



**City of Port Orford Workshop**  
Port Orford City Hall Council Chambers

**MEETING AGENDA**

**Subject: Water Projects and 10MU Zone**

**Date: October 17, 2019**

**Time: 2:00 p.m.**

**Purpose of the**

**Meeting: Create an updated list for the Water PER and Discussion of the 10MU Zone**

**In Attendance:**

- \_\_\_\_\_ Tim Pogwizd, Mayor
- \_\_\_\_\_ Pat Cox, President
- \_\_\_\_\_ Travis Williams, Councilor
- \_\_\_\_\_ Carolyn LaRoche, Councilor
- \_\_\_\_\_ Gary Burns, Councilor
- \_\_\_\_\_ Jim Campbell, Councilor
- \_\_\_\_\_ James Garratt, Councilor
- \_\_\_\_\_ Terrie Richards, City Admin

**Guests/Others:**

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**Meeting Agenda**

- Hear the issues/reason for the water PER.
- Discuss issues of the 10MU
- How would the Council like to address the water PER and the 10MU zone?
- Create a list of changes/additions for both discussion items
- What next?

# City of Port Orford

CITY COUNCIL ADMINISTRATION REPORT

Date: 10/17/19

SUBJECT: RES 2020-03 Grant Approval – 10MU Review

ITEM NO: 8b.

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## BACKGROUND

The Council has had several meetings/workshops to discuss the required PER (Preliminary Engineering Report) allowing the city to apply for grants for improvements to the water system. It is required the PER is created by an Engineer working with the city to understand the current needs of the city's water system.

The current cost for a PER for the water system is \$25,000 and the PER for the sewer system needs is \$17,900 for a total of \$42,900. The city contacted USDA; they have a 75% to 100% grant depending on the city's ability to pay.

The electronic application is all but done – waiting for approval of the resolution to apply.

## 10MU ZONE

August 15, 2019 Councilor Williams asked the council to consider removing the 10MU zone and review the differences between 1-R, 2-R and the 4-c zones. After discussion the council asked this discussion go to a workshop for review.

Attached is the 10MU zone and Site Plan Review for the 10MU zone

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SUBMITTED BY:

*Terrie Richards*

Terrie Richards, City Administrator

**RESOLUTION 2020-03**

**A RESOLUTION OF THE COMMON COUNCIL OF THE *CITY OF PORT ORFORD*,  
AUTHORIZING APPLICATION FOR THE PERLIMINARY ENGINEERING REPORT TO  
UPDATE THE PRIORITIES OF THE WATER AND SEWER MASTER PLANS**

**WHEREAS**, Rural Development Oregon is accepting applications for the SEARCH (Special Evaluation Assistance for Rural Communities and Household) grant program; and

**WHEREAS**, the *City of Port Orford* desires to participate in the grant program to the greatest extent possible as means of providing needed updated priorities to the 2014 Water and Sewer Master Plan; and

**WHEREAS**, the *Port Orford City Council* and City Staff have identified improvements within the water and sewer system as a priority need in the City of Port Orford; and

**WHEREAS**, the Preliminary Engineering Report is a required document to apply for funding to make repairs to our water and sewer system; and

**WHEREAS**, the *City of Port Orford* hereby certifies that the matching share for this application is readily available at this time,

**NOW, THEREFORE, BE IT RESOLVED** by the Common Council of the *City of Port Orford*, that City Staff is authorized to apply for a SEARCH grant from Rural Development Oregon for the completion of the water and sewer Preliminary Engineering Report.

**PASSED AND ADOPTED** by the Common Council of the *City of Port Orford* this 17<sup>th</sup> day of October, 2019

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Tim Pogwizd, Mayor

ATTEST:

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Terrie Richards, Recorder

**17.12.090 Battle Rock mixed use zone (10-MU).**

- A. Purpose of Classification. The intent of the Battle Rock mixed use (10-MU) zone is to maintain small coastal town ambiance and small town neighborhood character by enhancing the economic value by identifying its unique features with planning that can systematically organize the development that will occur in the future, to encourage pedestrian friendly tourist commercial uses, and provide opportunities for residents and visitors to enjoy the built and natural environment.
- B. Uses Permitted Outright. In the 10-MU zone, the following uses and their accessory uses are permitted outright subject to the conditions within this chapter:
1. Single-family dwelling or duplex;
  2. Manufactured home, in accordance with Section 17.16.040;
  3. Multiple-family dwellings;
  4. Home occupations;
  5. Hotel, motel or other lodging;
  6. Restaurants;
  7. Club or lodge hall;
  8. Emergency care facilities, medical or dental clinic;
  9. Retail use, professional office or service use, including galleries;
  10. Light manufacturing;
  11. Park playground, fire station, library or museum;
  12. Childcare facility;
  13. Residential care home or residential care facility;
  14. Any permitted use where building footprint exceeds 6,000 square feet, shall be subject to site plan review to comply with the provisions set forth in Chapter 17.33, Site Plan Review;
  15. Any permitted use where building height exceeds 35 feet shall be subject to site plan review to comply with the provisions set forth in Chapter 17.33, Site Plan Review;
  16. Any permitted use where building length exceeds 125 feet shall be subject to site plan review to comply with the provisions set forth in Chapter 17.33, Site Plan Review.
- C. Conditional Uses Permitted. In a 10-MU zone, the following uses and their accessory uses are permitted when authorized in accordance with Chapter 17.32, and subject to the conditions within this 10-MU zone chapter:
1. Manufactured home park, subject to Section 17.32.050(A) and (E);
  2. Planned unit development, planned community, and cluster residential with multiple structures subject to Chapter 16.16 on a lot of at least three acres in area, and subject to Section 17.32.050(A);
  3. Utility facility, including substation or pumping station or private generator, subject to Section 17.32.050(A) and (D);
  4. Wireless telecommunications facility, subject to building height restriction of zone, and subject to Section 17.32.050(A) and (D);
  5. Wind generator, subject to Section 17.32.050(A) and (D);
  6. Unified development on a lot of at least one-half acre, or 21,780 square feet, subject to Section 17.32.050(A);
  7. Any permitted use with prefabricated structure, subject to Section 17.32.050(A) and (I).
- D. Other Applicable Use Standards.
1. Outdoor sales and/or service areas over 200 square feet in size are not permitted in this zone, except for restaurants, farmers markets, plant nurseries, sculpture gardens.
  2. Outdoor storage areas will be enclosed and screened from view by suitable hedges, fencing or walls and will not exceed 200 square feet in size.
  3. Indoor storage will not be the principal use of property.

- E. Design Standards for All New Development. All new structures and substantial improvements in a 10-MU zone shall conform to the following design standards:
1. Building Size. Any building more than 125 feet in length, or exceeding 35 feet in height or with a footprint greater than 6,000 square feet shall be considered a large structure requiring site plan review in compliance with standards set forth in Chapter 17.33.
  2. Building Articulation. All new commercial structures shall utilize at least six of the following design features; all new residential structures shall utilize three:
    - a. Dormers.
    - b. Recessed entries.
    - c. Cupolas or tower.
    - d. Bay or bow windows.
    - e. Attached garage.
    - f. Roof with a pitch greater than nominal 3/12.
    - g. Offsets on building face or roof that are a minimum of 12 inches.
    - h. Covered porch entry.
    - i. Pillars or posts.
    - j. Eaves that are a minimum of six inches.
    - k. Roof of tile, composition, shake, standing seam metal, or other metal roofing simulating traditional roofing materials such as slate and tiles.
    - l. Horizontal lap siding.
    - m. Shingle siding.
    - n. Parapets.
    - o. Other design features may be considered subject to approval by the City's designated design specialist, the City Planning Commission, or the City Council as applicable to the approval process.
  3. Highway 101 Ground Floor Façade. All new structures and substantial improvements, fronting Highway 101, shall provide at least 25% of the ground floor facade facing the highway with windows or building entrances.
  4. Off-Street Parking for Properties with Frontage on Highway 101 and for New Commercial Structures Throughout the Battle Rock Mixed Use Zone (10-MU). All off-street parking areas shall be located behind, under, or to the side of a building, and shall incorporate a landscaped buffer from adjacent property as well as from any sidewalk abutting the parking area.
  5. Mechanical Equipment. All mechanical equipment shall be concealed from view of public streets and neighboring properties.
  6. Landscaping. All new structures and substantial improvements shall have lot design to conform to the following landscaping requirements:
    - a. All areas abutting a street that are not occupied by structures or driveway shall be landscaped or provide public space such as walking path, sidewalk, or bench area.
    - b. Lots with footprint area for new structure or combined new structures exceeding 3,000 square feet shall provide landscaping coverage for at least five percent of lot area.
  7. Drive-Through/Drive-In Facilities. Drive-through/drive-in facilities shall conform to the following placement standards:
    - a. The drive-through/drive-in use shall orient to an alley, driveway, or interior parking area, and not a street;
    - b. The drive-through/drive-in facilities shall not be located within 20 feet of a street and shall not be oriented to a street corner;
    - c. Drive-through/drive-in queuing areas shall be designed so that vehicles do not obstruct a driveway, fire access lane, walkway, or public right-of-way.

8. Manufactured Home Park. When manufactured homes within the manufactured home park are oriented with their back or side yards facing a public right-of-way, the Planning Commission may require installation of fencing and planting of a 10-foot wide landscape buffer between the right-of-way and the manufactured home park for the privacy and security of residents and the aesthetics of the streetscape.
9. Commercial-Residential Overlay (CRO). The CRO is intended to combine residential household living with public and commercial services at an appropriate neighborhood scale.
  - a. New commercial structures shall be a maximum of 1,750 square feet.
  - b. Commercial conversions and remodels shall have a maximum of 1,750 square feet designated for commercial use.
  - c. Except as provided in Sections 17.20.010 and 17.20.020, in the CRO setbacks shall be as follows:
    - i. The front yard shall be a minimum of 10 feet.
    - ii. The side yard shall be a minimum of five feet.
    - iii. The rear yard shall be a minimum of five feet.

The light blue area on the map (Exhibit B attached to the ordinance codified in this section and included by reference) is the commercial-residential overlay and is now an overlay within the Battle Rock mixed use (10-MU) zone.

F. Sewer and Water Line Hookups.

1. Provision of Sewer and Water. Sewer and water shall be provided by the City of Port Orford, and distribution systems shall be built to City and State specifications.
2. Sewer Line Hookups. Sewer lines shall be installed to City standards to connect sites for new development to existing mains. In areas where a sewer main is not adjacent to a proposed lot or an existing lot proposed for development, the developer will pay the cost of extending the main line and any lift necessary to provide adequate sewage disposal to the parameter of the lot. At the request of the developer, the City shall consider sharing in the cost of the main line extension or lift station, but the City is under no obligation to participate.
3. Water Line Hookups. Adequate water lines shall be installed to City standards to connect sites for new development to existing mains. In areas where a water main is not adjacent to the individual lot that is proposed to be developed, the developer will pay the cost of extending the main to the parameter of the lot. At the request of the developer, the City shall consider sharing in the cost of the main line extension, but the City is under no obligation to participate.

G. Lot Size. In a 10-MU zone, there shall be no minimum lot area.

H. Height of Buildings. Except as provided in Section 17.20.050 in a 10-MU zone, no building shall exceed 45 feet in height.

- I. Uses Not Listed. It is recognized in the development of a comprehensive Land Development Ordinance that:
1. Not all uses of land and water can be listed, nor anticipated; or
  2. A use may have been inadvertently omitted from the list of those specified as permitted or conditional in each of the various districts designated; or
  3. Ambiguity may arise concerning the appropriate classification of a particular use within the meaning and intent of this chapter.

Therefore the phrase “plus other uses deemed to be similar and not more obnoxious or detrimental to the public health safety, and welfare” shall be unmentioned, but included in “Uses Permitted Outright” and “Conditional Uses Permitted” in this district. The classification of an outright use or a conditional use is the responsibility of the Planning Director. Should a conflict arise over the classification of the proposed use, an interpretation by the Planning Commission can be requested. (Ord. 2008-08 § 9, 2008; Ord. 2008-04 § 1, 2007; Ord. 278 § 2.910, 1977)

## Chapter 17.33

### SITE PLAN REVIEW

#### Sections:

**17.33.010 Purpose.**

**17.33.020 Large structure in Battle Rock mixed use zone (10-MU).**

#### **17.33.010 Purpose.**

The purpose of Site Plan Review is to promote the public health, safety and general welfare by providing for nondiscretionary review of expansions of specified existing development and new development to assure that there is compliance with those City standards set forth in this section. (Ord. 2008-04 § 1, 2007)

#### **17.33.020 Large structure in Battle Rock mixed use zone (10-MU).**

- A. Commercial and residential buildings shall incorporate the following design standards to promote the intent of the underlying zone. Any omission of a following standard must be supported with reasons why such standard is inapplicable.
1. Clearly defined primary entrance, through use of any or all of the following: awning, canopy or porte-cochere, recess, projections.
  2. Orient building close to street to promote pedestrian oriented development.
  3. Off-street parking to be divided by landscaping areas into bays of not more than 24 parking spaces per bay.
  4. Corner buildings shall have corner entrances, or at least one entrance within 20 feet of the street corner.
  5. Buildings shall provide at least 50% of the ground floor façade facing the street with windows or building entrances.
  6. On multistory buildings define and separate ground floors from upper stories by use of architectural features such as cornices, trim, overhangs, canopies, or other features.
  7. Pitched roofs to incorporate two of the following features: Eaves, hips, gables, clerestories, corner elements (e.g., tower), brackets, dormers.
  8. Pitched roofs may be terminated in a parapet. Parapet must include two of the following features: cornice, decorative frieze, brackets, ornamentation appropriate to the building architecture.
  9. Facades shall be articulated on all street facing elevations and shall incorporate a minimum of five of the following on each elevation: Building offsets, windows, entrances, weather protection (awning, canopy), projections, sheltering roofs, terraces, decks, distinct pattern of divisions in surface materials, ornamentation, small scale lighting, varying building mass, planters; other design features may be considered to meet the minimum of five articulation standards for each elevation subject to the Conditional Use Permit application approval process.
  10. Avoid parking accesses from or located on street corners.
  11. Provide dark-sky lighting at main entrances of parking areas and pathways compatible with building architectural style.
  12. Building shall have adequate fire protection as determined by the State Fire Marshal.
- B. Commercial or multifamily residential structures shall demonstrate adequacy of access from principal streets together with the probable effect on traffic volumes of abutting and nearby streets.
- C. No signage shall be displayed on building above 35 feet. (Ord. 2008-04 § 1, 2007)