ORDINANCE NO. 1175

AN ORDINANCE AMENDING TITLE 17 OF THE GLADSTONE MUNICIPAL CODE BY ADOPTING REVISED STANDARDS TO COMPLY WITH THE TRANSPORTATION PLANNING RULE AND REAFFIRMING ALL REMAINING PROVISIONS OF TITLE 17 OF THE GLADSTONE MUNICIPAL CODE.

The City of Gladstone does ordain as follows:

Section 1. Subsection P of Section 17.50.040 of the Gladstone Municipal Code is amended to read as follows:

"P. Bicycle Routes. Bicycle/pedestrian ways shall be required when consistent with Map 5 of the Comprehensive Plan and when necessary to provide a system of interconnecting walkways and safe, convenient access to a transit stop for school, park, church, day care center, library, commercial center, community center or similar facility. Separate bicycle/pedestrian ways not located in a street right-of-way shall include an eight (8) foot wide usable surface within a twelve (12) foot wide right-of-way, unless conditions warrant otherwise and are illuminated pursuant to 17.44.020(G)."

Section 2. Chapter 17.44 of the Gladstone Municipal Code is amended by adding Section 17.44.030 to read as follows:

"17.44.030 Standards Relating to Commercial and Industrial Development on or Adjacent to Transit Routes. New commercial and industrial development requiring full-site design review located on proposed or existing transit routes shall be subject to the following standards:

A. Building entrances shall be accessible from a public sidewalk. This entrance shall be designed to be attractive and functional and shall be open to the public during all business hours. The access from the sidewalk shall be clearly marked and delineated and shall have limited conflict with automobile traffic.

B. Where pedestrian access crosses driveways, parking and loading areas, the walkway shall be clearly identifiable through the use of elevation changes, different paving material, or similar method.

C. These requirements may be modified if the Planning Commission determines that the proposed use would not likely attract pedestrian traffic; such uses include warehouses and industrial buildings, automobile service uses, or businesses which sell large items such as appliances, furniture, cars, boats."

Section 3. Chapter 17.48 of the Gladstone Municipal Code is amended in the following respects:

A. By adding Section 17.48.050 to read as follows:

"Section 17.48.050 Bicycle Parking Standards.

A. Standards for bicycle parking apply to full-site design review of new construction for multi-family residential (four units and larger) and new commercial/industrial developments. The Planning Commission may grant exemptions to bicycle parking requirements in connection with temporary uses or uses that are not likely to generate the need for bicycle parking.

B. Required bicycle parking must be lighted and be located within fifty (50) feet of an entrance to the building."
1. **Location.** Bicycle parking may be provided within a building if the location is easily accessible for bicycles.

2. **Covered Spaces.** Cover for bicycle parking can be accommodated by buildings or roof overhangs, awnings, bicycle lockers, bicycle storage within buildings or free-standing shelters.

3. **Signs.** If the bicycle parking is not visible from the street or main building entrance, then a sign conforming to the city’s standards for on-site traffic control (17.52.060[A]) shall be posted indicating the location of the parking facilities.

4. **Rack Type and Dimensions.**
   a. Bicycle racks must hold bicycles securely by the frame and be securely anchored.
   b. Bicycle racks must accommodate 1) locking the frame and one wheel to the rack with a high-security U-shaped shackle lock, or approved substitute, or 2) locking the frame and both wheels to the rack with a chain or cable not longer than six (6) feet.
   c. The Planning Commission may approve alternate bicycle racks provided they are convenient and secure.

5. Bicycle parking spaces must be at least six (6) feet long and two (2) feet wide, and in covered situations the overhead clearance must be at least seven (7) feet. An aisle five (5) feet wide for bicycle maneuvering must be provided.

6. Areas set aside for required bicycle parking must be clearly marked and reserved for bicycle parking only.

7. Required parking in all developments required to comply with this section shall provide a minimum five (5%) percent bicycle parking spaces based on the city’s required minimum number of automobile parking spaces.
   a. All development shall have a minimum two (2) bicycle parking spaces.
   b. If more than seven (7) bicycle parking spaces are required, fifty (50%) percent of the spaces shall be covered. One hundred (100%) percent of all bicycle parking spaces for multi-family development of four (4) units and more shall be covered.

B. By adding thereto Section 17.48.060 to read as follows:

"17.48.060 Car Pool and Van Pool Parking. New industrial, institutional and office developments requiring full site design review, including government offices, with fifty (50) or more employee parking spaces, shall designate at least ten (10%) percent of the parking spaces for car pool or van pool parking. The car pool/van pool spaces shall be clearly marked 'reserved - car pool/van pool only.'"

**Section 5.** Chapter 17.50 of the Gladstone Municipal Code is amended in the following respects:

A. By adding Subsection F of Section 17.50.020 to read as follows:

"F. Ensure that building orientation and site development include appropriate bicycle and pedestrian facilities within and between developments for non-residential developments requiring full site design review pursuant to the following standards:
1. A walkway shall be provided from an abutting street, public sidewalk, bike path or walkway providing reasonably direct pedestrian access to the property. Use of public sidewalks and walkways is encouraged unless the route provided by public assess is twice as long, or 300 feet, whichever is greater, than a walkway on-site.

2. Buildings shall be connected with internal pedestrian facilities.

3. Driveway crossings shall be minimized. Where walkway crosses driveways, parking and loading areas, the walkway shall be clearly identifiable through the use of elevation changes, different paving material, or similar method.

4. Walkways shall be designated as a raised path or be separated from auto travel lanes by raised curb, bollards, landscaping, or other physical barrier, minimum four and one-half (4½) feet in unobstructed width, excluding vehicle overhang."

B. By adding Subsection G to Section 17.50.020 to read as follows:

"G. New industrial, institutional, retail and office developments requiring full site design review that, when completed, generate an average daily traffic of 1,000 trips or greater based on the most recent edition of Institute of Transportation Engineers Report on Trip Generation shall provide either a transit stop on site or connection to a transit stop along a transit route when the transit operator requires such an improvement."

C. Amend Subsection O of Section 17.50.040 to read as follows:

"O. Sidewalks shall be installed on both sides of a public street and at any special pedestrian way within a development, except that the Planning Commission may approve a development without sidewalks on a local street or on a private street if special site conditions exist or if alternative pedestrian routes are available."

Section 7. Subsection A of Section 17.94.020 is amended to read as follows:

"A. Written notice of a hearing shall be mailed to all owners of record of property which is based on the city’s most recent Clackamas County Tax Assessment Roll located within 150' of the property which is the subject of the notice. Notice shall also be provided to affected agencies. Notice shall be mailed twenty (20) days in advance of the scheduled hearing."

Section 8. All remaining provisions of Title 17 of the Gladstone Municipal Code are reaffirmed in their entirety.

This Ordinance adopted by the Common Council and approved by the Mayor this 11th day of May, 1993.

Attest:

Wade Byers, Mayor

Verna Howell, CMC, City Recorder