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Attachment B
PC Mtg 100329

ADAIR VILLAGE LAND USE DEVELOPMENT CODE UPDATE

Planning Commission Review March 29, 2010

The proposed Amendments are a reorganization and update of the Adair Village Land Use Development Code. Oregon Legislative changes to the Oregon Administrative Rules (OAR) & Oregon Revised Statutes (ORS); including Chapter 197, Comprehensive Land Use Planning Coordination, Chapter 227, City Planning and Zoning, and Chapter 92 Subdivisions & Partitions are incorporated into the proposed Code Amendments.

The attached Code Articles 1, 3, 7, and 8 are presented for Planning Commission review and recommendation. Changes to the existing Code are identified as follows:

Strikethroughs identify deletions of text.

Underlines identify additions to the text.

Shading identifies questions or decision areas.

(Bracketed Shaded Text) identifies clarification notes.

The term “City” means the City of Adair Village and applies to of the decision-making authority for the particular situation or condition.

Article 1 Administrative Provisions Update Section 1.170, Administration. This has been clarified but the Code needs to be updated in many Sections. Also update Compliance, Enforcement and Definition Sections in conformance with OR 197 and ORS 227.
Review Article 1 for additional clarifications or suggested changes.

Article 3 Decision Process There are no suggested changes to the types of applications or review procedures. There are several clarifications and conflicting decision references that have been corrected.
Review Article 3 for additional clarifications or suggested changes.

Revised

Article 7 Special Area Standards The proposed Special Area Standards is a new Article 7. The existing Article 7, Improvement Requirements, is combined with the Design & Construction Standards contained in Article 8. The Overlay District, Planned Development, PD contained in Article 4, Zoning Districts has been moved to this Section as a special development standard to facilitate the process of approving a Planned Development. Special Area Standards are a Conditional Use procedure in any zone that they occur in. Additional standards for Wetlands & Riparian Areas has been included.
Review Article 7 for additional clarifications or suggested changes.

Revised

Article 8 Improvement Requirements Article 8 is renamed and now includes the Improvement Requirements previously contained in Article 7 together with the Design & Construction Standards of the existing Article 8. Building Permit requirements should also be included in this Article.
Review Article 8 for additional clarifications or suggested changes.