (F)	Changed the person in charge of street tree requirements to the Public Works Director
31	18.2.500 (D.2)	Changed language to address requirements for higher fences and when they should be limited
31	18.2.500 (D.3)	Changed language to 4 feet after consultation with the Building Official 4 foot is when a permit is required not 6 foot
34	Table 18.3.300(A)	Changed dance hall requirements to 3.33 per 1000
37	18.3.300 (E)	Changed decision maker to City Manager
43	18.3.500 (B)	Added language addressing development in the C-1 district when floor areas are greater than 20,000 sq ft in area.
69	18.4.360 (B)	Added Public Works Director in decision making for mailbox location to avoid sidewalk obstruction issues
71	18.4.400 (A.2.d)	Changed the payment requirement for park in lieu of fee
101	18.8.130 (H)	Re-worded the sentence
102	18.8.200	Changed the non-conforming sign code language
103	18.8.300 (B.1)	Changed window painting for holidays and temporary specials
131	18.8.730	Changed wording
131	18.8.740	Removed reference to weekend requirements since this would fall under the temporary sign requirements
132	18.8.760	Added for sale and rental signs for homes as provided by the city attorney

## **Title 19**

<b>Page</b>	<b>Section</b>	<b>Description</b>
All		The City Attorney reviewed this section again and made a multitude of changes to this entire Title due to the fact that this legal section and many rules and procedures have changed since the last time this code section was adopted.
3	19.1.100 (C)	Added a section on the Planning Commission and City Council calling up another hearing body's decision
46	19.2.200	Addressed the concerns regarding a change of use
49	19.2.400	Addressed what triggers review by the Design Review Board
49	19.2.500 (B.1)	Addressed the amount of prints required for a land use review for site design

118	19.5.560 (G.1.b)	Created an exception for multi-family in the CBD due to land size
127	19.8	This is the interpretations section which was changed by the City Attorney to be an easier read

## **Title 20**

<b>Page</b>	<b>Section</b>	<b>Description</b>
Removed	20.4	Removed this section and moved to Interpretations (19.8)

## **Title 22**

<b>Page</b>	<b>Section</b>	<b>Description</b>
All		There are no changes to this section. Title 22 is simply set aside for future map and interpretation changes