



City of Mill City

P.O. Box 256

Mill City, Oregon 97360

Ph: 503.897.2302 * Fax: 503.897.3499 * Email: millcity@wbcable.net

MILL CITY PLANNING COMMISSION AGENDA Regular Meeting

Tuesday, December 15, 2020 6:30 p.m.

This meeting includes agenda items from the cancelled November 17, 2020 meeting

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. August 4, 2020 (Reapproval) pp. 3-6
 - b. October 20, 2020 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 will address the issue during this meeting, table the issue to a future meeting or will request that you speak with the City Recorder or Planning Consultant outside the meeting.*

4. **Public Hearings: (Deliberation only – no public testimony)**

File No.	2020-09	pp. 14 -40
Applicant:	Kyle Plotts	
Proposal:	Minor Partition	
Location:	Lot 18 – Village at Santiam Pointe, Santiam Pointe Loop NE	

5. **Presentations:** None scheduled

6. **Old Business** pp. 41-42
 - a. Mill City Zoning Code Amendments

- i. File 2020-03 Chapter 17.84 Public Facilities
- ii. File 2020-06 Chapter 17.80 Riparian Code – City Property pp. 43-73

6. Old Business (continued)

- b. Wildfire Response: pp. 74-77
 - i. Emergency Housing Ordinance Adopted by City
 - ii. City/County Building Permits for Replacement Structures
- c. Other

7. New Business pp. 78 - 79

- a. PSU 2021 Populations Projections (Survey Response)
- b. Manufactured Home Specialty Code – Update Zoning Code to address conflicts identified by Linn County Building Department
- c. PC Officers: Appoint Marge Henning as PC Chair effective January 1, 2021
- d. Other

8. Informational Items pp. 80-83

- a. City Recorder Report
- b. Planning Consultant Invoices & Time Report
- c. Prospective Applications: None Pending
- d. Upcoming Hearings: None Scheduled
- e. TIGER Grant Update
 - i. 1st Avenue Vehicle Bridge – open to traffic by December 31, 2020
 - ii. Railroad Bridge - Bid Opening held on December 1, 2020
 - iii. W. Broadway Avenue – Bid opening on December 15, 2020
- f. GRANT/Loan Awards/Decisions
 - i. ODOT - Small Cities Allotment (\$100,000) – SW 2nd Avenue Approved
 - ii. ODOT – Safe Routes to School (\$1.9 million) – School Area Not Awarded
 - iii. Business Oregon – Safe Drinking Water Loan Fund (\$2.5 million) Approved

9. Other Business

10. Adjournment

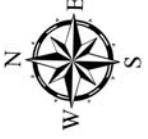
Upcoming Planning Commission Meetings (All meetings at City Hall)

Tuesday, January 19, 2021 6:30 PM Regular Mtg - Public Hearing

Agenda Item 6b

Old Business

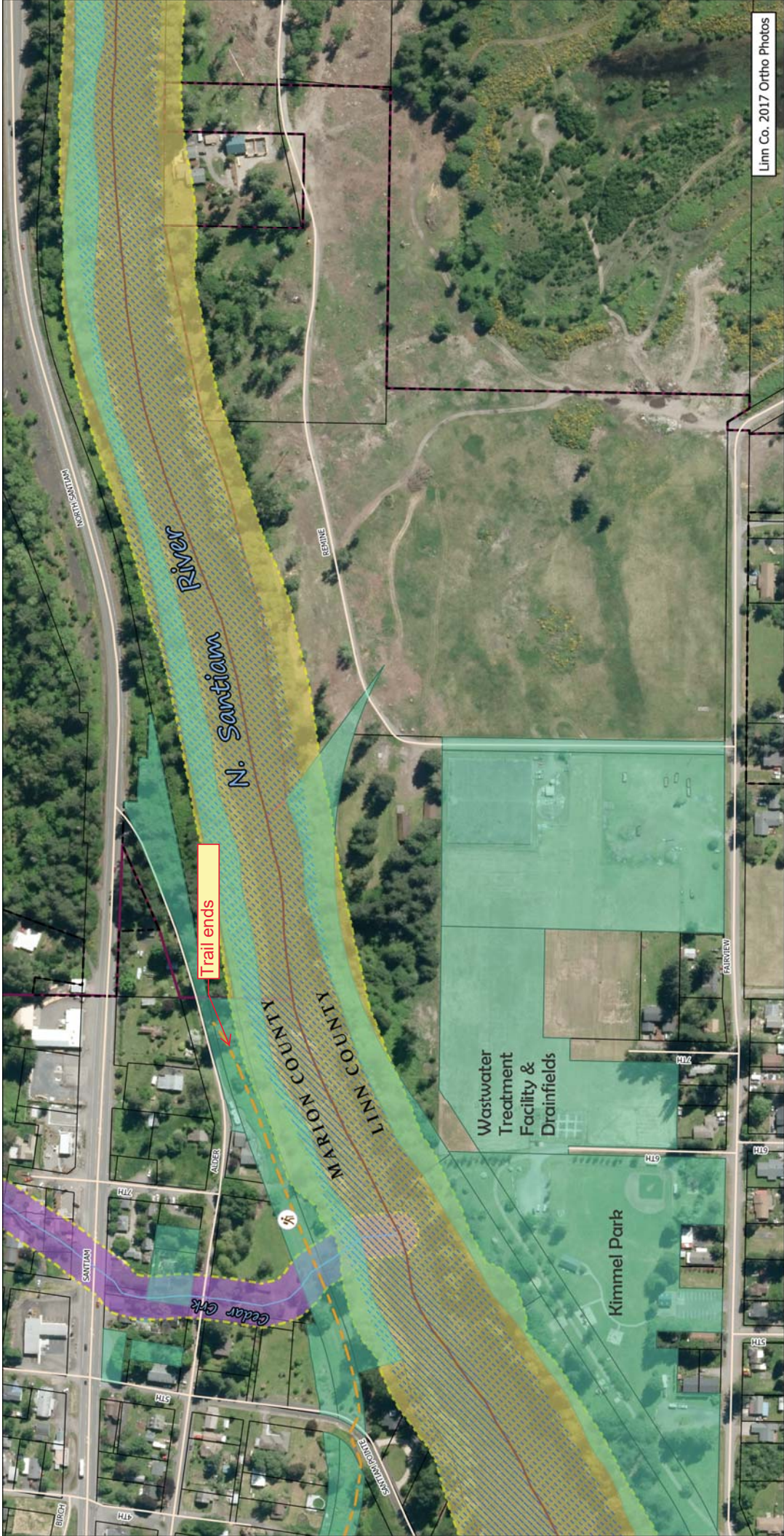
- a. Zoning Code Amendments -
Riparian Code Maps (Sample)**



Legend

	100 Year Flood Plain		Trail		Public
	75-foot Riparian Buffer		Taxlot		Fire District
	50-foot Riparian Buffer		City Limits		Linn County
	Creeks		UGB		Mill City
	Roads		County		Bridge and Trail

Mill City Riparian Corridor NSR -4 East



Agenda Item 7b

New Business

7b. Zoning Code Amendments to comply with the *Manufactured Home Installation Specialty Code*

Proposed Amendments to the Mill City Zoning Code

17.44.100 Manufactured Homes

Existing Zoning Code – No Changes

Deletions to comply with ORS 197.307.

Additions to Comply with ORS 197.307 or the Oregon Manufactured Dwelling Installation Specialty Code (2010 Edition).

17.44.100 Manufactured homes.

The following regulations shall apply to manufactured homes and mobile homes situated outside of manufactured dwelling parks.

- A. Mobile homes shall not be located outside of manufactured dwelling parks except as specified in subsection G of Section 17.44.020 or subsection B of this section.
- B. Manufactured Homes Outside of Manufactured Dwelling Parks. Manufactured homes are permitted outright in the R-1, R-2, CC, and CH zones, subject to the following conditions:
 1. The manufactured home shall comply with the lot size and width, height, design standards and yard requirements which apply to single-family dwellings for the zone in which it is located.
 2. Floor Plan. The manufactured home shall be multi-sectional and have an enclosed floor area of not less than one thousand (1,000) square feet. [ORS 197.307(8)(a)]
 3. Roof. The manufactured home shall have a pitched roof with a slope not less than three feet in height for each twelve (12) feet in width (fourteen (14) degrees). [ORS 197.307(8)(c)]
 4. Residential Building Materials. The manufactured home shall have exterior siding and roofing which in color, material and appearance are similar ~~or superior~~ to the exterior siding and roofing material used on nearby residences; horizontal wood, wood-appearance siding and composite roofing are **permitted**. ~~considered superior to metal siding and roofing~~. [ORS 197.307(8)(d)]
 5. Garages. The garage or carport shall be constructed of materials similar to those used on the manufactured home and shall be constructed prior to occupancy. The siding on the garage or carport shall match the exterior appearance and color of the siding on the manufactured home. ~~unless otherwise approved by the planning commission~~. [ORS 197.307(8)(f)]
 6. Thermal Envelope. The manufactured home shall be certified by the manufacturer to meet the thermal envelope requirements equivalent to those for a single-family dwelling constructed under the state Building Code. **Evidence demonstrating that the manufactured home meets “Super Good Cents” energy efficiency standards, or an equivalent standard, is deemed to satisfy the exterior thermal envelope certification requirement.** [ORS 197.307(8)(e)]
 7. Placement. The manufactured home shall be placed on an excavated and back-filled foundation and enclosed at the perimeter such that the manufactured home is located not more than **twelve (12) inches** ~~sixteen (16) inches~~ above grade. **and complies with the minimum set-up standards of the adopted state Administrative Rules for Manufactured Dwellings, OAR Chapter 918, Division 500 and the Oregon Manufactured Dwelling**

Installation Specialty Code. Where the building site has a sloped grade, no more than **twelve (12) inches** ~~sixteen (16) inches~~ of the enclosing material shall be exposed on the uphill side of the home. [ORS 197.307(8)(b)]

8. Foundation Skirt. The foundation area of the manufactured home shall be fully skirted **with concrete, horizontal wood or vinyl siding, or other materials, pursuant to applicable building codes.**
9. Gutters and Downspouts. The manufactured home shall be provided with gutters and downspouts to direct storm water away from the placement site.
10. Decks. A front and rear landing or deck composed of wood, wood substitute or equivalent, or concrete shall be placed at the front and rear entries to the manufactured home. Each landing or deck shall have dimensions of at least four feet by eight feet.
11. The maximum height and special setbacks for any carport, garage or accessory building shall comply with the requirements of Section 17.44.010.
12. Prior to the issuance of a placement permit for a manufactured home on a lot, the owner shall certify that the manufactured home and its location conform to this title and to all other applicable state and local laws or administrative rules. An application for a building permit shall be accompanied by:
 - a. A plot plan, drawn to scale, showing the proposed location of the manufactured home and accessory structures on the lot and including the exterior dimensions of the manufactured home and setbacks from all property lines;
 - b. Information indicating the exterior length and width dimensions of the manufactured home; the materials, design and necessary dimensions of the roof, foundation support system, and perimeter crawl space enclosure; and the type of materials and appearance of the siding;
 - c. An agreement signed by the owner of the manufactured home, or the owner's authorized agent, pledging full compliance with this title;
 - d. An application for a building permit for a garage or carport.
13. The manufactured home shall not be occupied until: (1) the zoning official certifies that all provisions of this title and other city ordinances have been met; and (2) the building official certifies that the ~~State of Oregon Manufactured Dwelling~~ **Installation Specialty Code** and all other state manufactured housing rules, building and related code requirements have been met.
14. If the city finds the structure has been occupied without full compliance with the city's zoning and building regulations, the city may proceed with enforcement actions authorized in this code and/or as an alternative remedy terminate utility service to the home until such time as the owner fully complies with the city's code requirements. Utility service shall not be terminated unless the city has provided the owner with seven days' written notice by regular mail and by posting the property seventy-two (72) hours prior to the shut-off of water service.
15. **Building Orientation and Architectural Design Standards.**
 - a. In an R-1 zone, the architectural front of the manufactured home must face the street.
 - b. In an R-2 zone, the architectural front of the house may have the side of the manufactured home face the street.
 - c. The manufactured home must comply with the design standards in Section 17.12.080(C) or Section 17.16.080(C).

(Ord. 320 § 6, 2004; Ord. 273 § 5.100, 1998)

(Ord. No. 358, § 1, 7-13-2010)