

GLADSTONE CODE REVIEW

Suggested Review Procedure
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- I Code Analysis Ordinance Review January 2012**
- After review, this is mostly housekeeping and we should recommend our codes be updated per the suggestions listed in this document.
- II Review Completed Approximately a Year Ago**
-The city hired a firm approximately a year ago to review our codes to see if there were any issues stopping development. We should look at their suggestions to see what barriers there are for encouraging development in our commercial zones.
- III Title 2 Administration & Personnel**
Specifically Chapter 2.28 Planning Commission
- IV Clear Vision Codes**
-Since this was a specific area directed from the City Council for improvement, we should start with Division 4 Section 17.54.
- V Section 8.04 Nuisances**
-This topic took up most of the work session, so I feel we should start by looking at this section for clarification and application.
- VI Section 8.06 Chronic Nuisances**
-As with Section 8.04, this was the main topic of the work session, so we should address this section for clarification and application.
- VII Division 2 Zoning Districts - Commercial**
-To continue looking at encouraging development, we should start with the commercial zoning districts C1, C2, C3 + OP and L1. Clackamas County is combining some of their commercial and industrial districts to make it easier to navigate. Is this something we should consider since our commercial zones are so small?
- VIII Division 2 Zoning Districts – Residential**
-Review of residential zones R7.2, R5 and MR. What do we want these zones to look like considering what we will most likely see in the future is redevelopment and in-fill. How can we integrate sustainability into these zones? How about storm water management strategies? Heritage Trees? Seattle’s Green Factor concept?
- IX Division 2 Zoning Districts – Other**
-HCAD/Habitat Conservation Area, OS/Open Space, WQ/Water Quality Resource Area, FM/Flood Management. Are these up to current state/federal requirements? How can we ensure these areas are protected yet maximized?

- X **Division 4**
 - 17.42 General Provisions**
 - 17.44 Building Siting and Design**
 - 17.46 Landscaping**

- XI **Division 4**
 - 17.48 Off-Street Parking and Loading**
 - What have other cities done to allow for an active commercial zone while minimizing parking...encourage pedestrian/bicycles? Our downtown core cannot allow for new development because of our parking requirements.
 - 17.50 Vehicular and Pedestrian Circulation**

- XII **Division 4**
 - 17.52 Signs**
 - 17.53 Billboards**

- XIII **Division 4**
 - 17.56 Drainage**
 - Progressive storm water management strategies
 - 17.58 Grading and Fill**

- XIV **Division 4**
 - 17.60 Utilities**
 - 17.61 Wireless Telecommunication Facility**

- XV **Division 4**
 - 17.62 Special Uses**
 - 17.64 Design Standards and Property Line Adjustments**

- XVI **Title 9 Public Peace, Morals & Welfare**
 - Title 10 Vehicles & Traffic**
 - Title 12 Streets, Sidewalks & Public Places**
 - Recommend we engage the police department on where this section could be changed to support their enforcement needs.