

ORDINANCE NO. 486

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NORTH PLAINS, OREGON, IMPLEMENTING AN AMENDMENT TO TEXT OF THE ZONING AND DEVELOPMENT CODE REGARDING PSILOCYBIN LAND USE REGULATIONS

WHEREAS, the City of North Plains (“City”) initiated an amendment the text of the Zoning and Development Code regarding psilocybin land use regulations in compliance with State law; and

WHEREAS, the City submitted the proposed amendments to DLCD on September 7, 2022; and

WHEREAS, the Planning Commission conducted a duly-noticed public hearing, and reviewed the proposed zoning code text amendments, public testimony and staff report at its meeting on October 12, 2022; and

WHEREAS, the City Council conducted a duly-noticed public hearing, and reviewed the proposed zoning code text amendments, Planning Commission recommendation, public testimony and staff report at its meeting on November 7, 2022; and

WHEREAS, the City Council considered the application, the evidence in the record and applicable criteria for the amendments proposed in Application File No. 22-115 (Zoning Code Text Amendment).

Now, therefore:

THE CITY OF NORTH PLAINS ORDAINS AS FOLLOWS:

Section 1. The City hereby adopts the proposed Zoning and Development Code Text Amendments related to psilocybin land uses proposed in File 22-115, attached hereto as Exhibit “A” and incorporates them into the North Plains Comprehensive Plan.

Section 2. In support of its decision, the City Council adopts the findings within the Planning Commission Recommendation for File No. 22-115, dated October 12, 2022, and signed October 13, 2022, attached hereto as Exhibit “B”.

Section 3. This Ordinance shall become effective on the

30th day after its adoption.

INTRODUCED on the 7th day of November 2022, **ADOPTED** on the 21st day of November, 2022 and **EFFECTIVE** on the 21st day of December, 2022.

CITY OF NORTH PLAINS, OREGON



By: _____
Teri Lenahan, Mayor

ATTEST:



By: _____
Lori Lesmeister, City Recorder

§ 155.012 DEFINITIONS.

For the purpose of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

100-YEAR FLOODPLAIN. Land subject to 1% or greater chance of flooding in any given year as defined by the Federal Insurance Administration (FIA) on its official Flood Insurance Rate Map (FIRM). In this chapter, 100-YEAR FLOODPLAIN is synonymous with AREA OF SPECIAL FLOOD HAZARD.

ACCESS. The way or means which allows pedestrians and/or vehicles to ingress and egress a property.

ACCESSORY STRUCTURE OR USE. A detached, subordinate structure, the use of which is customarily incidental to that of the dominant use of the main building, structure or land and which is located on the same lot or parcel as the main building, structure or use. Examples of ACCESSORY STRUCTURES OR USES include, but are not limited to, private garages, greenhouses, decks, fences, arbors, gazebos, air conditioners, heat pumps, tool sheds and satellite dishes per definition. (An “accessory dwelling” is not considered an ACCESSORY STRUCTURE OR USE. See definition for DWELLING, ACCESSORY.) ACCESSORY STRUCTURES AND ACCESSORY USES are not allowed in floodplains or floodways.

ALCOHOLIC BEVERAGE ESTABLISHMENT. A commercial establishment including, but not limited to, bars, taverns, pool halls, coffee houses or similar establishments where a dance floor, music, games or other entertainment may be provided and where the sale of alcoholic beverages is an integral component of the business.

ALLEY. A narrow vehicular service access to the back or side of properties.

AMUSEMENT ENTERPRISE, INDOOR. Any enterprise, wholly contained within a structure, whose main purpose is to provide the general public with an amusing or entertaining activity. INDOOR AMUSEMENTS may include arcades, skating rinks, dance halls, theaters, ice rinks, pool halls, bowling alleys, indoor shooting ranges, health/sports facilities/gyms and similar enterprises. INDOOR AMUSEMENT ENTERPRISES may also include business that hold classes in acting, art, dance, music, photography and martial arts.

AMUSEMENT ENTERPRISE, OUTDOOR. Any enterprise whose main purpose is to provide the general public with an amusing or entertaining activity. OUTDOOR AMUSEMENTS may include zoos, carnivals, expositions, miniature golf courses, fairs, exhibitions, athletic contests, rodeos, tent shows, Ferris wheels, children’s rides, roller coasters, private soccer and baseball fields, go-cart tracks, archery range, golf courses, driving ranges and similar enterprises.

ANIMAL CARE FACILITIES. A place where animals are boarded and/or bred, including, but not limited to, veterinary clinics, stables, dog day cares, animal groomers and kennels.

ART STUDIO OR GALLERY. Where objects of art are created or displayed for public enrichment or where said objects of art are displayed for sale (including, but not limited to, the teaching of photography, painting, sculpture and other similar skills) as the primary use of the structure.

AUTOMOBILE, RECREATIONAL VEHICLE OR TRAILER SALES AREA. A lot used for display, sale or rental of new or used automobiles, recreational vehicles, light trucks or trailers, where no repair work is done, except minor, incidental repairs of automobiles or trailers to be displayed, sold or rented on the premises.

AUTOMOBILE SERVICE STATION. A building designed primarily for supplying of motor fuel, oil, lubrication and accessories to motor vehicles, but excluding major repair and overhaul.

AWNING. A roof-like cover extending over or in front of a place (as over the deck or in front of a door or window) as a shelter.

BED AND BREAKFAST INN. A structure where rooms are rented to transient paying guests on an overnight basis and meals are served where no cooking facilities are provided in the rooms.

BUILDING. A structure built for the support, shelter or enclosure of persons, animals or property of any kind.

BULK STORAGE TANK. A container for the storing of chemicals, petroleum products, grains and other materials for subsequent use or resale to distributors or retail dealers or outlets.

BUS DEPOT/TERMINAL. A use that includes a building and area in which patrons may purchase tickets for bus transportation. **BUS TERMINALS** may provide for the storage, maintenance and services of busses including repair, washing and fueling facilities.

BUSINESS OFFICE. A room or group of rooms used for conducting the affairs of a business, profession, service, industry or government and generally furnished with desks, tables, files and communication equipment.

CARPORT. A structure covered with a roof and constructed specifically for the storage of one or more vehicles.

CATERING ESTABLISHMENT. A business where the scope of activity is the preparation and sale of meals and beverages for consumption by large parties in conjunction with events such as weddings, parties and other events with large numbers of attendees.

CERTIFIED FAMILY CHILD CARE HOME. As defined by the state, a **CERTIFIED CHILD CARE HOME** provides child care for up to 12 children, and may be certified for up to 16 children with prior approval from the state and is located in a building constructed as a single-family dwelling.

CITY. The City of North Plains, Oregon.

CITY PLANNER. The city employee or contractor authorized by the City Manager or City Council to implement, administer, interpret and enforce this chapter.

CIVIC/GOVERNMENT USE. Uses that principally serve a public need, such as libraries, museums, post offices, parks, community centers, police stations and fire stations.

CLINIC, MEDICAL AND DENTAL. A facility operated by one or more physicians, dentists, chiropractors or other licensed practitioners of the healing arts for the examination and treatment of persons solely on an outpatient basis.

COLD STORAGE FACILITY. A commercial establishment where foods or other commodities are stored either in lockers, rented or leased, or in vaults in bulk for distribution to the home or other commercial businesses. No slaughtering of animals or fowl is allowed on the premises.

CORNER LOT. See LOT, CORNER.

COUNTRY CLUB. Land area and buildings containing golf courses or other recreational facilities, a clubhouse and customary accessory uses, open to members and their guests.

COMMISSION. The City of North Plains Planning Commission.

CONDOMINIUM. A condominium is a group of housing units where each homeowner owns their individual unit space, usually from the wall studs in, and share ownership of most or all common elements. CONDOMINIUMS are subject to the provisions of ORS Ch. 100. CONDOMINIUMS are multi-family dwellings.

CONFERENCE/CONVENTION CENTER. A large civic building or group of buildings designed for conventions, industrial shows and the like, having large unobstructed exhibit areas and often including conference rooms, hotel accommodations, restaurants and other facilities.

COTTAGE CLUSTER. A grouping of no fewer than four detached dwelling units per acre, located on individual lots or a single lot or parcel. COTTAGE CLUSTER may also be known as “cluster housing,” “cottage housing,” “bungalow court,” “cottage court,” or “pocket neighborhood.”

COUNCIL. The City of North Plains City Council.

DAY. A business day unless specifically noted as a calendar day.

DRIVE-IN/THRU WINDOW. A takeaway restaurant, bank and the like designed so that customers can do business without leaving their cars. This may include, but is not limited to, fast food, bank and pharmacy drive-thrus.

DWELLING, ACCESSORY. A detached, secondary and subordinate dwelling unit which is located on the same lot or parcel as the main building, structure, land or use. Examples of ACCESSORY DWELLINGS include, but are not limited to, granny flats, garage apartments and accessory apartments.

ACCESSORY DWELLINGS are structures on permanent foundations connected to utilities in a similar manner to the primary structure on the site.

DWELLING, MULTI-FAMILY. A single structure containing four or more dwelling units that share common walls or floor/ceilings with one or more units on one lot or parcel. MULTIFAMILY DWELLINGS include structures commonly called apartments and condominiums. Structures containing four or more dwelling units that are attached on one or both sides to similar adjacent but distinct units that are located on individual lots or parcels are considered townhouses (see definition below).

DWELLING, SINGLE-FAMILY, ATTACHED TOWNHOUSE. Two or more single-family dwellings with one or more common walls. Each dwelling is on a separate lot or parcel. TOWNHOUSES may also be known as rowhomes, row houses or townhomes.

DWELLING, SINGLE-FAMILY, DETACHED. A detached building containing one dwelling unit on one lot.

DWELLING, THREE-FAMILY (TRIPLEX). Three dwelling units, located on one legal lot.

DWELLING, TOWNHOUSE. (See DWELLING, SINGLE-FAMILY, ATTACHED)

DWELLING, TWO-FAMILY (DUPLEX). Two dwelling units, located on one legal lot.

DWELLING UNIT. A structure or the part of a structure that is used as a home, residence or sleeping place by one person who maintains a household or by two or more persons who maintain a common household.

EASEMENT. A grant of right to use an area of land for a specified purpose.

EDUCATIONAL FACILITY. Any facility or premises regularly attended by one or more persons for the purpose of instruction. Such facilities may include tutoring businesses and primary, secondary, collegiate and vocational/trade schools.

ENTITY. Every natural person, firm, partnership, association, social or fraternal organization, corporation, estate, trust, receiver, syndicate, branch of government or any other group or combination acting as a unit.

EXTENDED CARE FACILITY, CONVALESCENT HOME OR NURSING HOME. A building, or portion thereof, used or designed for the housing of the aged, and/or mentally or physically handicapped persons who are under daily medical, psychological or therapeutic care; provided that, this definition shall not include rooms in any residential dwelling, hotel or apartment hotel not ordinarily intended to be occupied by said persons.

FARM PRODUCT PROCESSING. The alteration or modification, for the purpose of storage, transport or sale of an agricultural product produced on a farm site through the addition of other ingredients or components; provided that, the initial agricultural product must be the principal ingredient or component. Types of establishments that conduct FARM PRODUCT PROCESSING may include canneries, meat packing plants, saw mills and grain elevators.

FENCE, SIGHT OBSCURING. A fence or evergreen planting arranged in such a way as to obscure vision.

FLAG LOT. See LOT, FLAG.

FLOOD or FLOODING. A general and temporary condition of partial or complete inundation of normally dry areas from the overflow of water bodies and/or unusual and rapid accumulation of surface water from any source.

FLOOR AREA. The sum of the gross horizontal areas of the several floors of a building, measured from the exterior faces of the exterior walls or from the centerline of walls separating two buildings, but not including:

- (1) Attic space providing headroom of less than seven feet;
- (2) Basement, if the floor above is less than six feet above grade;
- (3) Uncovered steps or fire escapes;
- (4) Private garages, carports or porches;
- (5) Accessory water towers or cooling towers; or
- (6) Accessory off-street parking or loading spaces.

FRATERNAL LODGE. A structure where a group of people meet who are organized for a common interest, usually cultural, religious or entertainment with regular meetings, rituals and formal written membership.

FRATERNITY or SORORITY. An organization formed chiefly to promote friendship and welfare among the members.

FRONTAGE. All the property on one side of a street between two street intersections, crossing or terminating, measured along the line of the street; or, if the street is dead-ended, then all of the property abutting on one side between a street intersection and the dead-end of the street.

FUEL SALES. A business for retail delivery of combustible fuels, including, but not limited to, gasoline, diesel, propane, natural gas, bio-diesel or hydrogen to individual motor vehicles.

GARAGE, PRIVATE. A detached accessory building or portion of a main building for the parking or temporary storage of vehicles owned or used by occupants of the main building.

GARAGE, PUBLIC. A building, other than private garage, used for the care, repair or equipping of motor vehicles, or where such vehicles are parked.

GRADE. The average elevation of the finished ground level at the center of all walls of the building. In case a wall is parallel to and within five feet of a sidewalk, the ground level shall be measured at the sidewalk.

GREENHOUSE OR GARDEN, COMMERCIAL. A structure or location where plants, vegetable,

flowers and similar materials are grown for sale.

HEALTH CLUB/SPORTS FACILITY. A building designed and equipped for the conduct of sports or exercise, or other customary and usual recreational activities, operated for profit or not for profit and which is open only to members and guests of the club or facility.

HEIGHT OF BUILDING. The vertical distance from the "grade" to the highest point of the coping of a flat roof or the deck line of a mansard roof or to the point midway between the ridge and the eaves of a pitch or hip roof.

HOME OCCUPATION. A commercial activity that is conducted within a dwelling unit and/or accessory buildings by persons occupying the dwelling, with no servant, employee or other person being engaged; provided, the occupation is conducted in such a manner as not to give an outward appearance, nor manifest any characteristic of a business, in the ordinary meaning of the term, nor infringe upon the rights of neighboring residents including, but not limited to, noise, odors or parking.

HOSPITAL or SANITARIUM. A building, or portion thereof, used or designed for the medical or surgical treatment of the sick, mentally ill or injured persons, primarily on an inpatient basis, and including as an integral part, related facilities such as laboratories, outpatient facilities or training facilities; provided that, this definition shall not include rooms in any residential dwelling, hotel or apartment hotel not ordinarily intended to be occupied by said persons.

HOTEL. A building in which lodging is provided for guests for compensation.

IMPERVIOUS SURFACE. Hard surfaces such as roofs, driveways, patios and pavement that prohibit water from soaking into the ground.

INDUSTRIAL, LIGHT. A use engaged in the manufacture, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, packaging, incidental storage, sales and distribution of such products, but excluding basic industrial processing. **LIGHT INDUSTRIAL ESTABLISHMENTS** may include cabinetry/carpentry/woodworking shops, machine shops, welding shops and sheet metal shops.

INDUSTRIAL, HEAVY/GENERAL. A use engaged in the basic processing and manufacturing of materials or products or parts, predominantly from extracted raw materials, or a use engaged in storage of, or manufacturing processes using flammable or explosive materials, or storage or manufacturing processes that potentially involve hazardous or commonly recognized offensive conditions. **HEAVY INDUSTRIAL** also includes farm product processing establishments, including: grain elevators; saw mills; meat packing plants; and canneries.

LAND DIVISION. A partition or subdivision of a lot or parcel.

LIGHT TRUCK. Truck with a gross cargo weight of one and one-half tons or less.

LIVE/WORK TOWNHOUSE. An attached single-family dwelling which is designed to accommodate a commercial business on the ground floor. The commercial or office portion of the building shall be oriented to the front of the building and shall be directly accessible by the primary front entrance.

LIVESTOCK. Domestic animals of types customarily raised or kept on farms for profit or other purposes. Refer to §§ 90.01 through 90.05 of this code of ordinances.

LOCAL IMPROVEMENT DISTRICT (LID). The area determined to be specially benefitted by a local improvement within which properties are assessed to pay for the cost of the local improvement.

LOT. Unless the context provides otherwise (such as, a “lot of record”), a unit of land created by land division.

LOT AREA. The total area of a lot or parcel measured in a horizontal plane within the lot boundary lines exclusive of public and private roads. For flag-shaped lots, the access strip shall not be included in the LOT AREA for the purposes of minimum lot area requirements.

LOT, CORNER. A lot or parcel abutting on two intersecting streets other than an alley; provided that, the streets do not intersect at an angle greater than 135 degrees.

LOT COVERAGE. The portion of a lot or parcel covered by impervious surfaces, buildings and structures usually expressed in percentage of total square feet of lot size.

LOT DEPTH. The horizontal distance from the midpoint of the front lot or parcel line to the midpoint of the rear lot line.

LOT, FLAG. A lot or parcel where access to the public road is usually by a narrow access strip.

LOT INTERIOR. A lot or parcel other than a corner lot or parcel.

LOT-LINE ADJUSTMENT. The relocation or elimination of a common boundary between two legal lots or parcels; provided, no new lots or parcels are created.

LOT LINE, FRONT. The line separating the lot or parcel from the public street and in the case of a corner or through lot or parcel, the line along a street over which the primary pedestrian access to the property is gained. In the case of a flag lot, the FRONT LOT LINE for setback purposes shall be the parallel projection of the shortest side lot line of the driveway flagpole.

LOT LINE, REAR. The line which is opposite and most distant from the front lot line. In the case of an irregular, triangular or other shaped lot, a line ten feet in length within the lot parallel to and at a maximum distance from the front lot line.

LOT LINE, SIDE. Any property line that is not a front or rear lot line.

LOT OF RECORD. Any lot, or parcel lawfully created by a partition, subdivision, recorded deed or sales contract if there was no applicable planning, zoning or partitioning ordinance or regulation.

LOT WIDTH. The average horizontal distance between the side lot lines; ordinarily measured parallel to the front lot line.

MANUFACTURED HOME. A structure that has a Department of Housing and Urban Development label certifying that the structure is constructed in accordance with the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. §§ 5401 et seq.), as amended on 8-22-1981; and is constructed for movement on the public highways has plumbing and cooking facilities, is intended for human occupancy and is being used for residential purposes.

MANUFACTURED HOME PARK. A place where two or more manufactured homes are located on a lot, tract or parcel of land under the same ownership, the primary purpose of which is to rent space or keep space for rent to any person or to offer space free in connection with securing the trade or patronage of such a person.

MARIJUANA. The plant Cannabis family Cannabaceae, any part of the plant Cannabis family Cannabaceae and the seeds of the plant Cannabis family Cannabaceae.

MARIJUANA PROCESSING SITE. An entity registered with the state's Health Authority to process marijuana.

MARIJUANA PROCESSOR. An entity licensed by the state's Liquor Control Commission to process marijuana.

MARIJUANA PRODUCER. An entity licensed by the state's Liquor Control Commission to manufacture, plant, cultivate, grow or harvest marijuana.

MARIJUANA RETAILER. An entity licensed by the state's Liquor Control Commission to sell marijuana items to a consumer in the state.

MARIJUANA WHOLESALER. An entity licensed by the state's Liquor Control Commission to purchase items in the state for resale to a person other than a consumer.

MEDICAL MARIJUANA DISPENSARY. An entity registered with the state's Health Authority to transfer marijuana.

MIXED-USE DEVELOPMENT. A development that integrates some combination of retail, residential, commercial, office, institutional, recreation or other functions. It is pedestrian-oriented and contains elements of a live-work-play environment. It maximizes space usage, reduces reliance on the automobile and encourages community interaction.

MOTEL. A building or group of buildings on the same lot or parcel and containing guest units with separate entrances and individual sleeping quarters, detached or in connected rows for rental to visitors. The term includes auto courts, tourist courts, tourist homes and motor lodges.

MUNICIPAL PARK. An area of open space designed and intended for active recreational use. **MUNICIPAL PARKS** are available for use by the general public. **MUNICIPAL PARKS** may be in public ownership, such as the city or another government agency or organization. **MUNICIPAL PARKS** may also be in private ownership, such as a homeowner's association.

All MUNICIPAL PARKS shall be open to the public by either direct public ownership or a public access easement. MUNICIPAL PARKS include one or more of the following attributes: playground; athletic field; swimming pool; reservoir; or other recreational facility.

NON-CONFORMING STRUCTURE OR USE. A lawfully existing structure or use, at the time this chapter or any amendment thereto becomes effective, which does not conform, or becomes non-conforming, to the requirements of the zone in which it is located as a result of amendments or other changes to this chapter.

PARKING SPACE. A space with room for maneuvering and access space required for a standard automobile to park space.

PARTITION. To divide land into not more than three parcels within a calendar year.

PLACE OF WORSHIP. A building or structure, or group of buildings or structures, that by design and construction are primarily intended for conducting organized religious services and associated accessory uses.

PLANNED UNIT DEVELOPMENT. Type of development in which some departure from lot size, density and other requirements of the underlying zone is permitted in order to accommodate unique physical characteristics and/or facilitate use of innovative building techniques and materials.

PSILOCYBIN. Psilocybin or psilocin.

PSILOCYBIN MANUFACTURING OR PROCESSING. The compounding, conversion, or processing of a psilocybin product, either directly or indirectly by extraction from substances of natural origin, or independently by means of chemical synthesis, or by a combination of extraction and chemical synthesis, provided that the psilocybin manufacturer is licensed by the Oregon Health Authority with a psilocybin manufacturing endorsement for psilocybin extraction and/or edible psilocybin production.

PSILOCYBIN PREMISES. Includes the following areas of a location licensed under ORS 475A.210 to 475A.722:

A. All public and private enclosed areas at the location that are used in the business operated at the location, including offices, kitchens, rest rooms and storerooms;

B. All areas outside a building that the Oregon Health Authority has specifically licensed for the manufacturing of psilocybin products or the operation of a psilocybin service center; and

C. For a location that the authority has specifically licensed for the operation of a psilocybin service center outside a building, that portion of the location used to operate the psilocybin service center and provide psilocybin services to clients. "Psilocybin premises" does not include a primary residence.

PSILOCYBIN PRODUCTS. Psilocybin-producing fungi, mycelium and mixtures or substances containing a detectable amount of psilocybin, including whole fungi, homogenized fungi, psilocybin extract and edible psilocybin products. "Psilocybin products" does not include psilocybin services.

PSILOCYBIN SERVICE CENTER. An establishment licensed by the Oregon Health Authority at which administration sessions are held and other psilocybin services may be provided.

RECYCLING DROP-OFF CENTER. A facility for the drop-off and temporary holding of materials such as paper, cardboard, glass, metal, plastic, batteries and motor oil. Processing of materials is limited to glass breaking and separation. Recycling materials are not sold to a RECYCLING DROP-OFF CENTER. A RECYCLING DROP-OFF CENTER is intended for household or consumer use. Use by commercial or industrial establishments is not included. Unattended drop-off stations for single materials, such as newsprint, are also not included.

RECYCLING FACILITY. A facility that involves the separation, collection and/or processing of metals, glass, paper, plastics and other materials which would otherwise be disposed of as solid waste, which are intended for reuse, re-manufacture or re-constitution for the purpose of using the altered form.

RESIDENTIAL FACILITY. A residential care, residential training or residential treatment facility, as those terms are defined in ORS 443.400, that provides residential care alone or in conjunction with treatment or training or a combination thereof for six to 15 individuals who need not be related. Staff persons required to meet licensing requirements shall not be counted in the number of facility residents and need not be related to each other or to any resident of the RESIDENTIAL FACILITY.

RESIDENTIAL HOME. A residential treatment or training home, as defined in ORS 443.400, a residential facility registered under ORS 443.480 to 443.500 or an adult foster home licensed under ORS 443.705 to 443.825 that provides residential care alone or in conjunction with treatment or training or a combination thereof for five or fewer individuals who need not be related. Staff persons required to meet licensing requirements shall not be counted in the number of facility residents and need not be related to each other or to any resident of the RESIDENTIAL HOME.

RESTAURANT. An establishment that serves food and beverages primarily to persons seated within the building. This includes, but is not limited to, cafés, tea rooms and outdoor cafés.

RESTAURANT, FAST FOOD. An establishment that offers quick food which is accomplished through a limited menu of items already prepared and held for service, or prepared quickly. Orders are not generally taken at a customer's table and food is generally served in disposable wrapping or containers. This type of establishment may or may not include a drive in/thru window.

RETAIL SALES AND SERVICE. Indoor establishments engaged in selling goods and services to the general public for personal or household consumption and rendering services incidental to the sale of such goods.

RV PARK. A campground for day use and overnight accommodations by motor homes.

SALVAGE YARD. A facility or area for storing, keeping, selling, dismantling, shredding, compressing or salvaging material or equipment. Materials include, but are not limited to, lumber, pipes, metal, paper, rags, tires, bottles, motor vehicle parts, machinery, structural steel, equipment/vehicles, appliances and electronic products.

SATELLITE DISH. As regulated by the FCC, a direct-to-home satellite dish or antenna that is less than one meter in diameter, a television antenna on a mast less than 12 feet above the roofline, and wireless cable antennas associated with a single-family or manufactured home, a townhouse, apartment or condominium. The city may restrict such devices if it is necessary to accomplish a clearly defined safety objective, or is necessary to preserve an historic district listed or eligible for listing in the National Register of Historic Places and imposes no greater restrictions than on other devices.

SCHOOL, ELEMENTARY, JUNIOR HIGH OR HIGH SCHOOL. An institution, public or parochial, offering instruction in the several branches of learning and study, in accordance with the rules and regulations of the state's Department of Education.

SCIENTIFIC TESTING/RESEARCH LABORATORY. An establishment or facility used for carrying on investigation in the natural, physical or social sciences, which may include engineering and product development.

SENIOR HOUSING. A residential development which is limited to residents 55 years and over.

SETBACK. An imaginary line which marks the minimum distance a structure must be located from the property line, and establishes the minimum required front, side or rear yard space of a building plot.

SIGN. An identification, description, illustration or device which is affixed to or represented, directly or indirectly, upon a building, structure or land, and which directs attention to a product, place, activity, person, institution or business.

SIGN, MONUMENT. A sign that has an engineered footing and a solid supporting base that is generally made of stone, masonry or concrete. Alternatively, a monument sign may be a sign that extends from the ground, or has support which places the bottom of the sign less than two feet from the ground.

SOLID WASTE TRANSFER STATION. A facility at which solid waste is transferred from one solid waste vehicle to another solid waste vehicle for transportation to a solid waste facility.

SOLID WASTE TRANSFER STATION/MATERIAL RECOVERY FACILITY. A solid waste transfer station designed and operated to process waste by utilizing manual and/or mechanical methods to separate useful materials from the incoming waste stream for return to the economic mainstream for use as raw materials or products. This definition includes recycling plants that process discarded metals, glass, paper, plastics and other materials for re-use.

STORAGE, OUTDOOR. The keeping, in an unenclosed area, of any goods, junk, materials or merchandise in the same place for more than 24 hours and not actively being sold. Does not include storage for RVs, boats, or other large vehicles.

STORAGE, SELF SERVICE/RV. A structure containing separate, individual and private storage spaces of varying sizes that may include, but is not limited to, storage areas for recreational vehicles (RVs) and boats. Storage for RVs does not include RV parks.

STORY. The portion of a building included between the first surface of any floor and the upper surface of the floor next above; except that, the top STORY shall be that portion of a building included between the upper surface of the top floor and the ceiling above. If the finished floor level directly above the basement or cellar is more than six feet above grade, such basement or cellar shall constitute a STORY.

STREET. The entire width between the boundary lines of every way of travel which provides for public use for the purpose of vehicular and pedestrian traffic and the placement of utilities and including the terms "road", "highway", "place", "avenue" and other similar designations.

STRUCTURAL ALTERATION. Any change to the supporting members of a structure including foundation bearing walls or partitions, columns, beams or girders, or any structural change in the roof or in the exterior walls.

SUBDIVISION. To divide an area of land into four or more lots for the purpose of transfer of ownership or building development, whether immediate or future, when such lot exists as a unit or contiguous units.

SUBSTANDARD LOT. A lot which does not meet the lot size requirements of the zoning district in which it is located and is therefore considered a non-conforming property.

TAX LOT. A reference number on a tax map (Assessor's Map) to identify a tax account for the purpose of taxing/assessing by the County Assessor's office.

THEATER. A building or part of a building devoted to showing motion pictures or for dramatic, dance, musical or other live performances.

THROUGH LOTS. Any interior lot or parcel which has frontage on more than one street.

TRAILER (TRAVEL OR VACATION). A vehicle or structure equipped with wheels for highway use that is intended for human occupancy, which is designed primarily for vacation and recreation purposes.

TRAVEL TRAILER PARKS. An area containing one or more spaces designed for the temporary parking and convenience of travel trailers and similar recreational vehicles.

TRUCK STOP/FREIGHT/TRUCKING TERMINAL. Any building, premises or land in which or upon which a business, service or industry involving the maintenance, servicing, storage or repair of commercial vehicles is conducted or rendered, including the dispensing of motor fuel or other petroleum products directly into motor vehicles and the sale of accessories or equipment for trucks and similar commercial vehicles. A TRUCK STOP also

may include overnight accommodations and restaurant facilities primarily for the use of truck crews.

UNSTABLE SOIL. Soil types which pose severe limitations for development due to potential flooding, structural instability or inadequate sewage waste disposal, as defined by the U.S. Soil Conservation Service and identified in the Comprehensive Plan.

USE. The purpose for which land or a structure is designed, arranged or intended, or for which it is occupied or maintained.

UTILITY FACILITY. A site where infrastructure services and structures necessary to deliver basic utilities are undertaken. This includes all lines and facilities provided by a public or private agency and related to the provision, distribution, collection, transmission or disposal of water, storm and sanitary sewage, oil, gas, power, information, telephone cable, electricity and other services provided by the utility.

VARIANCE. The modification of a specific standard in this chapter. **VARIANCES** are granted by the Planning Commission. **MINOR VARIANCES** may be approved administratively by the City Planner.

VEHICLE WASH. A place containing facilities for washing automobiles which may include the automatic or semiautomatic application of cleaner, brushes, rinse water and heat for drying.

VEHICULAR SALES, RENTAL, REPAIR AND SERVICE. Any premises or structures when used for the sales, rental, servicing and/or repair of motor vehicles, including paint and bodywork, engine rebuilding and minor maintenance activities, irrespective of commercial gain derived there from. "Motor vehicles" may include, but are not limited to, automobiles, marine craft, motorcycles and air craft. This use does not include sales, repair/service and rental of commercial freight trucks/semi-trailers and farm/logging equipment.

VISION CLEARANCE. The triangular area at the intersection of any two streets, a street and a railroad or a driveway providing vehicular access to a public street, including alleys. These areas provide increased site distance to drivers, pedestrians, wheelchairs and other users of the intersection. For more details, refer to § 155.656 of this chapter.

WAREHOUSING. The storage of goods or merchandise at a facility such as a storehouse.

WASTE/RECYCLING SERVICES. Trash removal and recycling services for residents and business of an area. This may include, but is not limited to, solid waste transfer stations, material recovery facilities and recycling facilities.

WHOLESALE SALES/SERVICE. Establishments or places of business primarily engaged in selling merchandise to retailers; to industrial, commercial, institutional or professional business users; to other wholesalers; or acting as agents or brokers and buying merchandise for, or selling merchandise to, such individuals or companies.

WIRELESS TELECOMMUNICATION FACILITY. An unstaffed facility operating for the transmission and reception of radio signals consisting of an equipment shelter or cabinet, a support structure, antennas and related equipment.

WIRELESS TELECOMMUNICATION TOWER. A tall structure with the intended purpose of elevating a antenna high above the ground. This definition includes but is not limited to a tower, pole or mast over 20 feet tall.

YARD. An open space on a lot which is unobstructed from the ground upward, except as otherwise provided in this chapter.

YARD, REAR. A yard between side lot lines measured at a right angles, from the rear lot line to the nearest point of a main building.

YARD, SIDE. A yard between the front and rear yard measured at a right angles, from the side lot line to the nearest point of the building.

(Prior Code, Ch. 16.005) (Ord. 427, passed 5-16-2016; Ord. 430, passed 10-3-2016; Ord. 451, passed 6-4-2018; Ord. 454, passed 10-1-2018; Ord. 477, passed 2-22-2022)

CONDITIONAL USE PERMITS

§ 155.070 PURPOSE AND SCOPE.

The purpose of a conditional use is to provide for those uses which possess unique and special characteristics making impractical their inclusion as outright permitted uses in the underlying zoning district. Such uses shall not be incompatible with the type of uses permitted in surrounding areas. Location and operation of designated conditional uses shall be subject to review and authorized only by issuance of a conditional use permit.

(Prior Code, § 16.180.000) (Ord. 434, passed 12-5-2016)

§ 155.071 APPLICATION AND FEE.

A pre-application conference pursuant to the application review section of this chapter is required. The City Manager may waive this requirement. An application for a conditional use permit shall be filed with the city 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. Depending on the scale of the project, the city may also determine that a simultaneous request for a design review permit pursuant to §§ 155.045 through 155.057 of this chapter is required. Conditional use permit requests shall be subject to the quasi-judicial public notice and public hearing requirements as described in the § 155.072 of this chapter.

(Prior Code, § 16.180.005) (Ord. 434, passed 12-5-2016)

§ 155.072 REVIEW CRITERIA.

A conditional use may be authorized upon adequate demonstration by the applicant that the proposed use satisfies all relevant requirements of this chapter and the following general criteria:

- (A) The use is listed as a conditional use in the underlying zoning district;
- (B) The use is consistent with those goals and policies of the Comprehensive Plan which apply to the proposed use;
- (C) The parcel is suitable for the proposed use considering its size, shape, location, topography, existence of improvements and natural features;
- (D) The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs or prevents the use of surrounding properties for the permitted uses listed in the underlying zoning district; and

(E) The proposed use is timely, considering the adequacy of public facilities and services existing or planned for the area affected by the use.

(Prior Code, § 16.180.010) (Ord. 434, passed 12-5-2016)

§ 155.073 CONDITIONS OF APPROVAL.

(A) In approving an application for a conditional use, the Planning Commission may impose conditions to protect the area surrounding the proposed use and to preserve the basic purpose and intent of the underlying zoning district.

(B) These conditions may include, but are not limited to, the following:

- (1) Increasing the required parcel area or yard dimensions;
- (2) Limiting the height, size or location of the buildings and structures;
- (3) Controlling the location and number of vehicle access points;
- (4) Increasing the road width;
- (5) Increasing the number of required off-street parking or loading spaces;
- (6) Limiting the number, size, location or lighting of signs;
- (7) Requiring fencing, screening or landscaping to protect adjacent or nearby property;
- (8) Prescribing exterior finish for buildings or additions thereto;
- (9) Designating areas and prescribing improvements for open space;
- (10) Prescribing a time limit within which to fulfill any established conditions; and
- (11) Prescribing limits on traffic, noise, vibrations, dust, fumes or any other factors that may affect surrounding properties.

(Prior Code, § 16.180.015) (Ord. 434, passed 12-5-2016)

§ 155.074 GENERAL REQUIREMENTS.

Any conditional use authorized pursuant to this chapter shall be subject to the following additional requirements.

(A) A conditional use shall be subject to the standards of the zoning district in which it is located, except as these standards have been modified in authorizing the conditional use. No modification of a zoning district standard shall have the effect of rezoning the property.

(B) A conditional use may be enlarged or altered pursuant to the following.

(1) Major alterations of a conditional use including changes, alterations or deletion of any conditions imposed shall be processed as a new conditional use permit application.

(2) Minor alterations of a conditional use may be approved by the city as a limited land use permit pursuant to §§ 155.025 through 155.033 of this chapter if requested prior to issuance of building permits for the conditional use. Minor alterations are those changes which may affect the siting and dimensions of structural and other improvements relating to the conditional use, and may include small changes in the use itself. Any change which would affect the basic type, character, arrangement or intent of the conditional use originally approved shall be considered a major alteration.

(Prior Code, § 16.180.020) (Ord. 434, passed 12-5-2016)

§ 155.075 MARIJUANA BUSINESSES ~~AND PSILOCYBIN SERVICE CENTERS~~.

(A) Requirements; general. The purpose of these standards is to provide for those marijuana- ~~or psilocybin~~ related businesses and uses which possess unique and special characteristics making impractical their inclusion as outright permitted uses in the underlying zoning district. Such uses shall not be incompatible with the type of uses permitted in surrounding areas. Location and operation of designated conditional uses shall be subject to review and authorized only by issuance of a conditional use permit. These regulations are in addition to all other requirements of this subchapter, including §§ 155.072, 155.073 and 155.074 of this chapter.

(1) No structure shall be located within 1,000 feet of a school, ~~Jessie Mays Community Center~~ or any other marijuana facility.

~~(2) No psilocybin facility shall be located within 1,000 feet of any other psilocybin facility.~~

~~*Note: Renumber following section*~~

~~(2) All sales and services must be located inside the structure. No drive-thru facilities.~~

~~No structure shall be located within 2,000 feet of a medical marijuana facility.~~

(3) No structure shall be located within 100 feet of a residentially-zoned property, as measured from the property line.

(4) No structure shall be located within 500 feet of any public park.

(5) Construction of the building must be of permanent material and placed on a permanent concrete foundation. Mobile business is strictly prohibited. Exterior colors must be of neutral earth tones.

(6) Security bars on windows, if utilized, shall not be visible from public right-of-way.

(7) Inside of the building shall not be visible from outside the structure.

(8) Access must be limited to employees and customers over 21 years old.

~~Signage is limited to wall signs. No monument signage is permitted.~~

(Prior Code, § 16.180.025)

(B) Marijuana business requirements; C-2 (Highway Commercial) Zone.

(1) Structure must be set back 50 feet from street frontage and ten feet from any side or rear property line.

(2) Hours of operation shall be limited to Sunday through Thursday, 10:00 a.m. to 8:00 p.m., and Friday and Saturday, 10:00 a.m. to 10:00 p.m.

(3) All sales must be located inside the structure. No drive-thru facilities.

(4) Access must be limited to employees and customers over 21 years old.

(5) Odor shall not be detectable from outside the structure.

(Prior Code, § 16.180.030)

(C) Marijuana business requirements, M-2 (General Industrial) Zone.

(1) Structure must be set back 25 feet from street frontage and ten feet from any side or rear property line.

(2) Structure must be made of tilt up concrete or masonry or similar material as reviewed and approved with the conditional use permit.

(3) Access must be limited to employees and customers over 21 years old as authorized by the operator.

(4) The marijuana business must comply with all applicable local, county, state and federal requirements for wastewater disposal, odor control, materials storage and debris disposal.

(C) Psilocybin Service Centers, C-2 (Highway Commercial) Zone.

(1) Hours of operation shall be limited to 7:00 a.m. to 7:00 p.m.

(Prior Code, § 16.180.035) (Ord. 434, passed 12-5-2016)

§ 155.076 COMPLIANCE WITH CONDITIONS.

Compliance with conditions imposed in granting a conditional use permit and adherence to the approved plot plan shall be required. Any departure from these conditions of approval and approved plans constitutes a violation of this chapter. The Planning Commission may revoke any conditional use permit for failure to comply with any

prescribed condition of the conditional use permit approval or for any other violation of this chapter.

(Prior Code, § 16.180.040) (Ord. 434, passed 12-5-2016)

§ 155.077 REVOCATION OF PERMIT.

A violation of any section of this chapter or of any condition attached to the approval of a conditional use shall be punishable by revocation of the conditional use permit, or a fine not to exceed \$100, or by both such revocation and fine. Each day the violation is allowed to continue shall constitute a separate violation.

(Prior Code, § 16.180.035) (Ord. 434, passed 12-5-2016)

§ 155.143 USE TABLE.

Below is a table summarizing permitted uses in residential, commercial and industrial zoning districts. Refer to this table in conjunction to the corresponding chapters of this chapter.

	R-7.5	R-5	R-2.5	NC	C-1	C-2	M-1	M-2	IPU
	R-7.5	R-5	R-2.5	NC	C-1	C-2	M-1	M-2	IPU
COMMERCIAL, OFFICE AND RETAIL									
Accessory structures/uses to commercial, office and retail ¹	-	-	-	See §§ 155.255 through 155.261	P	P	-	-	
Alcoholic beverage establishment	-	-	-		P	P	C	C	
Amusement enterprise, indoor	-	-	-		P	P	C	C	
Amusement enterprise, outdoor	-	-	-		C	C	C	C	
Animal care facility	-	-	-		C	P	-	-	
Art studio/gallery	-	-	-		P	P	-	-	
Bus depot/terminal	-	-	-		-	C	P	P	
Catering establishment	-	-	-		P	P	-	-	
Child care, certified center ²	C	C	C		C	C	-	-	C
Child care, certified family home ²	P	P	P		P	P	-	-	
Child care, registered home ²	P	P	P		P	P	-	-	
Clinic, medical and dental	-	-	-		P	P	C	C	
Conference/convention center	-	-	-		C	P	C	C	
Drive-in/thru window	-	-	-		C	P	C	C	
Dry cleaners and laundry	-	-	-		P	P	C	C	
Farm/logging/lumber supply/equipment sales and service	-	-	-		C	C	P	P	
Fraternal lodge, fraternity or sorority	C	C	C		C	C	-	-	
Fuel sales and automobile service station ³	-	-	-		-	P8	C	C	
Funeral homes, mortuaries and taxidermist	-	-	-	C	P	C	C	C	
Franchise disposal service vehicle storage and repair, established as of September 2011	-	-	-	-	P	-	-		
Garden/greenhouse, commercial	-	-	-	-	P	P	P		
Hotels and motels	-	-	-	P	P	C	C		
Medical marijuana dispensary ⁴					C				
Marijuana retail facility ⁴ Psilocybin Service Center ⁴					C				
Office, business	-	-	-	P	P	P	P		
Parking as a primary use	-	-	-	P	P	C	C		
Radio/TV station/studios	-	-	-	C	C	C	C		
Recycling drop-off center	-	-	-	-	P	-	-		
Restaurant, including fast food	-	-	-	P	P	C	C		
Retail sales and service	-	-	-	P	P	P	P		
Retail sales and service-single tenant over 30,000 square feet	-	-	-	C	C	C	C		

Retail sales, manufactured homes	-	-	-		-	-	C	C		
RV/travel trailer park								C		
Storage, self service	-	-	-		-	C	P	P		
Vehicle wash	-	-	-		-	C	C	C		
INDUSTRIAL AND MANUFACTURING										
Accessory structures/uses to industrial and manufacturing ¹	-	-	-	See §§ 155.255 through 155.261	-	-	P	P		
Auction yard, excluding livestock	-	-	-		-	-	-	-	P	
Auction yard, livestock	-	-	-		-	-	-	-	C	
Bulk storage tanks/cold storage facility	-	-	-		-	-	C	P		
Industrial, heavy	-	-	-		-	-	-	-	P	
Industrial, light	-	-	-		-	-	C	P	P	
Marijuana production or processing site ⁴									C	
Marijuana wholesaler-psilocybin manufacturing, processing or laboratory testing ⁴									C	
Scientific testing/research laboratory	-	-	-			-	C	P	P	
Storage, outdoor ⁵	-	-	-			-	-	C	C	
Storage, self service/RV, boats, vehicles	-	-	-		-	C	P	P		
Truck stop/freight/trucking terminal and truck repair	-	-	-		-	-	P	P		
Utility facility	C	C	C		C	C	P	P	P	
Vehicular sales, rental, repair and service, including autos, trucks, RVs and trailers	-	-	-		-	P	P	P		
Warehousing	-	-	-		-	-	P	P		
Waste/recycling services or facilities	-	-	-		-	-	P	P		
Wholesale/services	-	-	-		C	C	P	P		
Wireless telecommunication facilities	-	-	-		C	C	C	C	C	
Wireless telecommunication tower	-	-	-		-	-	C	P	C	
PUBLIC, CIVIC AND INSTITUTIONAL										
Cemetery or mausoleum, when associated with another use such as a church or funeral home										C
Civic/governmental use	C	C	C	See §§ 155.255 through 155.261	P	P	C	C	P	
Educational facility	C	C	C		C	C	C	C	P	
Hospital/sanitarium	-	-	-		-	C	-	-		
Parks, open space and trails									P	
Places of worship	C	C	C		C	C	-	-	P	
RESIDENTIAL										
Accessory dwellings ¹	P	P	P		-	-	-	-		
Accessory structures/uses related to residential uses ¹	P	P	P		-	-	-	-	-	
Bed and Breakfast Inn		C	C		P	C	-	-		
Cottage cluster ⁹	-	-	P							

Duplex dwelling	-	P	P	See §§ 155.255 through 155.261	-	-	-	-	
Extended care facility/convalescent/nursing home	C	C	C		C	C	-	-	
Home occupations ⁶	P	P	P		P	P	-	-	
Live/work townhome ⁷	-	-	-		P	-	-	-	
Manufactured home ⁸	P	P	-		-	-	-	-	
Manufactured home park ⁸	-	C	C		-	-	-	-	
Mixed-use development ⁷	-	-	-		P/C	-	-	-	
Multi-family dwelling ⁹	-	-	P		-	-	-	-	
Planned unit development ¹⁰	P	P	P		P	P	P	P	
Residential facility	-	-	P ⁶		-	-	-	-	
Residential home	P	P	P		-	-	-	-	
Single-family attached dwelling/townhouse ¹¹	-	P	P		-	-	-	-	
Single-family detached dwelling ¹²	P	P	-		-	-	-	-	
Triplex dwelling	-	-	P		-	-	-	-	

NOTES TO TABLE:

P = Permitted; subject to design review, if applicable

- = Not permitted

C = Conditional use, subject to design review and requires a conditional use permit

1 = Subject to §§ 155.500 through 155.502 of this chapter

2 = Permitted if child care home is part of a single-family residential use

3 = Subject to §§ 155.445 through 155.452 of this chapter

4 = Subject to the ~~provisions of §155.075 siting standards identified in the underlying zoning district~~

5 = Subject to § 155.451 of this chapter

6 = Subject to §§ 155.430 through 155.432 of this chapter

7 = Permitted in C-1 with no residential on ground floor street-facing building elevation; condition in C-1 with residential on ground floor street-facing building elevation

8 = Subject to §§ 155.515 through 155.518 of this chapter; Permitted on lots in R-2.5 only if received a building permit prior to February 28, 2022, otherwise prohibited

9 = Subject to § 155.056 of this chapter

10= Subject to §§ 155.610 through 155.614 of this chapter

11= Subject to §§ 155.485 through 155.487 of this chapter

12= Permitted in R-2.5 only if received a building permit prior to February 28, 2022, otherwise prohibited

(Prior Code, Ch. 16.15) (Ord. 477, passed 2-22-2022)

C-2 GENERAL COMMERCIAL DISTRICT

§ 155.235 PURPOSE.

The purpose of the C-2 District is to provide areas for the broad range of retail and service operations, as well as mixed-use developments and live/work townhomes, which are dependent upon highway accessibility and visibility.

(Prior Code, § 16.040.000) (Ord. 431, passed 10-3-2016)

§ 155.236 PERMITTED USES.

Permitted uses are subject to the requirements of §§ 155.045 through 155.057 of this chapter, if applicable. Refer to § 155.143 of this chapter:

- (A) Accessory uses/structures related to commercial, office and retail, subject to §§ 155.500 through 155.502 of this chapter;
- (B) Alcoholic beverage establishment;
- (C) Amusement enterprise, indoor;
- (D) Animal care facility;
- (E) Art studio/gallery;
- (F) Catering establishment;
- (G) Child care, certified home, if part of a single-family residential use;
- (H) Child care, registered home, if part of a single-family residential use;
- (I) Civic/governmental use;
- (J) Clinic, medical and dental, excluding marijuana-related uses;
- (K) Conference/convention center;
- (L) Drive-in/thru window;
- (M) Dry cleaners and laundry;
- (N) Franchise-disposal-service vehicle storage and repair, established as of September 2011;
- (O) Fuel sales, subject to §§ 155.445 through 155.452 of this chapter;
- (P) Funeral homes, mortuaries and taxidermist;
- (Q) Garden/greenhouse, commercial, excluding marijuana-related uses;

- (R) Home occupations, subject to §§ 155.430 through 155.432 of this chapter;
 - (S) Hotels and motels;
 - (T) Office, business;
 - (U) Parking as primary use;
 - (V) Planned unit development, subject to §§ 155.610 through 155.614 of this chapter;
 - (W) Recycling drop-off center;
 - (X) Restaurants;
 - (Y) Retail sales and service, excluding marijuana-related uses; and
 - (Z) Vehicular sales, rental, repair and service.
- (Prior Code, § 16.040.005) (Ord. 431, passed 10-3-2016)

§ 155.237 CONDITIONAL USES; PERMITS.

(A) Conditional uses subject to the requirements of §§ 155.045 through 155.057 of this chapter, if applicable. Refer to § 155.143 of this chapter.

(B) The following uses and their accessory structures may be permitted in the C-2 District when authorized by the Planning Commission pursuant hereto:

- (1) Amusement enterprise, outdoor;
- (2) Bed and breakfast;
- (3) Bus depot;
- (4) Child care, certified center;
- (5) Educational facility;
- (6) Extended care facility/convalescent/nursing home;
- (7) Farm/logging/lumber supply/equipment sales and service;
- (8) Fraternal lodge;
- (9) Hospital/sanitarium;
- (10) Industrial, light;
- (11) Live/work townhomes shall not occupy more than 25% of front building elevation on the ground floor;
- (12) Mixed-use developments shall not occupy more than 25% of front building elevation on the ground floor;

- (13) Places of worship;
- (14) Radio/television station/studios;
- (15) Retail sales and service-single tenant over 30,000 square feet;
- (16) Scientific testing/research laboratory;
- (17) Storage, self-service;
- (18) Storage, self-service/RV;
- (19) Utility facilities;
- (20) Vehicle wash;
- (21) Wholesales/services;
- (22) Wireless telecommunication facilities;

(23) Medical marijuana dispensary; structure/building shall not be located within 1,000 feet of any public school or Jessie Mays Community Center, within 500 feet of any public park or within 100 feet of any residential zone;

(24) Marijuana retail facility; structure/building shall not be located within 1,000 feet of any public school or Jessie Mays Community Center, within 500 feet of any public park or within 100 feet of any residential zone.

(25) Psilocybin Service Centers; subject to the provisions of §155.075.

(Prior Code, § 16.040.010) (Ord. 431, passed 10-3-2016)

§ 155.238 LIMITATIONS ON USE.

(A) The following conditions and limitations shall apply to development in the C-2 District.

(B) The Commission may impose the following conditions before a building permit will be issued for the proposed development:

(1) Limit or prohibit access to streets not designated as major streets on an officially adopted plan where the principal uses along the street in the block are residential;

(2) Require sight or sound barriers; and

(3) The use shall not be objectionable in relationship to surrounding residential zones because of odor, dust, smoke, cinders, fumes, noise, glare, heat or vibration.

(Prior Code, § 16.040.020) (Ord. 431, passed 10-3-2016)

§ 155.239 DIMENSIONAL STANDARDS.

The following dimensional standards shall be the minimum requirements for all development in the C-2 District, except for modifications permitted under §§ 155.530 through 155.533 and §§ 155.610 through 155.614 of this chapter.

(A) Lot size.

- (1) The minimum lot area shall be 5,000 square feet.
- (2) The minimum lot width shall be 50 feet at the street line.

(B) Setback requirements.

- (1) Front yard: 20 feet;
- (2) Side yard:

Adjacent to a residential zone	10 feet
Adjacent to any other zone	None required
Adjacent to street	20 feet

(3) Rear yard:

Adjacent to a residential zone	10 feet
Adjacent to any other zone	None required
Adjacent to street	20 feet

(C) Height of buildings. Buildings in the C-2 District shall not exceed a height of 45 feet.

(Prior Code, § 16.040.025) (Ord. 431, passed 10-3-2016)

§ 155.240 PARKING REQUIREMENTS.

Parking requirements for commercial uses are specified in §§ 155.670 through 155.676 of this chapter.

(Prior Code, § 16.040.030) (Ord. 431, passed 10-3-2016)

M-2 GENERAL INDUSTRIAL DISTRICT

§ 155.295 PURPOSE.

The purpose of the M-2 District is to provide for a broad range of industrial processing and manufacturing uses.

(Prior Code, § 16.055.000) (Ord. 431, passed 10-3-2016 ; Ord. 477, passed 2-22-2022)

§ 155.296 PERMITTED USES.

Permitted uses are subject to the requirements of §§ 155.045 through 155.057 of this chapter, if applicable. Refer to § 155.143 of this chapter:

- (A) Accessory uses related to industrial and manufacturing, subject to §§ 155.500 through 155.502 of this chapter;
- (B) Auction yard, excluding livestock;
- (C) Bulk storage tanks/cold storage plant;
- (D) Bus depot/terminal;
- (E) Farm/logging/lumber supply/equipment sales and service;
- (F) Garden/greenhouse, commercial, excluding marijuana-related uses;
- (G) Industrial, heavy;
- (H) Industrial, light;
- (I) Office, business;
- (J) Planned unit development, subject to §§ 155.610 through 155.614 of this chapter;
- (K) Retail sales and service, excluding marijuana-related uses;
- (L) Storage, self-service;
- (M) Scientific testing/research laboratory;
- (N) Storage, self-service/RV;
- (O) Truck stop/freight/trucking terminal and truck repair;
- (P) Utility facility;
- (Q) Vehicular sales, rental, repair and service;
- (R) Warehousing;

- (S) Waste/recycling services;
- (T) Wholesales/services, excluding marijuana-related uses; and
- (U) Wireless telecommunication tower.

(Prior Code, § 16.055.005) (Ord. 431, passed 10-3-2016 ; Ord. 477, passed 2-22-2022)

§ 155.297 CONDITIONAL USES.

(A) Conditional uses are subject to the requirements of §§ 155.045 through 155.057 of this chapter, if applicable. Refer to § 155.143 of this chapter.

(B) The following uses and their accessory structures may be permitted in the M-2 District when authorized by the Planning Commission pursuant to §§ 155.070 through 155.077 of this chapter:

- (1) Civic/governmental;
- (2) Alcoholic beverage establishment;
- (3) Restaurant, with or without drive-thru or walk-up window;
- (4) Mixed-use buildings, such as a brewery with tasting room or restaurant;
- (5) Educational facility;
- (6) Amusement enterprise, indoor or outdoor;
- (7) Clinic, medical and dental;
- (8) Conference/convention center;
- (9) Dry cleaners and laundry;
- (10) Fuel sales;
- (11) Funeral homes, mortuaries and taxidermist;
- (12) Hotels and motels;
- (13) RV park and travel trailer park;
- (14) Parking as primary use;
- (15) Radio/television station/studios;
- (16) Retail sales and service-single tenant over 30,000 square feet;
- (17) Retail sales, manufactured homes;
- (18) Vehicle wash;

(19) Auction yard, livestock;

(20) Storage, outdoor, subject to §§ 155.445 through 155.452 of this chapter;

(21) Wireless telecommunication facilities;

(22) Marijuana production or processing site located within a permanent hard-sided structure; structure/building shall not be located within 1,000 feet of any public school or Jessie Mays Community Center, within 500 feet of any public park or within 100 feet of any residential zone;

(23) Marijuana wholesaler; structure/building shall not be located within 1,000 feet of any public school or Jessie Mays Community Center, within 500 feet of any public park or within 100 feet of any residential zone; and

(24) Psilocybin manufacturing, processing, or laboratory testing.

(Prior Code, §16.055.010) (Ord. 431, passed 10-3-2016; Ord. 477, passed 2-22-2022)

§ 155.298 LIMITATIONS ON USE.

The following conditions and limitations apply to development in the M-2 District.

(A) Vehicular access.

(1) Access points to an industrial site shall be located to minimize traffic congestion and, to the extent possible, to avoid directing traffic into residential areas.

(2) Where possible within industrial districts, access shall be designed to serve more than one industrial site.

(B) Landscaping.

(1) Properties abutting a residential zone shall provide and maintain a dense evergreen landscape buffer that will attain a mature height of at least seven feet or such other screening measures as may be prescribed by the Commission in the event differences in elevation should defeat the purpose of this requirement.

(2) Yards adjacent to streets shall be planted and continuously maintained with lawn, shrubs

or trees suited to the site and climate.

(3) Other yards and unused property shall be maintained in grass or other suitable ground cover.

(Prior Code, §16.055.015) (Ord. 431, passed 10-3-2016; Ord. 477, passed 2-22-2022)

§ 155.299 DIMENSIONAL STANDARDS.

The following dimensional standards shall be the minimum requirement for all development in the M-2 District, except for modifications permitted under §§ 155.530 through 155.533 and §§ 155.610 through 155.614 of this chapter.

(A) Lot size.

- (1) The minimum lot size shall be 5,000 square feet.
- (2) The minimum lot width shall be 50 feet at the front building line.

(B) Setback requirements.

(1) Front yard.

Adjacent to a residential zone	20 feet
Adjacent to any other zone	None required

(2) Side yard.

Adjacent to a residential zone	20 feet
Adjacent to any other zone	None required
Adjacent to street	20 feet

(3) Rear yard.

Adjacent to a residential zone	20 feet
Adjacent to any other zone	None required
Adjacent to street	20 feet

(C) Height of buildings. Buildings in the M-2 District shall not exceed a height of 80 feet. (Prior Code, § 16.055.020) (Ord. 431, passed 10-3-2016 ; Ord. 477, passed 2-22-2022)

§ 155.300 PARKING REQUIREMENTS.

Off-street parking and loading requirements for industrial uses are specified in §§ 155.670 through 155.676 of this chapter.

(Prior Code, § 16.055.025) (Ord. 431, passed 10-3-2016 ; Ord. 477, passed 2-22-2022)

Before the Planning Commission of the City of North Plains

In the matter of an application for an updated Zoning and Development Code City of North Plains, APPLICANT

) **RECOMMENDATION TO CITY COUNCIL**
) **22-115- Marijuana and Psilocybin**
) **Zoning Code Text Amendment**
) **PC Hearing Date: October 12, 2022**

Whereas, the City of North Plains initiated an update to the following Chapters of the Zoning and Development Code:

-
- 155.012 Definitions
- 155.070-155.077 Conditional Use Permits
- 155.143 Zoning Use Table
- 155.235-155.240 C-2 General Commercial District
- 155.295-155.298 M-2 General Industrial Zone; and

Whereas, the Planning Commission conducted a duly-noticed public hearing, and reviewed the proposed zoning code changes and staff report at its meeting on October 12, 2022; and

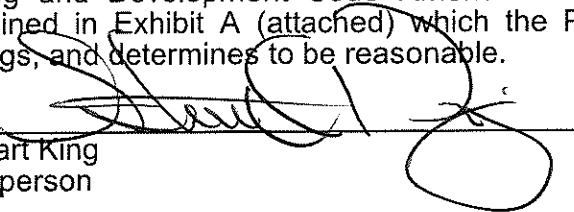
Whereas, the Planning Commission considered the submitted staff report and reviewed the proposed text amendments for compliance with the North Plains Comprehensive Plan, which incorporates the Statewide Planning Goals, and

Whereas, staff proposed an addition to the Conditional Use Permit standards to require a 1,000 foot buffer between two marijuana uses and a 1,000 foot buffer between two psilocybin uses, and

Whereas, having considered the application and the evidence in the record, the Planning Commission adopted a motion to recommend approval to the City Council of file **22-115** Zoning and Development Code Update and instructed staff to prepare findings and conclusions in a written recommendation.

Now therefore, it is hereby recommended by the North Plains Planning Commission:

The Planning Commission recommends approval to the City Council of the proposed Zoning and Development Code Amendments, based on the findings and conclusions contained in Exhibit A (attached) which the Planning Commission hereby adopts as its findings, and determines to be reasonable.



Stewart King
Chairperson

10/13/2022
Date

Zoning and Development Code Update
File# 22-115
Planning Commission Recommendation to City Council
Exhibit A FINDINGS

General Findings

1. Finding: Applications for zoning code and comprehensive plan text amendments and/or zoning map amendments require Type IV legislative reviews and decisions. The Planning Commission conducts a public hearing on the matter and forwards a recommendation to the City Council. The City Council is the City's decision-making body.
2. Finding: The proposed Zoning Code Update is applicable citywide. As such, public notice was published in a newspaper of general circulation on October 22, 2022 and was included in the City Newsletter.
3. Finding: The Zoning Code Update complies with Section 155.127 of the North Plains Zoning Ordinance, specifically subsection (A) Comprehensive Plan & Zoning Amendments Review Criteria, Text Amendment, as addressed in the staff report to Planning Commission dated October 5, 2022. The proposed code changes comply with the North Plains Comprehensive Plan and Statewide Planning Goals.
4. Finding: Procedures: In accordance with ZDO Chapter 155.032 Application Review and Procedures, on October 12, 2022, the Planning Commission conducted a public hearing to discuss and make a recommendation regarding this application.

Specific Findings based on North Plains Municipal Code (NPMC)

(Code text is **Bold**. All findings are from the Staff Report to Planning Commission)

COMPLIANCE WITH CITY OF NORTH PLAINS MUNICIPAL CODE

COMPREHENSIVE PLAN & ZONING AMENDMENTS

§155.127 Review Criteria

(A) Text Amendment

An amendment to the text of the Comprehensive Plan or this Ordinance shall be based upon a need for such an amendment identified by the City Council or the Planning Commission. Such an amendment shall be consistent with the following review criteria:

(1) Impact of the proposed amendment on land use and development patterns within the city, as measured by:

(a) Traffic generation and circulation patterns in compliance with the Transportation System Plan (TSP);

- (b) Demand for public facilities and services, in compliance with the City utility master plans;
- (c) Level of park and recreation facilities;
- (d) Economic activities;
- (e) Protection and use of natural resources;
- (f) Compliance of the proposal with existing adopted special purpose plans or programs, such as public facilities improvements.

Finding: *The adoption of the proposed Zoning Code text amendment is a necessary factual basis for the City to review proposed land use developments. The proposed text amendments do not affect the traffic generation and circulation patterns, level of park and recreation facilities, economic activities, protection and use of natural resources or compliance with special purpose plans or programs. This standard is met.*

(2) The proposed amendment complies with all applicable Statewide Planning Goals and administrative rule requirements.

Finding: *Oregon's 19 Statewide Planning Goals are addressed below. Though several of the goals are not applicable to the proposed zoning code text amendments, those that are applicable are responded to in detail.*

Goal 1 Citizen Involvement

The proposed changes to the Zoning and Development Code do not specifically address citizen involvement.

This land use application is subject to a City of North Plains Type IV land use review, which includes a significant citizen involvement component. This process has been established by the city and determined to be consistent with this goal. The mandatory public notice of the action and decision, and the hearings on this case before the Planning Commission and City Council are all avenues of citizen participation.

Goal 2 Land Use Planning

This statewide goal requires that land use decisions 1) have an adequate factual base, 2) that alternatives have been considered, and 3) that implementation measures are consistent with and adequate to carry out comprehensive plan.

The process identified above was utilized in the drafting of this proposed Zoning Code Amendment. Alternatives have been considered throughout the drafting of the proposed code language updates, including several publicly-noticed work sessions with the Planning Commission and City Council. The proposed changes are consistent with and adequate to carry out the Comprehensive Plan.

Goal 3 Agricultural Lands

This goal does not apply because the City does not include area designated for agricultural use.

Goal 4 Forest Lands

This goal does not apply because the City does not include area designated for forest use.

Goal 5 Open Spaces, Scenic and Historic Areas, and Natural Resources

There are no proposed changes to text regarding Goal 5 open spaces, scenic and historic areas and natural resources. Therefore, the intent of this goal remains satisfied by the policies of the Comprehensive Plan and implementation in the Zoning Ordinance.

Goal 6 Air, Water and Land Resources Quality

There are no proposed changes to text regarding air, water, or land resources. Therefore, the intent of this goal remains satisfied by the policies of the Comprehensive Plan and implementation in the Zoning Ordinance.

Goal 7 Areas Subject to Natural Hazards

There are no proposed changes to text regarding areas subject to natural hazards. Therefore, the intent of this goal remains satisfied by the policies of the Comprehensive Plan and implementation in the Zoning Ordinance.

Goal 8 Recreational Needs

There are no proposed changes to text regarding recreational needs. Therefore, the intent of this goal remains satisfied by the policies of the Comprehensive Plan and implementation in the Zoning Ordinance.

Goal 9 Economic Development

There are no proposed changes to text specifically regarding economic development. The proposed text amendment does include regulations pertaining to marijuana and psilocybin businesses. Revision of the regulations pertaining to marijuana and psilocybin businesses supports economic development in the city. Therefore, the intent of this goal remains satisfied by the policies of the Comprehensive Plan and implementation in the Zoning Ordinance.

Goal 10 Housing

There are no proposed changes to the text regarding housing. Therefore, the intent of this goal remains satisfied by the policies of the Comprehensive Plan and implementation in the Zoning Ordinance.

Goal 11 Public Facilities and Services

There are no proposed changes to text regarding public facilities and services. Therefore, the intent of this goal remains satisfied by the policies of the Comprehensive Plan and implementation in the Zoning Ordinance.

Goal 12 Transportation

The Transportation Planning Rule (TPR), OAR 600-012.0060, requires that, where an amendment to a comprehensive plan or zoning regulation would significantly affect an existing or planned transportation facility, the local government shall put in place measures that assure that allowed land uses are consistent with the function, capacity, and performance standards of the facility. The proposed zoning code text amendment does not propose any changes to an existing or planned transportation facility and, as such, the proposed zoning code text amendment does not affect the transportation system of the City.

Goal 13 Energy Conservation

There are no identifiable energy consequences of this land use action. The proposed text amendments will not result in any appreciable difference in waste production or recycling compared with development under the existing zoning.

Goal 14 Urbanization

There are no proposed changes to text regarding urbanization. Therefore, the intent of this goal remains satisfied by the policies of the Comprehensive Plan and implementation in the Zoning Ordinance.

Goal 15 Willamette River Greenway

Goal 16 Estuarine Resources

Goal 17 Coastal Shorelands

Goal 18 Beaches and Dunes

Goal 19 Ocean Resources

The City is not within the plan boundary for the Willamette River Greenway, does not have any estuarine resources, and is not on the Oregon Coast, so goals 15 through 19 do not apply.

As discussed above, the proposed text amendments are generally consistent with the Statewide Planning Goals.

(3) The amendment is appropriate as measured by at least one of the following criteria:

(a) It corrects identified error(s) in the provisions of the plan.

(b) It represents a logical implementation of the plan.

(c) It is mandated by changes in federal, state, or local law.

(d) It is otherwise deemed by the City Council to be desirable, appropriate, and proper.

Finding: *The proposed text amendments generally represent a logical implementation of the Comprehensive Plan. The proposed amendment is appropriate and this standard is met.*

(4) Compliance with the statewide Transportation Planning Rule. When a development application includes a Comprehensive Plan, Zone Map or Text Amendment, the proposal shall be reviewed to determine whether it significantly affects a transportation facility, in accordance with Oregon Administrative Rule (OAR) 660-012-0060, the Transportation Planning Rule. "Significant" means the proposal would:

(a) Change the functional classification of an existing or planned transportation facility (exclusive of correction of map errors). This would occur, for example, when a street classification, requiring traffic to exceed the levels associated with a "collector" street classification, requiring a change in the classification to an "arterial" street as identified by the City's Transportation System Plan (TSP); or

- (b) Change the standards implementing a functional classification system; or**
- (c) As measured at the end of the planning period identified in the North Plains TSP or Comprehensive Plan; or**
- (d) Reduce the performance of an existing or planned transportation facility below the minimum acceptable performance identified in the North Plains TSP or Comprehensive Plan; or**
- (e) Worsen the performance of an existing or planned transportation facility that is otherwise projected to perform below the minimum acceptable performance standard identified in the North Plains TSP or Comprehensive Plan.**

(5) Amendments that affect Transportation Plans. Except as provided in subsection 6 Exceptions, amendments to the Comprehensive Plan or land use regulations which significantly affect a transportation facility shall assure that allowed land uses are consistent with the function, capacity and level of service of the facility identified in the North Plains TSP. This shall be accomplished by one of the following:

- (a) Adopting measures that demonstrate that allowed land uses are consistent with the planned function of the transportation facility; or**
- (b) Amending the North Plains TSP or Comprehensive Plan to provide transportation facilities, improvements, or services adequate to support the proposed land uses; such amendments shall include a funding plan to ensure the facility, improvement, or service will be provided by the end of the planning period; or**
- (c) Altering land use designations, densities, or design requirements to reduce demand for automobile travel and meet travel needs through other modes of transportation; or**
- (d) Amending the planned function, capacity or performance standards of the transportation facility; or**
- (e) Providing other measures as a condition of development or through a development agreement or similar funding method, specifying when such measures will be provided.**

(6) Exceptions. Amendments to the Comprehensive Plan or land use regulation with a significant effect on a transportation facility, where the facility is already performing below the minimum acceptable performance standard identified in the North Plains TSP or Comprehensive Plan, may be approved when all of the following criteria are met:

- (a) The amendment does not include property located in an interchange area, as defined under applicable law;**

(b) The currently planned facilities, improvements or services are not adequate to achieve the standard;

(c) The currently planned facilities, improvements or services at a minimum mitigate the impacts of the amendment in a manner that avoids further degradation to the performance of the facility by the time of the development; and

(d) The road authority provides a written statement that the proposed funding and timing for the proposed development mitigation are sufficient to avoid degradation to the facility.

***Finding:** The proposed text amendments do not include changes to the Transportation System Plan or significantly affect a transportation facility. The proposed text amendments are in compliance with the Transportation Planning Rule.*

§155.129 Findings

Findings justifying a decision on an application shall be made in writing, and shall be provided to the applicant.

***Finding:** The City Council's final decision will include written findings. As the City is the applicant, they will have the findings.*

§155.129 Conditions

The granting of an approval of any land use action under Chapter 16.200 may be subject to such conditions as are reasonably necessary to protect the public health, safety or general welfare from potentially damaging effects resulting from approval of the permit, or to fulfill the public need for service demands created by approval of the request.

***Finding:** Staff does not find it necessary to subject this decision to any conditions of approval.*

Before the City Council of the City of North Plains

In the matter of an application for adoption of)
an update to the text of the Zoning and)
Development Code regarding Marijuana and)
Psilocybin Land Uses)
City of North Plains, APPLICANT)

NOTICE OF DECISION-
22-115 Zoning and Development Code Text
Amendment
CC Hearing Date: November 7, 2022
CC Adoption Date: November 21, 2022
Effective Date: December 21, 2022

The City of North Plains (“City”) initiated an amendment to the Zoning and Development Code to implement updates regarding regulations pertaining to marijuana and psilocybin land uses. The City submitted the proposed amendments to the Oregon Department of Land Conservation and Development (“DLCD”) on September 7, 2022.

The North Plains Planning Commission conducted a duly-noticed public hearing and reviewed the Zoning and Development Code amendments and staff report at its meeting on October 12, 2022 and recommended approval of the proposed amendments. The North Plains City Council conducted a duly-noticed public hearing and reviewed the proposed text amendments, Planning Commission recommendation, public testimony and staff report at its meeting on November 7, 2022.

The City Council considered the application, the evidence in the record and applicable criteria for the amendments proposed in Application File No. 22-115 (Marijuana and Psilocybin Land Use Regulations Zoning and Development Code Text Amendment). Having considered the application and the evidence in the record, the City Council duly approved File No. 22-115, conducted a first reading on November 7, 2022, conducted a second reading and adopted Ordinances 485 and 486 on November 21, 2022 with an effective date of December 21, 2022.

In support of its decision, the City Council adopted the findings and conclusions contained in the Planning Commission recommendation dated October 12, 2022 (signed October 13, 2022) as its findings, determining them to be reasonable and to constitute substantial evidence in support of the proposed amendments.

Accordingly, the Zoning and Development Code Text Amendments shall take effect pursuant to Ordinance Nos. 485 and 486 as signed by the Mayor of North Plains. The decision, with associated findings, is available anytime for review at northplains.org or at City Hall, 31360 NW Commercial Street, during business hours.

The decision described herein may be appealed to the Oregon Land Use Board of Appeals within twenty-one (21) days of the date of signature of this notice. Any party with legal standing may file an appeal. Appeals may be filed by submitting a Notice of Intent to Appeal consistent with applicable legal requirements. If you have questions about this decision, or the appeal process, please contact Planning Manager Steve Miller at 503-647-5555 or visit North Plains City Hall at 31360 NW Commercial Street.

Teri Lenahan
Mayor

Date

for inspection by calling or emailing City Manager Andy Varner. Copies can be provided at a reasonable cost. The City's staff report and recommendation to the Planning Commission will be available for review no later than one week prior to the public hearing.

Failure to raise an issue in sufficient detail during the comment period or at the public hearing may preclude an appeal to the Land Use Board of Appeals or Appeals/Circuit Court on that issue. Only comments on the applicable criteria are considered relevant evidence. The hearing will be opened for presentation by the city and the applicant and then opened to the public. The hearing can be closed or continued at the discretion of the Planning Commission. If the hearing is closed, the Commission has the right to extend the time for additional information to be submitted by the public or the applicant. After the comment period closes on the final public hearing, the City shall issue a decision. The decision shall be mailed to the applicant and to anyone else who submitted written comments or who is otherwise legally entitled to notice.

File: File # 115 File # 116

Name: Emil Chiu

Address: 9986 NW 307th Ave, North Plains, OR 97133

Email Address: elchiu59@gmail.com

Date: October 12, 2022

COMMENTS (PLEASE INCLUDE AN ADDITIONAL SHEET IF NEEDED, OR SUBMIT VIA EMAIL):

file # 115
 I am the homeowner and I do not want marijuana & Psilocybin business move into our North Plains community that will provide quick & easy access to adversely harm our neighborhood and decrease the value of our homes. I am against file #115

file # 116
 I am against file #116 for the following reasons:
 - It harms and destroys small business "Bed & Breakfast Inn" and consumers lose the opportunity to enjoy this type of service.
 - short term renters are difficult to track their criminal background.
 It opens the flood gate of high crime rate, drug and human trafficking.

Submit written or verbal comments at the public hearings on October 12, 2022 at 6:00 PM; OR:
 MAIL: 31360 NW Commercial Street, North Plains, OR 97133
 E-MAIL: andy.varner@northplains.org

Please contact City Manager Andy Varner at (503) 647-5555 with any questions. Thank you!

Notice to mortgagee, lien holder, vendor or seller: if you receive this notice it shall be promptly forwarded to the purchaser.