

# INDUSTRIAL DEVELOPMENT CODE UPDATE

Community Meeting #3

November 16, 2016

# Mid-Willamette Valley Council of Governments

- The Mid-Willamette Valley Council of Governments (MWVCOG) is a voluntary association of local governments including three counties, over forty cities and five special districts.
- We provide land use planning services on an as-needed basis for cities and counties. Currently, MWVCOG provides land use planning services for 21 cities in the Mid-Willamette Valley.

# Agenda

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- 6:30PM Welcome and Introductions
- 6:40PM Project Overview
- 6:50PM DEQ Air Quality Q & A
- 7:20PM Break
- 7:30PM Industrial Code Amendment Concepts
- 7:50PM Wrap-Up and Next Steps
- 8:00PM Adjourn

# Project Overview

## Project Purpose

Work with community members, stakeholders, and City staff and elected officials to review industrial zones in the Independence Development Code – Light Industrial (IL) Zone, Heavy Industrial (IH) Zone, and Industrial Park Zone and recommend potential code amendments based upon community meetings.

## Project Timeline



# Code Amendment Process

Submittal of Zone Code Amendment  
Application



Notice of Public Hearing(s)



Planning Commission Hearing

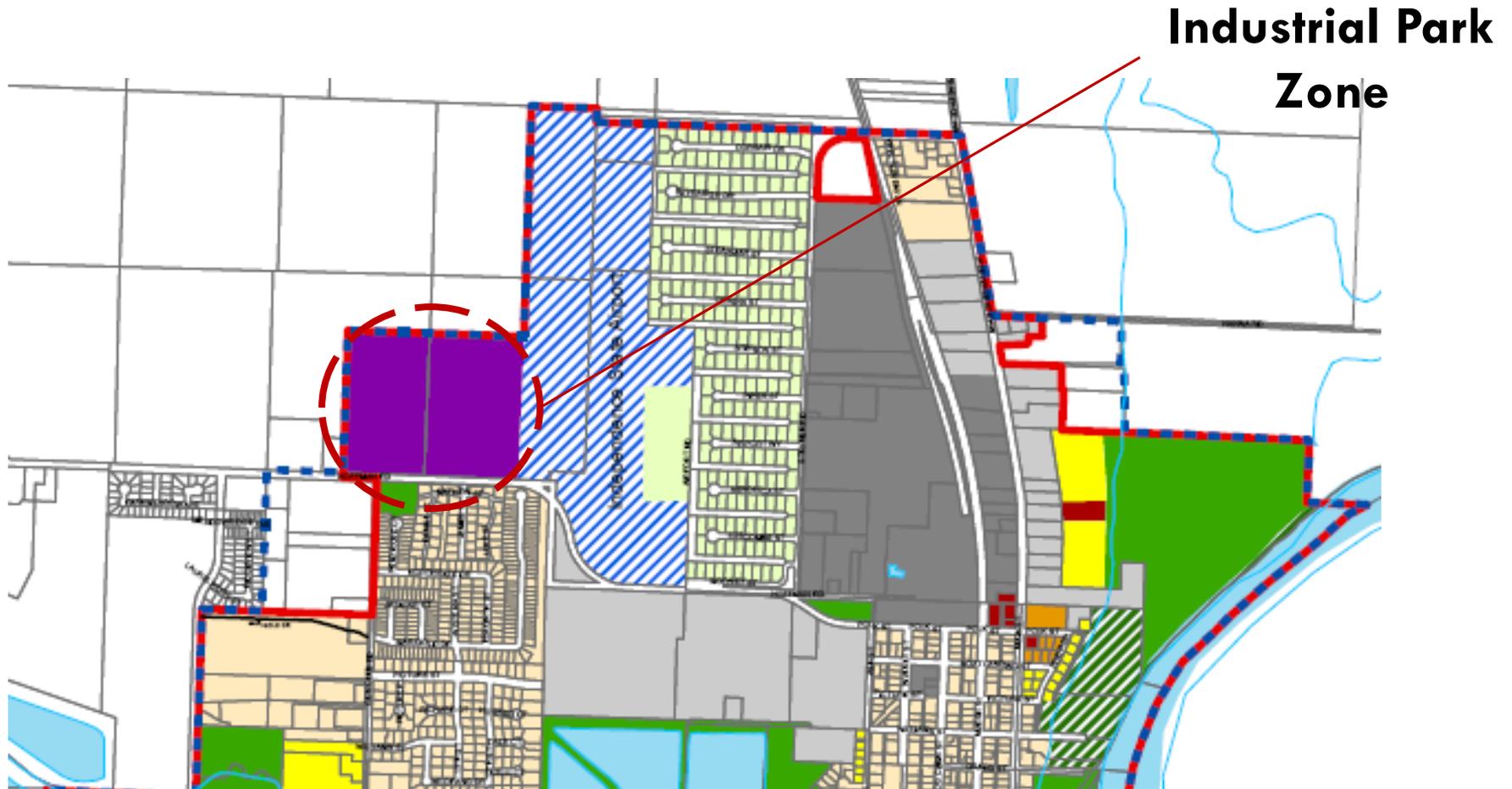


City Council Hearing

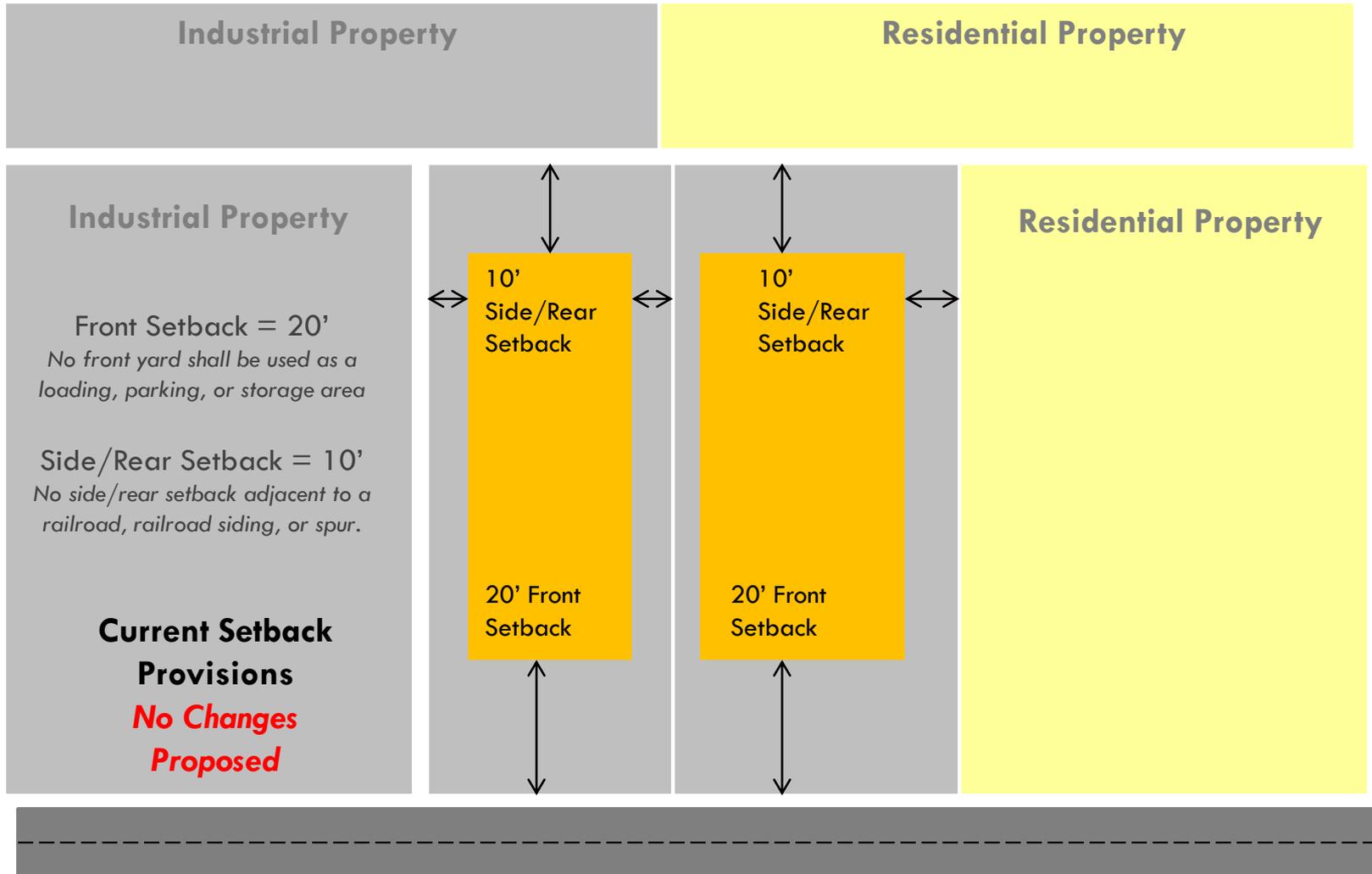


Zoning Text Amendments are adopted by  
Ordinance.

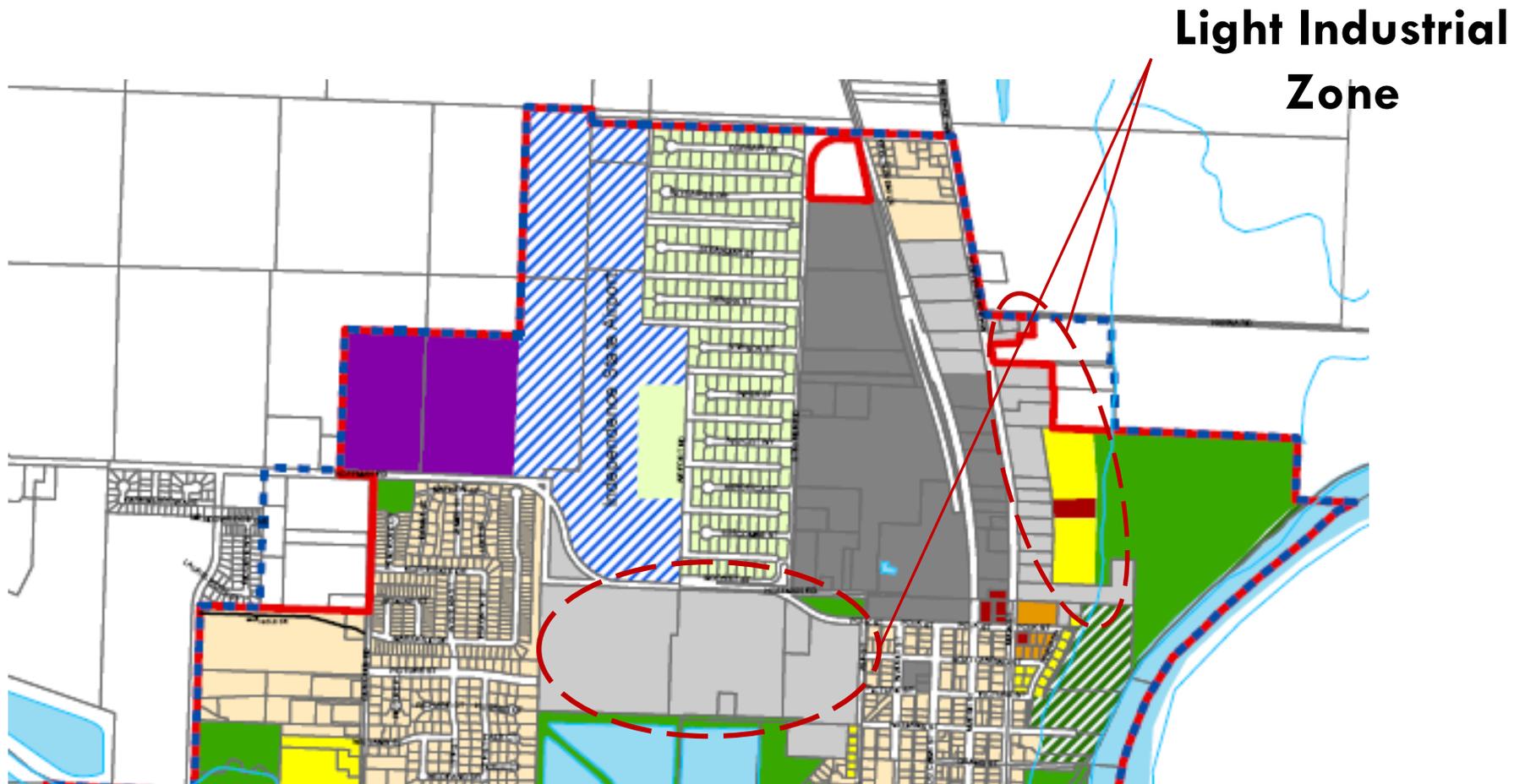
# Industrial Park Zone



# Industrial Park Zone (Subchapter 42)

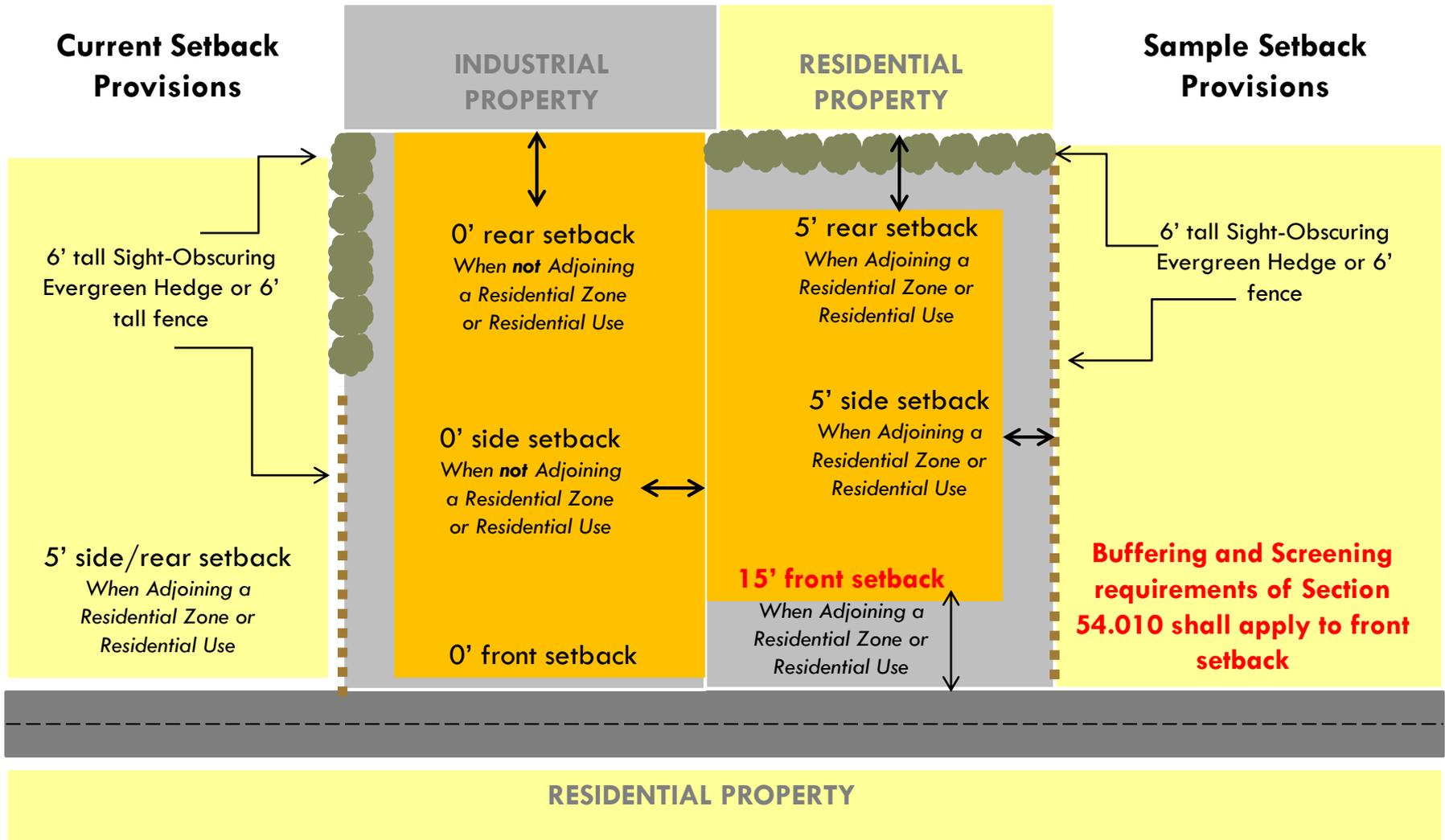


# Light Industrial Zone (Subchapter 40)

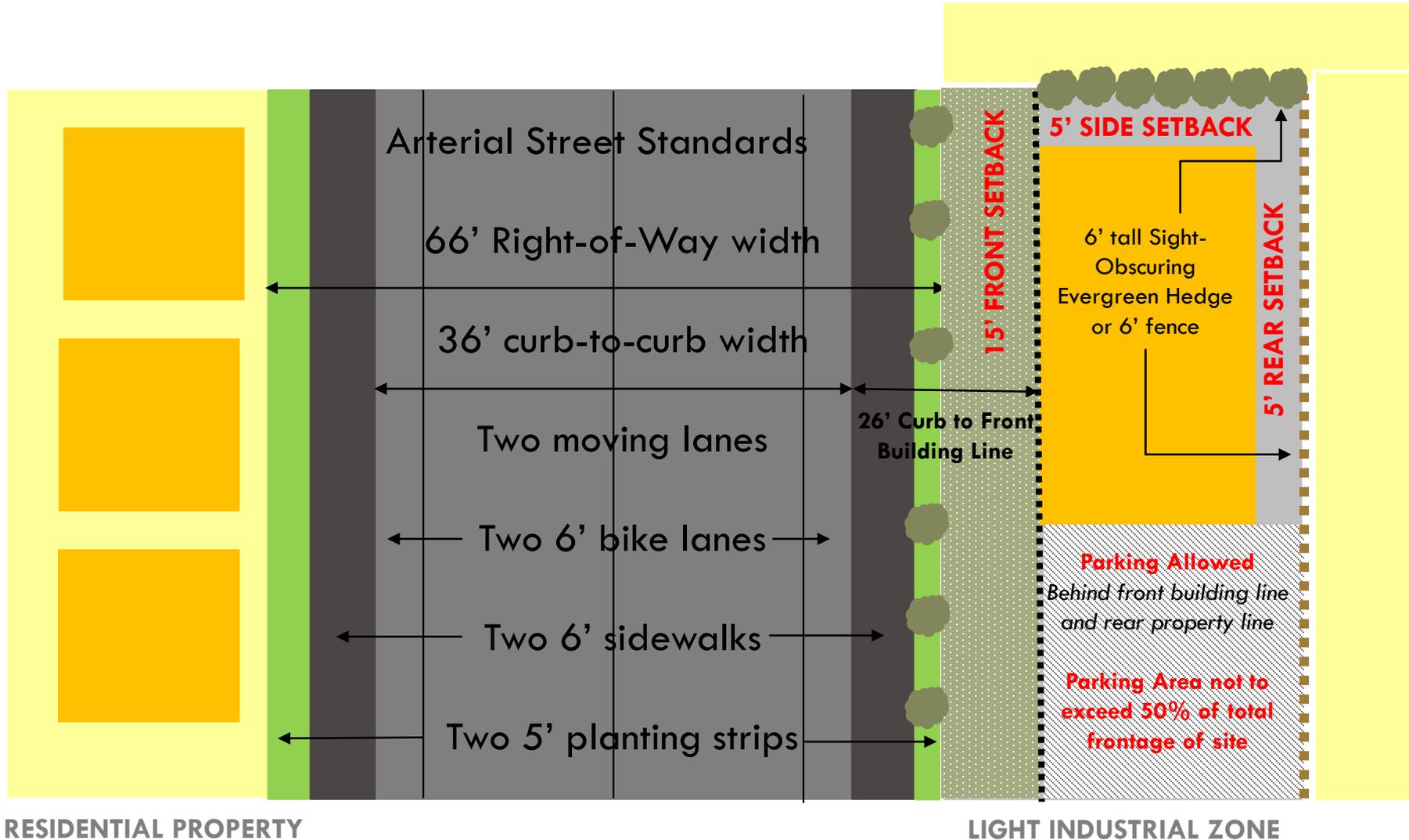


# Sample Setback Provisions

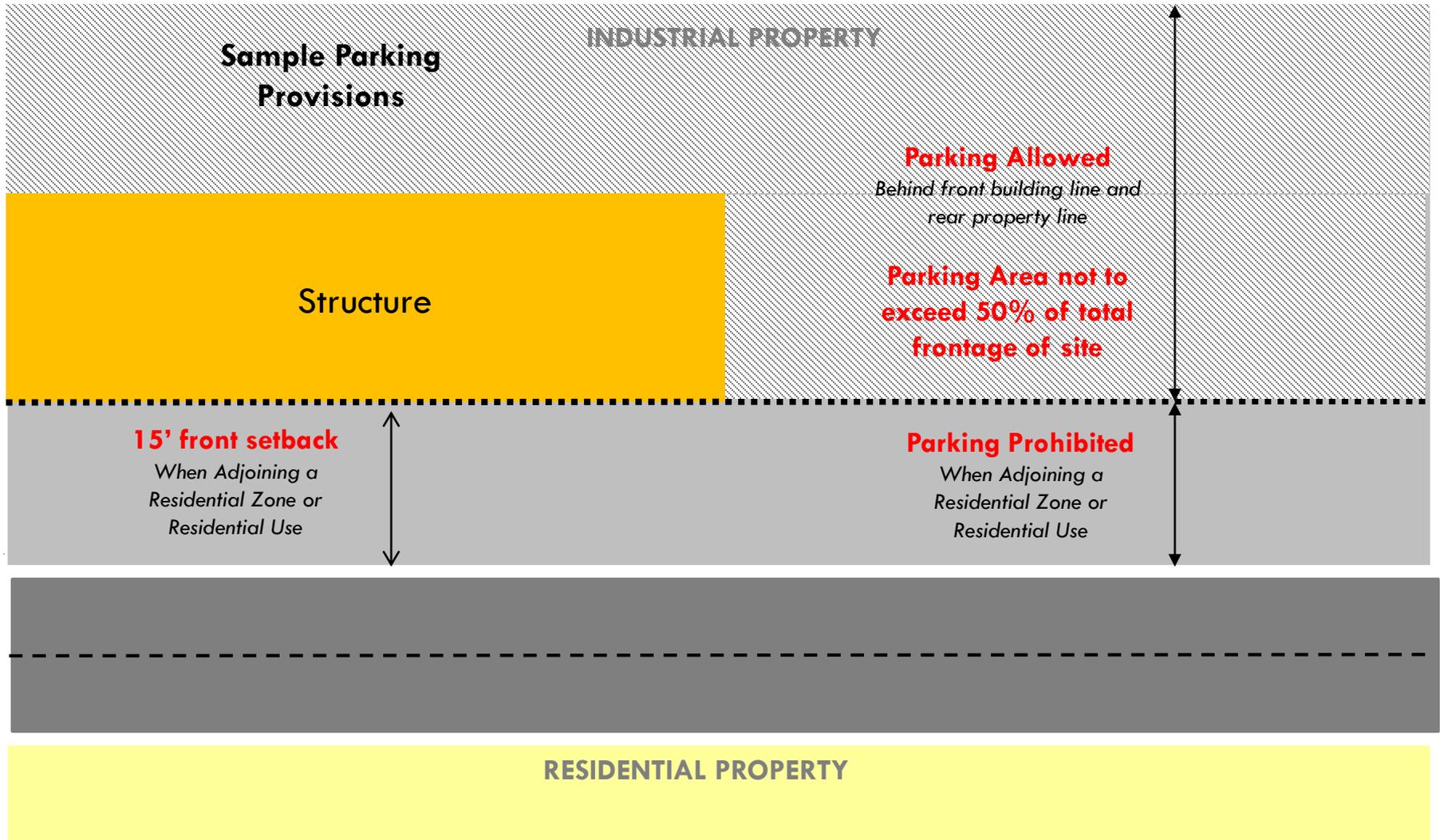
## Light Industrial (IL) Zone



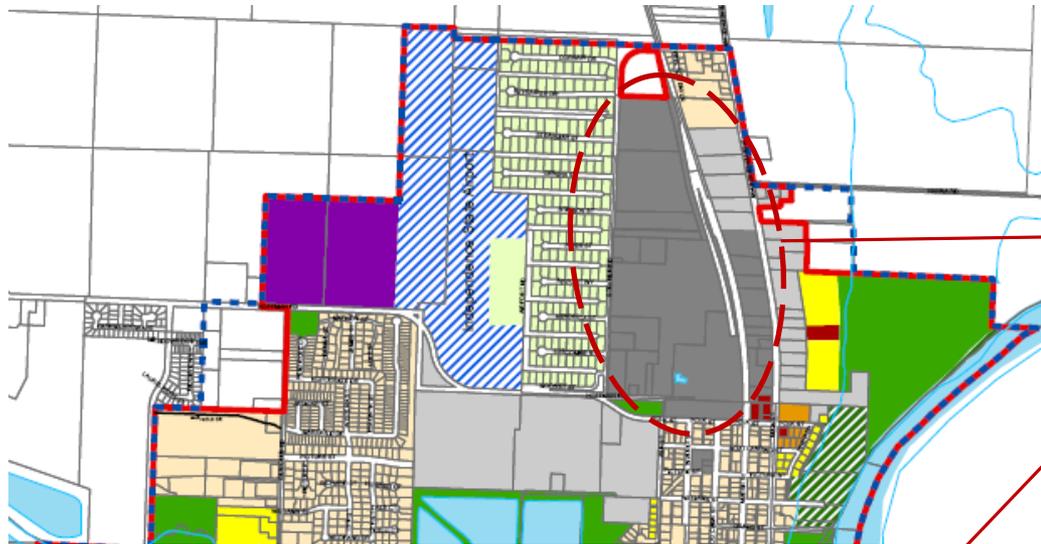
# Minor Arterial Street Standards (Hoffman Road)



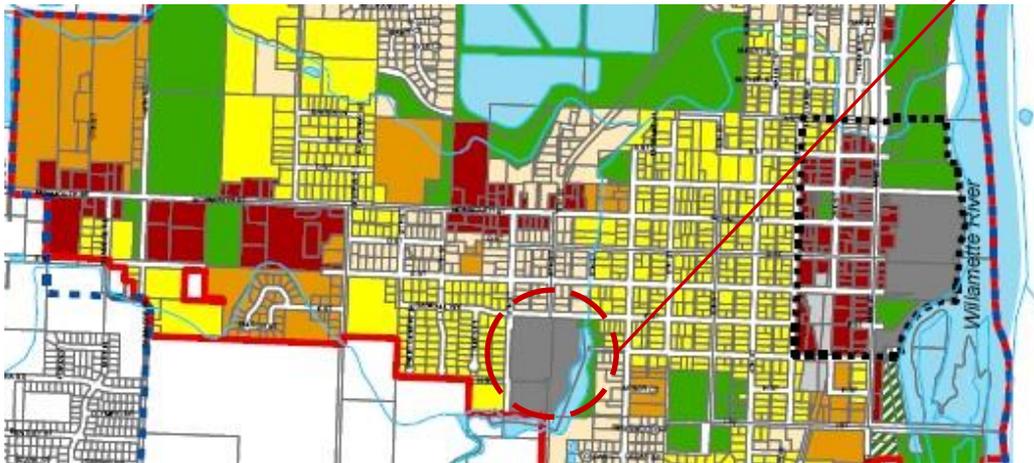
# Sample Parking Provisions – IL & IH Zones



# Heavy Industrial Zone (Subchapter 41)

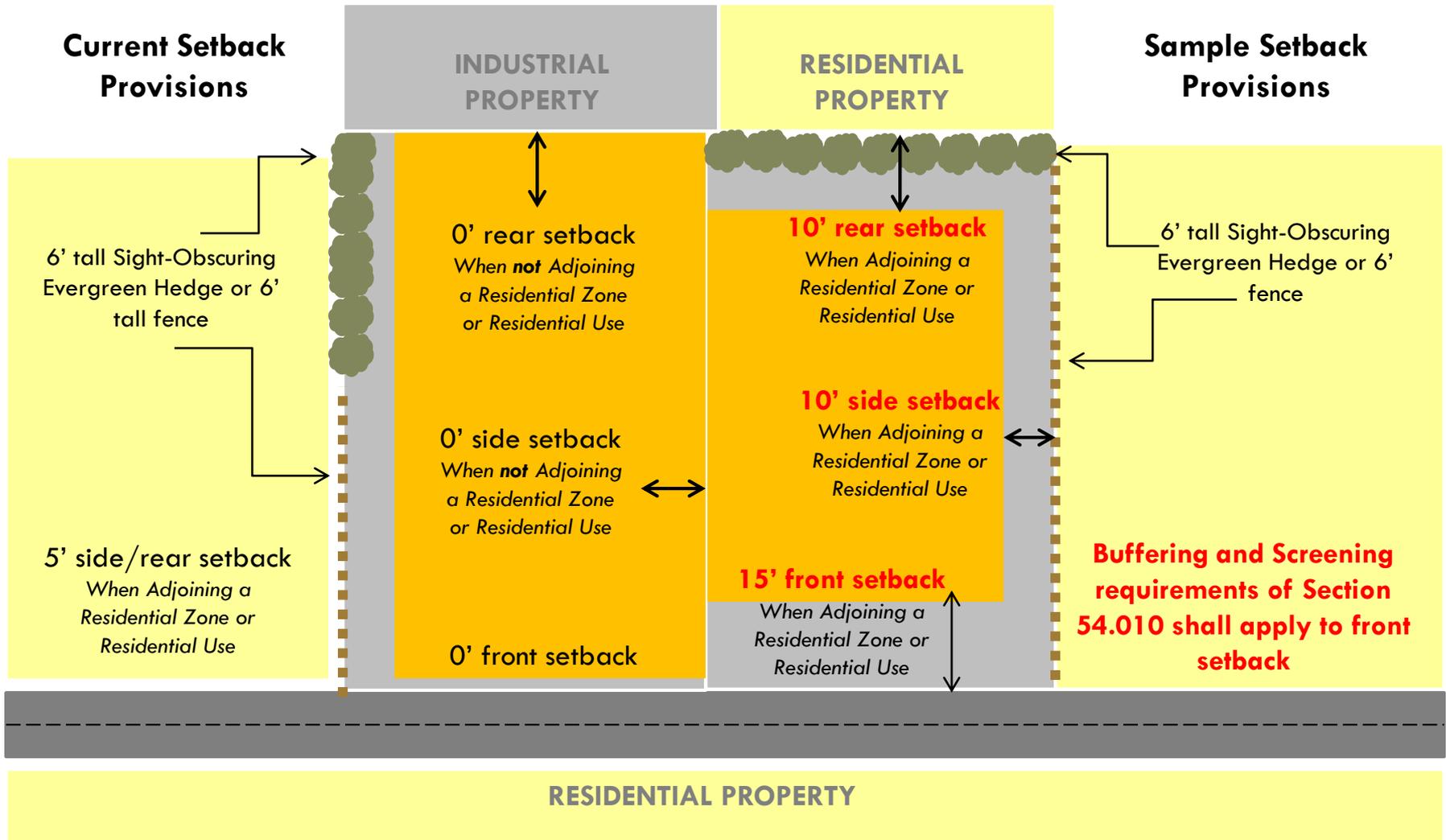


Heavy Industrial Zone

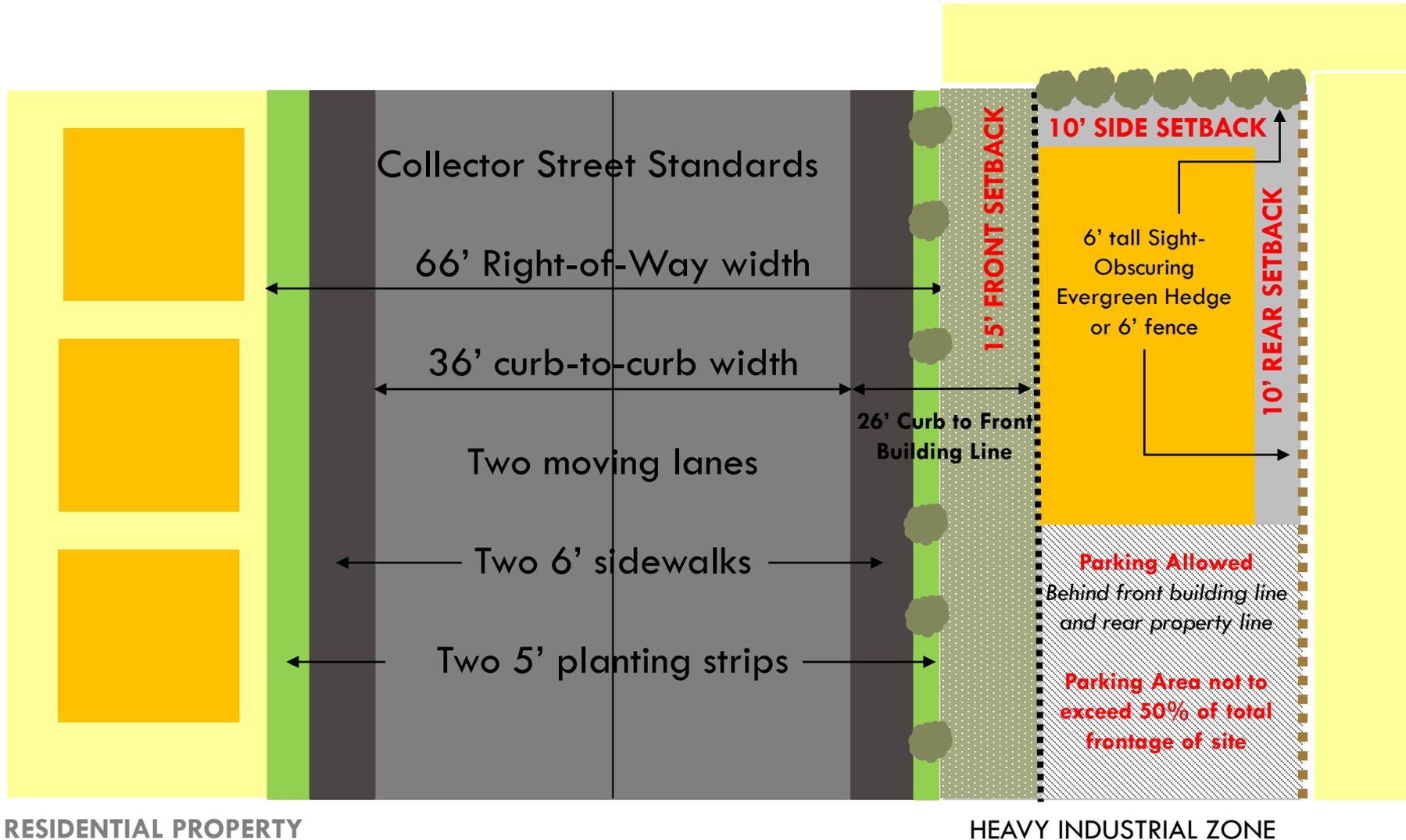


# Sample Setback Provisions

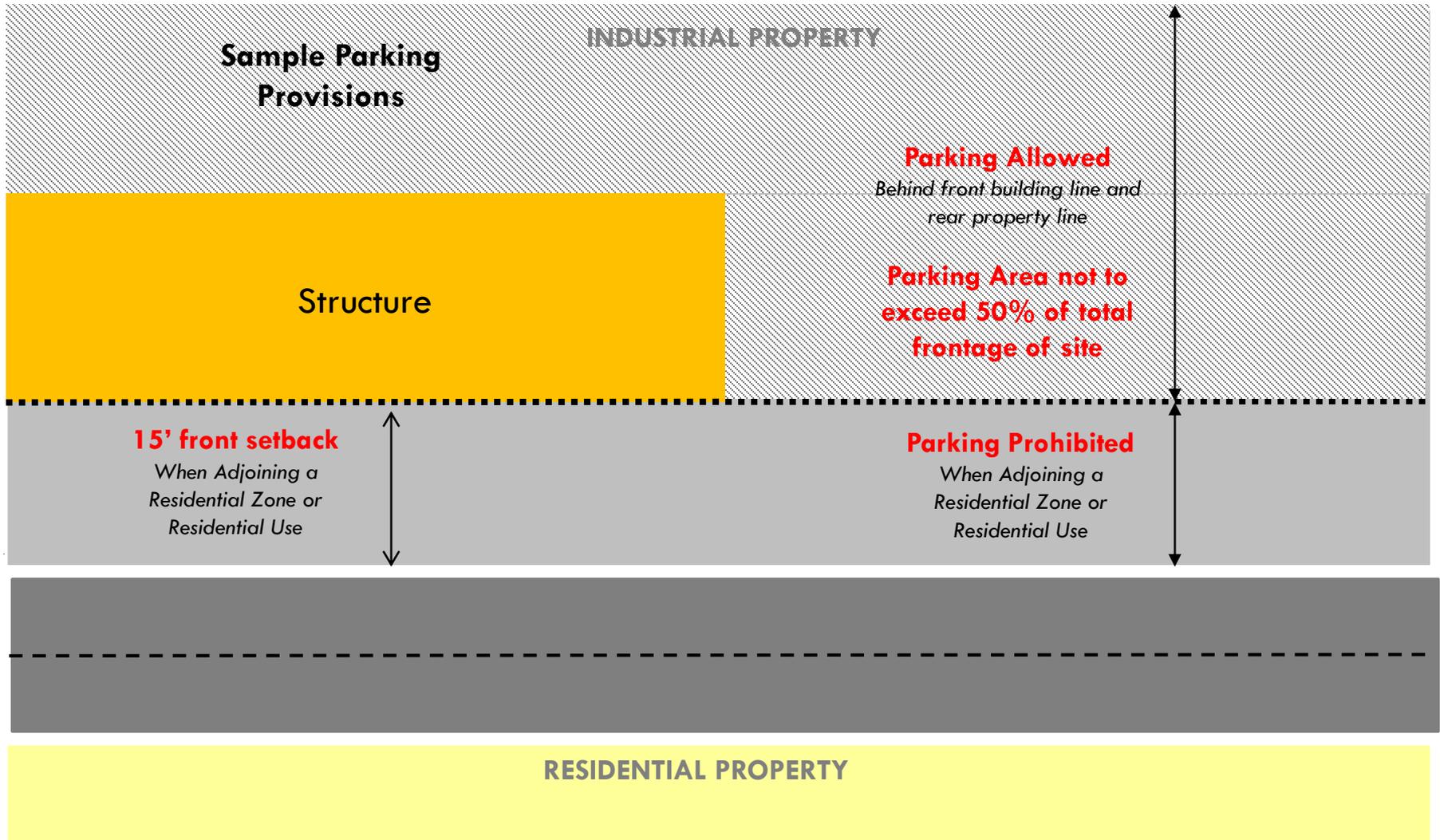
## Heavy Industrial Zone



# Collector Street Standards (Stryker Road)



# Sample Parking Provisions – IL & IH Zones



# Buffering (Section 54.010(B))

## Buffering alternatives:

1. Planting Area: Width not less than fifteen (15) feet
2. Berm Plus Planting Area: Width not less than ten (10) feet
3. Wall Plus Planting Area: Width must not be less than five (5) feet

\* When a required buffer is adjacent to a street, the required fence structures shall be located so that the landscaped portion of the buffer is oriented toward the right-of-way (Section 54.010(E)).

# Screening (Section 54.010(C))

Used to eliminate or reduce the visual impacts of the following:

1. Service areas and facilities;
2. Outdoor storage and outdoor display areas;
3. Parking areas for 30 or more vehicles (industrial uses);
4. At and above-grade electrical and mechanical equipment

Screening may be accomplished by the use of sight-obscuring plant materials, earth berms, walls, fences, building parapets, building placement or other design techniques.

# Landscaping Requirements (Section 54.205)

- A minimum of 15% of the site for industrial developments is required to be landscaped.
- Parking lots containing over ten parking spaces are required to use curbed islands and 6' wide landscaping strips consisting of plantings.

# Next Meeting

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- Date:** Monday, December 5<sup>th</sup> - *Tentative*
- Time:** 7:00PM
- Location:** Independence City Hall
- Topics:** Planning Commission/City Council  
Work Session

# Contact Information

## Contact Information:

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