

NO RULES ZONE

Purpose: The purpose of this zoning district is to allow current uses to continue with no applicable standards other than those found in either state or federal law.

Allowed Uses: There are no restrictions on the types of uses in this no rules zone.

Development Standards:

Setbacks: Development must meet fire and life safety standards which would require 10 feet between buildings or the inclusion of appropriate fire walls.

Parking: For commercial types of development American's with Disabilities Act provisions are applicable.

Floodway and Floodplain: Applicable provisions of the Floodplain chapter are applicable.

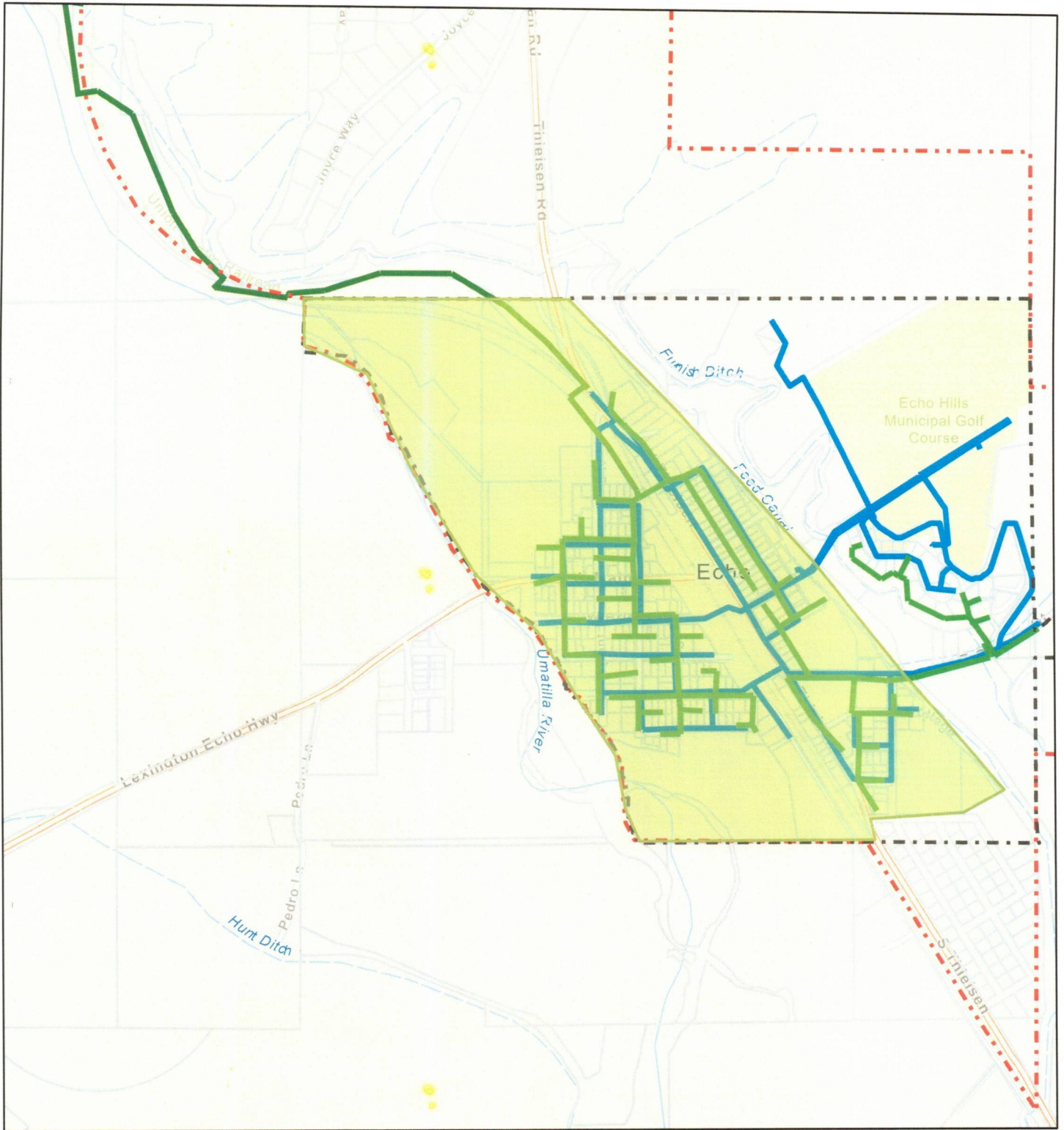
Public Facilities:

Water: For new development compliance with the City's Public Works Standards for water connections shall be met.

Wastewater: For new development compliance with the City's Public Works Standards for wastewater connections shall be met.

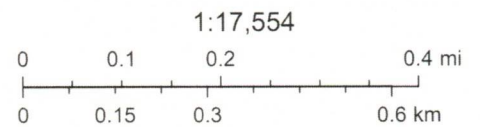
Land Divisions: Any proposed land division or other adjustment would be subject to the Land Partition Chapter.

No Rules Zone



2/12/2025, 9:10:10 AM

- Override 1
- City Limits
- UGB
- Taxlots
- ssPressurizedMain
- wMain
- ssGravityMain



Esri Community Maps Contributors, WSU Facilities Services GIS, Oregon State Parks, State of Oregon GEO, WA State Parks GIS, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS

Memorandum

To: Public Advisory Committee
From: Carla McLane, Contract Planner
Date: February 14, 2025
RE: No Rules Zone with Map
Echo Comprehensive Plan V2
Development Code Chapters 3 and 4

Based on the last meeting we will begin next Wednesday reviewing the proposed 'No Rules Zone' and the map that attempts to outline where this would occur.

Once we get through that initial discussion, I am hopeful we can turn our attention to the Comprehensive Plan and Chapter 3 Design Standards and chapter 4 Administration of Land Use and Development Permits.

No Rules Zone: There is not a lot to review here as it is presented as requested and incorporates only state or federal requirements and, sadly, does not reflect good planning. If there are truly 'no rules' then there is not a listing of allowable uses or applicable design standards or other common planning criteria. If there were no rules a clear outcome would be that enforcement would also not be achievable as there would not be a standard to enforce. I look forward to this discussion.

Comprehensive Plan:

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.

Development Code:

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.