



KEIZER PLANNING COMMISSION MINUTES
Wednesday, September 10, 2003 @ 7:00 p.m.
Keizer City Hall – Council Chambers

1. CALL TO ORDER

Chair Anderson called the meeting to order at 7:00 p.m.

2. ROLL CALL

Present:

Bruce Anderson, Chair
Frank Moore, Commissioner
Stan Compton, Commissioner
Michael Smith, Commissioner
Holly Braun, Commissioner
Mike Hart, Commissioner
Judy Smith, Council Liaison

Staff Present:

Cheryl Vafakos, Associate Planner
Nate Brown, Community Development Director
Debbie Lockhart, Recording Secretary

Absent:

Ross Day, Commissioner

3. APPEARANCE OF INTERESTED CITIZENS

John Doneth, a Keizer resident since 1979 and a member of the Volunteer Coordinating Committee appeared at the meeting to recognize volunteers for the City of Keizer. Member of the Planning Commission were presented with certificates and cookies.

Cheryl Vafakos, Interim Planning Director, introduced the new Community Development Director, Nate Brown.

4. STAFF UPDATE

Community Development Director, Nate Brown, informed the Commission that the City was successful in the LUBA appeal noting that this was a landmark decision benefiting the City of Keizer. He added that he had met with DLCD and that they are

anxious to help the City of Keizer achieve its goals. Mr. Brown informed members that there was a special meeting scheduled to address the Text Amendment to the AI zone and that copies were in the packets for review. He concluded that next month he would have more interesting information for the Board.

In response to a query regarding a development agreement, Mr. Brown said that drafts are being exchanged between the attorneys for the Keizer Station and the City of Keizer. Cheryl Vafakos noted that the following step would be the Master Plan review and adoption. When questioned if the master Plan would come before the Planning Commission, Ms. Vafakos replied that the Master Plan would be reviewed by Council and Judy Smith added that the City Council would then provide the Master Plan.

Cheryl Vafakos informed members of a change on the Agenda: the Text Amendment to the AI (Agricultural Industrial) Zone would be addressed at a special meeting on Wednesday, September 17, 2003, at 7 pm in the Council Chambers of City Hall.

5. NEW BUSINESS

- ✓ **Development Review for property located in the 8000 block of Wheatland Road N. Keizer, identified on the Marion County Assessor's Tax Maps as Township 6 South; Range 3 West; Section 23BB; Tax Lot #00400**

Cheryl Vafakos, filling in for City Attorney Shannon Johnson, provided the required statutory warning, and there being no objection, waived exact reading of the criteria.

Ms. Vafakos then read from a copy of a memo to the Planning Commission (attached) referring to the referenced Development Review. The purpose of the request is to review an application asking for alternative standards for commercial development under *Development Standards Section 2.315*. The standards require buildings to have siding composed of brick, stone, stucco, or vinyl siding made to look like wood siding. The proposal is for permission to construct a new building with metal siding and to limit the amount of walkway coverage required.

Chair Anderson opened a public hearing.

Robert Jung, Assistant Chief for Fire District 1 spoke to the Commission on behalf of the Fire District. He stated that the building had been ordered and received by the Fire District several months ago and that it had been approved previously for a different location. He stated that the Fire Department had decided not to build in the prior location and chose instead to purchase the location noted above. The request is simply for approval of the same building in a different location.

Responding to questions, Mr. Jung stated that the property was located where Clear Lake and Wheatland Road intersect. He directed members to the fold-out map (attached) and pointed out that the only neighbor is the seller of the property. The map shows Phases 1 and 2, indicating the phases of development. Phase 1 is the Fire House and Phase 2 will be developed with self storage buildings. Councilor

Smith questioned if the Comp Plan Amendment covered all the property on the map, allowing metal siding on the storage buildings as well. Ms. Vafakos stated that the hearing was to allow metal siding on the fire hall only. She explained that, since the previous decision was site specific, resubmission of a new development review application was required for the new site.

Councilor Smith noted that the Development Review did not really need to be done until the zoning for the building had been approved. Mr. Vafakos responded that it was being done to expedite the process and that, if the comprehensive plan map amendment and zone change failed, it would be a moot point.

Community Director Nate Brown cautioned members to bear in mind that storage units were planned for this location and it might be prudent to state that it is not the intent of the Commission to grant the exception to future development.

When asked about the Fire District time line, Mr. Jung replied that the District has had the building for 9 months and the contractor is ready. The hope is to get the concrete down before the rains begin. He also noted that the building would be similar to the other three stations, with landscaping, parking, and a professional, attractive appearance which would be an improvement over the existing fire station.

Chair Anderson closed the public hearing and opened a work session on the development review.

Mr. Smith stated that he wanted to make the record clear that the approval is site specific and contingent upon approval of the zoning and is not meant to be interpreted for the entire property.

Mike Hart moved to approve the requested design alternative with the notation that the approval is site specific and contingent upon approval of the zoning and is not meant to be interpreted for the entire property; and to direct staff to issue an order to that effect. Michael Smith seconded the motion.

The motion passed unanimously as follows:

Ayes: Anderson, Moore, Braun, Hart, Smith, Compton, and Braun (6)

Nays: None (0)

Abstentions: None (0)

Absent: Day (1)

In response to questions about the process, Ms. Vafakos stated that the comprehensive plan map amendment and zone change for the property would go to hearing on Monday before City Council. If it is approved, it will come before the Council two weeks later for a second reading. It would go into effect one month after it is approved and signed. The Fire District, however, has the option of asking the Council for emergency declaration so the change can take effect immediately.

At this time Chief Roy Hari of Marion County Fire District No. 1 addressed the Commission. He complimented the staff members of the City of Keizer saying everyone was very pleasant to work with and very helpful, especially Cheryl Vafakos and Dina Russell. Chair Bruce thanked Chief Hari and noted that the City of Keizer is striving for that reputation.

6. UNFINISHED BUSINESS

✓ Development Standards

Nate Brown addressed the commission regarding the current Development Standards (attached). He noted that he, Ms. Vafakos, and the Planning Commission are working on restructuring the Standards. He explained the color coding: red printing representing changes by the Planning Commission; green – recent changes made by City staff (for clarity and sentence structure); and blue representing changes that Council has made as a result of work done on Keizer Station (EG Zone). Additionally, wording with a green line through it is something City staff proposes to remove.

Additional discussion focused on definitions for "serial additions", "temporary business" and "school" which Staff will continue to research. These items will be addressed at the October meeting. Commission considered the exemptions for schools and houses of worship and the possibility of removing them. Chair Bruce suggested that be addressed at the next meeting.

Mr. Brown noted that The City of Keizer is unique in that it only allows certain colors to be used on the exteriors. He continued that rather than color wheels, it would be better to have a descriptive standard, which he would be working on.

Discussion continued about walkways, awnings and overhangs. Some question arose as to why an awning had to be "attached". There was also discussion regarding the word "frontage" and its definition. Mr. Brown indicated that these were issues that he would be researching for the October meeting.

Chair Bruce suggested that the Commission look more closely at the Development Standards at the October meeting.

Cheryl Vafakos reminded members that there would be a Special Session held in the Council Chambers on September 17, at 7 pm to address Resolution R2003-1430 – Proposal for Text Amendment for the AI (Agricultural Industrial) Zone.

7. ADJOURN

➤ *Next Regular Meeting ~ Wednesday, October 9, 2003*

Chair Anderson adjourned the meeting at 8:30 p.m.

MEMO TO: Planning Commission

FROM: Cheryl Vafakos, Associate Planner

RE: Development Review for subject property located in the 8000 block of Wheatland Road N, Keizer; also identified on the Marion County Assessor's Tax Maps as Township 6 South; Range 3 West; Section 23BB; Tax Lot #00400

DATE: September 8, 2003

BACKGROUND:

Section 2.315 Development Standards of the Keizer Development Code requires all new commercial development to comply with the design standards required in Section 2.315.08 Development Standards of the Keizer Development Code.

The Marion County Fire District #1 submitted and received approval for Development Review in September 2002 to construct a new structure located at 7763 Wheatland Road, as required in Section 2.315.05 Applicability of the Development Standards. The Marion County Fire District #1 chose not to develop at the previous location.

ISSUE:

The Marion County Fire District #1 has resubmitted a new application to construct a building to be located in the 8000 block of Wheatland Rd N; more specifically identified on the Marion County Assessor's Tax Maps as Township 6 South; Range 3 West; Section 23BB; Tax Lot #00400. The subject property is located within a UT (Urban Transitional) zone. A fire station is not a permitted use within the UT Zone. Therefore, an application for a Comprehensive Plan Map Amendment and Zone Change is being considered by City Council on September 15, 2003. If approved, the use will be permitted within a CG (Commercial General) zone. This application is being submitted for your review prior to approval/disapproval on the Comp Plan Map Amendment and Zone change to help expedite the time line for the Fire District.

Surrounding properties to the south are zoned UT and contains single family dwellings. The properties to the east are zoned UT, CG, and P (Public). The UT zone contains single family dwellings; the P zone contains a public building previously used as a public

school; and, the CG zone contains a commercial building. Property to the north and west are outside the city limits and Urban Growth Boundary (UGB).

Section 2.315.08(B)(4) states, "*Material and Texture.*

- *All buildings shall have wood, brick, stone, or stucco siding, or vinyl siding made to look like wood siding.*
- *Building trim shall be wood, brick, stone, stucco, or metal.*
- *Any roofing material is allowed including metal roofs.*
- *Plain concrete block, plain concrete, corrugated metal, plywood and sheet press board may not be used as exterior finish materials."*

Also, Section 2.315.08(A)(5) states, "*Walkway Coverage. Walkways along building frontages shall be covered with awnings, or building overhangs. The minimum vertical clearance shall be 9 feet for awnings and 12 feet for building overhangs."*

The applicant proposes to construct the new building with metal siding and to limit the amount of walkway coverage required. The applicant's statement is attached to this staff report, in addition to a site plan.

Section 2.315.04 C Review Procedures for Development Review states, "[W]hen an applicant wishes to propose an alternative to the Development Standards, they may apply for a Development Review" which is a formal review by the Planning Commission. Section 2.315.10 Criteria for Development Review states, "[T]he Planning Commission, or City Council upon appeal, may approve the proposed design alternatives, or approve them with conditions, if it finds the alternative design can meet the purpose and intent of this ordinance and be successfully applied to a particular property." Therefore, the Planning Commission is required to review the given application in relationship with the purpose identified at the beginning of Section 2.315.01 Development Standards; Purpose of the Keizer Development Code.

RECOMMENDATION:

It is recommended that the Planning Commission open, conduct and close the public hearing. Staff recommends the Planning Commission deliberate about the required standard in Sections 2.315.08 B (4) Materials and Texture and 2.315.08 A (5) Walkway Coverage with reference to Section 2.315.01 Development Standards Purpose and the proposed alternative design submitted by the applicant for an industrial building. It is recommended that the Planning Commission consider the purpose of these sections and to make a final decision, directing staff to prepare a notice of decision.

ATTACHMENTS:

- Section 2.315 DEVELOPMENT STANDARDS
- Written Statement from Applicant
- Site Plan

August 06, 2003



Boatwright Engineering Inc.

2613 12th ST SE, SALEM, OREGON 97302
civil engineers • land surveyors

503 363-9225 FAX 363-1051

RECEIVED
AUG 11 2003
CITY OF KEIZER
OREGON 97303

Cheryl Vafakos
City of Keizer Planning Department
930 Chemawa Road NE
P.O. Box 21000
Keizer, Oregon 97307-1000

RE: MARION COUNTY FIRE DISTRICT #1
CLEARLAKE FIRE STATION #6

Dear Cheryl,

It has come to my attention that the proposed design for the Marion County Fire District #1 is Clearlake Fire Station #6, at the 8000 Block of Wheatland Road N, does not comply with the Keizer Development Standards Section 2.315.08A5 and B4, Walking Coverage and Materials and Texture. The standards call for all walkways along the building frontages to be covered with an awning or building overhang. They also state that the building shall have wood, brick, stone, or stucco siding, or vinyl siding made to look like wood siding.

For economical reasons, the Fire District has bought a steel building and will have wood construction on the interior for the living area. The side of the building fronting the public street, Wheatland Road, has a 5' overhang along the entire length which is 16' to 20' high. The steel building does not have an overhang on the side of the building facing the private road. An awning would not connect flush to the metal siding because of the corrugations. The meeting room behind the main fire station building will be wood construction and will have a 2' eave with 8'-8" of clearance. The main entrance for the public is to be on the south side of this meeting room with the eave over it.

The metal building comes with painted metal siding and roofing. The Fire District has built three fire stations within the past two years using the metal building exterior and wood living area. These other buildings have a professional, attractive appearance as will this new one. The metal siding is not obvious with the painted siding. There will be a great improvement in appearance and size from the existing fire station that is being replaced.

Thank you for your consideration of this appeal. Please call me if you have any questions or if you need additional information.

Sincerely,

Aaron Sutton, P.E.

CC: Marion County Fire District #1

SITE

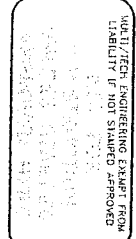
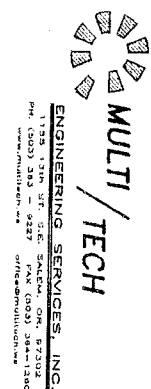
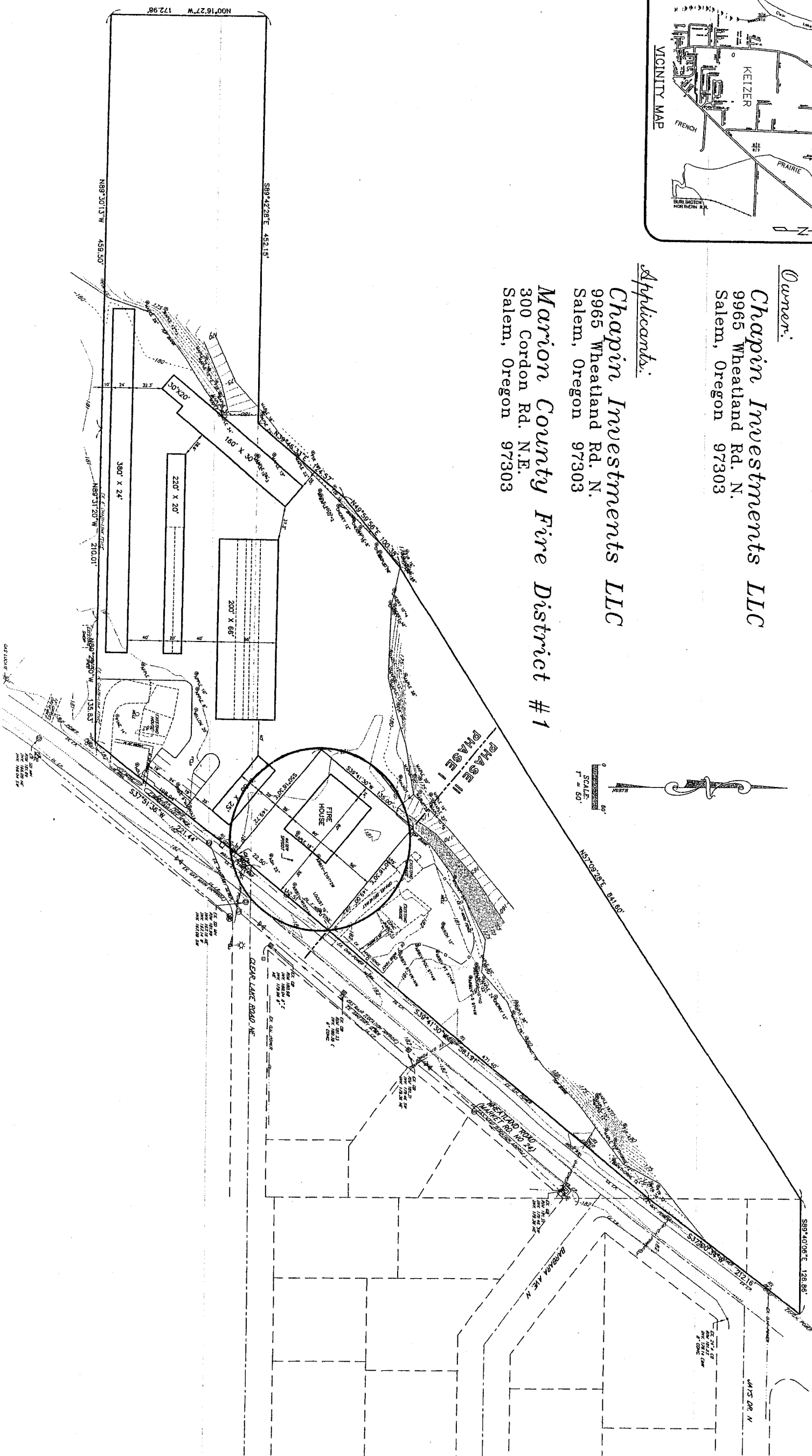
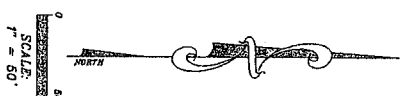
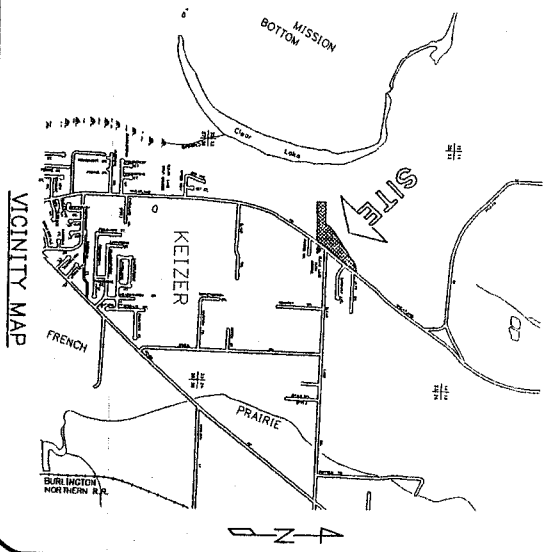


Comprehensive Plan Map

CHAPIN PROPERTY
SEC. 23 T. 6 S., R. 3 W., W.M.
CITY OF KEIZER
MARION COUNTY, OREGON

Owner:
Chapin Investments LLC
9965 Wheatland Rd. N.
Salem, Oregon 97303

Applicants:
Chapin Investments LLC
9965 Wheatland Rd. N.
Salem, Oregon 97303
Marion County Fire District #1
300 Cordon Rd. N.E.
Salem, Oregon 97303



NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN PERMISSION FROM THE DESIGN ENGINEER. DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

Design: M.D.
Drawn: P.H.
Checked: M.D.
Date: APRIL 2003
Scale: AS SHOWN
As-Built: _____

CHAPIN PROPERTY

CONCEPTUAL SITE PLAN

Drawing Number
4102
Sheet Number
1 of 1

2.315 DEVELOPMENT STANDARDS

2.315.01 Purpose

The Development Standards herein called Standards are intended to implement the Keizer Comprehensive Plan and the purpose of each zoning district. They do this by promoting functional, safe, and attractive developments that maximize compatibility with surrounding uses and commercial corridors, and that are compatible with and enhance the transportation system. The Standards mitigate potential conflicts and problems, and maximize harmonious relationships. Alternatives to the Standards on a case-by-case basis may be reviewed and approved as a land use action. In such cases, the purpose of this ordinance shall be met through factual findings and conclusions about the proposed design, and attachment of specific conditions if necessary, by the review body. Application of the Development Standards does not evaluate the proposed use, nor the specific architectural style or design. Rather, the Development Standards focus on the structural elements of texture, color, and materials, and on the site elements of building placement. (5/98)

2.315.02 Applicability

A. Exterior changes to all buildings in matters relating to color or facade materials only shall comply with the applicable or relevant development standards found in Section 2.315.08.B(4) and (5) of this code.

B. Serial additions, alterations or expansions as defined in Section 1.2 of this code shall be limited so that the standards specified in Section 2.315.03.A and B are not exceeded in a 3-year period. (Staff will return in October with a definition of Serial additions, alterations or expansions)

C. The provisions of this section shall apply to all development as defined in Section 1.2 of this code.

2.315.03 Exemptions

The following are exempt from the Standards:

A. An Additions, alterations, or expansions which are 25 percent or more less of the existing building(s) gross floor area and/or impervious surface area are affected; **OR**, when 500 square feet or more of additional existing building(s) gross floor area and/or impervious surface area, whichever is less, is affected.

B. Exterior changes involving the addition, alteration or moving of a door, window, porch, canopy, or awning where the combined area of change which exceeds is less than 500 square feet in area in a 3-year period,

2.315.03 Non-Applicability

~~The Standards specifically do not apply to the following uses: (5/98)~~

C. Agricultural uses

D. Any residential building housing three or fewer dwelling units

E. Accessory structures of less than 500 square feet. (5/98)

F. Any interior remodeling

G. A temporary business (Staff will return with a definition of temporary business in October)

1 H. Schools – Staff will return with a definition of schools in October)

2
3 I. House of Worship.
4

5 **2.315.04 Administration of the Development Standards**

6 These Standards are intended to be objective and to serve as a guide to
7 designers of developments. The Standards are applied in one of three-four
8 ways: (5/98)
9

10 A. The Standards embodied in this ordinance are administratively
11 reviewed at the time of a building permit application. Compliance to the
12 Standards is a condition of building permit approval. ~~These Standards are~~
13 ~~intended to be objective and to serve as a guide to designers of developments.~~
14 (5/98)

15 B. In instances where conformance to the standards is outside of the
16 scope of a building permit, such as repainting a building, the owner shall be
17 responsible for conformance with these Standards as contained in Section
18 2.315.02. (5/98)
19

20 BC. The Standards embodied in this ordinance are to be perpetually
21 maintained on all properties. This particularly applies to color and facade
22 materials, which may possibly change without requiring a building permit.
23 (5/98)
24

25 D. In the event a development proposal or a change to an existing building
26 does not conform to the standards contained in this ordinance due to an
27 applicant wishing to propose alternatives, the applicant may choose to apply for
28 approval of a Development Review Development Standards Alternative
29 application. A Development Standards Alternative application shall comply with
30 the same procedures as for a Conditional Use Permit in Section 3.103, with

1 the initial decision rendered by the Planning Commission (Section 3.103.06.C.).
2 No building permit will be issued for a use requiring Development Standards
3 Alternative approval until the application is approved. (5/98)

4
5 **2.315.03 Relationship to Other Regulations**

6 ~~The Development Review process does not supersede or is not~~
7 ~~superseded by other regulations. Approval of an application for~~
8 ~~Development Review does not relieve the applicant of responsibility for~~
9 ~~compliance with other applicable codes, ordinances, statutes, or~~
10 ~~regulations.~~

11
12 **2.315.04 Review Procedures**

- 13 A. ~~No building permit will be issued for a use requiring Development~~
14 ~~Review until the application for Development Review is~~
15 ~~approved.~~
16 B. ~~In instances where conformance to the standards is outside of~~
17 ~~the scope of a building permit, such as repainting a building, the~~
18 ~~owner shall be responsible for conformance with these~~
19 ~~standards.~~
20 C. ~~When an applicant wishes to proposed an alternative to the~~
21 ~~Development Standards, they may apply for a Development~~
22 ~~Review. A Development Review application shall comply with~~
23 ~~the procedures for a Conditional Use Permit in Section 3.103,~~
24 ~~with the initial decision rendered by the Planning Commission~~
25 ~~(Section 3.103.06.C.).~~
26

27
28
29 **2.315.05 Non-Conforming Buildings**

30 Any building that ~~does~~did not conform to the Sstandards on the date this
31 ordinance is effective May 18, 1998 is considered a legally non-conforming
32 building as-regulated within the zoning ordinance this Code. (5/98)

33 **2.315.08 Development Standards**

34 All applicable development must meet the following standards: (5/98)

1
2 A. **Internal Pedestrian Circulation.** As used herein "walkway"
3 means a hard surfaced area intended and suitable for use by
4 pedestrians, including both public and private sidewalks.
5

6 1. **Connection Required.** The internal pedestrian circulation
7 system for the proposed development must connect to other areas
8 uses, of the site, to other building entrances, to adjacent streets, and
9 , nearby transit stops. (5/98)
10

11 2. **Walkway Location and Design.** Walkway(s) shall be located so that a
12 pedestrian can conveniently walk between a transit street and the main
13 entrance(s) to a building(s). Except where it crosses a driveway, a
14 walkway shall be separated by a raised curb or other physical barrier
15 from the auto travel lane and parking. If a raised path is used the ends of
16 the raised portions must be equipped with curb ramps which comply with
17 Oregon State Building Code Requirements. (__/03)
18

20 3. **Additional Street Access.** A walkway from a building entrance to a public
22 street shall be provided for every 300
24 feet of street frontage. or for every
26 eight rows of vehicle parking,
28 whichever is the greater distance.
30 (Staff to provide language from the
32 TPR at the October meeting)
34

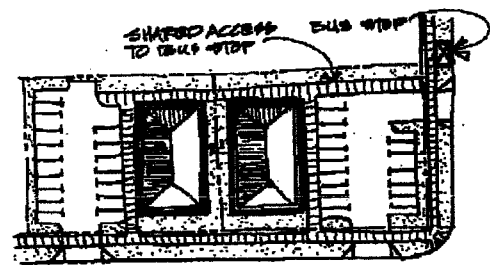


Figure 1 – Pedestrian Access Standards

35 4. **Driveway Crossings.** Driveway crossings shall be minimized and in no
36 case exceed 30 feet in width. Staff to return with alternative language in
37 October. Where the pedestrian system crosses driveways, parking areas
38 and loading areas, the system must be clearly identifiable through the use

of elevation changes, a different paving material, texture, or other similar method. (5/98)

5. Lighting. Lighting shall be provided along for all walkways. Pedestrian walkways must be lighted to a level where the system can be used at night by employees and customers. (5/98)

6. Walkway Coverage.

a. Any portion of a walkway located within three feet of a building frontages shall be covered with awnings or building overhangs. The minimum vertical clearance shall be 9 ____ feet for awnings and building overhangs. The maximum vertical clearance shall be 15 feet. (____/03)

b. In the EG zone, Any portion of a walkway located within three feet of a building frontages shall be covered with awnings or building overhangs as provided in Subsection a, except for buildings, which have greater than 300 feet of lineal frontage, where this requirement shall apply to at least 33 percent of the building frontage. The maximum vertical clearance shall be 15 feet. (CC 11-04-02)(____/03)

7. Dimensions. Walkways shall be at least five feet in paved unobstructed width. ~~Stairs or ramps shall be in place where necessary to provide a direct route between the transit street and the building entrance. Walkways without stairs shall have a maximum slope of 8% and a maximum cross slope of 2%.~~

8. Stairs or ramps shall be in place where necessary to provide a direct route between the transit street and the building entrance. Walkways without stairs shall have a maximum slope of 8% and a maximum cross slope of 2%

1 comply with the accessibility requirements of the Oregon State Building Code.
2 (5/98)
3

4 ~~7. Additional Street Access. A walkway from a building entrance~~
5 ~~to a public street shall be provided for every 300 feet of street frontage~~
6 ~~or for every eight rows of vehicle parking, whichever is the greater~~
7 ~~distance. (5/98)~~
8

9 89. Access to Adjacent Property. If the proposed development has the
10 potential of being a significant attractor or generator of pedestrian traffic, potential
11 pedestrian connections between the proposed development and existing or future
12 development on adjacent properties other than connections via the street system
13 shall be identified. (___/03)
14

15 910. The building permit application or Development Standards Alternative
16 review application shall designate walkways and pedestrian connections on the
17 proposed site plan. If the applicant considers walkways are infeasible or
18 proposed findings shall be submitted demonstrating that the walkway or
19 connection is infeasible. The findings will be evaluated during in conjunction with
20 the building permit or site plan review-Development Standards Alternative
21 process. (5/98)
22

23 B. Building Design
24

25 1. Ground floor windows.
26

27 a. In the CM, CR, and MU zones, all street-facing elevations containing
28 permitted uses as listed under Sections 2.110.02 F, G, H, I, J and K shall have
29 no less than 50 percent of the ground floor wall area with windows, display
30 areas or doorway openings.
31

b. In the EG zone, one elevation of any building with more than 100,000 square feet of floor area, which contains permitted uses listed under Sections 2.119.05 F, G, H, I, J, and K, shall have no less than 33 percent of the ground floor wall area, defined from the ground to the height of the awning, with windows or window facsimiles or other architectural features that

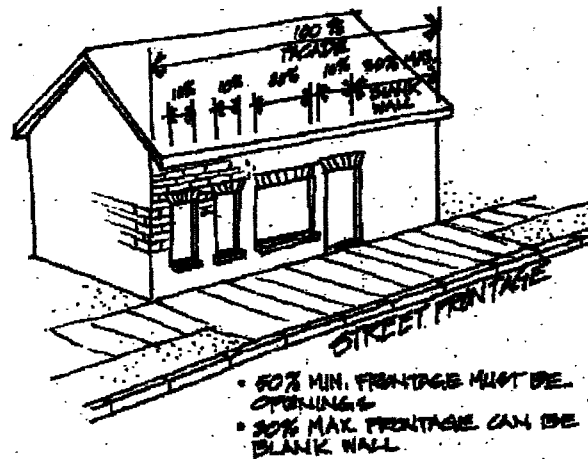


Figure 2 – Façade Standards

simulate windows, display areas or doorway openings. The location of this elevation shall be determined as part of the required Site Master Plan review described in Chapter 2.125 of this Zoning Ordinance. (CC 11-04-02)

2. Building facades

a. In the CM, CR, and MU zones, facades that face a public street shall extend no more than 30 feet without providing a variation in building materials, a building off-set of at least 2 feet, or a wall area this is entirely separated from other wall areas by a projection, such as a porch or a roof over a porch. No building facade shall extend for more than 300 feet without a pedestrian connection between or through the building, provided that there is a pedestrian purpose being served. (CC 11-04-02)

b. In the EG zone, facades facing a public street shall extend no more than 60 feet without providing a variation of building materials for buildings over 20,000 square feet. In the EG zone, no building facade shall extend for more than 400 feet without a pedestrian connection between or through the building, provided that there is a pedestrian purpose being served. (CC 11-04-02)

1
2 3. Awnings – Awnings or canopies, ~~or arcades~~ shall be provided along
3 building storefronts abutting a public sidewalk. Awnings and canopies shall be
4 constructed of canvass, acrylic fabric, laminated vinyl, metal or similar standard
5 awning material. Awnings and canopies of corrugated fiberglass or
6 polycarbonate roofing shall be prohibited. Awnings and canopies shall not be
7 back lit. (___/03)

8
9 4. Materials and Texture

10
11 a. Building Materials.

12
13 1. All buildings shall have wood, brick, stone, or stucco siding, or
14 vinyl siding made to look like wood siding. Metal siding as described in
15 this section shall be allowed. (5/98) In the EG zone, all buildings shall
16 have wood, brick, stone, architectural block, slump stone, architectural
17 concrete or stucco siding, or vinyl siding made to look like wood siding.
18 (CC 11-04-02)

19 2. Metal siding other than corrugated or reflective material are
20 allowed except for residential buildings housing 3 or more dwellings and
21 buildings within the EG zone metal siding is allowed with the exception
22 of corrugated or reflective metal.

23
24 3. Plain concrete block, plain concrete, ~~corrugated metal~~, plywood
25 and sheet press board may not be used as exterior finish materials.
26 (5/98)
27

1 b. Trim Material.

2
3 Building trim shall be wood, brick, stone, stucco, vinyl siding material
4 made to look like wood, or metal. (5/98)

5
6 c. Roofing Material

7
8 Any roofing material is allowed including metal roofs. (5/98)

9
10
11 d. Foundation Material

12
13 Foundation material may be plain concrete or plain concrete block
14 where the foundation material is not revealed for more than 3 feet.
15 (5/98)

16
17 5. Color

18
19 a. Any portion of a building that is painted or stained may use as
20 the main color, and roof color for all portions of the roof visible from the
21 ground, the following colors found in the color wheel as adopted by the
22 City which is available for view at the Community Development
23 Department. (Staff will try to find an alternative standard)

24
25 b. For the purpose of this ordinance, "main color" is the principal color of
26 the building which must be at least 75% of the surface of the building excluding
27 windows; the trim colors of all buildings may be any color. (5/98)

28
29 c. In no case shall the main color or the trim color of any structure be
30 "florescent", "day-glo", or any similar bright color. (Staff will try to find an
31 alternative standard)

1 (5/98)

2
3 6. Roof Lines - Roof lines shall establish a distinctive "top" to a building.
4 When flat roofs are proposed, a cornice a minimum 12 inches high projecting a
5 minimum 6 inches from the wall at the top of the wall or parapet shall be
6 provided. (5/98)

7
8 7. Roof-mounted equipment – In a CM, CR, CO, EG or MU zone, all roof-
9 mounted equipment, including satellite dishes and other communication
10 equipment, must be screened from view from adjacent public streets. Solar
11 heating panels are exempt from this standard. (5/98) (CC 11-04-02)

12
13 E. Accessory Structures

14
15 Accessory Structures including buildings, sheds, trash receptacles, mechanical
16 devices, and other structures outside the main building, shall
17 either be screened from view by the public by either a hedge or fence; OR,
18 with the exception of trash receptacles, accessory structures including
19 buildings, sheds, mechanical devices, and other structures outside the main
20 building must be screened by painting them the same color as the main color
21 of the building. (5/98)

22
23 F. Alternative Design Solutions

24
25 Depending upon the applicable review process identified in this code
26 ordinance, the Planning Commission or City Council may approve design
27 alternatives to the development Standards in this chapter, or approve them with
28 conditions, if it finds the alternative design can meet the purpose and intent of
29 this ordinance and be successfully applied to a particular property. (CC 11-04-
30 02)

1 **2.315.09 Determination of Conformance to Development Standards**
2 **as Part of Building Permit Review**

3 The Zoning Administrator, or designee, during the normal course of reviewing a
4 building permit application, shall include as part of that review, a determination
5 of the proposal's conformance with the provisions of this chapter. Corrections
6 may be noted on the plans, or required to be submitted as amended plans, to
7 assure conformance to the standards or a design alternative, which was
8 approved by the planning Commission or City Council. Building plans shall not
9 be approved unless there is conformance with the provisions of this chapter.

10 (CC 11-04-02)