



City of Mill City

P.O. Box 256

Mill City, Oregon 97360

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MILL CITY PLANNING COMMISSION AGENDA Regular Meeting

Tuesday, January 21, 2020 6:30 p.m.

City Hall – 444 S. First Avenue

MILL CITY, OREGON 97360

- 1. **Call to Order and Flag Salute – 6:30 p.m.** Chair Ann Carey
- 2. **Approval of Minutes:**
 - a. December 3, 2019 pp. 5 - 6
 - b. December 17, 2019 pp. 7-13

3. Public Comment:

We welcome you to today’s meeting of the Mill City Planning Commission. This is an open meeting of the Commission and you are invited to observe the meeting.

*If you wish to speak to the Planning Commission regarding an issue which is **not on the agenda**, the Commission provides time at the beginning of each meeting to listen to public comments. The chairperson will ask for public comment. When you are recognized, please state your name, address and briefly explain the issue you wish to discuss. Depending on the nature of the issue, the Planning Commission may address the issue during this meeting, table the issue to a future meeting or may request that you speak with the City Recorder or Planning Consultant outside the meeting.*

4. Public Hearings:

File No.	2019-02	pp. 15-20
Applicant:	Scott Baughman	Staff Report separate
Proposal:	Four Duplexes	
Location:	232 to 270 SW Ivy Street, Mill City	

5. Presentations: None scheduled

6. Old Business

- a. 2019-13 Saari – 680 SW High St pp. 21 - 25
Modified Conditions of Approval for Lot Line Adjustment.
- b. Other

7. New Business

- a. Riparian Code Amendments for City-owned & Publicly-owned lands Separate
- b. 2019 Annual Report pp. 29 - 31
- c. 2020-2021 Work Program pp. 33 - 37
- d. Reschedule Meeting Dates for May 2020 and July/August 2020 pp. 39 - 44
- e. Other

8. Informational Items

- a. City Recorder Report
- b. Planning Consultant Time Report pp. 45 - 49
- c. Prospective Applications:
 - i. City of Mill City – Reid House Parking Lot
 - ii. City of Mill City - Historic Restoration Permit – Railroad Bridge
 - iii. Mill City Christian Church – Site Plan Review for a new church on SW Kingwood

9. Other Business

10. Adjournment

Upcoming Planning Commission Meetings (All meetings at City Hall)

Tuesday, February 18, 2020	6:30 PM	Regular Mtg & Public Hearings 2020-01 Baughman – Minor Partition 2020-02 City of Mill City - Reid House Parking 2020-03 City of Mill City – RR Bridge
Tuesday, March 17, 2020	6:30 PM	Regular Mtg –
Tuesday, April 21, 2020	6:30 PM	Regular Mtg - 2020-04 City of Mill City – Riparian Code
Thursday, May 21, 2020 or Tuesday, May 25, 2020	6:30 PM	Regular Mtg –
Tuesday, June 16, 2020	6:30 PM	Regular Mtg –
July – August Meeting Date	One meeting only -- Reschedule for either Tuesday August 4, 2020 or Wednesday, August 12, 2020	

Public Hearing Format for Land Use Hearings Before the Mill City Planning Commission

- | | | |
|----|---|----------------------------------|
| A. | Opening of the Public Hearing & Rules of Conduct | Chairperson |
| B. | Declarations of Ex Parte Contact, Conflicts of Interest or Bias | |
| C. | Applicant's Presentation of the Application | |
| D. | Staff Report | Planning Consultant for the City |
| E. | Proponent's Testimony (Persons in Favor) | |
| F. | Opponent's Testimony (Persons Opposed) | |
| G. | General Testimony of Individuals or Organizations | |
| H. | Questions of Clarification from the Planning Commission and Staff | |
| I. | Applicant's Summary and Rebuttal | |
| J. | Staff Summary | |
| K. | Close of Public Hearing | |

Planning Commission Deliberation & Decision

No public testimony is permitted during the Planning Commission's deliberation. The Planning Commission will normally make a recommendation or a decision on an issue following a public hearing but may continue their deliberation to either a special meeting or the next regular meeting of the Planning Commission.

Guidelines for Public Testimony:

The Chair of the Planning Commission, as presiding officer, will recognize all speakers. If you wish to testify during the public hearing, please assist the Chairperson by abiding by the following rules:

1. State your name and address.
2. Indicate whether you support the application, oppose the application or wish to offer general testimony. Provide factual evidence and direct your testimony to the decision criteria.
3. Please keep your testimony brief and to the point. Limit comments to 3-5 minutes per person.
4. Direct any questions you have to the Chairperson. The Chairperson will direct your question to the applicant, city staff or other person who may be able to provide an answer.
5. The Chairperson may limit testimony when it is cumulative, repetitive, irrelevant or immaterial to the issues being considered.

Planning Commission Minutes December 2019

**MILL CITY PLANNING COMMISSION
Workshop of December 3, 2019**

Planning Commission members present: Chair Ann Carey, Dennis Chamberlin, Marge Henning, Woody Koenig, David Leach and Grant Peterson. Sandy Lyness was excused

Staff in attendance: Planning Advisor David Kinney and City Recorder Stacie Cook.

City Council Representatives: None.

Agency Representatives: None.

Citizens: None.

The meeting was called to order at 9:30 a.m.

Planning Advisor David Kinney gave a brief overview of the plans for the Santiam Canyon School District campus, which were submitted as part of the documentation for their site plan review land use application.

The meeting was adjourned at 11:11 a.m.

Prepared by:

Stacie Cook, MMC City Recorder

Minutes approved by the Planning Commission on the 21st day of January 2020.

**MILL CITY PLANNING COMMISSION
Meeting of December 17, 2019**

Planning Commission members present: Chair Ann Carey, Marge Henning, Woody Koenig, David Leach, Grant Peterson and Sandy Lyness. Dennis Chamberlin arrived at 6:33 p.m.

Staff in attendance: Planning Advisor David Kinney and City Recorder Stacie Cook.

City Council Representatives: None.

Agency/Applicant Representatives: Santiam Sports Center - Harminder Kaur, Manpreet Singh. Santiam Canyon School District - Jamey Fawcett, Yvonne Hanna, Todd Miller, Steve Earle, HMK Co, Emily Estes, Soderstrom Architects, Erin Holsonback, Otten Landscape Architects, Greg Locke, Locke Engineers.

Citizens: Gail Blaha, Roel Lundquist, Gerardo Martinez.

The meeting was called to order at 6:30 p.m. Chair Ann Carey led the pledge of allegiance.

APPROVAL OF MINUTES: *Sandy Lyness moved, seconded by Grant Peterson to approve the minutes of November 19, 2019. The motion carried, (5:0).*

PUBLIC COMMENT: None.

PUBLIC HEARING: File No. 2019-20
Applicant/Property Owner: Jaswant Singh
Proposal: Site Plan Review – Gas Station
Location: 250 NW 9th Avenue, Mill City
Linn County Assessor’s Map # 9S3E30DB Tax Lots 3400 & 3401

Chair Carey opened the public hearing at 6:33 p.m. Chair Carey read the procedures for land use hearing asking if there were objections to the notice that was sent in this case. None stated.

Chair Carey asked for any conflicts of interest, bias or ex parte contact. Being none, the applicant’s presentation was called for.

STAFF REPORT: Mr. Kinney said that the applicant proposes to construct four gas pumps on the south portion of the property by the Sportsman’s Center. The gas pumps would include a 52x48 canopy. A future building pad is proposed along the east side of the property.

Public improvements of sidewalks and pavement extension along NW Alder Street will be required.

APPLICANT’S PROPOSAL: Mindy Kaur, applicant, said that the store will remain as is. The grass and gravel portion will be where all improvements are made. RV parking will be placed along the east side where the future building pad, possibly for a coffee stand, is shown.

Sandy Lyness asked if propane will be on site as well. Ms. Kaur said that they do not plan to install propane tanks. Pre-filled tanks may be sold instead.

Grant Peterson asked if a fill truck would go out through NW Alder Street and if so, would they go east or could they go west. Mr. Kinney said that the modeling has not been done for this but would need to be when a final site plan is submitted.

Chair Carey asked about the width of the driveway approach and clear vision on the north side of the property. Mr. Kinney said that the driveway approach is about 32'. Existing parking is already in place and should not affect the clear vision area.

Chair Carey asked how wide the exit on NW Alder Street is. Mr. Kinney said that the width will need to be designed by the engineers. The maximum the City allows is 32'. Typically, this would be 28'-32' wide.

PROPONENT'S TESTIMONY: None.

OPPONENT'S TESTIMONY: None.

GENERAL TESTIMONY: Roel Lundquist, SW Linn Blvd, asked if Chevron will be the one that implements signage and where it would be located. Ms. Kaur said that Chevron will be doing the signage but the existing sign will be utilized.

QUESTIONS OF CLARIFICATION FROM PLANNING COMMISSION: Dennis Chamberlin asked if there is any information about lighting plans. Mr. Kinney said that because this is a conceptual layout, there is not. One condition, if approved, is that a final design with lighting would have to be submitted. Lighting would be required to be focused down.

APPLICANT'S REBUTTAL: None.

STAFF SUMMARY: Mr. Kinney said that the MCMC for the commercial zone allows for a gas station subject to a site plan review. A detailed site plan will need to be submitted and brought before the Planning Commission for approval. Storm drainage is a particular issue that will need to be looked at.

The proposal must comply with the Hwy 22 Access Management Plan. The street improvements are mostly done along this area. NW Alder Street improvements will need to be done. Staff was unaware that NW Alder Street is a county owned road until advised of this by Mr. Lundquist this evening. The conditions of approval need to be modified to require that the street improvements be signed off by Marion County Public Works.

If approved this evening, the application will have one year to submit the final site plan for review and approval by the Planning Commission.

CLOSE OF HEARING: Chair Carey closed the hearing at 6:48 p.m.

DELIBERATION: Mr. Kinney said that staff recommendation is to approve the draft site plan subject to the modified conditions of approval.

Marge Henning moved, seconded by Woody Koenig to approve the site plan to construct gas station improvements at 250 NW 9th Avenue, to adopt the findings of fact, conclusions and recommended conditions of approval as modified for File No. 2019-20. The motion carried, (6:0).

PUBLIC HEARING: File No. 2019-19
Applicant/Property Owner: Santiam Canyon School District
Proposal: Site Plan Review – Santiam School Improvements
Santiam Elementary School Campus
Santiam Jr/Sr High School Campus
Location: 265 SW Evergreen Street, Mill City

Chair Carey opened the public hearing at 6:50 p.m. Chair Carey read the procedures for land use hearing asking if there were objections to the notice that was sent in this case. None stated.

Chair Carey asked for any conflicts of interest, bias or ex parte contact. Grant Peterson stated that he is a member of the school bond audit committee. Mr. Kinney asked if this will impact Mr. Peterson's ability to make a fair and impartial decision. Mr. Peterson said that it would not. No objections made.

STAFF REPORT: Mr. Kinney said that after the applicant submitted their application a work session was held with the Planning Commission to review a number of different areas within the plans, including on-site civil, street improvements and parking.

The Mill City Rural Fire Protection District submitted written comments regarding location and demarcation of the FDC connections.

APPLICANT'S PROPOSAL: Todd Miller, Santiam Canyon School District Superintendent, said that the elementary school will have a cafeteria added to it. In addition, the Jr/Sr High School campus will have new buildings constructed. The campus will be made up of separate buildings, in part to lessen cost as well as to separate junior and senior high school students.

Mr. Miller said that they are on an aggressive timeline. The current school is beyond its useful life and has been outgrown. The goal is to have the schools open in the fall of 2020. The auxiliary gym would be constructed the following year.

The entire campus will be fenced with one main entrance off of SW Cedar Street. Security has been a key feature that has been looked at.

Building A will be the office and junior high. Building B will be a shared classroom building and Building C will be the high school focused building.

Marge Henning asked what accommodations have been made for growth. Mr. Miller said that the

existing building has 12 classrooms. The new buildings will have 19 classrooms. The auditorium has the ability for overflow classes as well.

Chair Carey asked about the distance between buildings. Mr. Kinney said that the main entry is 30' between buildings. Buildings B and C have 21' between them as do Building C and the existing gym.

Mr. Kinney asked if all of the on-site landscaping improvement are anticipated to be completed by fall of 2020 or if they will be delayed. Mr. Miller said that they will definitely be done at a later date.

Mr. Miller said that the elementary school was designed as a middle school where not many parents pick up and drop off students. The current parking is not conducive to this use. A new layout for better flow has been proposed for the parking and pick up/drop off. Parking capacity increases by about 40 spaces.

Mr. Kinney said that the parking has been revised to include crossings through the parking as well as ADA ramps. The City will need to continue to monitor the traffic flows at the intersections of SW 4th and SW 5th Avenues at Evergreen Street.

Mr. Kinney said that if the campus entry is at the north, will the parking on the south side be reserved for teachers? Mr. Miller said that it will be as staff can enter from other entry points. The northern parking area will be reserved for visitors and parents.

Mr. Kinney asked if there is any longer term plan to utilize the property east of the school campus or north of the school campus to create parking. Mr. Miller said that the most likely option would be to construct parking on the east side of SW 2nd Avenue.

It was noted that there are a number of entry points along the property to allow for loading/unloading zones. Fire access must be within 150' of every building. The layout allows for this throughout the campus.

Low growth landscaping is shown on most of the site. Mr. Kinney said that there seems to be minimal space for the junior high school students to be able to have recreational space during the school day and asked if there are plans for play structures. Mr. Miller said that he does not believe that there will be a need for too much in play structures.

Greg Locke said that there will be on site storm water retention in order to deal with storm as well as provide green space for the students to recreate.

Mr. Locke said that the elementary school will have a new interceptor tank installed between the new cafeteria and the track. The sewer line will go north to SW Evergreen Street, west to SW 6th Avenue and north to meet the existing sewer line in SW Douglas Street.

Mr. Kinney said that the street and sidewalk improvements adjacent to the school sites have been the biggest points for discussion between the City Engineer and himself. SW 4th Avenue does not

currently have sidewalks. The plan shows addition of curbs and sidewalks to the north from SW Evergreen Street to SW Cedar Street. A bulb out at the intersection of SW Evergreen Street and SW 4th Avenue is proposed as well. Storm sewer improvements will be installed within SW Cedar Street into the intersection of SW 4th Avenue. There will be a need for a development agreement between the City and the school for a portion of the improvements, which the City will be required to pay for.

Chair Carey asked if fire flow is being met within the area. Mr. Kinney said that there is adequate fire flow to serve the school campus.

SW Cedar Street will have new curb and sidewalk between SW 2nd Avenue and SW 4th Avenue on the south side of the street. The City will need to enter into a development agreement for these improvements as well.

Mr. Kinney said that there was a question related to parking on SW Cedar Street today. There are some opportunities for parking to be located on-street in other areas, including on SW Cedar Street. One thing that will need to be looked at is whether there should be short term parking on SW Cedar Street to serve both the school and the food bank.

PROPONENT'S TESTIMONY: None.

OPPONENT'S TESTIMONY: None.

GENERAL TESTIMONY: Mr. Lundquist asked if it would make sense to include an additive alternate in the bid documents for the additional parking so that if dollars were available it could be constructed.

Mr. Lundquist commented on the need for separate interceptor tanks. Mr. Locke said that these are being planned for.

QUESTIONS OF CLARIFICATION FROM PLANNING COMMISSION: None.

APPLICANT'S REBUTTAL: None.

STAFF SUMMARY: Mr. Kinney said that a final set of drawings will need to be reviewed by City staff/engineer but will not need to be brought before the Planning Commission for final approval.

The Conditions of Approval are recommended to be modified to include #10, that there shall be no parking next to fire hydrants and that signage must be installed on the buildings as well as at the FDC connections and;

#11, recommend to the Council that they proceed with consolidation of the old City Hall parcel with the existing right-of-way along SW Cedar Street.

Staff recommends approval with the modified conditions of approval. If approved, the cost sharing

negotiations need to be completed between the school and the Council.

CLOSE OF HEARING: Chair Carey closed the hearing at 7:54 p.m.

DELIBERATION: *Sandy Lyness moved, seconded by Grant Peterson to approve the site plans for Santiam Canyon School District, to construct school improvements at the Santiam Elementary School campus and the Santiam Jr/Sr High School campus, to direct the staff to modify the findings of fact, conclusions and recommended conditions of approval as modified for File No. 2019-19. The motion carried, (6:0).*

Chair Carey took a break at 7:58 p.m.

Chair Carey reconvened the meeting at 8:05 p.m.

PRESENTATIONS: None.

OLD BUSINESS: None.

NEW BUSINESS:

Riparian Code Amendments – Mr. Kinney said that DEQ requires all cities and counties within the Willamette Basin to have a Total Maximum Daily Load (TMDL) for contaminants that can enter into the Willamette River and its sub basins. Mill City must try to minimize bacteria, mercury and temperature along the river. These strategies for Mill City include updating of the storm system, reducing bacteria contamination and stabilizing the temperature.

The City included a strategy within the original TMDL plan to implement a riparian code. A series of meetings were held to review the proposed code. However, there were a number of complaints regarding the implementation of this code and the City ultimately decided to forego adopting the new code. The strategy was not removed from the TMDL. As a result, Mrs. Cook has had conversations with Nancy Gramlich, DEQ, about implementing the riparian code for City owned properties. This would be an easy process to complete and comply with the TMDL plan strategy.

Mr. Kinney recommended including a clause within an ordinance for City riparian that the approved setbacks for Santiam Pointe are reaffirmed.

Staff will bring a modified ordinance back before the Planning Commission for consideration and the hearing process.

INFORMATIONAL ITEMS: None.

BUSINESS FROM THE PLANNING COMMISSION: None.

OTHER BUSINESS: None.

The meeting was adjourned at 8:33 p.m.

Prepared by:

Stacie Cook, MMC City Recorder

Minutes approved by the Planning Commission on the 21st day of January 2020

File 2019-02

Scott Baughman, SBC Construction

Site Plan Review – 4 Duplexes

200 Block – SW Ivy Street

SCRIPT TO BE READ AT COMMENCEMENT OF A QUASI-JUDICIAL LAND USE PUBLIC HEARING

Good evening, [Introduce yourself and Commission members].

I will be presiding over this hearing.

Hearing #1 – File 2019-02 Scott Baughman, SBC Construction

This is a continuation of a public hearing to consider Land Use File 2019-02, a site plan for four duplexes in the 200 block of SW Ivy Street in Mill City. Section 17.16.020 of the Zoning Code requires the Commission to approve any site plan for multiple dwellings in the city's R-2 Multi-family Residential Zone. The applicant is Scott Baughman, SBC Construction.

A copy of the agenda and hearing procedures for this meeting is near the entry door. This hearing is now open.

Oregon land use law requires a statement be made available to those in attendance. The detailed Statement, with the information required under ORS 197.763(5), is printed and available.

The Planning Commission will consider the application, written and oral testimony and the criteria listed in the Mill City Zoning and Subdivision Codes when making a decision. All testimony, arguments and evidence received during this public hearing must be directed to the approval criteria, or to such other rule, law, regulation or policy which you believe to apply to this case.

If anyone has any questions or objections regarding the Statement or these proceedings, please raise those questions when it comes to your turn to speak during the hearing.

If you testify, please state your name, address, if you support the proposal, are opposed to the proposal or have questions. Please limit your testimony to 3-5 minutes.

Objections

At this time, I would ask the audience if there are any objections:

- (1) Are there any objections to the notice that was sent in this case?
- (2) Are there any objections to the jurisdiction of the Planning Commission to hear and consider this case?

[If there are no objections, announce "there are no objections".]

Declarations of Conflict of Interest, Bias and Ex Parte Contact

I will now ask the Planning Commission members if they are ready to consider the proposal:

- (1) Are there any declarations of conflict of interest; ex parte contact or bias by any members of this body?

[If there are declarations, have the Planning Commission member(s) state what the conflict, bias or ex parte contact is]

We are now ready for the applicant to present the proposal.

At the completion of the hearing, the Planning Commission may close the hearing or continue the public hearing to the February meeting in order to solicit additional public testimony.

Follow the Hearing Agenda Format for the order of the staff report and public testimony.

CLOSING STATEMENT

At the close of the public hearing, please read:

The Planning Commission's decision may be appealed to the City Council within 10 days of the mailing of the notice of decision by the City. The decision will be forwarded to the City Council for consideration at their next regularly scheduled meeting. The Council may either ratify the decision or call the matter up for a public hearing.

ORS 197.763(5) STATEMENT INFORMATION REGARDING PROCEDURES FOR LAND USE HEARING

Site Plan Review For Four Duplexes at 230/272 SW Ivy Street in Mill City

The City has received a land use application from Scott Baughman. He proposes build four duplexes on property he owns in the 200 block of SW Ivy Street. The property is located in the Multi-family Residential (R-2) zone. The R-2 zone allows duplexes as an outright use subject to a site plan review and approval by the Planning Commission. The proposal must comply with the requirements of Chapter 17.16 Multi-family Residential (R-2) zone and the site plan review requirements in Chapter 17.76 of the zoning code.

All testimony, arguments and evidence received during this public hearing must be directed toward these approval criteria, or to such other rule, law, regulation or policy which you believe to apply to this case. An issue which may be the basis for an appeal shall be raised not later than the close of the record at or following the final evidentiary hearing on this case. Such issues shall be raised with sufficient specificity so as to afford this body, and the parties to this hearing an adequate opportunity to respond to each issue.

At the conclusion of the public hearing, the Planning Commission will make a decision to either approve or deny the application. An aggrieved party may appeal the Planning Commission decision by filing an appeal with the City Recorder within ten (10) days of the date the City issues a written notice of decision.

Notice of the planning commission decision to approve or deny an application for a minor partition will be sent to the city council. Within twenty-one (21) days of the date of the planning commission decision, the city council will review the decision and determine the need for further public hearings. If the city council determines that no further hearings are necessary, or if the planning commission decision is not appealed, the decision of the planning commission will become effective immediately.

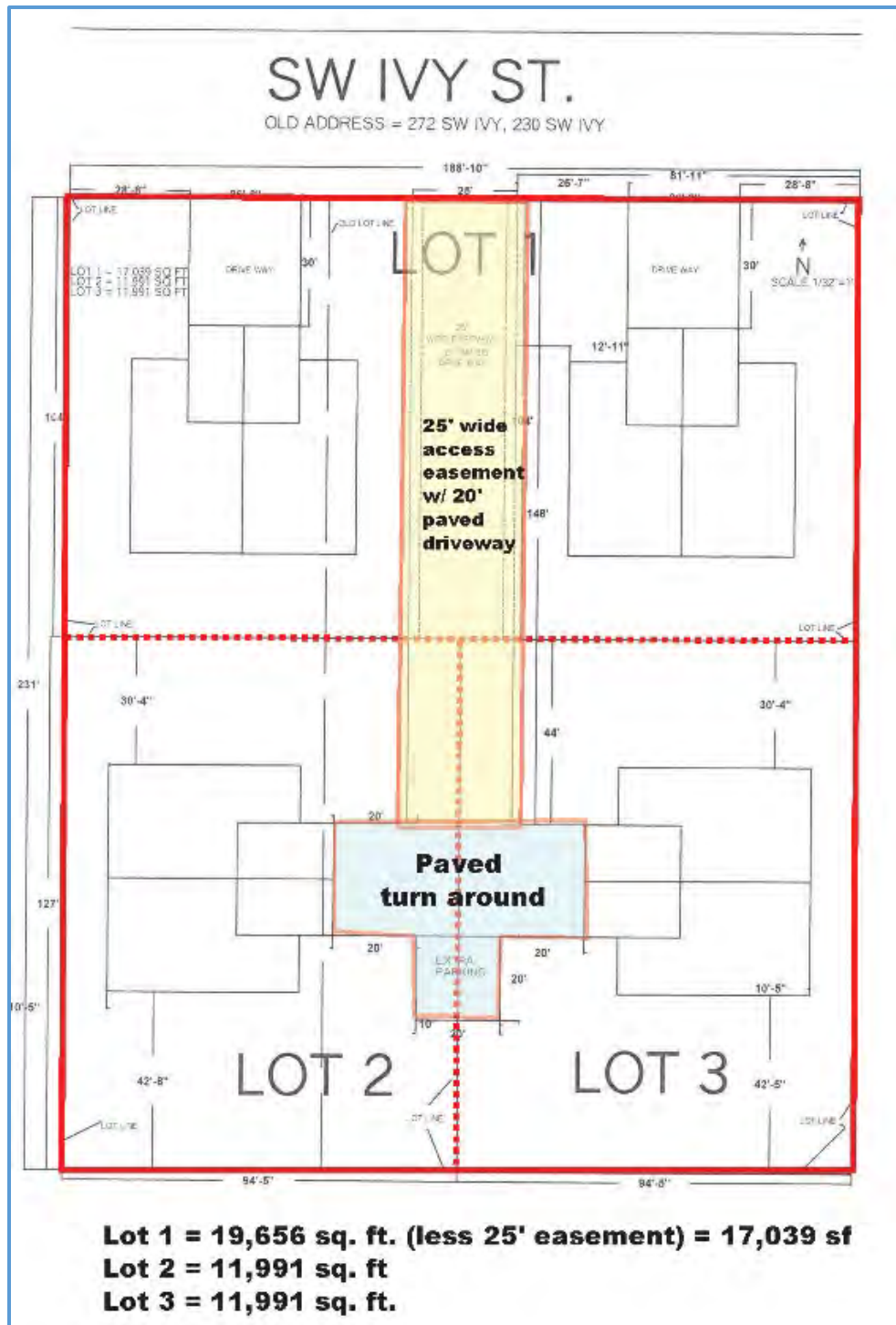
If the City Council either calls up the issue or hears an appeal in this case, the City Council's final action may be appealed within 21 days of mailing of notice of the decision to the Oregon Land Use Board of Appeals.

The Presiding Officer over the public hearing reserves the right to limit the time of any presentation. Please try to avoid repetition; if someone else has already expressed the same thoughts, it is perfectly alright to state that you agree with the statements of that previous speaker. If you have documents, maps or letters that you wish to have considered by this body, they must formally be placed in the record of this proceeding. To do that, either before or after you speak, please leave the material with Planning Staff who will make sure your evidence is properly taken care of.

Prior to the conclusion of the initial evidentiary hearing in this case, any participant may request an opportunity to present additional evidence, arguments or testimony regarding the application involved here. Continuances may take the form of holding an additional public hearing with oral testimony allowed or may consist of holding the evidentiary record open for a period of time designated by the City, for submittal from the public of written evidence.

If you have any questions regarding any of the information contained in this Statement, please voice those questions, or objections at the time you testify. If you do not wish to testify, your questions or objections may be submitted in writing and will be dealt with during the course of the hearing. Any written material must be presented prior to the closure of the record in this case.

Map 1
Minor Partition and Site Plan Proposal for Four Duplexes
230/272 SW Ivy Street, Mill City



Old Business

- a. 2019-13 Jason & Jill Saari**
Property Line Adjustment
Modified Conditions of Approval

David W. Kinney
Community Development Consultant
791 E. Hollister St., Stayton, OR 97383
(503) 551-0899
Email: dwkinney@wvi.com

January 13, 2020

To: Chairman Ann Carey and Planning Commissioners

From: David W. Kinney, Planning Consultant

In RE: Old Business Items for January 21, 2020 Meeting

6. Old Business

a. 2019-13 SAARI – Property Line Adjustment

The staff modified the conditions of approval for the Saari property line adjustment after discussions with the property owner and their surveyor. The changes address the city's public works requirement that each parcel must be served by an individual interceptor tank and sewer connection that is located on the parcel.

The change allows for recording of a deed covenant that addresses the location of each interceptor tank and a requirement that a new interceptor tank must be installed prior to or concurrently with the issuance of a building permit for a new home.

Recommendation: No action required by the Planning Commission.



City of Mill City

David W. Kinney
Planning Consultant for the City of Mill City
791 E. Hollister St., Stayton, OR 97383
Office: (503) 769-2020 Cell: (503) 551-0899
Email: dwkinney@wvi.com

December 9, 2019

Jill and Jason Saari
PO Box 273
Mill City, OR 97360
Email: jwillsaari@gmail.com

RE: Notice of Decision – Approval of Property Line Adjustment
REVISED CONDITIONS OF APPROVAL
09 3E 31AB, Tax Lots 01751 and 01752
File No. 2019-13

Dear Jill and Jason:

The property line adjustment application to adjust the boundary for tax lots 01751 and 01752 has been reviewed and tentatively approved. The conditions of approval are hereby revised as follows:

CONDITIONS OF APPROVAL:

Conditions of approval 1, 2 and 3 must be completed by October 31, 2020. If conditions 1 to 3 are not completed by that date, the approval is null and void unless a written extension is granted by the City.

1. Preliminary Map Approval:
 - a. Provide the City a map prepared by a surveyor showing the proposed property line, lot dimensions and lot sizes for the two parcels.
 - i. Show the existing garage will be at least 5' from the south property line.
 - ii. Show the existing sewer interceptor tankThe City Recorder must stamp a copy of the preliminary map as approved, before the survey is recorded with the Linn County Surveyor's office.
2. Final Survey. Prepare and record a property line adjustment survey or replat survey with the Linn County Surveyor that complies with ORS 92 requirements and the requirements of the County Surveyor.
3. Sewer Interceptor Tank. (See attached sketch).
 - a. If the existing sewer interceptor tank is located on TL 1751 (vacant lot), the applicant will be required to:
 - i. Provide a sewer easement for the existing tank on the property line adjustment survey.
 - ii. Execute and record a deed covenant that stipulates that prior to the issuance of a building permit for the vacant lot, the property owner will:

- (a) disconnect 680 W. High St. from the existing interceptor tank and install a new sewer interceptor tank for the home at 680 SW High Street.
 - (b) inspect the existing tank to verify it is in good condition and if it complies with DEQ standards, obtain a plumbing permit to install a building sewer for the new home and connect the new home to the existing sewer interceptor tank
- b. If the sewer interceptor tank is located on TL 1752 (680 SW High St. home site), the property line must be 5' south of the interceptor tank.
- c. If the sewer interceptor tank is located on TL 1751, the property line must be 5' north of the interceptor tank.
4. Provide Final Plat to the City of Mill City: A copy of the fully executed final plat survey as recorded in the Linn County Surveyor's Book of Plats shall be provided to the City.

The applicant is advised that the following requirements will apply at the time a building permit is issued for a new home on TL 1751:

5. Building Permits. No building permits will be issued by the City for TL 1751 until:
 - a. the property line adjustment survey is completed and recorded in the Linn County Surveyor's Book of Plats; and
 - b. a building sewer plumbing permit and a sewer interceptor tank installation permit is issued for installation of a new sewer interceptor tank and the connection of the home at 680 SW High Street to the new tank (if needed); and/or
 - c. a building sewer plumbing permit is obtained for connection of a new home on TL1751 concurrently with the building permit application for the new home; and
 - d. a plan for a water main/water service line extension is submitted and approved by the Public Works Supervisor and a Type B right-of-way construction permit is issued by the City for the installation of the water main/water service line extension.

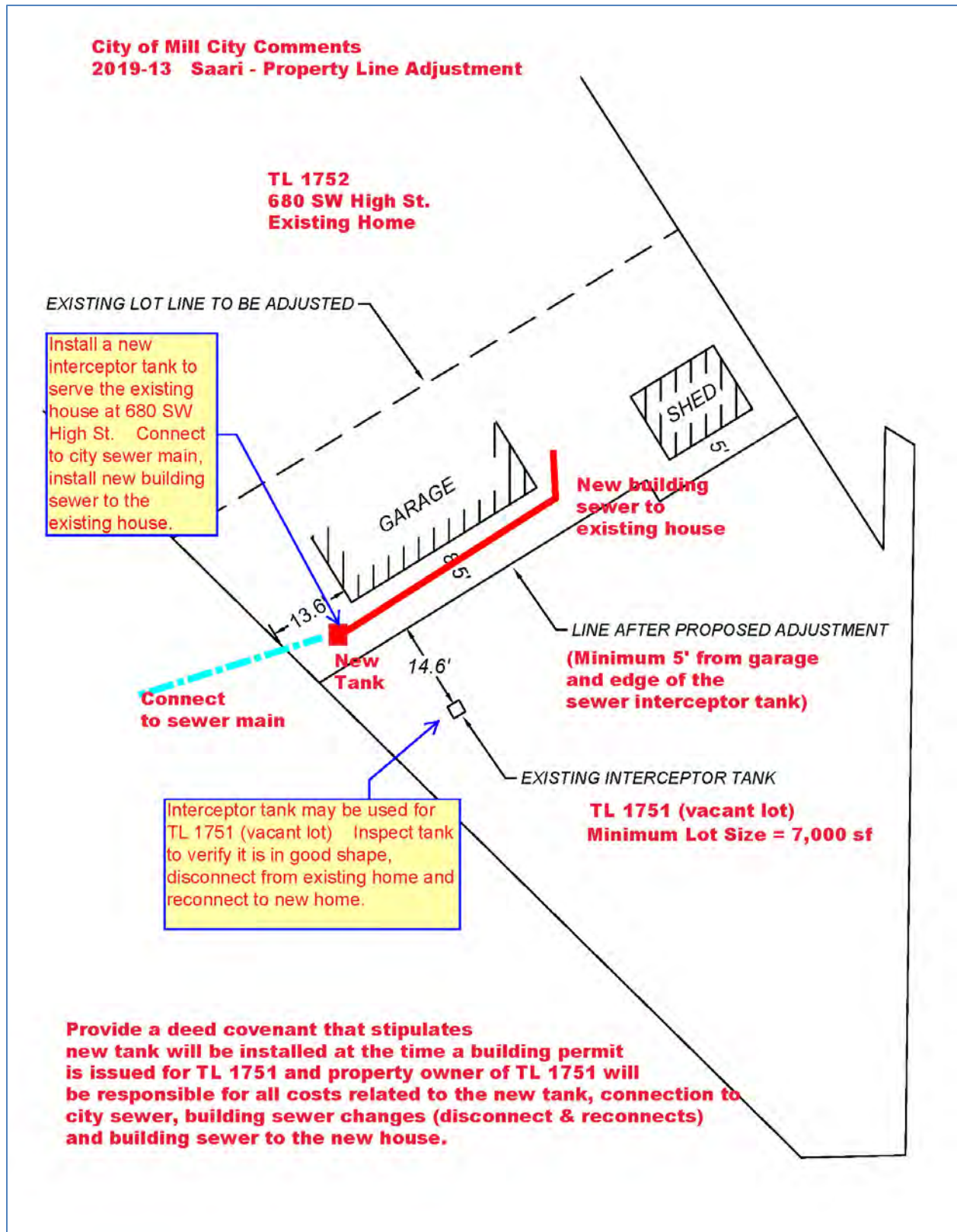
Sincerely,



David W. Kinney, Planning Consultant

cc: Stacie Cook, MMC, City Recorder

A copy of the final staff decision will be issued to:
Mill City Planning Commission
Linn County Surveyor



New Business

- a. Riparian Code Amendments**

- b. 2019 Annual Report**

- c. 2018-2019 Work Program Review**

- d. Proposed 2020-2021 Work Program**

David W. Kinney
Community Development Consultant
791 E. Hollister St., Stayton, OR 97383
(503) 551-0899
Email: dwkinney@wvi.com

January 13, 2020

To: Chairman Ann Carey and Planning Commissioners

From: David W. Kinney, Planning Consultant

In RE: New Business Items for January 21, 2020 Meeting

7. New Business

a. 2020-01 City of Mill City – Riparian Code Amendments for Public Property

The staff is drafting amendments to Section 17.44.120 “Land Use Action on the North Santiam River” to update the requirements for development of publicly owned property that abuts the North Santiam River and three streams (Elizabeth Creek, Cedar Creek and Snake/DeFord Creek) that are in the city limits.

A copy of the amendments will be distributed separately.

Recommendation: Discussion.

b. Planning Commission Annual Report for 2019

Enclosed is a DRAFT Annual Report from the Planning Commission to the City Council. The Commission normally forwards this report to the City Council in February.

Recommendation: Motion to Approve the Annual Report.

c. Planning Commission Work Program for 2020-2021

Enclosed is a review of the 2018-2019 Work Program and a proposed work program for 2020-2021.

Recommendation: Discussion.

d. Reschedule Meeting Dates in May 2020 and July/August 2020.

Planning Consultant Dave Kinney will be out of state on the regular meeting dates in May and July.

DRAFT

MILL CITY PLANNING COMMISSION

2019 Annual Report

The Planning Commission and Planning staff completed or worked on the following items during 2019.

1. Code Amendments

The Planning Commission worked on the following code amendments in 2019.

A. *Accessory Dwelling Units*. The Planning Commission prepared a DRAFT amendment to the Zoning Code to allow accessory dwelling units on properties with a single-family dwelling. When the City population reaches 2,500 people, the City will be required to allow ADU's in residential zones. The City Council reviewed the ADU proposal and decided not to pursue it.

B. *Public Improvement Code Amendments*. No work was done on this work item in 2018.

In September 2017 the Planning Commission reviewed public improvement requirements in the Mill City Zoning Code. Planning Consultant David Kinney recommended the City adopt the public improvement standards in DLCDC's Model Development Code for Small Cities.

Revisions are recommended to:

1. Comply with recent state and federal legal decisions.
2. Ensure required improvements are roughly proportional to the impact of a new development.
3. Provide clarity for staff, Planning Commission and City Council on when certain water, sewer, street, storm drainage and underground utility improvements are required with a new project.
4. Clarify requirements for in-fill and small lot developments.
5. Address both "turnpike style" and "curb & gutter" street improvements.
6. Provide clear standards the City staff can share with property owners/applicants.
7. Update standards for water, sewer, storm drainage and underground utilities.
8. Add requirements for financial guarantees and warranty bond requirements.
9. Provide a standard review form and process to enable the city's public works and city hall staff to set public improvement requirements prior to the issuance of a building permit.

The DRAFT is ready for a final review by the Planning Commission, a review by DLCDC staff and public hearings. The Planning Commission has included this project in its 2020 work program.

3. Other Issues

- *FEMA/NOAA Fisheries Willamette Basin Biological Opinion (BiOp)*. No action on this item in 2019. The BiOp recommends changes to the Flood Insurance program to protect habitat for two endangered fish species: Upper Willamette Chinook Salmon and Upper Willamette Winter Steelhead. Both spawn in the N. Santiam River basin. Program changes to the National Flood Insurance Program are on hold until 2021 or later.
- *TMDL 5-Year Report and Work Program*. The Planning Commission reviewed the City's action plan for the years 2018-2022. The plan identifies steps the City will take to reduce degradation of water quality in the N. Santiam River and its tributaries from the effects of high water temperatures, BOD/TSS discharges and mercury contamination. In December 2019, the City Recorder recommended and the PC agreed to prepare zoning code amendments to protect the riparian area along the North Santiam River for publicly owned properties.

- No Parking Recommendations to the City Council. The PC recommended the City establish a “No Parking” zone on the north side of SE Fairview Street (1st – 4th). The City Recorder also recommended revisions to parking requirements on NE Wall Street near the Mill City Falls Park and the RR Bridge.
- Nuisance Ordinance and Noise Ordinance Amendments. The PC recommended modifications to the City’s nuisance ordinance. The amendments were adopted by the City Council in February 2019.

4. Land Use Applications:

Prior Year Land Use Files – Status Report

- | | | | | |
|----|---------|-------------------------|--|---|
| 1. | 2014-07 | Cady | Boneyard Bakery Site Review – 721 NE Santiam Blvd | Incomplete/Terminated |
| | | | Applicant completed some site improvements and building remodel. City requested owner provide plumbing plans for exterior piping work; no response. Store never opened. City Recorder sent letter in December 2019 terminating city site plan approval. | |
| 2. | 2016-03 | Subway | Subway Site Review – 509 NE Santiam Blvd | Completed |
| | | | Store opened July 2016. Final curb and sidewalk improvements were constructed in 2019 along Hwy 22. City completed NE 5 th Avenue overlay in November 2019. | |
| 3. | 2017-02 | Baughman/Lucas | UGB Amendment, Comp Plan & Zone Change 18.16-acre site | Completed |
| | | | City Council adopted Ordinances 393, 394 and 395 in 2018. The Linn County Board of Commission approved in Sept 2018. The City Council adopted the final annexation ordinance in February 2019. DOR approved annexation ordinances & Secretary of State’s office certified annexation complete. | |
| 4. | 2017-06 | Baughman – Pool/Patio | Building Permits not obtained. | City Attorney filed lawsuit in Circuit Court |
| 5. | 2018-09 | Trio Tavern Zone Change | | Completed - Final ordinance adopted by the City Council. DLCD acknowledged. Linn GIS modified maps. |

Applications Reviewed in 2019. The Planning Commission reviewed 22 land use applications in 2019.

- | | | | | | |
|----|---------|-----------------|------------|-------------------------------|---|
| 1. | 2018-04 | Skate Park SR | SKATE | SW 2 nd & SW Cedar | PC Approved final site plan & engineering plans for a skate park. |
| 2. | 2018-12 | Minor Partition | Baughman | SE Fairview | Final Plat recorded & permits issued.. |
| 3. | 2019-01 | Minor Partition | Baughman | SW Ivy | PC Approved. Waiting for Final Plat. |
| 4. | 2019-02 | SR – Duplexes | Baughman | SW Ivy | January 2020 Public Hearing |
| 5. | 2019-03 | Lot Line Adjust | Plotts | SE Grove & 3rd | Survey completed. Permit issued. |
| 6. | 2019-04 | EV Parking | Pacifcorps | NE Wall | PC Approved. Negotiations between the City of Mill City, Pacifcorps and Erdman for entire parking lot. Cost sharing, contractor and timeframe to be worked out. |
| 7. | 2019-05 | SR – PW Shops | City of MC | SE 4 th | PC Approved. Building 90% complete. Final interior, landscaping & paving to be completed. |
| 8. | 2019-06 | VAR – Acc Dwell | Fleming | SW Ivy | PC Approved & permits issued. Deed Covenant Recorded w/ LC Clerk. |
| 9. | 2019-07 | VAR – Setback | Schenk | NW 7 th | PC Approved & MH permit and garage permits issued. |

10.	2019-08	Acc Dwelling Code Amendments			On 10-08-2019 the City Council decided not to allow ADU's in the City.
11.	2019-09	Freeman Meadows Subdivision		SE 5 th /6 th	CC Approved. Notice of Decision issued on August 31, 2019. Engineer is preparing final construction plans. City staff will DRAFT a development agreement.
12.	2019-10	Street Vacation		SE 5 th	PC & CC Denied w/ Freeman Meadows
13.	2019-11	LUA-NSR	Strasser	1345 SW Spring	PC approved site plan for home. Building permits issued for home and garage.
14.	2019-12	SR – Variance	Aerni	710 SE 3rd	PC approved Variance to allow occupancy of accessory bldg during home remodel.
15.	2019-13	Lot Line Adjust	Saari	680 SW High	PC ratified LLA. Planner clarified conditions in December 2019. Surveyor to prepare final plat & record deed covenant.
16.	2019-14	Variance - Setback	Martinez	648 Parkside	PC approved Variance. No building permits issued as of 1-01-2020.
17.	2019-15	Lot Line Adjust	Kelly/Connor	757 NE Hwy 22	PC ratified LLA. Surveyor to prepare final survey.
18.	2019-16	LUA-NSR	Warriner	1315 SW Spring	PC approved Site Plan for home. Building permits issued for MH and for garage.
19.	2019-17	Lot Line Adjust	Sant Canyon SD	HS Site	PC ratified LLA. Final survey reviewed by City. SCSD will file with LC Surveyor.
20.	2019-18	Lot Line Adjust	Lucas / City	Remine Rd.	PC ratified LLA. Final survey to be filed with LC Surveyor's office.
21.	2019-19	SR – Both Campuses	Sant Canyon SD	Jr/Sr. HS Site	PC approved site plan for Santiam Jr/Sr High School and Elementary campuses. Final engineering plans for city engineer approval; Development Agreement for Council approval.
22.	2019-20	SR – Gas Station	Singh	250 NW 9th	PC approved prelim site plan to add 4 gas pumps @ Sportsman Center on Hwy 22. Final plans must be submitted to the City Engineer and PC for approval.

Approved by the Mill City Planning Commission on January 19, 2019.

Ann Carey, Chairperson

on behalf of Vice-Chair Frances Villwock and Planning Commissioners Dennis Chamberlin, Marge Henning, David Leach, Grant Peterson and Woody Koenig.

Mill City Planning Commission 2018-2019 Work Program

Project Update – January 2020

1. Current Land Use Applications

2018-12	Minor Partition	Baughman	SE Fairview	✓ - Completed/Plat Recorded. Permits issued.
2019-01	Minor Partition	Baughman	SW Ivy	PC approved. Waiting for Final Plat from Boatwright Engineering
2019-02	SR – Duplexes	Baughman	SW Ivy	January 2020 Public Hearing
2019-03	Lot Line Adjust	Plotts	SE Grove & 3rd	✓ - Completed/Plat Recorded. Permit issued.
2019-04	EV Parking	Pacificorps	NE Wall	PC approved. Continuing negotiations between the City of Mill City, Pacificorps and Erdman for entire parking lot. Final cost sharing, contractor and timeframe to be worked out by the parties.
2019-05	SR – PW Shops	City of MC	SE 4 th	Building Construction @ 90% - interior work not finished; Final landscaping, site work & paving to be completed.
2019-06	VAR – Acc Dwell	Fleming	SW Ivy	✓ - Permits issued. Deed Covenant Recorded w/ LC Clerk's office.
2019-07	VAR – Setback	Schenck	NW 7 th	MH & garage permit (MC19-2006) issued.
2019-08	Acc Dwelling Code Amendments			On 10-08-2019 the City Council decided not to allow ADU's in the City.
2019-09	Freeman Meadows Subdivision		SE 5 th /6 th	CC Approved. Notice of Decision issued on August 31, 2019. Boatwright Engineering is preparing final construction engineering plans. City staff will DRAFT a development agreement.
2019-10	Street Vacation		SE 5 th	✓ Denied as part of Freeman Meadows
2019-11	LUA-NSR	Strasser	1345 SW Spring	✓ PC approved Site Plan on NS River on 9-03-2019. Building permits issued for MH (MC19-2001) and garage (MC19-2002).
2019-12	SR – Variance	Aerni	710 SE 3rd	PC approved Variance on 10-15-2019 to allow occupancy of accessory building during home remodel.
2019-13	Lot Line Adjust	Saari	680 SW High	PC ratified LLA on 10-15-2019. Planner clarified conditions of approval on 12-09-2019. Applicant's surveyor to prepare final survey and sewer deed covenant.
2019-14	Variance - Setback	Martinez	648 Parkside	PC approved Variance on 10-15-2019. No building permits issued yet.
2019-15	Lot Line Adjust	Kelly/Connor	757 NE Hwy 22	PC ratified on 10-15-2019. Applicant's surveyor to prepare final survey.

2019-16	LUA-NSR	Warriner	1315 SW Spring	✓ PC approved Site Plan on NS River on 10-15-2019. Building permits issued for MH (MC19-2001) and garage (MC19-2002).
2019-17	Lot Line Adjust	Sant Canyon SD	HS Site	PC ratified LLA on 10-15-2019. Survey reviewed by City on 12-18-2019. Needs to be filed with LC Surveyor’s office.
2019-18	Lot Line Adjust	Lucas / City	Remine Rd.	PC ratified LLA on 11-19-2019. Final survey to be filed with LC Surveyor’s office.
2019-19	SR – Both Campuses	Sant Canyon SD	Jr/Sr. HS Site	PC approved site plan for Santiam Jr/Sr High School and Elementary campuses on 12-17-2019. Final engineering plans for city engineer approval; Development Agreement for Council approval.
2019-20	SR – Gas Station	Singh	250 NW 9th	PC approved prelim site plan on 12-17-2019 to add 4 gas pumps @ Sportsman Center on Hwy 22. Final plans must be submitted to the City Engineer and PC for approval.

2. Potential Land Use Applications

2020-xx	SR - Church	Christian Church	SW Kingwood	Pre-Application held on 9-03-2019
2020-xx	SR – Parking Lot	City	Reid House	Hold hearing in February 2020.
2020-xx	Historic Permit	City	RR Bridge	Hold hearing in February 2020.
2020-xx	Zoning Code – Update	Riparian Code		Hold hearing by June 2020.

3. Dangerous and Derelict Building Code Revisions

Status: On hold due to work load. Stacie to initiate.

4. GIS Mapping

- a. Update Address Map at City Hall Review again w/ Fire Dept. – No changes as of Sept 2019
- b. Update Zoning and Comp Plan Maps ✓ Completed, Linn County GIS, July 2019
- c. Update Water System Map ✓ Completed - Westech Engineering, August 2019

5. Zoning Code Amendments: Public Works Improvement Standards (DLCD Model Code)

Status: On hold due to work load.

The amendments are 90% complete. The Commission proposed to complete this update by June 2020, upon approval by the City Council to proceed with the work.

6. West Broadway - Street Improvement Project

Status: Conceptual Design presented to community July 31, 2019 and September 2019 at the 100-year bridge celebration. 30% plans provided to City on January 8, 2020 at SOB meeting.

Next step is to adjust and finalize the design to submit to USDOT/FhWA officials. Project includes the SW Broadway Street design (Bridge to SW 8th Street), streetscape and the pedestrian trail from the RR Bridge to SW 5th (Memorial Wayside Park).

7. **Linn County Building Department - Building Inspection Services**

Status: The Planning & Building Department is updating the building inspection services contract with all Linn County cities. A work group of small city staff representatives has been meeting with Linn County to discuss problems with the existing permit system and what the cities want to see from the new system.

Linn County will begin an E-Permitting system w/ online submittal and tracking of all building permits. Should be implemented in all cities in 2020.

The new program includes a module for city tracking of all permits within the City. Each City will be able to insert zoning and public works requirements for each permit and verify work is completed before final inspections and certificates of occupancy are issued.

This is a staff project – being led by Scott McDowell, City Manager for the City of Brownsville.

8. **Other Projects Not Included in the PC Work Program**

- a. Storm Drainage Grant – Funded by Legislature \$1.88 million
 - i. Storm Drainage Master Plan Update
 - ii. SW Spring Street Storm Drainage Improvements
 - iii. Kimmel Park Storm Drainage outlet improvements (add to work scope)

Status: Business Oregon has approved City proceeding with preliminary engineering. Council will sign an agreement for preliminary engineering services & a small amount of construction in SW 4th Avenue at the January 14, 2020 council meeting.

- b. Safe Routes to School Grant \$1.5 million +/-
 - i. Sidewalks to/from schools
 - ii. Modify grant to remove storm system
 - iii. Reapply in 2020 - all sidewalks near schools
- c. SW Cedar SCA Grant - Construction completed in November 2019.
- d. NE 5th SCA Grant – Pavement overlay completed in November 2019. Curb return in ODOT ROW to be completed.
- e. DLCDC Technical Assistance Grant Application Filed October 1, 2019. Not Funded.
 - i. WWTF Capacity Review – Secure Match from Marion County & SDC Fund
 - ii. Capital Facilities Plan Document (5-year CIP)
 - iii. Chapter 11 – Public Facilities
 - iv. Chapter 10 – Housing
 - v. Zoning Code – Complete Public Facilities Chapter to be consistent

f. Wastewater Capacity Study

Status: Funded by Marion County as part of North Santiam Wastewater Facilities Plan. Keller Associates awarded contract for wastewater facilities design work in December 2019. One of the work elements is to complete the Mill City Wastewater Treatment Plant capacity analysis.

9. **Zoning Code Revisions: (As needed)**a. Informational handouts on zoning code requirements: Prepare handouts for:

- RV Parking / Storage. Drawing showing where they may be parked and stored.
- Clear vision area and fence location drawings
- House elevation drawing showing architectural design features
- Sample building site plan showing utilities, setbacks and property lines
- Building permit packets for each type of application

Notes: The City staff would like to have informational handouts to graphically explain some of the city's zoning code requirements for RV Parking, clear vision areas, fence locations, architectural design standards and sample building site plans. Status: None started. Hope to work with Tree Frederickson to prepare handouts in 2020.

b. Zoning Code revisions

- Minor code amendments to clarify items identified by staff.
- Accessory Dwelling Units – Add language to allow ADU's in residential zones, per 2017 state law.
- Tiny Homes – Review code to add definitions, lot size, site review standards, etc. to clarify where tiny homes may be permitted in the R-2 zone.

Notes: The Planning Commission periodically updates the zoning code to address questions that come up, modify standards, state law changes and legal issues.

Status: No amendments in 2018. The Planning Commission would like to adopt amendments for "Tiny Homes". Stacie Cook would like to have the Council reconsider "Accessory Dwellings".

10. **Training**

Hold at least two training session for PC members annually.

Notes: Possible training sessions include:

- Work Sessions with Linn County Roads Department for RR Bridge & W. Broadway Projects
- North Santiam Watershed Council (NSWC) – update on current projects in the Mill City area
- NSWC, Marion SWCD and City Recorder coordination on TMDL Plan
- Overview of Public Works Master Plans (Water, Sewer, Storm Drainage & Parks, etc.)
- Land Use Decision Process – legal requirements, ethics and conflicts of interest (Refresher)
- LUBA decisions that may affect Mill City land use proposals.
- Well Site – Non-Contamination Area (Water Master & Health Division staff)

Status: No training in 2019. Set up 1-2 training sessions in 2020.

11. Comprehensive Plan Update

The Mill City Comprehensive Plan is the adopted land use plan for the City. Each city in Oregon is required to have a land use plan that guides development for the next 20 years. The Mill City Comprehensive Plan was originally adopted in 1980, updated in 1992 and partially updated in 2016. Completion of the Mill City Comprehensive Plan update has been identified by the Planning Commission as a high priority project.

Part 2 of the Comp Plan update will include:

- Chapter 7: Historic and Cultural Resources - volunteer Frances Thomas completed a DRAFT in March 2016. Final pictures to be added to complete the chapter. 80% complete.
- Chapter 8: Parks and Open Space – The Mill City Parks Master Plan was adopted in 2014. Chapter 8 will provide a brief summary of the Parks Plan and adopt the goals and policies.
- Chapter 10: Housing – DRAFT completed in November 2015. 80% complete.
- Chapter 11: Public Facilities – Not started.
- Chapter 12: Transportation – Not started.
- Chapter 13: Energy Conservation – DRAFT Chapter completed in August 2015. 90% complete.
- Chapter 14: Urbanization – DRAFT 90% completed in December 2015. An updated UGB land analysis was completed as part of the Baughman/Lucas UGB swap application in 2017.

Notes: With no grant funding available the City Council directed the planning commission to stop working on Part 2 of the comprehensive plan update in January 2016.

Status: Discuss with City Council. If the council agrees, the Planning Consultant recommends the PC complete chapters that are 80%-90% complete. Chapter 11 “Public Facilities” and Chapter 12 “Transportation” should wait until after the “WWTF capacity analysis” is completed and the “Storm Drainage Master Plan” are updated in 2020.

10. FEMA – Flood Plain Ordinance Revisions to comply with FEMA/NMFS - Willamette Basin Biological Opinion to Protect Endangered Salmon/Steelhead

The City will need to amend the Flood Plain Ordinance to comply with a U.S. Federal Court decision to project endangered salmon and steelhead in the Upper Willamette River Basin, including the North Santiam River and its tributaries.

Notes: The Oregon Department of Land Conservation and Development (DLCD) is working with FEMA and the National Marine Fisheries Service (NMFS) to draft new rules and sample ordinances for cities in Oregon. When the new rules are issued, the City will have 3-6 months to adopt new flood plain regulations and zoning code amendments to protect the riparian zone adjacent to the river. DLCD notified cities that it expects to provide sample flood regulations by July 2018.

Status: Postponed – Indefinite hold until FEMA/DLCD Flood Plain Program provide clear direction to all Oregon cities. The Planning Consultant does not expect and direction from FEMA/DLCD in 2020-2021.

Work Program approved by the Mill City Planning Commission on March 16, 2018, and revised on March 19, 2019.
Narrative Updated on January 4, 2020.

DRAFT

Mill City Planning Commission 2020 - 2021 Work Program

January 2020 through December 2021

Adopted February 18, 2020

(Submitted to the City Council – February 25, 2020)

1. General Planning Services

- a. Planning Commission will handle routine planning activities
- b. Process land use applications
- c. Work w/ city staff on day-to-day planning items or small special projects.

Notes: The review and processing of land use applications is the top priority of the Planning Commission. When an application is filed, the City must make a final decision within 120 days for most applications.

2. Zoning Amendment: Public Works Improvement Standards (DLCD Model Code)

The Planning Commission proposes to amend the Zoning & Subdivision Codes to adopt updated public facility improvement standards that will apply to all new development in Mill City.

Notes: The existing Zoning and Subdivision codes have public facility improvement requirements.

- Mill City Subdivision Code (MCMC Chapter 16): The Subdivision Code includes public improvement requirements for streets, water, sewer, storm drainage and private utilities. The standards apply to any new subdivision or partition.
- Mill City Zoning Code (MCMC Chapter 17): The existing Zoning Code includes Section 17.64.150 that states new developments must comply with the City's public improvement standards. The lack of clarity creates some problems when the city staff and planning commission review building permits or site plans for new buildings, conditional use permits, duplexes and multi-family housing projects.

In 2015, the Oregon Department of Land Conservation and Development (DLCD) and Oregon Department of Transportation (ODOT) worked with the League of Oregon Cities to update a Model Development Code for Small Cities. Chapter 3.6 – "Public Facilities Standards" was written to enable small cities in Oregon to provide clear public improvement standards for new development.

The Planning Commission proposes to update the City's standards to provide clarity for property owners, developers and the City public works staff, city hall staff and planning commission. An update of the public facility standard sections in the zoning and subdivision ordinances will have several benefits:

1. Address state law changes over the past 15 years.
2. Address Dolan & Nollen U. S. Supreme Court decisions that limit a city's ability to impose public facility requirements on a new development. City facility improvement requirements must be related to the project and must be roughly proportional to the impact the development will have on those facilities.

3. Modify street improvement requirements to address small lot developments on existing streets.
4. Modify street improvement standards to state when and where the City will require full street improvements with AC pavement, curb, gutter and sidewalks.
5. Provide clear standards the City can share with developers and property owners.
6. Provide a standard review form and process to enable the city's public works and city hall staff to set public improvement requirements prior to issuance of a building permit.

Status: This update was tabled in 2017. Amendments are 90% complete. The Planning Commission proposes to finish the update by June 30, 2020, upon approval by the City Council to proceed with the work.

3. **Zoning Amendment: Riparian Code for Publicly Owned Properties (TMDL Compliance)**

Prepare and adopt a zoning code amendment to protect the riparian corridor along the North Santiam River for all *publicly owned parcels* in the City by September 2020.

Notes: The City's Total Maximum Daily Load (TMDL) plan lists action steps the City will take to minimize pollution to the North Santiam River from mercury, bacteria and increasing water temperatures. The City's approved TMDL plan states the city will adopt riparian protection measures in the Zoning Code.

4. **West Broadway - Street Improvement Project**

Linn County will reconstruct W. Broadway Street in Summer 2021. The City Council asked that the Planning Commission to review of the street design, sidewalk and streetscape improvements and make recommendations to the designers & City Council.

Status: The project includes the SW Broadway Street design (Bridge to SW 8th Street), streetscape and the pedestrian trail from the RR Bridge to SW 5th (Memorial Wayside Park). As of January 1, 2020, Linn County's design engineers have completed a 30% design. Design needs to be completed by April 1, 2020 and final plans submitted to FhWA for approval.

5. **Comprehensive Plan Update**

The *Mill City Comprehensive Plan* is the adopted land use plan for the City. Each city in Oregon is required to have a land use plan that guides development for the next 20 years. The *Mill City Comprehensive Plan* was originally adopted in 1980, updated in 1992 and partially updated in 2016. Completion of the *Mill City Comprehensive Plan* update has been identified by the Planning Commission as a high priority project.

Part 2 of the Comp Plan update includes:

- Chapter 7: Historic and Cultural Resources - volunteer Frances Thomas completed a DRAFT in March 2016. Final pictures to be added to complete the chapter.
- Chapter 8: Parks and Open Space – The *Mill City Parks Master Plan* was adopted in 2014. Chapter 8 will include a brief summary of the Parks Plan and adopt the goals and policies.
- Chapter 10: Housing – DRAFT completed in November 2015. Data needs to be updated to most recent American Community Survey statistics available from 2017-2019.
- Chapter 11: Public Facilities – Not started.

- Chapter 12: Transportation – Not started.
- Chapter 13: Energy Conservation – DRAFT Chapter completed in August 2015. Minor edits needed.
- Chapter 14: Urbanization – DRAFT 90% completed in December 2015. Minor edits needed. An updated UGB land analysis was completed as part of the Baughman/Lucas UGB swap application in 2017.

Status: The Planning Commission proposes to complete Phase 2 (Chapters 7, 8, 10, 13 & 14) by September 30, 2020, upon approval by the City Council to proceed with the work. Chapter 11 “Public Facilities” & Chapter 12 “Transportation” will wait until the Wastewater Capacity Analysis is completed by Keller Associates and a Storm Drainage Master Plan update is completed.

6. North Santiam Canyon Wastewater Facilities Plan – Mill City Sewer Capacity Analysis

Keller Associates was awarded a contract to complete a North Santiam Canyon Wastewater Facilities Master Plan, including a Mill City Sewer Capacity Analysis. The capacity analysis will include a review of the current plant, its design parameters, remaining capacity and a list of recommended short-term improvements (5-10 years). The Mill City Capacity Analysis will be completed by September 2020.

Peter Olsen, PE, Project Manager, will meet with city officials to report on their findings. The Planning Commission will participate in the meeting. If warranted, Keller Associates will be invited to meet with the Planning Commission to further explain their findings and conclusions.

7. Storm Drainage Master Plan

The City will hire an engineering firm to prepare a new Mill City Storm Drainage Master Plan by June, 2021. The Planning Commission will work with the engineer. Upon completion, the report will be adopted as a technical amendment to the Comprehensive Plan.

Note: The City was awarded a \$1.88 million grant for storm drainage improvements. Business Oregon has authorized the City to incur engineering expenses for the Storm Drainage Master Plan and 4th Avenue storm improvements next to the Santiam Schools. Funding for construction will not be available until 2021.

8. Safe Routes to School Grant Proposal and SCA Grant Proposal (SW 2nd Ave)

Prepare and submit a Safe Routes to School (SRTS) grant proposal to ODOT to construct curbs, sidewalks and pedestrian safety improvements for the blocks near the Santiam Elementary School and Santiam Jr./Sr. High Schools. SRTS app due: September 2020.

Note: The City will submit an ODOT Small Cities Allotment (SCA) grant application for \$100,000 to repave/overlay SW 2nd Avenue (W. Broadway to SW Evergreen). SCA app due: October 2020?? The Planning Commission will make a recommendation to the City Council.

9. **Model Flood Plain Ordinance Revisions**

DLCD updated its Model Flood Plain Ordinance in November 2019. The City will need to amend the Flood Plain Ordinance to comply. DLCD & FEMA have not provided a deadline for the City to adopt revisions to the City's ordinance.

Notes: The City of Scio intends to adopt revisions by June 2020. Prior to adoption, they will consult with Celinda Adair, DLCD's flood plain manager, to verify deadlines and get recommendations for changes to their ordinance. Since Mill City has few "developable" properties in the N. Santiam River floodplain, this project can wait until more clear direction is provided by DLCD.

10. **FEMA – Flood Plain Ordinance Revisions to comply with FEMA/NMFS - Willamette Basin Biological Opinion to Protect Endangered Salmon/Steelhead**

The City will need to amend the Flood Plain Ordinance to comply with a U.S. Federal Court decision to protect endangered salmon and steelhead in the Upper Willamette River Basin, including the North Santiam River and its tributaries.

Notes: The Oregon Department of Land Conservation and Development (DLCD) is working with FEMA and the National Marine Fisheries Service (NMFS) to draft new rules and sample ordinances for cities in Oregon. When the new rules are issued, the City will have 3-6 months to adopt new flood plain regulations and zoning code amendments to protect the riparian zone adjacent to the river.

Status: Postponed – Indefinite hold until FEMA/DLCD Flood Plain Program provide clear direction to all Oregon cities. The Planning Consultant does not expect direction from FEMA/DLCD in 2020 or 2021.

11. **Other Zoning Code Revisions: (As needed)**

a. **Informational handouts on zoning code requirements:** Prepare handouts for:

- RV Parking / Storage. Drawing showing where they may be parked and stored.
- Clear vision area and fence location drawings
- House elevation drawing showing architectural design features
- Sample building site plan showing utilities, setbacks and property lines
- Building permit packets for each type of application

Notes: The City staff would like to have informational handouts to graphically explain some of the city's zoning code requirements for RV Parking, clear vision areas, fence locations, architectural design standards and sample building site plans.

b. **Zoning Code revisions**

- Minor code amendments to address staff and planning commission issues.
- Accessory Dwelling Units – Reconsider proposal to allow ADU's in residential zones, per 2017 & 2019 state laws.
- Tiny Homes – Review code to add definitions, lot size, site review standards, etc. to clarify where tiny homes may be permitted in the R-2 zone.

- Change of use.
- Parking requirements.
- Application and Decision Requirements (update per Model Code)

Notes: The Planning Commission periodically updates the zoning code to address questions that come up, modify standards, state law changes and legal issues. No amendments are planned for 2020.

12. **Training**

Hold at least two training session for PC members annually.

Notes: Possible training sessions include:

- Work Sessions with Linn County Roads Department for W. Broadway Project
- Work Sessions with Engineer for the Mill City Storm Drainage Master Plan
- Work Session with Oregon Water Resources staff to discuss potential for contamination of the city's well supply and recommended well-head protection measures.
- Review of Public Works Master Plans (Water, Sewer, Storm Drainage & Parks, etc.)
- North Santiam Watershed Council (NSWC) – update on current projects in the Mill City area
- NSWC, Marion SWCD and City Recorder coordination on TMDL Plan
- Land Use Decision Process – legal requirements, ethics and conflicts of interest (Refresher)
- LUBA decisions that may affect Mill City land use proposals.

13. **GIS Mapping**

- a. Update Address Map at City Hall. Review w/ Fire Dept. – No changes made as of Jan 2021

Note: Linn County's GIS provides mapping services to Linn County's small cities at no cost to the cities. The City's address map (2011) needs to be reviewed again with the Fire District to see if any addresses need to be corrected. If the City concurs with Fire Dept. requests, the City will notify the property owners & agencies and then Linn GIS will reprint the address map.

14. **Dangerous and Derelict Building Code Revisions**

Revise the Dangerous and Derelict Building Code to make it easier to enforce.

Notes: The City Recorder reports the staff and City Attorney have found a few problems with the dangerous and derelict building code. They recommend amendments to simplify the enforcement process, make sure derelict building standards are clear and what constitutes a violation is easily understood by the staff and property owner. The City Recorder proposes to work with the derelict building committee and Planning Commission to update the ordinance.

City Recorder Stacie Cook would like to see this review completed and a recommendation given to the City Council by _____ 2020.

15. Linn County Building Department – Building Inspection Services

Adopt a new building inspection services contract and implement Linn County’s computerized building permits system.

Notes: The Linn County Planning & Building Department is updating the building inspection services contract with all Linn County cities. A work group of small city staff representatives have met with Linn County to discuss problems with the existing permit system and what the cities want to see from the new system.

Linn County plans to use an E-Permitting system w/ online submittal and tracking of all building permits. The new program includes a module for city tracking of all permits within the City. Each City will be able to insert zoning and public works requirements for each permit and verify work is completed before final inspections and certificates of occupancy are issued. *This is a staff project.*

The start date has been continuously postponed by Linn County. The start date has not been set.

Work Program approved by the Mill City Planning Commission on February 18, 2020.

Ann Carey, Chairperson

on behalf of Vice Chair Marge Henning and Planning Commissioners Dennis Chamberlin, David Leach, Sandy Lyness, Grant Peterson and Woody Koenig.

cc: Mayor Kirsch & City Councilors

David W. Kinney
 Community Development Consultant
 791 E. Hollister St.
 Stayton, OR 97383-1334
 Phone: 503-769-2020 * Cell: 503-551-0899
 E-mail: dwkinney@wvi.com

INVOICE

Client: **City of Mill City**
 P.O. Box 256
 Mill City, OR 97360

Project: Planning & Administrative Services Job #: 1025

Billing Date: December 1, 2019

Professional Services rendered to the City of Mill City for the planning and administrative services during the period from November 1 to 30, 2019.

Planning and Administrative Services:

General

- 3.00 hours **Administrative and Budget Support:** Budget Review – Review 2019-2020 Transfers with Vicki; Review June 30, 2019 Audit & update Trial Balances for FY 2020-2021 Bdgt worksheets; Review Keller Associates NS Wastewater project scope of work including Mill City WWTF capacity analysis; Review with Stacie and Vicki.
- 7.35 hours **General Planning Services:** Respond to land use questions from Stacie Cook & Theresa Frederickson; Prepare PC Agenda packet for December and attend Planning Commission meeting; Schenck design reqs; Riparian Code discussions w/ Stacie Cook for TMDL; Update Work Program report for 2019; New Work Program for 2020-21 and PC Annual Report for 2019.
- 4.75 hours **TIGER Grant – SOB.** Phone calls w/ Chuck Knoll re: project status; Project Mtg at LC Roads re: storm drainage connections from SW 4th to SW Broadway w/ LC Roads, Locke Engineering and John Ashley; Coordinate MH excavation work at SW 5th & SW Broadway with Russ Foltz;
- 3.10 hours **Business Oregon – Storm Drainage Grant.** Meeting w/ Michelle Bilberry, Bus OR project manager; Review draft agreement for preliminary engineering authorization;

18.20 hours @ 75/hr \$ **1,365.00**

Planning – Land Use Applications

- 0.75 hours **2019-04. Pacificorps EV Charging Station.** Conf call w/ Bryce & Alan @ Pacificorps and discussions with Stacie Cook re: cost sharing and supplemental budget for city share;
- 1.00 hours **2019-02. SW Ivy Street Duplexes.** Prepare hearing notice for January 2020 hearing;.
- 1.25 hours **2019-13 Saari – Prop Line Adjustment @ 680 SW High:** Modify conditions of approval for the notice of decision; Prepare DRAFT Sewer Deed Covenant for discussion with City;
- 23.10 hours **2019-19 Santiam Canyon School District – Campus Site Plan Review:** Various meetings and phone calls with School District architects and civil engineer to review public improvement requirements & land use application submittals; Respond to Fire District email requesting information; Prepare Staff Report; Meeting with John Ashley, Locke Engineering and LC Roads in Albany; Coordination with City Staff; PC Work Session on December 3rd and Public Hearing on December 17th; Issue Notice of Decision; DRAFT Development Agreement for public improvements;
- 6.35 hours **2019-20 Singh – 250 NE 9th Street (Hwy 22) – Sportsman Center Gas Station:** Prepare staff report; Planning Commission Public Hearing; Issue Notice of Decision;

32.70 hours @ 75/hr \$ **2,452.50**

Subtotal – General Planning & Admin Personal Services \$ **3,817.50**

No Charge

4.50 hours General Planning and Administrative items

Expenses

Mileage Charges @ .55 per mile

12-03	2019-19 SCSD Schools – 38 miles (CH – PC Wrk Session)	\$	20.90
12-05	2019-29 SCSD Schools – 38 miles (CH – Plan Review)	\$	20.90
12-13	TIGER Grant – Mtg @ LC Roads – Storm Sewers – 30 miles.....	\$	16.50
12-13	Storm Drainage Mtg w/ Michelle Bilberry @ CH – 38 miles.....	\$	22.00
12-21	TIGER Grant – SW Broadway & SW 5 th Storm - 38 miles	\$	20.90

Subtotal – Mileage and Expenses \$ **101.20**

Total Due: \$ **3,918.70**

Remit to:

David W. Kinney
Community Development Consultant
 791 E. Hollister St.
 Stayton, Oregon 97383

David W. Kimey
 Community Development Consultant
 791 E. Hollister Street, Dayton, OH 97383
 Office: 503.769.2020 • Cell: 503.551.0899 • Fax: 503.769.4111
dkimey@wki.com

Client: City of Mill City

Month: December 2019

Land Use Applications

Date	Start Time	End Time	Total	Admin	Planning General	TIGER--SOB RR Bridge	Grant Projects				OBD Storm Grant	2018-04 Mill City SKATE Park	2018-04 Pacificorps EV Station	2019-02 Baughman SW Ivy Duplexes	2019-13 Saari SW High PLA	2019-19 SCSD HS-MS Campus	2019-20 Singh Gas Station SR	No Charge	Total	Work Activities	Miles
							SUB	SW Cedar	SCA Grant - NE 5th	SCA Grant - SW Cedar											
12/3/2019	8:30	9:00	0.50													0.50			2019-19 SCSD Schools - Prep Maps for Work Session	38	
12/3/2019	9:00	11:15	2.25													2.25			2019-19 SCSD Schools - PC Work Session		
12/3/2019	11:15	12:30	1.25	0.50	0.75														Various Planning & Budget Items with Ann Carey & Stacie Cook		
12/3/2019	12:30	1:15	0.75																2019-04 Pacificorps EV Station		
12/3/2019	1:30	2:00	0.50	0.50															Wastewater Scope of Work - Review w/ Stacie Cook		
12/3/2019	4:15	7:45	3.50																2019-19 SCSD Schools - Staff Report		
12/4/2019	9:00	9:30	0.50	0.50															Wastewater Scope of Work - Comments & Email to Stacie & Danielle Gonzalez.		
12/4/2019	9:45	3:00	5.25		0.25														2019-19 SCSD Schools - Staff Report		
12/4/2019	4:30	6:00	1.50																2019-19 SCSD Schools - Staff Report		
12/5/2019	9:15	1:30	3.00																2019-19 SCSD Schools - Staff Report		
12/5/2019	1:30	2:30	1.00																2019-19 SCSD Schools - Staff Report - Email to Teresa Kruse	38	
12/5/2019	2:30	3:00	0.50																2019-19 SCSD Schools - Edit conditions of approval		
12/6/2019	9:00	12:15	0.50						0.50										2019-19 SCSD Schools - Review plans with Denny C review street reserve for budget w/ vicar to see if city has funds for storm design; Discuss Storm Grant issues with Tim Kivick.		
12/6/2019	9:00	12:15	2.25																2019-19 Review electrical submittals from Architects; Modify Staff Report; Call w/ Teresa Kruse @ Soderstrom; Architects re: landscaping, fencing, lighting, parking, loading areas and needed revisions to the plan set. Amend Staff Report per responses.		
12/6/2019	11:35	11:40	0.10																Call w/ Sandy Lyness re: SE Fairview property next to Kimmel Park		
12/9/2019	10:00	2:10	0.50																General Planning - Saari map & Itr revisions; Schenck design reqs;		
12/9/2019	10:00	2:10	3.50														2.75	0.75	2019-20 Singh - Prepare Staff Report		
12/9/2019	5:15	7:45	2.50																2019-20 Singh - Prepare Staff Report		
12/9/2019	7:45	8:45	1.00																Prepare PC Packets		
12/10/2019	9:30	10:00	0.50																Travel to CH	NC	
12/10/2019	10:00	10:45	0.75																Review Storm Plans with Russ Foltz; Discuss options for Storm extension from SW Cedar north to SW Broadway.		
12/10/2019	10:45	11:15	0.50	0.50															Review Budget Transfers with Vicki Emery - identify correction needed in street fund transfers to ST RES & EQUIP RES		
12/10/2019	11:15	11:30	0.25																2019-19 Modify conditions of approval to address fire district land use comments.		
12/10/2019	1:00	1:45	0.75																2019-13 Prep DRAPT Deed Covenant		
12/13/2019	9:15	12:45	3.50																Mtg w/ LC Roads, John Ashley & Charles Fisher, Chuck Knoll & Daniel Malone re: Storm Connections, calcs, and W. Broadway Design elements.	30	
12/13/2019	1:00	3:00	2.00																Mtg w/ Michelle Bilberry & staff; Stacie Cook at CH re: Storm Grant and Engineering/Construction costs.	40	
12/14/2019	7:30	9:15	1.50	1.00															FY 2020-2021 Budget - Insert FY 2019 Audit & Trial Balance info		
12/17/2019	11:00	11:30	0.35																2019-20 Prepare Notice of Decision - Singh Gas Station; Talk to Stacie re: appeal date and notice to the City Council.		
12/17/2019	11:40	12:30	0.75																2019-19 Prepare Notice of Decision - SCSD Campus;		

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d.w.kinney@wvki.com

Client: City of Mill City

Month: December 2019

Land Use Applications

Date	Start Time	End Time	Total	Admin	Planning General	Grant Projects										Total	Miles	Work Activities
						TIGER--SOB RR Bridge	SCA Grant - SW Cedar	SCA Grant - NE 5th	OBD Storm Grant	Mill City SKATE Park	Pacificorps EV Station	Baughman SW Ivy Duplexes	Saari SW High PLA	SCSD HS-MS Campus	Singh Gas Station SR			
12/17/2019	3:00	5:00	2.00		1.50	0.50											2.00	City Hall - Various Planning Items; SW Broadway & SW 5th Storm sewer to the river.
12/17/2019	6:30	7:00	0.50										0.50				0.50	2019-20 Singh - Public Hearing
12/17/2019	7:00	8:15	1.25									1.25					1.25	2019-19 SCSD Campuses - Public Hearing
12/17/2019	8:15	8:45	0.50		0.50												0.50	PC Meeting - Riparian Discussion
12/18/2019	9:45	10:30	0.75										0.75				0.75	2019-20 Singh - Prepare Notice of Decision; Email to City
12/18/2019	10:30	11:15	0.75										0.75				0.75	2019-19 SCSD - Prepare Notice of Decision; Email to City
12/19/2019	11:00	11:15	0.20				0.10						0.10				0.20	2019-19 SCSD - FDC emails; forward to John Ashley; Email w/ Michele @ OBD re: funding;
12/19/2019	11:15	11:30	0.25						0.25								0.25	2019-02 Canyon Weekly hearing notice; Email to Tree & Stacie
12/19/2019	11:30	12:15	0.75						0.75								0.75	2019-02 Prep Notices - Prop Owners and Agencies; Include maps; email to Tree Frederickson;
12/20/2019	11:10	11:25	0.25			0.25											0.25	TIGER Grant - Storm @ SW Broadway & SW 5th - 12" main goes north toward river from MH, not an 18" or 24"; Markup Storm map for city
12/25/2019	5:30	6:30	1.00		1.00												1.00	PC Agenda for 1-21-2020 Mtg; Update Work Program
12/27/2019	2:35	3:05	0.50				0.50										0.50	Review DRAFT Resolution for Pre-Financial Award reimbursement of city engineering/preliminary costs for the storm drainage project. Email response to Stacie Cook and Jim McGehee
12/30/2019	4:30	5:45	1.25									1.25					1.25	1st DRAFT of Development Agreement.
12/31/2019	10:45	11:00	0.25							0.25							0.25	2019-13 Prepare Deed Covenant (DRAFT); Email to Stacie Cook
12/31/2019	12:00	3:15	3.25		2.00												3.25	PC Agenda for 1-21-2020 Mtg; PC Annual Report; PC Work Program for 2020.
			55.15	3.00	7.35	4.75	3.10	-	0.75	1.00	1.50	23.10	6.35	4.50		55.40		

	Rate	Total
Hours	50.90	3,817.50
Mileage	184.00	101.20
Misc.	-	-
		3,918.70

	Admin	Grant Projects										Total		
		Planning General	TIGER--SOB RR Bridge	SCA Grant - SW Cedar	SCA Grant - NE 5th	OBD Storm Grant	Mill City SKATE Park	Pacificorps EV Station	Baughman SW Ivy Duplexes	Saari SW High PLA	SCSD HS-MS Campus		Singh Gas Station SR	No Charge
Hours	225.00	551.25	356.25	-	-	232.50	-	56.25	75.00	112.50	1,732.50	476.25	-	3,817.50
Expenses	-	-	-	-	59.40	-	-	-	-	-	41.80	-	-	101.20
Total	225.00	551.25	356.25	-	291.90	-	56.25	75.00	112.50	1,774.30	476.25	-	-	3,918.70

City of Mill City

Accounts Payable

Allocation by Account #

Vendor: David Kinney

Fund	Account #	Land Use Applications										Total	Account #		
		Grant Projects													
		2018-04	2019-04	2019-02	2019-13	2019-19	2019-20	2018-04	2019-04	2019-02	2019-13	2019-19	2019-20		
		Mill City SKATE Park	Pacificorps EV Station	Baughman SW Ivy Duplexes	Saari SW High PLA	SCSD MS Campus	HS-Gas Station SR	OBD Storm Grant	SCA Grant - SW Cedar	SCA Grant - NE 5th	TIGER--SOB RR Bridge	Planning General	Admin		
General	10-10-6050			75.00	112.50	1,774.30	476.25							3,068.05	10-10-6050
Street	20-20-6050							291.90						348.15	20-20-6050
Water	30-30-6050												45.00	45.00	30-30-6050
Sewer	40-40-6050												45.00	45.00	40-40-6050
Street Reserve	70-73-6005													-	20-20-6050
RR Bridge	50-50-6005									356.25				356.25	50-50-6005
Skate Park	55-55-6005												56.25	56.25	55-55-6005
				225.00	551.25	356.25	-	291.90	-	-	56.25	75.00	112.50	1,774.30	476.25
														3,918.70	