



Chair Bob Morrow
Commissioner John Brazil
Commissioner Karen Kennedy

Commissioner Kevin McHugh
Commissioner Ted Freeman
Commissioner Diana St. Marie
Commissioner Shannon Pagano

Planning Commission Meeting Agenda
Thursday, April 19, 2018 at 5:30 PM
County Annex, 94235 Moore Street/Blue Room, Gold Beach, Oregon

- 1. Call to Order / Roll Call**
- 2. Pledge of Allegiance**
- 3. Election of 2018 vice chair**
- 3. Acceptance of the Agenda**
- 4. Public Comment for items not on the Agenda**
- 5. Agenda**
 - A. Planning Commission determination of mini-storage parking standard where no on-site employees are proposed.**
- 6. Commissioner Comments**
- 7. Director Comments**
- 8. Adjournment: no later than 8:30 PM**



Planning Commission Staff Report

Prepared by Carolyn Johnson, Community Development Director

Date: April 19, 2018

Agenda Item A: Planning Commission determination of mini-storage parking standard where no on-site employees are proposed.

Recommendation: Determine a mini-storage parking standard.

Summary: A Conditional Use Permit application is being processed for a 32 mini-storage units (10 x 20 each) that would total 6,400 s.f. in a Light Commercial zone. No employee facilities (like an office or restroom) or on-site employees are proposed. Employee activity would be limited to maintenance and opening/closing of the property. Planning Commission action on the application isn't required nor is the application being referred to the Commission.

The ZO does not include a standard for mini-storage units. Zoning Ordinance section 4.022(2) says: *Off-street parking and loading requirements for types of building and uses not specifically listed herein shall be determined by the Commission, based upon the requirements of comparable uses listed.* The Planning Commission is requested to determination of parking requirements for mini-storage uses without employee facilities.

The Planning Commission may find parking standards from other agencies helpful for reference.

Jurisdiction	Use description	Parking Requirement	Jurisdiction Notes	Example - 6,400 s.f., 32 unit mini-storage units, no employees on site.
Bandon	Industrial/ Storage	1 space per employee. No reference to size of project	Uses described in the Bandon ZO note: "Storage warehouse, manufacturing establishment, freight terminal" not mini-storage. Mini storage units aren't specifically called out.	0
Roseburg in Douglas County	Industrial/ Storage/ Warehouse	1 per each 1500 sq. ft. of floor area. No reference to number of employees	Uses described in the Roseburg ZO note: "Storage, Warehouse, Wholesale establishment; rail or trucking freight terminal; truck, trailer or auto storage" Mini storage units aren't specifically called out.	4
Coos County	Storage/ Warehouse	1 space per employee. No reference to size of storage facility.	Uses described in Coos County ZO, "Storage warehouse, manufacturing establishment, or trucking freight terminal" Mini storage units aren't specifically called out.	0
Lincoln County	Warehouse/ Storage	1 per each 2000 sq. ft. of storage area. No reference to number of employees	Uses described in Lincoln County ZO "Warehouse, storage and wholesale business: One space for each 2,000 feet of storage area." Mini storage units aren't specifically called out.	3-4