

IN ACCORDANCE WITH ORS 277.186: THIS IS TO NOTIFY YOU THAT BAKER CITY IS PROPOSING CHANGES TO LAND USE REGULATIONS THAT MAY AFFECT THE PERMISSIBLE USES OF YOUR PROPERTY AND OTHER PROPERTIES, AND MAY CHANGE THE VALUE OF YOUR PROPERTY.

Notice to mortgagee, lien holder, vendor, or seller:

State law requires that if you receive this notice it shall be promptly forwarded to the purchaser.



PROPOSED UPDATES

REVISIONS AND ADDITIONS
TO THE COMPREHENSIVE
PLAN & MAP, DEVELOPMENT
CODE, AND ZONING MAP FOR
the City of Baker City

A set of revisions to the Baker City Development Code, the Baker City Comprehensive Plan, and the Baker City Zoning Map are proposed. Updates and revisions to the guiding land use planning documents and maps of Baker City are needed periodically to reflect changes within our community. The proposed revisions and additions include:

	REVISIONS TO:	ADDITIONS
DEVELOPMENT CODE	<ul style="list-style-type: none"> ▪ <i>Standards for accessory dwelling units (ADUs)</i> ▪ <i>Site Design Review procedures</i> ▪ <i>Number of maximum parking spaces permitted for developments</i> ▪ <i>Public noticing requirements</i> ▪ <i>Siting standards and material restrictions for manufactured homes</i> ▪ <i>Requirements for street and sidewalk improvements</i> ▪ <i>Property line adjustment application procedures</i> ▪ <i>Eave height restriction for accessory structures in residential zones</i> 	<ul style="list-style-type: none"> ▪ <i>Floodplain development standards</i> ▪ <i>Standards for mobile vending units</i> ▪ <i>Standards for hostels</i> ▪ <i>A Residential-Professional District near the downtown area allowing larger signs for businesses in a residential zone</i> ▪ <i>Increased front street setback for self-service storage facilities</i> ▪ <i>Re-use or re-development of existing buildings with no increase in footprint as a shorter review process (Type I)</i>
COMPREHENSIVE PLAN	<ul style="list-style-type: none"> ▪ <i>An update to the Baker City Comprehensive Plan based on an analysis of local and regional economic trends, evaluation of the community's opportunities and barriers to economic growth, and a determination of the types and amounts of land and infrastructure needed to support expected employment for 20 years.</i> 	
ZONING MAP	<ul style="list-style-type: none"> ▪ <i>Proposed re-zoning of identified properties throughout the City</i> 	

PUBLIC HEARINGS TO BEGIN SPRING 2020

March 25th, 2020

Planning Commission Hearing

April 14th, 2020

First City Council Hearing (*tentative*)

April 28th, 2020

Second City Council Hearing (*tentative*)

All public hearings will be held at City Hall, 1655 1st Street, Baker City. All public hearings will be conducted according to Section 4.1 of the Development Code and in accordance with the rules of procedure adopted by the Council, which are available at City Hall.

Any interested party may testify or submit written comments at, or prior to, the public hearings.



Making changes to land use regulations is a Legislative (Type IV) procedure, which means all changes are initially considered by the Planning Commission. The Planning Commission will conduct a public hearing to gain input from the community before making a recommendation to City Council. The Council will hold a series of public hearings before making a final decision on the proposed changes.

Documents are available for inspection at the Baker County Courthouse located at 1995 3rd St., Baker City; for copy at a reasonable cost; or on the City's website (<http://bakercity.com/2157/Planning-Department>)

HOW DID WE GET HERE?

This list of proposed revisions and additions was developed with input from the public over the past few years during the following Planning Commission work sessions:

<u>2017</u>	11/29 and 12/20
<u>2018</u>	1/17, 2/21, 3/21, 4/18, 7/18, 8/15, 9/19, 11/7 and 12/19
<u>2019</u>	1/16, 2/20, 3/20, 4/10, 6/19, 7/17, 8/21, 9/16 and 10/16
<u>2020</u>	1/15

COME LEARN ABOUT THE PROPOSED CHANGES

The Planning Department will host a series of open houses for the public regarding the proposed updates and re-zoning effort

JOIN US FOR AN OPEN HOUSE

February 24th, 2020 5:30pm to 6:30pm
March 4th 2020 5:30pm to 6:30pm

Council Chambers Baker City Hall - 1655 1st Street Baker City



STAY INVOLVED

- ✓ **ASK** Let the Planning Department answer your questions
- ✓ **LEARN** Review the proposed drafts in person or online
- ✓ **SHARE** Spread the word with family, friends and neighbors

Visit: <http://www.bakercity.com/>
Email: planning@bakercity.org



Stop by: 1995 3rd Street in Baker City
Call: 541-523-8219