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Memorandum

To: Public Advisory Committee
From: Carla McLane, Contract Planner
Date: February 28, 2025
RE: Echo Comprehensive Plan V2
Development Code Chapters 3 and 4

My intent for this next meeting will be to pick up the discussion with proposed Chapter 4 working to answer some of the questions that were posed and continue the discussion to the end of the Chapter. We can then move to the Comprehensive Plan and, time allowing, pick up the discussion on Chapter 3. Time allowing I hope to also have available our 'current' zoning map so that we can continue the conversation about a 'proposed' zoning map. Time management will be important with just two hours for the meeting.

Development Code: (this is being restated from last meeting with no changes)

We have discussed both Chapter 3 Design Standards and 4 Administration of Land Use and Development Permits but not in a lot of detail or specificity. My intent is to walk through both chapters with a bit more focus to assure an understanding of the intent of them and to gain consensus about how these types of provisions can best serve the City of Echo.

Design Standards are just that. They provide guidance as to how development should be designed to best meet the requirements of the local jurisdiction, in this case the City of Echo. The following topics are considered: Access and Circulation; Landscaping, Street Trees, Fences and Walls; Vehicle Parking, Bicycle Parking, and Loading Standards; Public Facility Standards; Surface Water Management; and Floodplain Design Standards. There is also an allowance for some other standards to be included here, often because they don't fit anywhere else.

Many of these standards come from state requirements with access as a good example. The Oregon Department of Transportation (ODOT) has clear protections in place for their facilities that cities and counties must implement locally. But many of them also make good sense. Things such as the distance between streets or driveways; how big a city block should be; making sure that pedestrian and bicyclist needs are met; and how connectivity happens between neighborhoods.

The *Administration of Land Use and Development Permits* gets to those pesky procedures that your City Manager and eventual Planner need to do their jobs. How are land divisions accomplished, conditional use permits issued, or when to require a Traffic Impact Study are examples of that. This Chapter outlines what needs to be done and how to do it. Some of this is governed by Oregon Revised Statute or other statute or administrative rule, some are determined locally, but most of this chapter is based on accepted planning practice in the profession, the State of Oregon, and beyond.

Unlike Chapter 2 which defines the allowable uses within the various Land Use Districts, Chapters 3 and 4 are more procedural based answering the 'how' it gets done and less about 'what' can be allowed.

Comprehensive Plan: (same here – no changes from last memo)

This next version of the Comprehensive Plan has some changes but nothing extensive. My intent is to check back in with this group to confirm that the proposed findings and policies are in alignment with our discussions and where we are headed with the regulations that will be put forth in the changes to the Development Code.