June 6, 2019 – Tillamook Planning Commission
Proposed Code Changes

151.01 STREET NAMING.

(B) Numbering of buildings. There shall be a uniform system of numbering all houses, stores and other buildings, except sheds and outbuildings, erected or to be erected within the city limits, by placing on the door or door frame of the main entrance to the buildings, or as near thereto as practicable, the number assigned thereto, as hereinafter provided, which numbers to be painted on the building, or on metal or glass, or by a metallic figure used at the option of the owner and so placed as to be readily seen from the street. The figure designating the number, whether painted or otherwise, may be artistic as long as legible and shall not less than three inches in height. Once assigned, the property owner is required to post the house number in a conspicuous place visible from the street.

151.99 PENALTY.

(B) House numbering. Any person violating the provisions of provisions of 151.05 151.01, shall, upon conviction thereof before the City Recorder, be subject to a fine of not less than $1 or more than $5 for each day’s neglect or refusal, and shall be punished accordingly, and in default of the payment of the fine shall be imprisoned in the city jail until the fine shall be paid, but not to exceed one day’s imprisonment for each $2 of the fine.

§153.051 (5)(F)(4) - Site Plan Development Standards and Requirements, Utility Standards

4. For a period of four five years after the overlay or reconstruction of a City street, there shall be no cutting of the pavement for the installation of utilities lines without the approval of the City's Public Works Committee City Public Works Director.

§153.051 (10)(L) Site Plan Development Standards and Requirements- Existing Streets

L. Existing streets. Whenever existing streets adjacent to or within a proposed development area are of inadequate width, additional right-of-way shall be provided at the time of development. No street with pavement less than two five years old shall be cut to install any utilities unless approval is given by the City Public Works Director.
§153.053 (14) (J) Exempt Signs and Temporary Signs. The following signs and devices shall be exempt from the approval of a sign permit:

J. A combination of banners (both vertical and horizontal), streamers, strings of lights, flags, beacon lights, sandwich board signs and/or other similar apparatus; may be displayed for the purpose of advertising a grand opening, sale or similar event on the same property under the following conditions and limitations:

1. Time period and duration: the temporary display shall not exceed a total time period of four weeks in any calendar year and must coincide with an actual event. Such signs must be removed with ten (10) days after the event concludes.

2. Hazards: No sign, light, electrical cord, streamer, banner or other apparatus shall be situated or used in a manner which creates a hazard.

3. Size Limits: Temporary signs shall not exceed a sign area of thirty-two (32) square feet, which shall include sign face and any lighting strips, or, if freestanding or a height of six (6) feet above the natural ground elevation.

New Section - §153.053 (14) (L)

L. Electronic reader boards, banners (both vertical and horizontal), streamers, strings of lights, flags, beacon lights, sandwich board signs, and/or other similar apparatus may be displayed for the purpose of promoting an event open to the general public, whether offsite or onsite, under the following conditions and limitations:

1. Time period and duration: the temporary display shall not exceed a total time period of six weeks in any calendar year and must coincide with an actual event. Such signs, including displays, must be removed within ten days after the event concludes.

2. Hazards: No sign, light, electrical cord, streamer, banner, or other apparatus shall be situated or used in a manner which creates a hazard.

3. Size Limits: Temporary signs shall not exceed a sign area of forty-eight (48) square feet per sign, which shall include sign face and any lighting strips, or if freestanding a height of six (6) feet above the natural ground elevation.
§ 153.053 (10) (A) - Dumpster Standards

10. Dumpster Standards.

A. All existing and proposed dumpsters shall be screened and located in the rear or side access areas, but not in the front of the subject property. Design of the dumpster screen shall be approved constructed in accordance with the guidelines provided to the City by the affected waste disposal provider.

§ 153.072 LAND DIVISIONS: (PARTITIONS, SUBDIVISIONS)

153.072 (3) (k) - Land Partitioning

K. At the time an application is made to divide a parcel into any number of lots, a conversion plan (Shadow plat) must also be submitted, if the parcel will have additional division potential after the current proposal is completed. This conversion plan requirement does not apply to commercially or industrially zoned property. The conversion plan (Shadow plat) must show how the parcel can be ultimately divided into the maximum practical number of lots allowed by the zoning. The conversion plan (Shadow plat) must provide all of the graphic information required for a land subdivision or a partition, as applicable, based on the ultimate number of lots allowable under the zoning. The conversion plan (Shadow plat) must show how the presently proposed division will be compatible with the allowable ultimate land division. The conversion plan must be simultaneously recorded with the approved partition plat and shall be binding unless amended with the Planning Commission's approval.

153.072 (4) (C) (3) - Submittal Requirements

3. At the time an application is made to adjust property lines, a conversion plan must also be submitted, if the parcel will have additional division potential after the current proposal is completed. This conversion plan requirement does not apply to commercially or industrially zoned property. The conversion plan (Shadow plat) must show how the parcel can be ultimately divided into the maximum practical number of lots allowed by the zoning. The conversion plan (Shadow plat) must provide all of the graphic information required for a land subdivision or a partition, as applicable, based on the ultimate number of lots allowable under the zoning. The conversion plan (Shadow plat) must show how the presently proposed division will be compatible with the allowable ultimate land division. The conversion plan (Shadow plat) must be simultaneously recorded with the approved map of adjustment and shall be binding unless amended with the Planning Commission approval. If an application is incomplete, the City shall notify the applicant in writing of exactly what information is missing within 30 days of receipt of the application and allow the applicant to submit the missing information. The applicant has 180 days from the date of initial submission to submit all additional information. The application shall be deemed complete for purposes of this subsection upon receipt by the City of the missing information.
§ 153.073 SITE PLAN REVIEW

8. Criteria

   A. All of the above-listed objectives have been satisfied;
   B. All negative environmental and historical impacts have been mitigated;
   C. All development, parking, signage, and utility standards have been met; and
   D. There is adequate public utility capacity available (or can be made available by
      the developer) to service the impacts of the development.

CHANGES TO THE DEFINITIONS SECTION:

Conversion Plan: a binding plan which shows how a parcel can be ultimately divided into the maximum practical number of lots allowed by the zoning district; and shows how a proposed land division will be compatible with the allowable ultimate land division, and provides all of the graphic information required for a land subdivision or a partition, based on the ultimate number of lots allowable under the zoning district. *A critical purpose of such a plan is to preserve future rights-of-way, easements, and utility corridors.*

Shadow Plan (Future Re-division Plan): a plan for future division of lots or parcels that exceed the maximum lot size standard of the underlying zone. Large lots (i.e., those that exceed the minimum lot size by more than 200 percent) shall be of such size, shape, and orientation as to facilitate future re-division in accordance with the requirements of the underlying zone. The re-division plan shall identify:

   a. Potential future lot division(s) in conformance with all applicable city standards.
   b. Potential street right-of-way alignments to serve future development of the property and connect to adjacent properties, including existing or planned rights-of-way.
   c. A disclaimer that the plan is a conceptual plan intended to show potential future development. It shall not be binding on the City or property owner(s), except as may be required through conditions of land division approval.

ZONING MAP CHANGES

Tax Map Number 01S 09W 30BC 00400 and 01S 09W 30BC 00500 change from Central Commercial (CC) to Parks (P) - See attached plat map.