



PLANNING COMMISSION

City Hall - 180 NE 2nd St

Where Life is Sweet

August 16, 2023 at 7:00 PM

AGENDA

*Other ways of viewing or participating in live meetings are available through:
Zoom with Meeting ID: 839 4193 1958 Passcode: 616958 Telephone number to join is: 1 253
215 8782; or submitting comments to meetings@hermiston.or.us*

1. CALL TO ORDER - 7:00 PM

2. MINUTES

A. Minutes of the July 12, 2023 regular planning commission meeting

3. UNFINISHED BUSINESS

A. Infill Designation- Phoenix Builders Investment Group LLC 4N2811DA TL 2700- 945 E
Newport Ave

4. NEW BUSINESS

A. Parking Amendments

5. PLANNER COMMENTS AND UNSCHEDULED COMMUNICATION

6. ADJOURN

**** AMERICANS WITH DISABILITIES ACT NOTICE****

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PLANNING COMMISSION

Regular Meeting Minutes
July 12, 2023

Vice-Chairman Fialka called the regular meeting to order at 7:00PM. Present were Commissioners Collins, Kirkpatrick, Doherty, and Caplinger. Chairman Saylor and Commissioners Hamm and Sargent were excused. City Councilor Linton arrived at 7:10PM. Staff in attendance included Planning Director Clint Spencer, City Attorney Richard Tovey, and Planning Assistant Heather La Beau.

Minutes

Commissioner Caplinger moved, and Commissioner Collins seconded to approve the minutes of the June 14, 2023, regular meeting. Motion passed.

Hearings- CONTINUED Infill Designation- Phoenix Builders Investment Group LLC 4N2811DA TL 2700- 945 E Newport Ave

Vice-Chair Fialka continued the hearing at 7:02PM and called for the staff report.

Planning Director Spencer presented the staff report. The hearing was left open to allow applicants to provide additional evidence. To date, no additional evidence has been submitted. September 7 is the 180-day deadline for a decision unless the applicant waives the clock. Staff discussed the property with the city engineer and determined there are several lot options off the Hurlburt Ave cul-de-sac, and a Hurlburt Ave extension is also feasible with a gravity fed sewer. Based on these designs, there is sufficient support that the in-fill designation is not justified.

Testimony

Anides Guerena- 5321 W 10th Ave Kennewick- Mr. Guerena is the CEO of Phoenix Investment Builders Group. He has been in conversations with the City for several months regarding this parcel and would like a decision to be made so they can move forward with a lot plan.

Brian Owens- 665 W Division Ave- Mr. Owens stated he does not have any problems extending Hurlburt and allowing ten lots as this allows him to put in five lots and his three eastern neighbors to divide their properties and put in three additional homes. He spoke again of the placement of the weir and the need to have it fixed. He feels there is a need to keep the Hurlburt extension option and feels it could continue to 8th and develop another 7 acres. He also needs access to the rear of the roller rink building. He offered to bring his survey elevations to City staff. He has worked with the applicant to clear their property.

Stacey Stanek- 330 E Carter Drive- Her concerns are the same as they were at the last meeting. It's better, in her opinion, to hear there may be less homes with Newport access. She states there are too many cars, too many kids, and not enough room.

Steve Barrows- 130 SE 9th St- After clarifying where the Hurlburt Ave extension would be, Mr. Barrows questioned if the taking of his property was proposed and why the existing 20-foot alley was not adequate. He reminded everyone that at the last meeting, a cul-de-sac was proposed.

Staff replied that these are conceptual drawings only, and an alley does not provide adequate access to lots, should the properties further develop.



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Zion Silver- 315 E Carter Drive-He would like to echo Mrs. Stanek. He likes the idea of 7 or 8 instead of the 12 he originally heard. The road is narrow. He has trouble visualizing it with the slope of the land and has an issue with the size of the proposed homes being small and not fitting in with the size of the neighborhood (like his house) which he thinks will devalue his property.

Mr. Guerena in rebuttal stated that if the infill is granted, the proposed lots will be large, and the intent is to build larger homes than the two recently built on the smaller lots.

Vice-Chairman Fialka closed the hearing at 7:24PM.

After some discussion, Commissioner Doherty moved, and Commissioner Collins seconded to make the project file a part of the record. Motion passed. Commissioner Doherty moved and Commissioner Caplinger seconded to tentatively deny the infill designation. Motion passed. Findings will be adopted at the next meeting.

Hearings- Major Variance Amazon Data Services Inc 4N2823 Tax Lot 200- 908 E Penney Ave

The Hermiston Planning Commission is holding a public hearing to consider a request for a major variance for property located at 908 E Penney Ave and described as 4N2823 Tax Lot 200. The property is zoned Outlying Commercial/Heavy Industrial (C-2/M-2) and is owned by Amazon Data Services, Inc. The applicant, Bob Estlund, of Integrus Architecture, is requesting a variance from 157.175 of the Hermiston Code of Ordinances which establishes off-street parking requirements. The applicant requests a reduction in off-street parking requirements to allow 230 spaces instead of 880 spaces.

There were no conflicts of interest and Vice-Chairman Fialka opened the hearing at 7:27PM and read the following guidelines:

Testimony and evidence must be directed toward the criteria described above or other criteria in the comprehensive plan or land use regulations which the person believes apply to the decision. Failure to raise an issue by the close of the record at or following the hearing, in person or by letter, precludes appeal to the Land Use Board of Appeals (LUBA) or the city council based on that issue. Failure to raise an issue with sufficient specificity to afford the decision maker and the parties an opportunity to respond to that issue precludes appeal to LUBA or the city council based on that issue. Failure to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to allow the local government or its designee to respond to the issue precludes an action for damages in circuit court. Prior to the conclusion of the evidentiary hearing, any participant may request an opportunity to present additional evidence, arguments or testimony regarding the application. The planning commission shall grant such a request by continuing the public hearing pursuant to ORS 197.797(6)(B) or leaving the record open for additional written evidence, arguments or testimony pursuant to ORS 197.797(6)(C).



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For this hearing, the process begins with the staff report, followed by testimony from the applicants and any other supporters of the application. This will be followed by opponents to the application. Finally, a rebuttal by the applicant will be allowed. The public hearing portion of the procedure will then be closed, and the planning commission will consider the information and testimony received and may render a decision.

Planning Director Spencer presented the staff report. This is similar to the variance granted for the PDX 138 site currently under construction. The building size and employee counts for data centers are not considered in the City's code.

There was no one wishing to give testimony and Vice-Chairman Fialka closed the hearing at 7:35PM.

Findings of Fact

Exceptional or extraordinary conditions apply to the property that do not apply generally to other properties in the same zone or vicinity, which conditions are a result of lot size, shape, topography or other circumstances over which the applicant has no control.

1. The proposed development has four proposed buildings totaling 861,200 square feet at buildout. Each building is 216,000 square feet.
2. Required parking for the development is 861 spaces per Section 157.176 of the Hermiston Code of Ordinances which requires one space per 1,000 square feet of building area for industrial use.
3. The total employee count for each building is projected at 30 employees maximum per shift. The site is secure and not open to the public.
4. The only users of the facility will be data center employees and a limited number of authorized visitors.
5. The required parking is higher than needed to service the employee and visitor count and higher than the number of parking spaces provided for data centers in the region.
6. Strict application of the parking standard for the proposed data center will result in an unused impervious surface of approximately 3.5 acres, requiring additional storm water facilities and creating an unnecessary environmental impact.
7. Strict application of the parking standards will result in 630 unused parking spaces.

The variance is necessary for the preservation of a property right of the applicant that is substantially the same as is possessed by owners of other property in the same zone or vicinity.

8. Approval of the variance allows for economic viability and smart development of the parcel as a datacenter with an appropriate parking standard necessary to accommodate the projected employment of 120 employees maximum per shift.



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9. Approval of the variance allows the development of the property as a data center in a heavy industrial zone as a use permitted in this zone.
10. Other data centers in the region have developed with a parking ratio of less than one space per 1,000 square feet. Typically, the overall parking ratio is calculated based on employee count.
11. Requiring review of each variance request through a public hearing and public notice process insures the right of adjoining property owners to participate in the deliberation process, protecting the rights of neighboring property owners.

The authorization of the variance shall not be materially detrimental to the purposes of the zoning ordinance, be injurious to property in the zone or vicinity in which the property is located, or be otherwise detrimental to the objectives of any development pattern or policy.

12. The development will provide parking adequate to accommodate the employees on-site each shift, plus visitors.
13. Maintaining land in a vegetated state rather than improving for unneeded parking minimizes urban heat island effects and minimizes potential storm water contamination.
14. Reduction of parking spaces as proposed has a net positive effect limiting impervious surfaces, potentially improving groundwater recharge and vegetative growth.

It is impossible to maintain the zoning ordinance requirements and at the same time build, erect or use the structure.

15. The current parking requirement is appropriate for traditional industrial uses which have a high employee count and a smaller floor area.
16. Data centers have a very large building footprint but low employee count and thus, a low parking demand.
17. Requiring excess parking above what is necessary to accommodate the estimated 120 employees creates an undue economic hardship on the development.
18. The 230 proposed spaces are adequate to handle employee demand, overlap during shift changes, and visitors and deliveries.

The variance requested is the minimum variance from the provisions and standards of the zoning ordinance which will alleviate the hardship.

19. The proposed 230 spaces are similar to that provided at other data centers for the owner.
20. Since employee counts per shift and expected visitor counts are known, the requested variance is the minimum that will alleviate the hardship, accommodate necessary parking, and limit unnecessary impervious area.

Commissioner Collins moved and Commissioner Kirkpatrick seconded the motion to make the project file a part of the record. Motion passed. Commissioner Caplinger moved, and Commissioner Kirkpatrick seconded to approve the findings of fact as written. Motion passed. Commissioner



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Doherty moved and Commissioner Collins seconded to approve the variance request reducing the number of required parking spaces from 880 to 230 stalls. Motion passed.

New Business – Popeye’s Louisiana Kitchen Restaurant extension of Site Plan and Variance approvals

Planning Director Spencer presented the staff report. The variance approval was given in June of 2022. The request for extension was made in May, however the first available meeting was July. The administrative site plan approval was given in July of 2022. The authority to grant the extension of land use approvals, including administrative approvals, belongs to the planning commission. Civil drawings were approved for the project in February of 2023.

Testimony

Craig Gilbert 1920 SE 34th St Suite 115 Vancouver WA-98683- Mr. Gilbert is with the architectural firm for the project. The requests are due to supply chain delays. Switch gear has been secured and construction is able to begin.

Commissioner Caplinger moved, and Commissioner Doherty seconded to approve a one-year extension for the major variance and site plan approvals for Popeye’s Louisiana Kitchen Restaurant. Motion passed.

The restaurant anticipates a late November opening.

Final Plat- Amazon Data Services Inc 4N2823 TL 200 908 E Penney Ave

Planning Director Spencer presented the staff report. The partition creates two parcels and creates the extension of SE 9th Street. The 151-acre parcel is the site of PDX 245 and the 44 acre is for non-Amazon development. The first 2 conditions of approval remain in effect and the 3rd condition is satisfied by tonight’s review.

Testimony

Ryan Thomas-10885 NE 4th St Suite 700 Bellevue WA 98004- Mr. Thomas is with Perkins Coie. The final plat conforms to the conditions of approval and there have been no changes.

Commissioner Doherty moved, and Commissioner Collins seconded to approve the final plat subject to the conditions of approval. Motion passed.

Final Plat- Amazon Data Services Inc 4N2823 TL 600 994 E Penney Ave

Planning Director Spencer presented the staff report. This is the PDX 138 site actively under construction. This partition creates two lots, one for the PDX site and one for a substation. Conditions of approval 1 & 2 remain in effect and 3 has been fulfilled.

Testimony

Ryan Thomas of Perkins Coie- 10885 NE 4th St Suite 700 Bellevue WA- The preliminary plat approval was given on May 11, 2023, and there are no changes to the plat.



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Commissioner Caplinger moved, and Commissioner Doherty seconded to approve the final plat with the conditions. Motion passed.

Planner Comments and Unscheduled Communication

Position #5 of the Planning Commission is still vacant and open for applications.

Commissioners discussed possible dates for an August meeting.

The North Hermiston Urban Renewal Area hearing is scheduled for the July council meeting. ODOT has tentatively offered funding for the signalization portion of the project.

The Human Bean continues to wait for their building to be delivered.

There have been no applications or discussion with staff of the roof-top bistro in downtown, neither have there been any applications for the vacant areas east of 7-Eleven.

Adjournment

Vice-Chairman Fialka adjourned the meeting at 7:59PM.

DRAFT



Hermiston Planning Commission

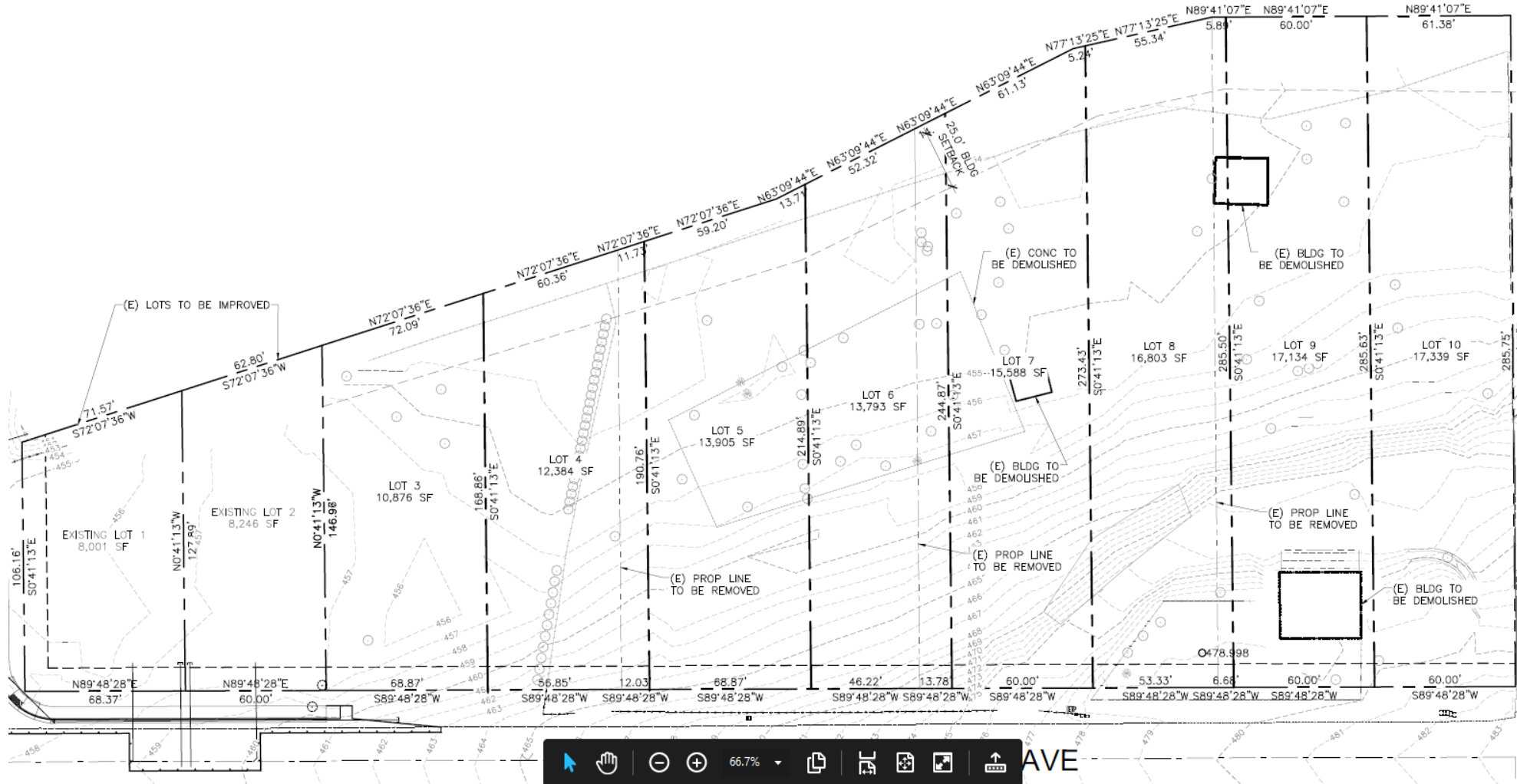
July 12, 2023



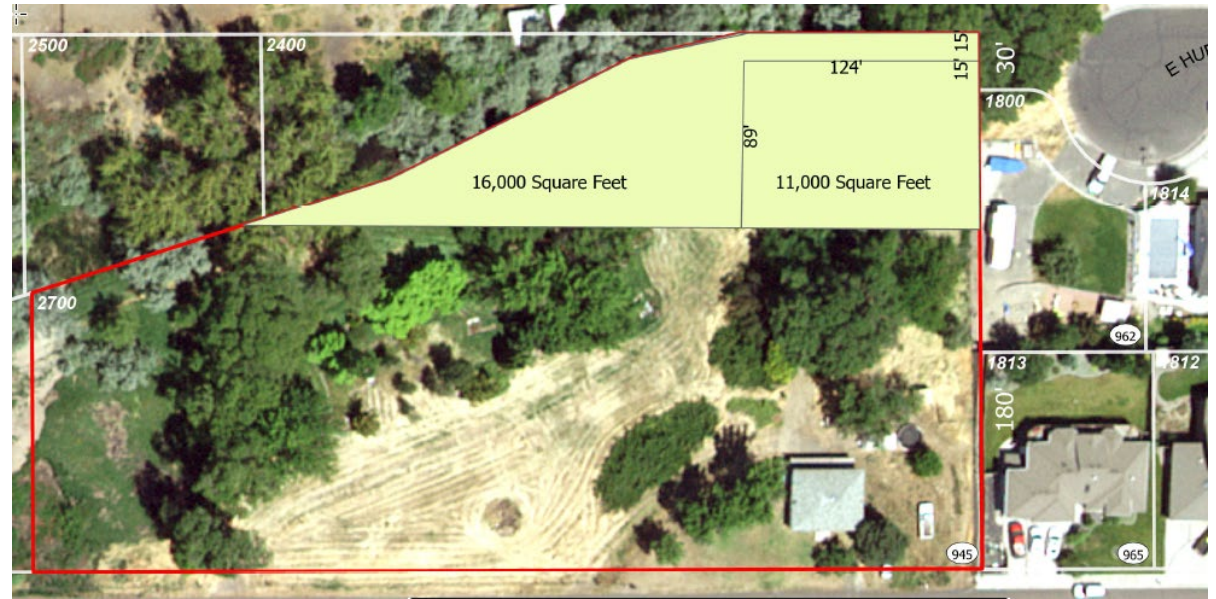
Phoenix Builders Infill Designation (Cont'd)



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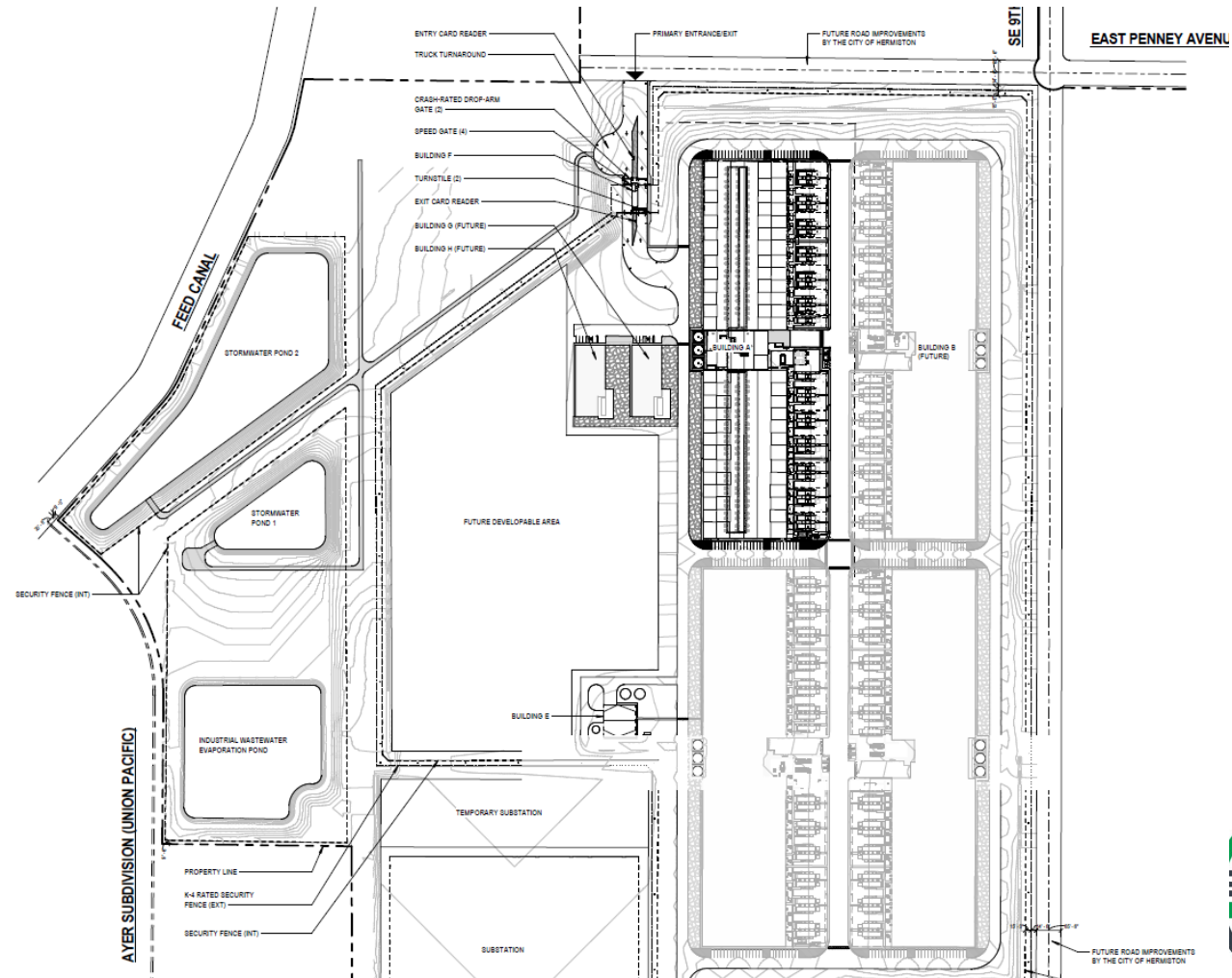
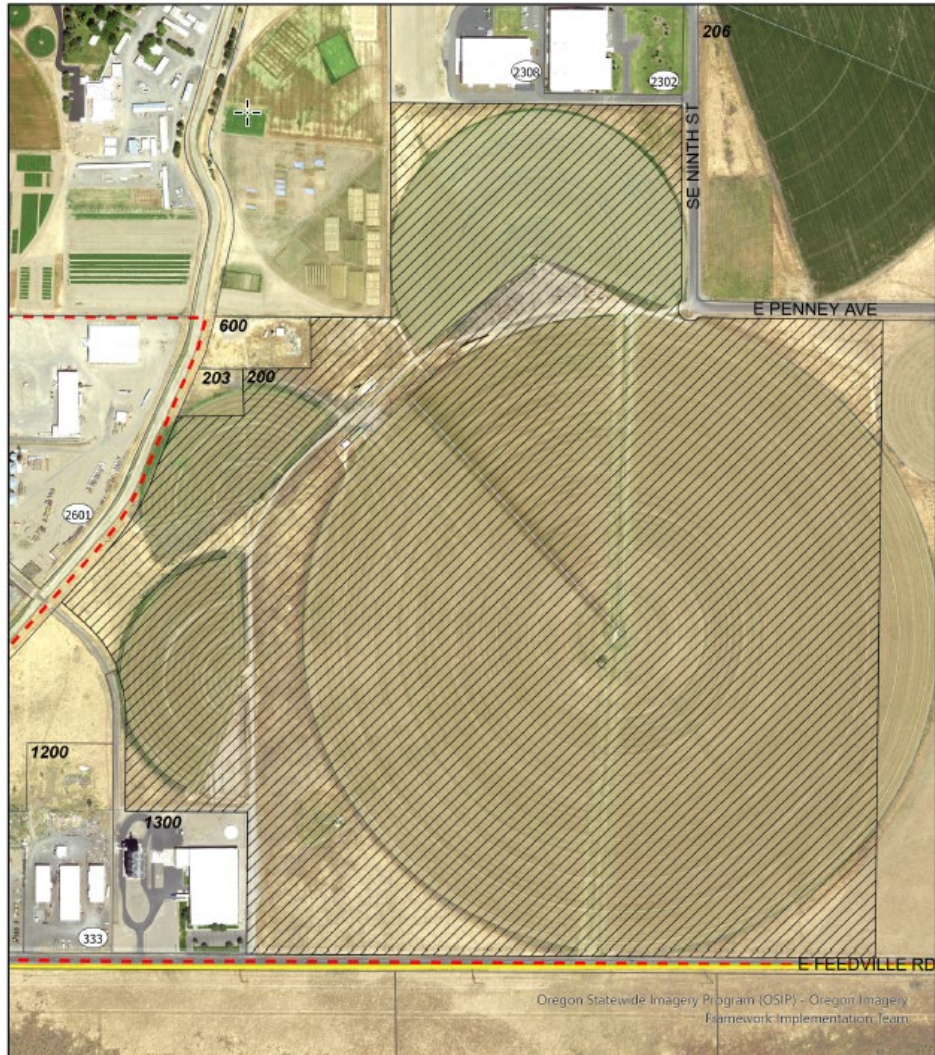
Phoenix Builders Infill Designation (Cont'd)



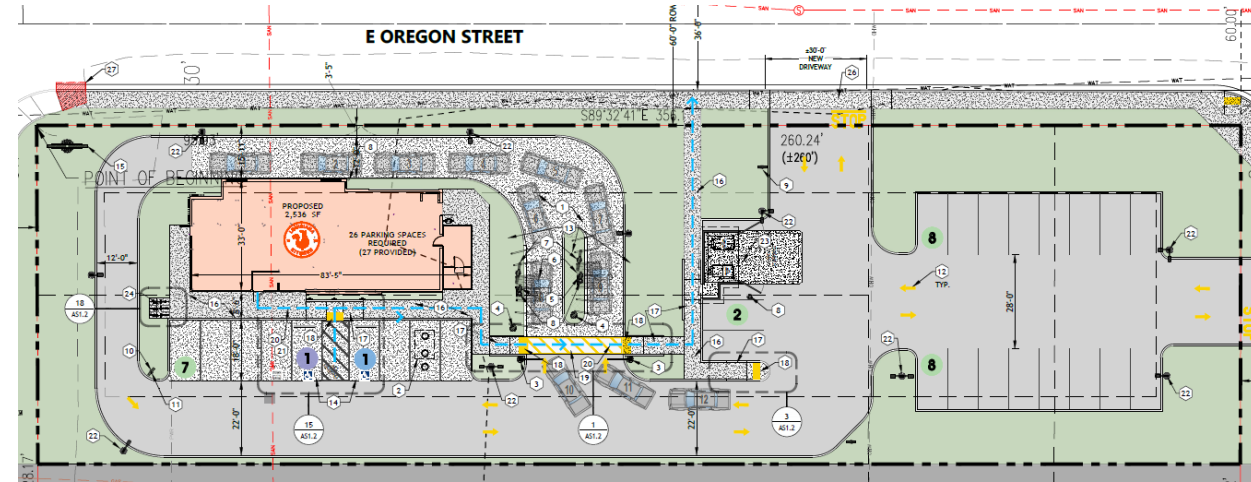
Phoenix Builders Infill Designation (Cont'd)



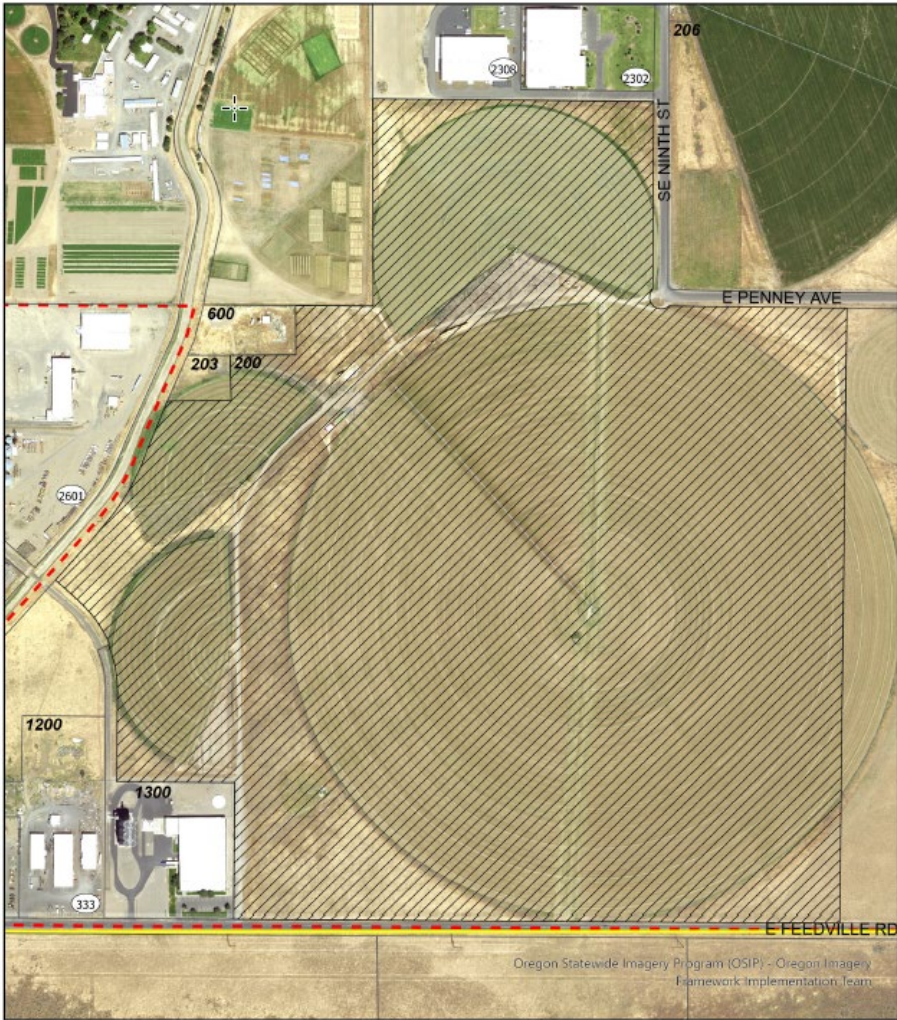
ADS Major Variance



Popeye's Time Extension Request

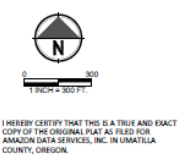


ADS Final Plat 908 E Penney Ave



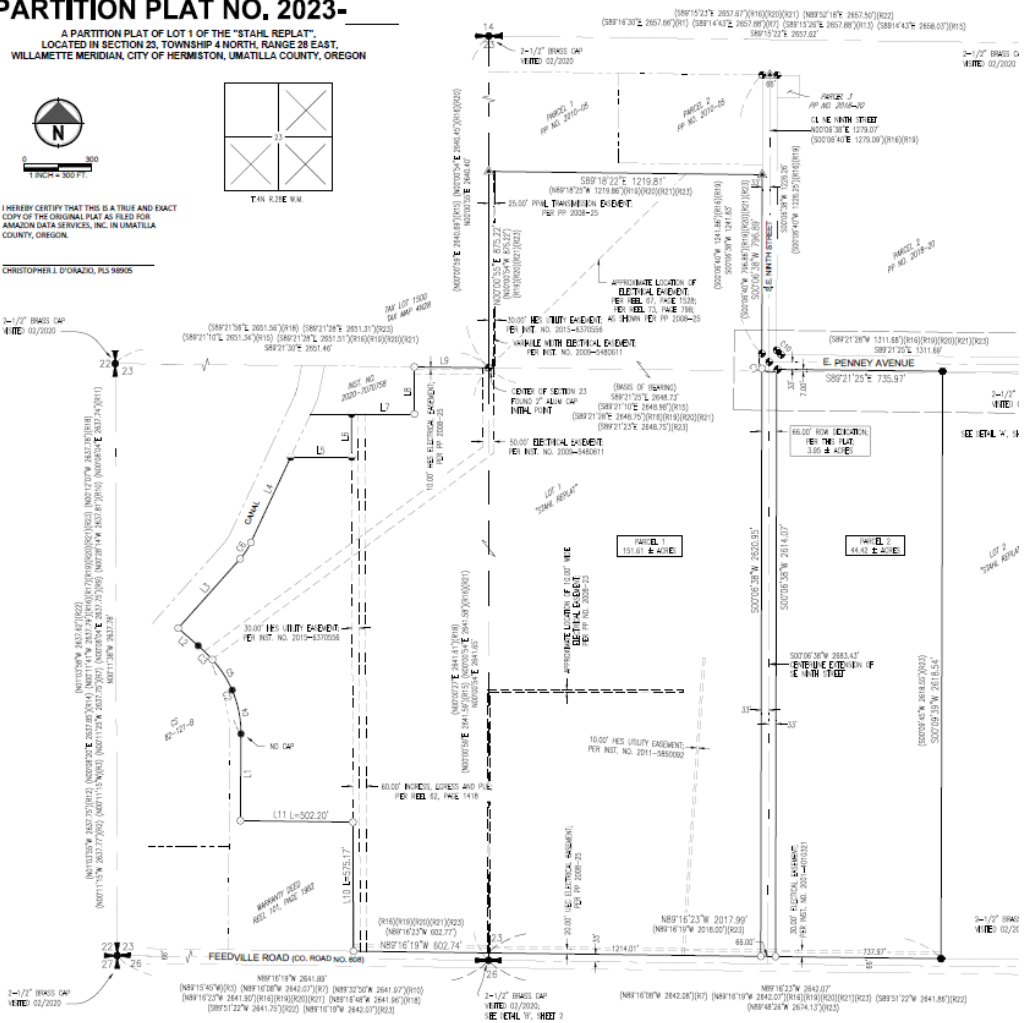
PARTITION PLAT NO. 2023-

A PARTITION PLAT OF LOT 1 OF THE "STAHL REPLAT",
 LOCATED IN SECTION 23, TOWNSHIP 4 NORTH, RANGE 28 EAST,
 WILLAMETTE MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY, OREGON



I HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT AS FILED FOR AMAZON DATA SERVICES, INC. IN UMATILLA COUNTY, OREGON.

CHRISTOPHER J. D'ORAZIO, RLS 98906





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Members of the Planning Commission
STAFF REPORT
For the Meeting of August 16, 2023

Title/Subject

Infill Designation- Phoenix Builders Investment Group LLC 4N2811DA TL 2700- 945 E Newport Ave

Summary and Background

At the July 12 regular meeting, the planning commission made a tentative oral decision denying the infill request for 945 E Newport Ave. Staff has drafted findings of fact in support of the denial. The findings now come before the planning commission for adoption.

The public hearing was closed on July 12. The planning commission is not obliged to open the matter up for additional public testimony. However, the planning commission may choose to take additional comment. Additional comment would not be admissible as new evidence in the record.

Tie-In to Council Goals

N/A

Fiscal Information

N/A

Alternatives and Recommendation

Alternatives

The planning commission may choose to adopt, reject, or amend the draft findings.

Recommended Action/Motion

Staff recommends that the planning commission make motions to adopt the findings of fact and deny the infill designation.

Submitted By:

Clinton Spencer, Planning Director

Exhibit A
Findings of Fact in Denial
Infill Designation
August 16, 2023
945 E Newport Ave

Eligibility Standards 157.215(B)

1. The property is located within the city limits as required.
2. The property is residentially zoned (R-1) Low Density Residential as required.
3. The property contains an existing single-family dwelling constructed prior to February 28, 1994 as required. The dwelling was constructed in 1951.
4. The property will be used for residential development as required.
5. The planning commission finds that the eligibility standards are satisfied.

157.215(G)(1) The property is constrained by internal or external physical features which preclude development conforming to adopted city standards:

The property is constrained by internal and external physical features which preclude development conforming to adopted city standards:

6. The existing lot is 117,819 square feet or 472% of the minimum lot size. A 117,819 square foot parcel can accommodate fourteen 8,000 square foot R-1 lots or eight lots meeting the 60 foot minimum lot width. However, the existing lot dimensions preclude creation of all the lots meeting the maximum depth to width ratio if all lots are serviced by E Newport Ave.
7. A deviation from the lot depth limitation of three times the depth is necessary to service at least three potential lots fronting on E Newport Ave. Three lots would exceed 240 feet of average depth.
8. While an infill designation would permit lots fronting on E Newport Avenue to exceed 240 feet in depth, the planning commission finds based upon testimony and evidence in the record that it is also possible to service these lots by constructing an extension of E Hurlburt Ave westward from the northeast corner of the property.
9. An extension of E Hurlburt Avenue as discussed would permit at least two additional lots to be created on the north half of the property and allowing all lots fronting on E Newport Ave to have depths compliant with the subdivision lot standards.
10. The planning commission finds that the property is not constrained by external nor internal features which preclude development conforming to adopted city standards.

§157.215(G)(2) Public facilities have the capacity to service the development at the proposed density and are either in place or may be extended at the developer's expense:

11. There are existing water and sewer lines in E Newport Ave. Each line meets the city minimum of eight inches in diameter. Eight additional single-family or two-family dwellings are within the service capacity of these lines.

12. E Newport Ave is presently a paved city street. There are no curb, gutter, sidewalk, or drainage facilities installed in the road adjacent to the property. The property is currently bound by a street improvement agreement from March of 2019 for improvements to E Newport Ave.
13. E Newport Ave will require completion of all remaining half-street improvements, (i.e., curb, gutter, sidewalk, infill paving, and storm drainage facilities) consistent with local residential street standards, as a condition of subdivision approval.
14. E Hurlburt Avenue terminates at the northeast corner of the property. The E Hurlburt Ave right of way narrows to a 20-foot-wide public alley across the north boundary of the site. It is feasible to dedicate an additional 30 feet to this alley and create an additional extension of E Hurlburt Ave.
15. Future extension of E Hurlburt Ave will also provide additional access for this site. This extension creates the potential for extension westward of the 8-inch water and sewer lines currently installed in E Hurlburt Ave.
16. The planning commission finds that all public facilities are currently adequate or may be improved to adequate service levels solely through improvement associated with conventional development.

157.215(G)(3) Granting of an infill designation will not have a negative impact on the ability of fire and life services to service the property:

17. New construction on the newly created parcels shall meet all setback requirements of the R-1 zone.
18. All lots have access and frontage upon E Newport Ave. E Newport Avenue has adequate width and satisfactory paving condition for fire and emergency services to traverse the road.
19. The planning commission finds that granting of an infill designation will not have a negative impact on the ability of fire and life services to service the property.

157.215(G)(4) Approval of infill development will result in a development that is reasonably compatible with the existing neighborhood and adjacent properties:

20. Granting of an infill designation will result in the ability to construct eight new single-family or two-family dwellings on E Newport Ave.
21. The surrounding neighborhood is developed as a low-density, single-family development. The average size of lots within a 500-foot radius of the site ranges from 9,000 to 37,000 square feet. The proposed lots within the infill area range from 8,000 to 17,000 square feet. The proposed lot size and density is similar to existing development patterns.
22. Single-family dwellings are similar in character to the established dwellings on E Newport Ave and the surrounding neighborhood. The neighborhood is developed predominately with single-family dwellings.
23. Although the neighborhood developed with single-family dwellings over the previous seventy years, changes to state law and local zoning now allow both single-family and duplex dwellings to be constructed on all residential lots.
24. Development of the site in compliance with Hermiston development standards will necessitate the installation of curb, gutter, and sidewalk on the north side of E Newport Avenue, connecting street improvements at SE 9th Street with the current terminus of sidewalk improvements at the east property line of the development site. Extension of pedestrian improvements will aid in the creation of compatible developments and improve safety along the E Newport Ave corridor.

25. The planning commission finds that the granting of an infill designation will result in development that is reasonably compatible with existing neighborhood and adjacent properties.

157.215(G)(5) Granting of an infill designation will result in residential development on property that would otherwise remain vacant or developed below the approved density:

26. The infill designation is not necessary to develop the property more aligned with R-1 density. Without an infill designation the property can develop at R-1 density with lots fronting on both E Newport and E Hurlburt Avenues.

27. The planning commission finds that granting an infill designation is not necessary for the potential development of this property.

Decision:

Per §157.215(G), the granting of an infill designation may be approved by the planning commission upon determination that all of the infill requirements are satisfied. Based on the evidence in the record and testimony received by the planning commission through the public hearing process, the planning commission finds that three of the eligibility requirements are satisfied (§157.215(G)(2), (3) and (4)) and two of the eligibility requirements are not satisfied (§157.215(G)(1) and (5)).

Therefore, the planning commission denies the infill designation request.



Where Life is Sweet

Members of the Planning Commission
STAFF REPORT
For the Meeting of August 16, 2023

Title/Subject

Parking Amendments

Summary and Background

A work session is scheduled to review the city's parking space requirements. The required spaces for various uses have not been reviewed or updated in more than 20 years. New industrial uses are requiring variances to avoid building parking lots far in excess of what is reasonably required. Other uses may require a higher or lower count than the industry standard. Staff pursued grant funding to undertake a study of various standards but was not successful in obtaining funds. Staff thus recommends that the planning commission and staff work together to review the city's parking space standards and recommend amendments where needed.

Development history has shown that in many areas, the city's parking standards are higher than necessary and create unnecessary expense or limit developable lots. This is especially true with restaurant uses. The city has missed several restaurant opportunities where the optimal size of a restaurant for profitability will require more parking than will fit on the lot. This requirement though, must be balanced with the overall public good. Providing too few parking spaces creates congestion on adjacent streets and lost business.

Calculating the optimal number of spaces for any use will always be a matter of weighing costs and benefits. The public good must be balanced against the desires of the community as a whole and the impact too much or too little parking will create.

Staff provided the planning commission in May with a sample of parking standards both in Oregon and in the Columbia Basin region. Oregon's cities, especially those in the Willamette Valley, are facing additional parking challenges due to state regulation. The Climate Friendly and Equitable Communities Act places absolute caps on the amount of parking that cities may require in an effort to encourage use of alternate transportation. In some cases, cities are not allowed to require *any* parking, or the number of spaces is subject to a maximum cap. As of 2023, this act does not apply to Hermiston. Given Hermiston's local character as an auto-oriented city and serving as a service center for a considerable trade area, maximum caps or high limits on parking are not recommended. The parking standards for single-family dwellings, two-family dwellings, and accessory dwellings are capped by the state and are already at the maximum permissible in Oregon.

With these considerations in mind, the current parking standards are presented. Additionally, a copy of the worksheet for other community parking standards is attached to this report. Staff prepared a recommendation worksheet which is also attached.

Current Parking Standards §157.176

<i>Residential</i>	
Single and two-family dwellings	Two spaces, one of which may be located within any required yard
Multi-family dwellings	Two spaces per dwelling unit with three or more bedrooms and 1.5 spaces per unit with less than three bedrooms
Bed and breakfast, boarding, lodging or rooming house	Spaces equal to 80% of the number of guest accommodations plus one additional space for the owner or manager
<i>Commercial Residential</i>	
Hotel	1.25 spaces per guest room
Motel	One space per guest room or suite plus one additional space for the owner or manager
Club, lodge	Spaces to meet the combined requirements of the uses being conducted such as hotel, restaurant, auditorium, etc.
<i>Institutional</i>	
Welfare or correctional institution	One space per five beds for patients or inmates
Nursing home	One space per two beds for patients or residents
Hospital	Spaces equal to 1.5 times the number of beds
<i>Place of Public Assembly</i>	
Church	One space per four seats or eight feet of bench length in the main auditorium
Library, reading room	One space per 400 square feet of floor area plus one space per two employees
Day care, preschool	1.5 spaces per teacher
Kindergarten	Two spaces per teacher

Elementary or junior high school	1.5 spaces per classroom or one space per four seats or eight feet of bench length in the auditorium or assembly room, whichever is greater
High school	1.5 spaces per classroom plus one space for each six students or one space per four seats or eight feet of bench length in the main auditorium, whichever is greater
College, commercial school for adults	One space per five seats in classrooms
Other auditorium, meeting room	One space per four seats or eight feet of bench length
Physically handicapped	All public assembly parking lots shall provide one space for each 50 parking spaces or fractions thereof and shall be accessible and approximate to the entrance of the facility
Commercial Amusement	
Stadium, arena, theater	One space per four seats or eight feet of bench length
Bowling alley	Five spaces per alley plus one space per two employees
Dance hall, skating rink	One space per 100 square feet of net floor area plus one space per two employees
Commercial	
Retail store	One space per 200 square feet of floor area
Service or repair shop, retail store handling exclusively bulky merchandise such as automobiles and furniture	One space per 600 square feet of floor area
Bank, office (except medical and dental)	One space per 333 square feet of floor area
Medical and dental	One space per 300 square feet of floor area
Eating or drinking establishment	One space per 100 square feet of floor area
Mortuaries	One space per four seats or eight feet of bench length
Industrial	

Storage warehouse, manufacturing, rail or trucking freight terminal, or wholesale establishment	One space per 1,000 square feet
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After reviewing city standards and many other standards for cities locally and nationally, staff presents a first draft of updated parking standards. Increased standards are in green. Decreased standards are in red. New standards are in italics. Unchanged standards are in black.

Updated Parking Standards (First Draft)

<i>Residential</i>	
Single and two-family dwellings	Two spaces, one of which may be located within any required yard
Multi-family dwellings	Two spaces per dwelling unit with three or more bedrooms and 1.5 spaces per unit with less than three bedrooms
Bed and breakfast, boarding, lodging or rooming house	Spaces equal to 80% of the number of guest accommodations plus one additional space for the owner or manager
<i>Institutional</i>	
Welfare or correctional institution	One space per five beds for patients or inmates
Nursing home/Assisted living facility	One space per four beds plus one for each employee on largest shift
Residential care facility	<i>One space per employee on largest shift</i>
Hospital	Spaces equal to 1.5 times the number of beds plus one space per three employees on largest shift
<i>Place of Public Assembly</i>	
Church, Meeting room, or Mortuary	One space per four seats or eight feet of bench length in the main auditorium
Library, reading room	One space per 400 square feet of floor area
Day care, preschool	1.5 spaces per teacher
Elementary or junior high school	1.5 spaces per classroom or one space per four seats or eight feet of bench length in the auditorium or assembly room, whichever is greater

High school	1.5 spaces per classroom plus one space for each five students or one space per four seats or eight feet of bench length in the main auditorium, whichever is greater
College, commercial school for adults	One space per five seats in classrooms
Commercial Amusement	
Stadium, arena, theater	One space per four seats or eight feet of bench length
Bowling alley	Four per alley
Dance hall, skating rink	One space per 100 square feet of net floor area plus one space per two employees
Commercial	
Retail store	One space per 300 square feet of floor area, or one space per 200 square feet of retail floor area plus one space per 1,000 square feet of storage/backroom area, whichever is greater
Service or repair shop, retail store handling exclusively bulky merchandise such as automobiles and furniture	One space per 800 square feet of gross floor area
Bank, office (except medical and dental)	One space per 333 square feet of floor area
Medical and dental	One space per 300 square feet of floor area
Eating or drinking establishment	One space per four seats in the dining area
Drive up kiosk	One space per employee concurrently on-site plus one ADA space
Personal services (beauty shop, barber, nail salon, tattoo, or similar)	One space per chair plus one space per two employees
Hotel/Motel	One space per guest room plus one space for each two employees on largest shift
Industrial	
Storage warehouse	One space per 3,000 square feet
Manufacturing	One space per 10,000 square feet plus one space for each employee on largest shift
Rail or trucking freight terminal	One space per 2,000 square feet

Wholesale establishment	<i>One space per 1,000 square feet</i>
Data center or telecommunication facility	<i>One space per employee on largest shift plus one space per 25,000 square feet of gross floor area</i>

In addition to the standards presented here, as part of the work session, staff recommends that the planning consider some of the issues presented in the earlier handouts. These issues refer to broader policy considerations and are necessary as part of any recommendations eventually produced for the city council.

- Should a provision similar to §157.136(B) be added to the parking standards, thus allowing a developer to petition the planning commission for a determination of a parking standard not listed in the code?
- Should a queuing standard be developed for inclusion in the parking code? The ability to specify the proper number of cars likely to be served by a drive-up window will allow a more specific development review.
- Should parking maximums be considered? Parking maximums can help with storm water treatment and urban heat island mitigation. It is possible to provide far more parking than is practical to use.
- Should a bicycle parking ratio be established? Currently the code requires bicycle parking, but it is left to the discretion of the developer and staff how many spaces are required for each development.
- Should a supplemental provision be added requiring one additional conventional space be added for each electric vehicle charging station? This requirement may make retrofitting electric vehicle charging stations difficult for existing businesses but will also offset lost parking.

Tie-In to Council Goals

N/A

Fiscal Information

N/A

Alternatives and Recommendation

Alternatives

No alternatives are proposed for this work session. This session is intended to produce feedback on existing parking and guide future code development.

Recommended Action/Motion

N/A

Submitted By:

Clinton Spencer, Planning Director

City	Single-Family	Duplex	Middle Housing	Multi-Family (3 Bedroom)	Multi-Family (1 and 2 Bedroom)	Boarding House
Hermiston	2	1	N/A	2	1.5	80% of Rooms + 1
Pendleton	1	1	1.25 (Studio) or 1.5 (Other)	1.5 Residential Zones	1 Commercial Zones	80% of Rooms + 1
La Grande	1 Covered Required	1 Covered Required	N/A	1.5	1.5	1/Room or 1/2 Beds
Boardman	2	2	N/A	2	2	1/Room
Kennewick	2	2	1	1.5/Unit + 5% of total for guests	1/Unit + 5% of total for guests	1/Room
Umatilla	2	1	N/A	2/Unit, first four units + 1.5/Unit for each additional unit	2/Unit, first four units + 1.5/Unit for each additional unit	N/A
Walla Walla	2	2	1	1.5/Unit	1.5/Unit	1/Room
The Dalles*	2	2	1	6 spaces + 1.5 spaces per unit in excess of 5 (may choose to use 1/Two Bedrooms but not less than 1/unit)	6 spaces + 1.5 spaces per unit in excess of 5	1/Room after two rooms (includes VRBO)
Wilsonville*	1	1	1	1.75/Unit	1.5/Unit	N/A

City	Single-Family	Duplex	Middle Housing	Multi-Family (3 Bedroom)	Multi-Family (1 and 2 Bedroom)	Boarding House
Hermiston	2	1	N/A	2	1.5	80% of Rooms + 1
Canby	2	2	N/A	2/Unit + 1 Guest/Five Units	1/Unit + 1 Guest/Five Units	0.75/Room
Oregon City*	0	0	2	1/Unit	1/Unit	N/A
Roseburg	2	1	2	2/unit	1.5/Unit	2 + 1/Room
Klamath Falls	2	2	N/A	1.5/Unit + 1/Five Units for visitor parking	1.5/Unit + 1/Five Units for visitor parking	N/A
Newport	2	1	1/Unit	1/Unit for first four units + 1.5/Unit for each additional unit	1/Unit for first four units + 1.5/Unit for each additional unit	N/A
Ontario**	2	2	N/A	1.5/Unit	1.5/Unit	1/Room

* Also has maximum parking caps

** Also has individual loading space requirements

City	Hotel	Motel	Club/Lodge	Group Care Residential	Welfare or Correctional Inst.	Nursing Home
Hermiston	1.25/Room	1/Room +1	Combined for all Uses	N/A	1/Five Beds	1/Two Beds
Pendleton	1/Room +1/Owner + 1/Ten Rooms	1/Room +1/Owner + 1/Ten Rooms	Combined for all Uses	N/A	1/Five Beds + 1/Two Employees	1/Two Beds + 1/Two Employees
La Grande	1/Room up to 40 rooms + 1/Two Rooms over 40 + 1/Employee	1/Room up to 40 rooms + 1/Two Rooms over 40 + 1/Employee	N/A	1/500 Square Feet + 1/Employee	Considered a Rooming House 1/Sleeping Room or 1/Two Beds, whichever is greater	Assisted Living:1/Two Beds or 1/Unit Nursing Home:1/Three Beds + 1/Employee
Boardman	1/Room + 1 for manager	1/Room + 1 for manager	N/A	1/Two beds or 1/Unit	N/A	2/Unit
Kennewick	1/Room	1/Room	1/200 Square Feet	1/Room	1/Two Beds	1/Four Residents + 1/Staff
Umatilla	1/Room + 1 for manager	1/Room + 1 for manager	N/A	N/A	N/A	1/Two Beds
Walla Walla	1/Room + 1/Two Employees	1/Room + 1/Two Employees	N/A	1/Four Beds	1/Four Beds	0.5/Four Beds
The Dalles*	1/Room	1/Room	4/1000 Square Feet	1/Four Beds	0.3/Bed based on maximum capacity	1/Four Beds
Wilsonville*	1/1000 Square Feet	1/1000 Square Feet	Combined for all Uses	1/Two Beds	1/Three Beds	1/Two Beds

City	Hotel	Motel	Club/Lodge	Group Care Residential	Welfare or Correctional Inst.	Nursing Home
Hermiston	1.25/Room	1/Room +1	Combined for all Uses	N/A	1/Five Beds	1/Two Beds
Canby	0.75/Room	0.75/Room	1/200 Square Feet	1/Employee	N/A	1/Two Beds + 1/Employee
Oregon City*	1/Room	1/Room	N/A	1/Seven Beds	1/Seven Beds	1/Seven Beds
Roseburg	1/Room	1/Room	1/Four Seats based on capacity	1/Two Rooms	1/Five Beds	1/Five Beds
Klamath Falls	1/Room + 1 large vehicle space/30 rooms	1/Room + 1 large vehicle space/30 rooms	1/300 Square Feet	1/Four Beds	1/Ten Beds	1/Four Beds
Newport	1/Room + 1 for manager	1/Room + 1 for manager	1/Eight occupants	1/1000 Square Feet	1/1000 Square Feet	1/1000 Square Feet
Ontario**	0.75/Unit + 1/Employee on largest shift	0.75/Unit + 1/Employee on largest shift	1/100 Square Feet of assembly + 1/Employee	1/Five elderly or disabled persons + 1/Employee	N/A	1/300 Square Feet

* Also has maximum parking caps

City	Hospital	Church	Library/Reading Room	Day Care/Preschool	Kindergarten	Elementary/Junior High School
Hermiston	1.5X Total Beds	1/Four Seats or 8 Feet of Bench Length	1/400 Square feet + 1/Two Employees	1.5/Teacher	2/Teacher	1.5/Classroom or 1/Four Seats or 1/Eight Feet of Bench in Auditorium, whichever is greater
Pendleton	1.5X Total Beds	1/Four Seats or 8 Feet of Bench Length	1/400 Square feet + 1/Two Employees	1/Teacher	1/Teacher	1.5/Classroom or 1/Four Seats or 1/Eight Feet of Bench in Auditorium, whichever is greater
La Grande	2/Bed	Based on occupancy load in Building Code. 1/Three People up to 300 occupancy 1/Four 301-1000 and 1/Seven 1000+	1/400 Square feet	1/Employee + 1/Fleet Vehicle	N/A	1.5/Classroom + 1/Fleet Vehicle + 1 bus loading space for each 150 Students
Boardman	2/Bed	1/Four Seats	N/A	1/Two employees	1/Two employees	1.5/Classroom
Kennewick	1/Four Beds + 1/Doctor + 1/Three Employees	1/Four Seats or 8 Feet of Bench Length	1/800 Square Feet	1/Employee + 1/Ten Children	1/Teacher + 1/Other Employee	1/Teacher + 1/Other Employee
Umatilla	1/Two Beds	1/Four Seats	1/300 Square Feet	1/300 Square Feet + 1/Fleet Vehicle	1/300 Square Feet + 1/Fleet Vehicle	1/Employee
Walla Walla	1/300 Square Feet	1/75 Square Feet of Main Assembly Area	1/100 Square Feet	1/400 Square Feet	1/400 Square Feet	3/Classroom or 1/Three seats in assembly area, whichever is greater
The Dalles*	1/Bed	0.3/Seat or Six Feet of bench length	2.5/1000 Square Feet	2/1000 Square Feet	2/1000 Square Feet	1.5/Classroom
Wilsonville*	2/Bed	1/Four Seats or 8 Feet of Bench Length	2.5/1000 Square Feet	0.2/Student and Staff	0.2/Student and Staff	0.2/Student and Staff

City	Hospital	Church	Library/Reading Room	Day Care/Preschool	Kindergarten	Elementary/Junior High School
Hermiston	1.5X Total Beds	1/Four Seats or 8 Feet of Bench Length	1/400 Square feet + 1/Two Employees	1.5/Teacher	2/Teacher	1.5/Classroom or 1/Four Seats or 1/Eight Feet of Bench in Auditorium, whichever is greater
Canby	4/Two Beds	1/Four Seats or 8 Feet of Bench Length	1/400 Square Feet	1/500 Square Feet	2/Employee	2/Employee
Oregon City*	2/1000 Square Feet	1/Four Seats	N/A	2/1000 Square Feet	2/1000 Square Feet	1/Classroom
Roseburg	2/Bed	1/Four Seats	1/300 Square Feet	2 for First 16 Children + 1/Two Children above 16	2 for First 16 Children + 1/Two Children above 16	2/Classroom + 1/Five fixed seats in auditorium or 1/Five Occupants based on building code
Klamath Falls	1/Two Beds	1/Four Seats or 8 Feet of Bench Length	1/400 Square Feet	1/Employee + 1/Ten Children	1/Employee + 1/Ten Children	1/Employee + 1/Six Students
Newport	1/Bed	1/Four Seats or 8 Feet of Bench Length	1/Eight occupants based on 1 occupant/15 square feet of assembly room	1/Four employees	1/Four employees	1.6/Classroom
Ontario**	1/300 Square Feet	1/Four Seats	1/400 Square Feet	2/Twelve children + 1/Employee	2/Twelve children + 1/Employee	1.5/Teacher + 1/Six fixed seats or 42 square feet of seating area in the auditorium or assembly areas

* Also has maximum parking caps

City	High School	College/Commercial School	Other Auditorium/Meeting Room	Stadium/Theater	Bowling Alley	Dance Hall/Skating Rink
Hermiston	1.5/Classroom + 1/Six Students or 1/Four seats or 8 Feet of Bench in Auditorium, whichever is greater	1/Five Seats in Classroom	1/Four Seats or 8 Feet of Bench	1/Four Seats or 8 Feet of Bench	5/Alley + 1/Two Employees	1/100 Square Feet of Floor Area + 1/Two Employees
Pendleton	1/Classroom + 1/Employee + 1/Six Students or 1/Four seats or 8 feet of Bench in Auditorium, whichever is greater	1/Five Seats in Classroom + 1/Employee	1/Four Seats or 8 Feet of Bench	1/Four Seats or 8 Feet of Bench	3/Alley + 1/Two Employees	1/200 Square Feet of Floor Area + 1/Two Employees
La Grande	3/Classroom + 1/Ten Students + 1/Employee + 1/Fleet Vehicle + Public Assembly Requirement	5/Classroom + 1/Two Employees + 1/Fleet Vehicle + Public Assembly Requirement	Based on occupancy load in Building Code. 1/Three People up to 300 occupancy 1/Four 301-1000 and 1/Seven 1000+	Based on occupancy load in Building Code. 1/Three People up to 300 occupancy 1/Four 301-1000 and 1/Seven 1000+	5/Alley + 1/Two Employees	Based on occupancy load in Building Code. 1/Three People up to 300 occupancy 1/Four 301-1000 and 1/Seven 1000+
Boardman	1.5/Classroom + 1/Ten students	1.5/Classroom + 1/Five Students + On campus housing	1/Four Seats	1/Four Seats	N/A	N/A
Kennewick	1/Teacher + 1/Other Employee + 1/Six Students	1/600 Square Feet of Classroom + 1/Five Seats in Assembly Room or 1/3.5 seats in classroom for vocational	1/Four Seats or 1/150 Square Feet	1/Four Seats or 1/150 Square Feet	4/Alley	1/75 Square Feet of assembly room
Umatilla	1/Employee + 1/Six students	1/300 Square Feet	1/Four Seats	1/Four Seats	3/Alley	1/50 Square Feet of rink area
Walla Walla	3/Classroom or 1/Three seats in assembly area, whichever is greater + 1/Four students over 16 yrs	1/400 Square Feet	1/100 Square Feet	1/Six Seats	1/300 Square Feet	1/300 Square Feet
The Dalles*	0.5/1000 Square Feet	2/1000 Square Feet	0.3/Seat or Six Feet of bench length	0.3/Seat or Six Feet of bench length	4/1000 Square Feet	4/1000 Square Feet
Wilsonville*	0.2/Student and Staff	0.2/Student and Staff	0.3/Seat	0.3/Seat	4/Lane	4.3/1000 Square Feet

City	High School	College/Commercial School	Other Auditorium/Meeting Room	Stadium/Theater	Bowling Alley	Dance Hall/Skating Rink
Hermiston	1.5/Classroom + 1/Six Students or 1/Four seats or 8 Feet of Bench in Auditorium, whichever is greater	1/Five Seats in Classroom	1/Four Seats or 8 Feet of Bench	1/Four Seats or 8 Feet of Bench	5/Alley + 1/Two Employees	1/100 Square Feet of Floor Area + 1/Two Employees
Canby	1/Classroom +1/Six Students	1/Four Seats or 8 Feet of Bench Length	1/Four Seats or 8 Feet of Bench Length	1/Four Seats or 8 Feet of Bench Length	3/1000 Square Feet	3/1000 Square Feet
Oregon City*	0.2/Student and Staff	0.2/Student and Staff	1/Four Seats	1/Four Seats	N/A	N/A
Roseburg	5/Classroom + 1/Five fixed seats in auditorium or 1/Five Occupants based on building code	7/Classroom + 1/Five fixed seats or 1/Five Occupants based on building code	1/Four Seats	1/Four Seats	3/Alley	1/100 Square Feet of Floor Area
Klamath Falls	1/Employee + 1/Four students	1/Employee + 1/Four Classroom Seats	1/Four Seats	1/Four Seats	2/Alley	1/50 Square Feet of rink area
Newport	4.5/Classroom	10/Classroom	1/Eight occupants based on 1 occupant/15 square feet of assembly room	1/Eight occupants based on 1 occupant/15 square feet of assembly room	4/Alley	1/Eight occupants based on 1 occupant/15 square feet of assembly room
Ontario**	1.5/Teacher + 1/Six fixed seats or 42 square feet of seating area in the auditorium or assembly areas	1.5/Teacher + 1/Six fixed seats or 42 square feet of seating area in the auditorium or assembly areas	1/Five Seats	1/Five Seats	1/300 Square Feet	1/Three fixed seats or 1/100 Square Feet of gross floor area

* Also has maximum parking caps

City	Retail Store	Retail Store 5,000 Square Feet +	Service/Repair Shop/Bulky Retail	Auto Fueling	Auto/Machinery Sales and Repair + Wholesale Stores	Lumber Yard and Building Supply
Hermiston	1/200 Square Feet	N/A	1/600 Square Feet	1/200 Square Feet for convenience store area	1/600 Square Feet	1/600 Square Feet
Pendleton	1/250 Square Feet	N/A	1/600 Square Feet	N/A	N/A	N/A
La Grande	1/400 Square Feet of Sales Area + 1/Employee	20 Spaces + 1/400 Square Feet over 5,000 + 1/Employee	1/Employee + 1/400 Square Feet of retail area + 1/1000 Square feet	N/A	1/800 Square Feet + 1/Employee	1/Employee + 1/400 Square Feet of floor area and 1/1000 Square Feet of sales area
Boardman	1/350 Square Feet	N/A	1/750 Square Feet	N/A	1/1000 Square Feet for first 10,000 + 1/5,000 Square Feet over 10,000 + 1/Two employees	1/1000 Square Feet for first 10,000 + 1/5,000 Square Feet over 10,000 + 1/Two employees
Kennewick	1/200 Square Feet except in Shopping Mall	N/A	1/1000 Square Feet	1/Four pumps	1/400 Square Feet of inside display area + 1/2000 Square Feet of outside display area	1/300 Square Feet of retail area + 1/1000 Square feet of warehousing
Umatilla	1/400 Square Feet	N/A	1/1000 Square Feet	3 + 2/Bay or 1/400 Square Feet w/Convenience Store	1/1000 Square Feet	N/A
Walla Walla	1/300 Square Feet	1/300 up to 7,000 Square Feet	1/800 Square Feet	2/Bay + 1/300 Square Feet	1/500 Square Feet of showroom + 1/1000 Square Feet of retail sales floor area	1/400 Square Feet of gross floor area of covered structure
The Dalles*	3.5/1000 Square Feet	N/A	2/1000 Square Feet	3 + 2/Bay + 2/1000 for convenience store	1/1000 Square Feet	2/1000 Square Feet
Wilsonville*	4.1/1000 Square Feet	4.1/1000 Square Feet	4.1/1000 Square Feet	N/A	1.67/1000 Square Feet	1.67/1000 Square Feet

City	Retail Store	Retail Store 5,000 Square Feet +	Service/Repair Shop/Bulky Retail	Auto Fueling	Auto/Machinery Sales and Repair + Wholesale Stores	Lumber Yard and Building Supply
Hermiston	1/200 Square Feet	N/A	1/600 Square Feet	1/200 Square Feet for convenience store area	1/600 Square Feet	1/600 Square Feet
Canby	2/1000 Square Feet	2/1000 Square Feet	1/1000 Square Feet	1/550 Square Feet	1/550 Square Feet	1/550 Square Feet
Oregon City*	4.1/1000 Square Feet	4.1/1000 Square Feet	4.1/1000 Square Feet	N/A	N/A	N/A
Roseburg	1/300 Square Feet	N/A	1/700 Square Feet	1/Two Pumps	1/700 Square Feet	1/700 Square Feet
Klamath Falls	1/250 Square Feet	N/A	1/700 Square Feet	N/A	1/700 Square Feet	1/700 Square Feet
Newport	1/300 Square Feet	N/A	1/600 Square Feet	1/Pump + 1/200 Square Feet of store space	N/A	1/1000 Square Feet
Ontario**	1/400 Square Feet	N/A	1/500 Square Feet	1/300 Square Feet	1/1000 Square Feet	1/500 Square Feet

* Also has maximum parking caps

City	Personal Services	Bank/Office	Medical/Dental	Eating/Drinking	Eating/Drinking with Drive Through Window	Espresso/Latte Stand
Hermiston	1/600 Square Feet	1/333 Square Feet	1/300 Square Feet	1/100 Square Feet	1/100 Square Feet	1/100 Square Feet
Pendleton	N/A	1/600 Square Feet + 1/Two Employees	1/300 Square Feet + 1/Two Employees	1/250 Square Feet	N/A	N/A
La Grande	1/Employee + 1/100 Square Feet of net floor area	1/200 Square Feet of net floor area + 1/Two Employees	1/Doctor and Employee + 1/300 Square Feet Gross Floor Area	1/100 Square Feet or 1/Four Seats, whichever is less + 1/Employee	N/A	N/A
Boardman	1/350 Square Feet	1/450 Square Feet	1/350 Square Feet	1/Four seats or 1/100 Square Feet, whichever is less	N/A	N/A
Kennewick	1/250 Square Feet	1/300 Square Feet or 1/400 Square Feet if drive up window is provided	5/Doctor or Dentist	1/Four seats	6 Stacking stall spaces + 1/Four seats outside vehicle	1 + 1/Employee
Umatilla	1/Chair + 1/Two Employees	1/400 Square Feet	1/300 Square Feet	1/150 Square Feet	1/200 Square Feet	At least 4 spaces
Walla Walla	1/400 Square Feet	1/200 Square Feet	1/200 Square Feet	1/100 Square Feet	1/100 Square Feet	N/A
The Dalles*	3/1000 Square Feet	2/1000 Square Feet	3/1000 Square Feet	7/1000 Square Feet	5/1000 Square Feet	N/A
Wilsonville*	N/A	2.7/1000 Square Feet or 4.3/1000 Square Feet w/Drive Up	3.9/1000 Square Feet	15.3/1000 Square Feet	9.9/1000 Square Feet	N/A

City	Personal Services	Bank/Office	Medical/Dental	Eating/Drinking	Eating/Drinking with Drive Through Window	Espresso/Latte Stand
Hermiston	1/600 Square Feet	1/333 Square Feet	1/300 Square Feet	1/100 Square Feet	1/100 Square Feet	1/100 Square Feet
Canby	1/550 Square Feet	2/1000 Square Feet	3/1000 Square Feet	8/1000 Square Feet	8/1000 Square Feet	N/A
Oregon City*	N/A	2.7/1000 Square Feet	2.7/1000 Square Feet	4.1/1000 Square Feet	4.1/1000 Square Feet	N/A
Roseburg	1/300 Square Feet	1/300 Square Feet	1/200 Square Feet	1/100 Square Feet	1/200 Square Feet or 1/Four Seats, whichever is greater	N/A
Klamath Falls	N/A	1/400 Square Feet	1/200 Square Feet	1/100 Square Feet	1/100 Square Feet	1/Employee concurrently on-site + 1 ADA Space
Newport	N/A	1/300 Square Feet	1/600 Square Feet	1/150 Square Feet	1/150 Square Feet	N/A
Ontario**	1/300 Square Feet	1/300 Square Feet	1/Doctor and Employee + 1/300 Square Feet Gross Floor Area	1/200 Square Feet	1/200 Square Feet	N/A

* Also has maximum parking caps

City	Mortuary	Storage Warehouse Manufacturing Wholesale	Warehousing and Storage	Equipment Sales/Repair	Swimming Pool
Hermiston	1/Four Seats or 8 Feet of Bench	1/1,000 Square Feet	1/1000 Square Feet	1/600 Square Feet	N/A
Pendleton	1/Four Seats or 8 Feet of Bench	1/Employee or 1/700 Square feet of Customer Area for Wholesale	N/A	N/A	N/A
La Grande	1/Employee + 1/Four Seats	Manufacturing Only:1/Two Employees + 1/500 Square Feet, whichever is greater + 1/Fleet Vehicle	1/Employee + 1/Fleet Vehicle	N/A	1/400 Square Feet or 1/Five Seats, whichever is greater
Boardman	1/Four Seats	Manufacturing Only:1/Two Employees + 1/700 Square Feet, whichever is greater + 1/Fleet Vehicle	1/1000 Square Feet or 1/Two employees + 1/Fleet Vehicle	N/A	N/A
Kennewick	1/Four Seats or 8 Feet of Bench	1/Employee on maximum shift	1/3500 Square Feet	3 + 1/Employee	1/100 Square Feet of water area
Umatilla	1/Four Seats	1.5/1000 Square Feet	1/2000 Square Feet	1/1000 Square Feet	N/A
Walla Walla	1/75 Square Feet	Specific to use	1/500 Square Feet	1/1000 Square Feet of covered storage area	1/150 Square Feet of water area
The Dalles*	0.25/Seat or 6 feet of bench	0.75/Employee (manufacturing) or 0.5/1000 Square Feet (wholesale)	0.5/1000 Square Feet up to 100,000 square feet, 0.3/1000 Square Feet thereafter	1/1000 Square Feet	N/A
Wilsonville*	1/Four Seats or 8 Feet of Bench	1.6/1000 Square Feet	0.3/1000 Square Feet	1.67/1000 Square Feet	4.3/1000 Square Feet

City	Mortuary	Storage Warehouse Manufacturing Wholesale	Warehousing and Storage	Equipment Sales/Repair	Swimming Pool
Hermiston	1/Four Seats or 8 Feet of Bench	1/1,000 Square Feet	1/1000 Square Feet	1/600 Square Feet	N/A
Canby	1/Four Seats or 8 Feet of Bench Length	2/1000 Square feet of office + 1/1000 Square Feet of manufacturing, minimum of five spaces	2/1000 Square feet of office + 1/1000 Square Feet of manufacturing, minimum of five spaces	1/1000 Square Feet	3/1000 Square Feet
Oregon City*	1/Four Seats	1.6/1000 Square Feet	0.3/1000 Square Feet	N/A	N/A
Roseburg	1/Four Occupants based on building code	1/500 Square Feet	1/1500 Square Feet	1/300 Square Feet of Building + 1/Ten Spaces for rentals	1/200 Square Feet of Pool
Klamath Falls	1/Four Seats	1/Employee currently on site	1/Employee	N/A	N/A
Newport	1/Eight occupants based on 1 occupant/15 square feet of assembly room	1.5/5000 Square Feet	1/2000 Square Feet	N/A	N/A
Ontario**	1/300 Square Feet	1/10,000 Square Feet + 1/Employee on largest shift	4/First 5000 Square Feet + 1/each additional 5000 square feet	N/A	N/A

* Also has maximum parking caps

Off-Street Parking and Loading 2023 Draft Recommended Amendments

Use	Current Standard	Proposed Standard	Change
<i>Residential</i>			
Single and two-family dwellings	Two spaces, one of which may be located within any required yard	Two spaces, one of which may be located within any required yard	<i>No change, state maximum</i>
Multi-family dwellings	Two spaces per dwelling unit with three or more bedrooms and 1.5 spaces per unit with less than three bedrooms	Two spaces per dwelling unit with three or more bedrooms and 1.5 spaces per unit with less than three bedrooms	<i>No change</i>
Bed and breakfast, boarding, lodging or rooming house	Spaces equal to 80% of the number of guest accommodations plus one additional space for the owner or manager	Spaces equal to 80% of the number of guest accommodations plus one additional space for the owner or manager	<i>No change</i>
<i>Commercial Residential</i>			
Hotel	1.25 spaces per guest room	One space per guest room plus one space for each two employees on largest shift	<i>Combine into new standard: 1 space per guest room plus one space for each two employees on largest shift</i>
Motel	One space per guest room or suite plus one additional space for the owner or manager	One space per guest room plus one space for each two employees on largest shift	
Club, lodge	Spaces to meet the combined requirements of the uses being conducted such as hotel, restaurant, auditorium, etc.	0 spaces	<i>Remove from standards. This use is functionally similar to several other uses and rarely, if ever used</i>
<i>Institutional</i>			
Welfare or correctional institution	One space per five beds for patients or inmates	One space per five beds for patients or inmates	<i>No change</i>

Nursing home	One space per two beds for patients or residents	One space per four beds plus one for each employee on largest shift	<i>Downsize resident requirement, but increase staff requirement, change definition to "Nursing home/assisted living"</i>
Residential care facility	No standard	One space per employee on largest shift	<i>New definition added to correspond with ORS 443</i>
Hospital	Spaces equal to 1.5 times the number of beds	Spaces equal to 1.5 times the number of beds plus one space per three employees on largest shift	<i>Increase requirement to reflect increasing clinic/outpatient demand</i>
Place of Public Assembly			
Church	One space per four seats or eight feet of bench length in the main auditorium	One space per four seats or eight feet of bench length in the main auditorium	<i>No change</i>
Library, reading room	One space per 400 square feet of floor area plus one space per two employees	One space per 400 square feet of floor area	<i>Downsize and remove employee parking requirement</i>
Day care, preschool	1.5 spaces per teacher	1.5 spaces per teacher	<i>No change</i>
Kindergarten	Two spaces per teacher	Two spaces per teacher	<i>Consider eliminating</i>
Elementary or junior high school	1.5 spaces per classroom or one space per four seats or eight feet of bench length in the auditorium or assembly room, whichever is greater	1.5 spaces per classroom or one space per four seats or eight feet of bench length in the auditorium or assembly room, whichever is greater	<i>No change</i>
High school	1.5 spaces per classroom plus one space for each six students or one space per four seats or eight feet of bench length in the main auditorium, whichever is greater	1.5 spaces per classroom plus one space for each five students or one space per four seats or eight feet of bench length in the main auditorium, whichever is greater	<i>Increase ratio to one space for each five students adding roughly 60 additional spaces for a 1,600-student high school</i>
College, commercial school for adults	One space per five seats in classrooms	One space per five seats in classrooms	<i>No change</i>
Other auditorium, meeting room	One space per four seats or eight feet of bench length	One space per four seats or eight feet of bench length	<i>No change</i>

Mortuary	One space per four seats or eight feet of bench length	One space per four seats or eight feet of bench length	<i>Move to public assembly from commercial classification</i>
Physically handicapped	All public assembly parking lots shall provide one space for each 50 parking spaces or fractions thereof and shall be accessible and approximate to the entrance of the facility	0 spaces	<i>Remove from standards. National ADA requirements require provision of ADA spaces and at a higher ratio than required in existing code</i>
Commercial Amusement			
Stadium, arena, theater	One space per four seats or eight feet of bench length	One space per four seats or eight feet of bench length	<i>No change</i>
Bowling alley	Five spaces per alley plus one space per two employees	Four per alley	<i>Reduce requirement to match similar cities requirement</i>
Dance hall, skating rink	One space per 100 square feet of net floor area plus one space per two employees	One space per 100 square feet of net floor area plus one space per two employees	<i>No change but clarify requirement to apply to net floor area instead of gross floor area</i>
Commercial			
Retail store	One space per 200 square feet of floor area	One space per 300 square feet of floor area	<i>Reduce requirement from one per 200 to 1 per 300. As an alternative, may consider maintaining one per 200 square feet of retail floor area and one per 1,000 of storage/backroom</i>
Service or repair shop, retail store handling exclusively bulky merchandise such as automobiles and furniture	One space per 600 square feet of floor area	One space per 800 square feet of floor area	<i>Reduce requirement from 1 per 600 to 1 per 800 gross floor area</i>
Bank, office (except medical and dental)	One space per 333 square feet of floor area	One space per 333 square feet of floor area	<i>No change</i>
Medical and dental	One space per 300 square feet of floor area	One space per 300 square feet of floor area	<i>No change</i>

Eating or drinking establishment	One space per 100 square feet of floor area	One space per four seats	<i>Change requirement from gross floor area to occupant load. Current standard makes conversion to restaurant almost unobtainable for many existing structures. Another option is to maintain 1 per 100 for dining area and add 1 per 200 for kitchen and storage.</i>
Drive up kiosk	No standard	One space per employee concurrently on-site plus one ADA space	<i>Create new standard</i>
Personal services (beauty shop, barber, nail salon, tattoo, or similar)	No standard	One space per chair plus one space per two employees	<i>Create new standard</i>
Industrial			
Storage warehouse, manufacturing, rail or trucking freight terminal, or wholesale establishment	One space per 1,000 square feet	One space per 3,000 square feet	<i>Reduce standard for warehousing to better reflect modern automation and employee load and separate out additional industrial uses into separate standards</i>
Manufacturing	No standard	One space per 10,000 square feet plus one space for each employee on largest shift	<i>Reduced standard to better reflect modern automation and employee load</i>
Rail or trucking freight terminal	No standard	One space per 2,000 square feet	<i>Reduce standard</i>
Wholesale establishment	No standard	One spacer per 1,000 square feet	<i>No change</i>

*Red text represents a decrease in the current parking standard

*Green text represents an increase in the current parking standard

Items to consider in advance of any work session on this topic:

- Should a provision similar to §157.136(B) be added to the parking standards, thus allowing a developer to petition the planning commission for a determination of a parking standard not listed in the code?
- Staff recommends that a queuing standard be developed for inclusion in the parking code. The ability to specify the proper number of cars likely to be served by a drive-up window will allow a more specific development review. Currently the city must trust that the business developer wishes to not actively drive away potential customers and will provide enough vehicle stacking space.
- Many communities in Oregon were not included in the comparative matrix due to the newly adopted Climate Friendly and Equitable Communities Act at the state level. This act applies only to cities in metropolitan planning areas (Metro, Bend/Redmond, Salem/Keizer, etc.). This act greatly reduces the local control over parking standards and discourages provision of local parking in favor of transit centers and bicycles. For example, Hillsboro has a two-tier parking code where no off-street parking is required within one quarter mile of any transit stop and was dropped from this analysis. This type of parking requirement makes planning in a rural, auto-centered community difficult, but should be considered as a future requirement which may apply in Hermiston with further legislative action.
- Should parking maximums be considered? Parking maximums can help with storm water treatment and urban heat island mitigation. It is possible to provide far more parking than is practical to use. A functional maximum in the Hermiston environment should trigger only on buildings in excess of 100,000 square feet. For example, consider the existing Walmart which is 200,000+ square feet and never has a full parking lot except for Black Friday shopping. Should a parking maximum consider one per 300 square feet for the first 100,000 square feet and one per 1,000 or 2,000 square feet for each foot over 100,000 square feet as an example?
- The code currently requires bicycle parking to be provided but does not specify a ratio. A flat rate of one bike space per 25 spaces or similar could be considered. A separate ratio for schools, residential, and commercial could also be developed (e.g., one bike space per 25 students for schools, one bike space per five units for multi-family, and one bike space per 25 vehicle spaces).
- Should a supplemental provision be added to the parking design standards that one additional space shall be added for each electric charging space?