



Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

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NOTICE OF ADOPTED AMENDMENT

January 19, 2006



TO: Subscribers to Notice of Adopted Plan
or Land Use Regulation Amendments

FROM: Mara Ulloa, Plan Amendment Program Specialist

SUBJECT: City of Hubbard Plan Amendment
DLCD File Number 003-05

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. A copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: February 2, 2006

This amendment was submitted to DLCD for review 45 days prior to adoption. Pursuant to ORS 197.830 (2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

***NOTE: THE APPEAL DEADLINE IS BASED UPON THE DATE THE DECISION WAS MAILED BY LOCAL GOVERNMENT. A DECISION MAY HAVE BEEN MAILED TO YOU ON A DIFFERENT DATE THAN IT WAS MAILED TO DLCD. AS A RESULT YOUR APPEAL DEADLINE MAY BE EARLIER THAN THE ABOVE DATE SPECIFIED.**

Cc: Gloria Gardiner, DLCD Urban Planning Specialist
Geoff Crook, DLCD Regional Representative
Matthew Crall, DLCD Transportation Planner
Mark Fancey, City of Hubbard

<paa> yl/email



JAN 13 2006

LAND CONSERVATION AND DEVELOPMENT

NOTICE OF ADOPTION

Must be filed within 5 working days See OAR 660-18-040

Jurisdiction: City of Hubbard Local File Number: LA 05-01
Date of Adoption: January 10, 2006 Date Mailed: January 12, 2006
Date Proposal was Provided to DLCD: June 23, 2005

Type of Adopted Action: (Check all that apply)

- X Comprehensive Plan Text Amendment
Comprehensive Plan Map Amendment
X Land Use Regulation Amendment
Zoning Map Amendment
New Land Use Regulation
Other: (Please Specify Type of Action)

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached."

This amendment would amend the local street standards in the Hubbard Transportation Plan. The amendments will also amend the Hubbard Development Code by: (1) revising standards for caretaker residences in the Industrial District, (2) amending street frontage standards, (3) adding minor variance procedures and criteria (4) adding standards for permanent off-premise signs and regulating banners, (5) adding requirements for addressing; and (6) amending local street standards.

Describe how the adopted amendment differs from the proposed amendment. If it is the same, write "Same." If you did not give notice for the proposed amendment, write "N/A."

Same.

Plan Map Changed from: to

Zone Map Changed from: to

Location:

Acres Involved:

Specify Density: Previous: New:

Applicable Statewide Planning Goals: Goal 1, 2, 12

Was an Exception Adopted? Yes: No: X

DLCD File Number: 003-05 (14482)

Did the Department of Land Conservation and Development receive a notice of Proposed Amendment **FORTY FIVE (45) days prior to the first evidentiary hearing.** Yes: X No:

If no, do the Statewide Planning Goals apply. Yes: No:

If no, did the Emergency Circumstances Require immediate adoption. Yes: No:

Affected State or Federal Agencies, Local Governments or Special Districts: None

Local Contact: Mark Fancey Area Code + Phone Number: 503-588-6177

Address: 105 High Street SE

City: Salem, OR Zip Code+4: 97301-3667

ADOPTION SUBMITTAL REQUIREMENTS

This form **must be mailed** to DLCD **within 5 working days after the final decision** per ORS 197.610, OAR Chapter 660 – Division 18.

1. Send this form and TWO (2) Copies of the Adopted Amendment to:
ATTENTION: PLAN AMENDMENT SPECIALIST
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT
635 CAPITOL STREET NE, SUITE 150
SALEM, OREGON 97301-2540
2. Submit **TWO (2) copies** of the adopted material, if copies are bound please submit **TWO (2) complete copies** of documents and maps.
3. Please note: Adopted materials must be sent to DLCD not later than **FIVE (5) working days** following the date of the final decision on the amendment.
4. Submittal of this Notice of Adoption must include the text of the amendment plus adopted findings and supplementary information.
5. The deadline to appeal will be extended if you submit this notice of adoption within five working days of the final decision. Appeals to LUBA may be filed within **TWENTY-ONE (21) days** of the date the “Notice of Adoption” is sent to DLCD.
6. In addition to sending the “Notice of Adoption” to DLCD, you must notify persons who participated in the local hearing and requested notice of the final decision.
7. **Need more copies?** You can copy this form onto 8 1/2 x11 green paper only; or call the DLCD office at (503) 373-0050; or fax your request to: (503) 378-5518; or Email your request to Larry.French@state.or.us - ATTENTION: PLAN AMENDMENT SPECIALIST.

ORDINANCE 288-2006

AN ORDINANCE AMENDING THE HUBBARD TRANSPORTATION SYSTEMS PLAN AND HUBBARD DEVELOPMENT CODE AND DECLARING AN EMERGENCY

WHEREAS, the City of Hubbard deemed it necessary to amend the Hubbard Transportation Systems Plan and Hubbard Development Code; and

WHEREAS, on September 20, 2005, the Planning Commission held a public hearing at which time the public was given full opportunity to be present and heard on the matter; and

WHEREAS, on November 8, 2005, the City Council held a public hearing at which time the public was given full opportunity to be present and heard on the matter; and

WHEREAS, notice of the said public hearing was duly given to the public;

NOW THEREFORE THE CITY OF HUBBARD ORDAINS AS FOLLOWS:

Section 1. The City Council of the City of Hubbard does hereby amend the Hubbard Transportation Systems Plan as set forth in Exhibit "A".

Section 2. The City Council of the City of Hubbard does hereby amend the Hubbard Development Code as set forth in Exhibit "B".

Section 3. The City Council for the City of Hubbard deems and desires it necessary for the preservation of the health, peace and safety of the City of Hubbard that this Ordinance takes effect at once, and therefore, an emergency is hereby declared to exist and this Ordinance shall be in full force and effect from and after its passage and approval.

PASSED and adopted by the City Council of the City of Hubbard on this 10th day of January, 2006, by the following votes:

AYES: 5

NAYS: 0

Approved by the Mayor on this 10th day of January, 2006.

T. McCain
Tara McCain
Mayor

Attest:
Vickie A. Noble
Vickie A. Noble, City Recorder

Approved by the City Attorney:

Robert L. Engle City Attorney

EXHIBIT "A"

Amendments to the Hubbard Development Code

Amendments to Section 2.108:

2.108 INDUSTRIAL-COMMERCIAL DISTRICT (IC)

2.108.01 Purpose

The purpose of the IC (Industrial-Commercial) District is to provide areas suitable for light industrial uses, light industrial uses with related commercial sales, commercial retail uses, and wholesale commercial sales. The IC District is appropriate in those areas designated Industrial in the Comprehensive Plan where the location has access to a collector street, arterial street or highway, and permitted uses will not adversely impact local streets or residential districts.

2.108.02 Permitted Uses

Unless otherwise subject to Conditional Use provisions or requirements of this Ordinance, the following uses are permitted in the Industrial-Commercial District:

- A. all uses permitted in the Industrial (I) District;
- B. building material, hardware and garden supply sales;
- C. retail sales accessory to a permitted industrial use; and
- D. other retail uses which are permitted in the Commercial District; and
- ~~D~~E. wholesale commercial sales.

2.108.03 Conditional Uses

The following uses may be permitted in the Industrial-Commercial District when authorized by the Planning Commission pursuant to Section 3.103:

- A. all uses permitted conditionally in the Industrial District;
- B. ~~other retail uses which are permitted in the Commercial District; and~~
- C. office uses not associated with a permitted use.

Amendments to Section 2.107.03:**2.107 INDUSTRIAL DISTRICT (I)****2.107.01 Purpose**

The purpose of the Industrial District is to provide areas for general industrial activities which do not produce excessive smoke, dust, noise, vibration, smell or harmful substance to meet the economic needs of the City of Hubbard. The Industrial District is consistent with the Industrial Comprehensive Plan designation.

2.107.02 Permitted Uses

Unless otherwise subject to Conditional Use provisions or requirements of this Ordinance, the following uses are permitted in the Industrial District:

- A. Establishments engaged in manufacturing, processing, packing, assembly, distribution, repair, finishing or refinishing, testing, fabrication, research and development, warehousing and servicing activities. Examples of uses that would be appropriate include: aircraft or auto parts, bottling plants, bakery products, communication equipment, drugs, fabricated textile products, office machines, building materials, recycling centers, and motor freight terminals; and
- B. Warehouse and outdoor storage activities.
- C. Automotive repair
- D. Manufactured home sales

2.107.03 Conditional Uses

The following uses may be permitted in the Industrial District when authorized by the Planning Commission pursuant to Section 3.103.

- A. Extraction and processing of minerals, rock, or other earth products
- B. Automotive dismantling, wrecking and salvage yard
- C. Fuel oil distribution
- D. Manufacturing, processing or storage of explosive, flammable or toxic products

- E. Welding operations
- F. Public and private utility buildings and structures such as electric substations, telephone exchanges, and communications towers and/or antennas.
- G. Caretaker residence subject to the following requirements:
 1. Establishment of caretaker residence shall be subject to the Site Development Review requirements of Section 3.105.
 2. Only one residence is allowed per tract of land.
 3. The residence is limited to a manufactured or mobile home or a park trailer or recreational park trailer as defined by this ordinance **or the residence is incorporated into the building design for an associated business on the property;**
 4. Installation of a park trailer or a recreational park trailer shall comply with the requirements of Oregon Administrative Rules Chapter 918, Division 530 and shall be connected to public utilities.
 5. No variance shall be granted for any of the requirements in this section.
- H. Large-scale amusements facilities, such as a gymnasium, skating rink, pool or race track.
- I. Other uses determined by the Planning Commission to be of similar character to those specified above

Amendments to Section 2.208.03:

2.208 DEVELOPMENT STANDARDS FOR LAND DIVISIONS

2.208.03 Standards for Lots or Parcels

- A. Minimum lot area. Minimum lot area shall conform to the requirements of the zoning district in which the parcel is located.

No more than half of the corner lots at any one intersection shall be devoted to duplex or townhouse lots.

- B. Lot width and depth. The depth of a lot or parcel shall not be more than 2 1/2 times the width of the parcel, with the following exceptions:
1. Individual lots for townhouse units shall not be less than 20 feet in width. Lot depth may vary, but shall be adequate to provide a minimum of 300 square feet of semi-private outdoor living space for each unit.
 2. Parcels created for public utility uses shall be exempt from width to depth ratio provisions.
- C. Access. All lots or parcels created after the effective date of this Ordinance shall provide a minimum of 25 feet of frontage on an existing or proposed public street, with the following exceptions:
1. Residential lots or parcels, excluding townhouse developments and Planned Unit Developments, may be accessed via a private street developed in accordance with the provisions of Section 2.202 when the Planning Commission finds that public street access is:
 - a. unfeasible due to parcel shape, terrain, or location of existing structures; and
 - b. unnecessary to provide for the future development of adjoining property.
 2. Lots or parcels in townhouse developments or Planned Unit Developments may be accessed via public or private streets, in accordance with the following standards:
 - a. Internal local streets or drives may be private and shall be subject to the provisions of Section 2.202.
 - b. Collector and arterial streets shall be public and shall comply with the applicable provisions of Section 2.202.
 - c. Local streets which are needed to provide access to adjoining properties shall be public and shall comply with the applicable provisions of Section 2.202.
 3. Commercial or industrial uses located in a campus or park-like development may be accessed via private streets when developed in accordance with Section 2.202.07.
 4. **Abutting flag lots with a shared access drive, where each flag lot has a minimum of 12 1/2 feet of frontage on a public street.**

- D. Access for duplexes or townhouses on corner lots: Individual driveways for duplexes or townhouses on corner lots shall be installed at a rate of one driveway per unit per street frontage unless the Planning Commission allows a combined access on one street frontage based upon a conflict created by the topography of the lot, the location of a public utility, significant vegetation, or different street classification.
- E. Flag Lots. Where authorized by the Planning Commission pursuant to the access requirements of Section 2.202.07, flag lots shall be subject to the following development standards:
1. The property line running parallel to the access road shall be considered the front yard line and shall be used to calculate front yard setback requirements.
 2. The access strip shall be a minimum of 25 feet in width. The improved surface shall be a minimum of 12 feet in width.
 3. The access strip shall not be included in the calculation of lot area for purposes of determining compliance with any minimum lot size provision of this Ordinance.
 4. If the length of the access strip exceeds 200 feet, the access strip shall be developed as a private street and shall conform to the standards of Section 2.202.07.
 5. Where two flag lots abut, access shall be via a shared drive wherever possible. Shared drives shall be developed as private streets and shall conform to the standards of Section 2.202.07.
- F. Through Lots. Through lots shall be avoided except where essential to provide separation of residential development from major traffic arteries, adjacent non-residential activities, or to overcome specific disadvantages of topography and orientation. Screening or buffering, pursuant to the provision of Section 2.207, may be required by the Planning Commission during the review of the land division request.
- G. Lot Side Lines. The side lines of lots, as far as practicable, shall run at right angles to the street upon which the lots face.
- H. Lot Grading. Lot grading shall conform to the following standards unless physical conditions demonstrate the propriety of other standards.

1. Cut slopes shall not exceed one and one-half feet horizontally to one foot vertically.
 2. Fill slopes shall not exceed two feet horizontally to one foot vertically.
 3. The character of soil for fill shall be suitable for the purpose intended.
 4. The minimum elevation at which a structure may be erected, taking into consideration the topography of the lot, the surrounding area, drainage patterns and other pertinent data, shall be established by the City Building Inspector.
 5. Utilities shall conform to current standards set forth in Section 2.205 of the Code.
- I. Utility Easements. Utility easements shall be provided on lot areas where necessary to accommodate public utilities. Such easements shall have a minimum total width of 12 feet (6 feet on each lot if located on a common lot line).

Amendments to Section 2.206.08:

2.206.08 Off-Premise Signs

- A. Along State Highways. All off-premise advertising signs, which are located along state highways are subject to approval by the Oregon State Highway Division pursuant to the Motorists Information Act.
- B. Billboards. New billboards shall not be allowed in any zoning district.
- C. Political Signs. Signs which support or oppose ballot measures, persons running for political office, and other issues subject to a vote by the public may be allowed subject to the following conditions:
 1. Approval must be obtained by the owner of the property on which the sign is to be posted.
 2. Setbacks: Such signs may be located within the required setback area of the district, provided they are situated in a manner so as not to adversely affect safety, corner vision or other similar conditions.
 3. Right-of-Way Excluded: Signs shall not be posted in rights-of-way, on telephone poles, traffic signs or other public apparatus.

- 4. Size: Signs shall not exceed sixteen (16) square feet in size, as viewed from one direction.
- 5. Time Limit: All such signs shall be removed within one (1) week after the election for which the sign is posted.

D. Along Public Roads. Off-premise directional signs of a temporary nature such as those used to direct persons to open houses, garage sales, or special one-day events may be allowed, subject to the following conditions:

- 1. Any such sign which is visible from a state highway shall be subject to approval pursuant to Subsection 2.206.08(A), above.
- 2. All such signs shall comply with conditions 1 through 4 under Subsection 2.206.08(C), above.
- 3. Time Limit: All such signs shall be removed at the end of the day on which the event, open house or garage sale is conducted.

E. Permanent off-premise signs. Permanent off-premise signs used to direct persons to a particular business or location may be established only when authorized, installed, and maintained by the City of Hubbard or by such groups or organizations authorized to install such signs by the City Council.

Amendments to Section 3.104:

3.104 VARIANCES

3.104.01 Applicability

Under the following provisions, a property owner or his designate may propose a modification or variance from a standard or requirement of this Ordinance, except when one or more of the following applies:

- A. the proposed variance would allow a use which is not permitted in the district;
- B. another procedure and/or criteria is specified in the Ordinance for modifying or waiving the particular requirement or standard;
- C. modification of the requirement or standard is prohibited within the district; or
- D. an exception from the requirement or standard is not allowed in the district.

3.104.02 Application and Fee

An application for a variance shall be filed with the City Recorder and accompanied by the appropriate fee. It shall be the applicant's responsibility to submit a complete application, which addresses the review criteria of this Section.

3.104.03 Criteria and Procedure – Major Variance

The Planning Commission may allow a variance from a requirement or standard of this Ordinance after a public hearing conducted in accordance with the Type II review procedures provided that the applicant provides evidence substantiating all the following and affirmatively answering the questions:

- A. Does compliance with the applicable requirement or standard of the Ordinance create a hardship due to one or more of the following conditions?
 1. The physical characteristics of the land, improvements, or uses are not typical of conditions in the zoning district and such physical characteristics do not result from the negligent or knowing violation of this Ordinance by the applicant.
 2. If the standard or requirement is applied, the applicant is not granted the preservation or enjoyment of a substantial property right possessed by other property owners in the same vicinity or district.
 3. Compliance with the requirement or standard would eliminate a significant natural feature of the property.
- B. Strict adherence to the requirement or standard unnecessary because the proposed variance will reasonably satisfy both the following objectives?
 1. Granting the variance will not create significant adverse affects to the appearance, function or safety of the use or uses on the subject property, and
 2. Granting the variance will not impose limitations on other properties in the area, including uses which would be allowed on vacant or undeveloped properties.
- C. Approval of this application allows the property to be used only for purposes authorized by the zoning district?
- D. If approved, is the application still in compliance with the policies?

3.102.04 Criteria and Procedure - Minor Variance

A. The City Recorder or Recorder's designee may allow a minor variance from a requirement or standard of this Ordinance in accordance with the Type I review procedures provided that the applicant provides evidence that the following circumstances substantially exist:

- 1. The intent and purpose behind the specific provision sought to be varied is either clearly inapplicable under the circumstances of the particularly proposed development; or**
- 2. The particular development as proposed otherwise clearly satisfies the intent and purpose for the provision sought to be varied; and**
- 3. The proposed development will not unreasonably impact adjacent existing or planned uses and development; and**
- 4. The minor variance does not expand or reduce a quantifiable standard by more than 20 percent and is the minimum necessary to achieve the purpose of the minor variance; and**
- 5. There has not been a previous land use action approved on the basis that a minor variance would not be allowed.**

B. When a minor variance application is submitted concurrently with an application requiring a Type II review, such as a partition, subdivision, or planned unit development, the City Recorder or Recorder's designee may refer the minor variance application to the Planning Commission for their review.

3.104.045 Expiration of Approval--Standards for Extension of Time

- A. Variance approval shall be effective for a period of one (1) year from the date of approval. If the variance request has not been implemented within the one (1) year period, the approval shall expire.
- B. Variance approval shall be voided immediately if the use established on site does not substantially conform to the approval granted by the Planning Commission.
- C. The City Recorder shall, upon request by the applicant and payment of the required fee, grant an extension of the approval for a period not to exceed six (6) months. Requests for extension of approval shall be submitted in writing thirty (30) days prior to the expiration date of the approval period.

Amendments to Section 3.101.01:**3.101.01 Type I Action, Level 1 and Level 2**

A Type I, Level 1, action is a ministerial review process without a public hearing in which City staff apply clear and objective standards that do not allow much discretion. Public notice is provided as required for a Type I Action, Section 3.201.01. Appeal is to the Planning Commission. The following action is processed under the Type I procedure:

- A. Lot Line Adjustment;
- B. Home occupation (unless referred to the Planning Commission for review as a Type 1, Level 2 action);

C. Minor Variance.

A Type I, Level 2, action is a limited land use decision in which the Planning Commission apply clear and objective standards. The Planning Commission makes a decision on the application but does not conduct a public hearing, unless specifically required by this Ordinance. Public notice is provided as required for a Type I Action, Section 3.201.01 if no public hearing is conducted. Public notice is provided as required by Section 3.202.02 if a public hearing is conducted. Appeal is to the City Council. The following actions are processed under the Type I, Level 2, procedure:

- C. Home Occupation (if referred to the Planning Commission)
- D. Partitions

3.101.02 Type II Actions

A Type II action is a quasi-judicial review in which the Planning Commission applies a mix of objective and subjective standards that allow considerable discretion. Public notice and a public hearing is provided. Section 3.202 lists the notice requirements. Appeal of a Type II decision is to the City Council. The following actions are processed under a Type II procedure:

- A. Conditional Use Permit
- B. Non-Conforming Uses
- C. Planned Unit Developments
- D. Similar Uses

- E. Variances
- F. Subdivisions
- G. Site Development Review

Amendments to Section 2.401:

- 2.400 GENERAL PROVISIONS**
- 2.401 GENERAL STANDARDS**
- 2.401.14 Addressing.**

All new developments and expansion of existing developments shall provide minimum six-inch high reflective address numbers at the front of the main building near the main entrance.

Amendments to Section 2.202.04:

2.202.04 General Right-of-Way and Improvement Widths

The following standards in the Street Design Standards Table are general criteria for all types of public streets, bikeways, parkway strips, and sidewalks in the City of Hubbard. These standards shall be the minimum requirements for all streets, bikeways, and pedestrian facilities except where modifications are permitted under Section 2.202.05.

The Street Design Standards Table lists several options for local streets. The street design section of the TSP establishes guidelines for selection of the appropriate local street option. The TSP identifies the conceptual location of some new collector streets that shall be built as specified by Phase 2 design standards.

STREET DESIGN STANDARDS TABLE

Street Type ¹	ROW Width	Paved Width	Travel Lanes	Turning Lane	Parking	Parkway Strip	Sidewalk Width ³	Bikeway Type and Standards	Utility Basement Width	Example Application
ARTERIAL										
Major	100 ft.	76 ft.	4 @ 12 ft.	1 @ 14-16 ft.	None	2 @ 5 ft. ²	2 @ 6 ft.	Bike lanes, 2 @ 6 ft.	2 @ 8 ft.	Hwy. 99E
Minor	60 ft.	48 ft. ⁴	2 @ 11 ft.	None	Both sides of street @ 7 ft., with interspersed tree planters.	None, except tree planters used (see TSP Appendix D)	2 @ 6 ft.	Bike lanes, 2 @ 6 ft.	2 @ 8 ft.	3 rd Street
COLLECTOR⁵										
Phase 1	60 ft.	34 ft. ⁴	2 @ 10 ft.	None	Both sides of street @ 7 ft.	2 @ 4.5 ft.	2 @ 5 ft.	Shared roadway	2 @ 8 ft.	7 th Street
Phase 2	60 ft.	34 ft. ⁴	2 @ 11 ft.	None	None	2 @ 4.5 ft.	2 @ 5 ft.	Bike lanes, 2 @ 6 ft.	2 @ 8 ft.	G St. between 2 nd & Hwy. 99E
LOCAL										
Option A	50 ft.	28 30 ft.	1 @ 14 16 ft.	None ⁶	Both sides of street @ 7 ft.	2 @ 5 ft.	2 @ 5 ft.	Shared roadway	2 @ 8 ft.	
Option B	50 ft.	22 ft.	1 @ 15 ft.	None ⁶	One side of street @ 7 ft.	2 @ 5 ft.	2 @ 5 ft.	Shared roadway	2 @ 8 ft.	
Option C	50 ft.	22 ft.	1 @ 22 ft.	None ⁶	None	2 @ 5 ft.	2 @ 5 ft.	Shared roadway	2 @ 8 ft.	
Option D	60 ft.	34 ft.	2 @ 10 ft.	None	Both sides of street @ 7 ft.	2 @ 5 ft.	2 @ 5 ft.	Shared roadway	2 @ 8 ft.	
Cul-de-sac	50 ft.	30 ft.	1 @ 14 ft.	None	Both sides of street @ 7 ft.	2 @ 5 ft.	2 @ 5 ft.	Shared roadway	2 @ 8 ft.	
Cul-de-sac bulb	46 ft. radius	40 ft.		None		5 ft.	2 @ 5 ft.	Shared roadway		

1. See Appendix D for drawings of street designs
2. The city will be responsible for landscape maintenance in the parkway strip
3. Includes 0.5 ft. curb
4. Greater widths may be required at intersections to accommodate turn lanes
5. Phase I changes to Phase II when traffic volume exceeds 3,000 ADT, or safety issues become a concern.
6. Additional on-site parking is required for Local Street Options A, B, and C: 1, 2, and 3 family dwellings, including manufactured homes, and multi-family dwellings shall have three (3) parking spaces per dwelling unit.

Amendments to Section 3.203.05:**2.203.05 Off-Street Automobile Parking Requirements**

Off-street parking shall be provided as required by Section 2.203.08 and approved by the Planning Commission in the amount not less than listed below.

Parking requirements for residential units, including "stick-built" and manufactured homes, require the construction of a garage. Manufactured homes located in mobile home parks are required to install either a garage or carport.

A. 1, 2, and 3 family dwellings, including manufactured homes	2 spaces per dwelling unit
1) Narrow street development option (A, B & C) from Section 2.202.04	3 spaces per dwelling unit
B. Multi-family dwellings	2 spaces per dwelling unit
1) Narrow street development option (A, B & C) from Section 2.202.04	3 spaces per dwelling unit
C. Hotel, motel and boarding house	1 space per guest room plus 1 space for the owner or manager
D. Club, lodge	Spaces sufficient to meet the combined minimum requirements of the heaviest uses being conducted, such as hotel, restaurant, auditorium, etc.
E. Hospital, nursing home	1 space per two beds
F. Church, auditorium, stadium, theater	1 space per 4 seats or every 8 feet of bench length
G. Elementary or Junior High School	2 spaces per classroom, plus off-street loading facility
H. High School	1 space per six students the school is designed accommodate, plus off-street student loading facility
I. Bowling alley, skating rink, community center	1 space per 100 sq. ft. of gross floor area
J. Retail store, except as provided in "K"	1 space per 400 sq. ft. of gross floor area
K. Retail stores and outlets, selling furniture, automobiles, or other bulky merchandise where the operator can show the bulky merchandise occupies the major area of the building	1 space per 600 sq. ft. of gross floor area
L. Service or repair shop,	1 space per 200 sq. ft. of gross floor area
M. Bank, office buildings, medical and	1 space per 200 sq. ft. of gross floor area

dental clinic	
N. Eating and drinking establishment	1 space per 250 sq. ft. of gross floor area
O. Wholesale establishment	1 space per 1,000 sq. ft. of gross floor area, plus 1 space per 700 sq. ft. of retail area
P. Municipal and governmental	1 space per 400 sq. ft.
Q. Industrial, manufacturing and processing:	
1. 0-24,900 sq. ft.	1 space per 700 sq. ft.
2. 25,000-49,999 sq. ft.	1 space per 800 sq. ft.
3. 50,000-79,999 sq. ft.	1 space per 1,000 sq. ft.
4. 80,000-199,999 sq. ft.	1 space per 2,000 sq. ft.
5. 200,000 sq. ft. and over	1 space per 3,000 sq. ft.
R. Warehousing and storage distribution terminals (air, rail, truck, water, etc.):	
1. 0-49,999 sq. ft.	1 space per 2,000 sq. ft.
2. 50,000 sq. ft. and over	1 space per 5,000 sq. ft.

- S. Outdoor and other uses. Other uses not specially listed above shall furnish parking as required by the Planning Commission. The Commission shall use the above list as a guide for determining requirements for said other uses.

EXHIBIT "B"

Amendments to the Hubbard Transportation System Plan

TABLE 1. STREET DESIGN STANDARDS

Street Type	ROW Width	Paved Width	Travel Lanes	Minimum Lane	Parking	Parkway Strip	Sidewalk Width	Bikeway Type and Standards	Utility Easement Width	Example Application
ARTERIAL										
Major	100	76	4 @12	1 @ 14-16	None	2 @ 5 ²	2 @6	Bikelanes, 2 @6	2 @ 8	Hwy. 99E
Minor	60	48 ⁴	2 @11	None	Both sides of street @ 7, with interspersed tree planters.	None, except tree planters used (see Appendix D)	2 @6	Bikelanes, 2 @6	2 @ 8	3 rd Street
COLLECTOR⁵										
Phase 1	60	34 ⁴	2 @10	None	Both sides of street @ 7 ¹	2 @4.5	2 @5	Shared roadway	2 @ 8	7 th Street
Phase 2	60	34 ⁴	2 @11	None	None	2 @4.5	2 @5	Bikelanes, 2 @6	2 @ 8	G St. between 2 nd & Hwy. 99E
LOCAL										
Option A	50	28 ⁴	1 @14	None	Both sides of street @ 7 ¹	2 @5	2 @5	Shared roadway	2 @8	
Option B	50	22 ⁴	1 @15	None	One side of street @ 7 ²	2 @5 ³	2 @5	Shared roadway	2 @8	
Option C	50	22 ⁴	1 @22	None	None	2 @5 ³	2 @5	Shared roadway	2 @8	
Option D	60	34 ⁴	2 @ 10	None	Both sides of street @ 7 ²	2 @5 ³	2 @5	Shared roadway	2 @8	
Cul-de-sac	50	30	1 @14	None	Both sides of street @ 7 ¹	2 @5 ¹	2 @5	Shared roadway	2 @8	
Cul-de-sac bulb	46 radius	40		None		5'	2 @5	Shared roadway		

*All dimensions given in feet

1. See Appendix D for drawings of street designs
2. The city will be responsible for landscape maintenance in the parkway strip
3. Includes 0.5' curb
4. Greater widths may be required at intersections for turn lanes
5. Phase I changes to Phase II when traffic volume exceeds 3,000 ADT, or safety issues become a concern.
6. Additional on-site parking is required for Local Street Options A, B, and C: 1, 2, and 3 family dwellings, including manufactured homes, and multi-family dwellings shall have three (3) parking spaces per dwelling unit.

LOCAL STREET: OPTION A

Level of Service Standard: B
Minimum Right-of-Way: 50 feet
Minimum Curb-to-Curb Width: 28 feet
Travel Lanes: 1 @14'
On-street Parking: Allowed both sides, 7'
Parkway Strip: 2 @5'
Sidewalks: Required, both sides, 5' minimum width.
Public Utility Easement: 2 @ 8'
Bikeways: Shared roadway
Application: Locally generated traffic, average daily traffic of 500-1000, speeds \leq 25 mph

LOCAL STREET: OPTION B

Level of Service Standard: B
Minimum Right-of-Way: 50 feet
Minimum Curb-to-Curb Width: 22 feet
Travel Lanes: 1 @15'
On-street Parking: Allowed one side, 7' width
Parkway Strip: 2 @5'
Sidewalks: Required, both sides, 5' minimum width.
Public Utility Easement: 2 @ 8'
Bikeways: Shared roadway
Application: Serves limited number of residences (\leq 20), average daily traffic of 200-500, speeds \leq 15 mph

LOCAL STREET: OPTION C

Level of Service Standard: B
Minimum Right-of-Way: 50 feet
Minimum Curb-to-Curb Width: 22 feet
Travel Lanes: 1 @22'
On-street Parking: Not allowed
Parkway Strip: 2 @5'
Sidewalks: Required, both sides, 5' minimum width.
Public Utility Easement: 2 @ 8'
Bikeways: Shared roadway
Application: Serves limited number of residences (\leq 50) providing for local traffic and limited through traffic, average daily traffic of 500-800, speeds \leq 20 mph.

~~LOCAL STREET: OPTION D~~

~~Level of Service Standard: B~~

~~Minimum Right-of-Way: 60 feet~~

~~Minimum Curb to Curb Width: 34 feet~~

~~Travel Lanes: 2 @ 10'~~

~~On-street Parking: On-street Parking: Permitted, both sides @ 7'~~

~~Parkway Strip: 2 @ 5'~~

~~Sidewalks: Required, both sides, 5' minimum width.~~

~~Public Utility Easement: 2 @ 8'~~

~~Bikeways: Shared roadway~~

~~Application: Serves local traffic and some through traffic connection to collectors and arterials, average daily traffic of 1,000 to 2,000, speeds \leq 25 mph.~~