



CITY OF ARLINGTON

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NOTICE OF PUBLIC HEARING

LU Case File 002-25

The City of Arlington, Planning Commission and City Council will each conduct a Legislative Public Hearing to consider adoption of the revised Arlington Zoning Ordinance. This notice is intended to inform potentially interested parties about the hearings and to invite interested parties to appear orally or by written statement at the hearings. Both Public Hearings will be held in the City Council Chambers of the Arlington City Hall.

- The first evidentiary hearing will begin at **6:30 PM on April 17, 2025.**
- The second evidentiary hearing will begin at **6:30 PM on May 7, 2025.**

The revisions are the result of a year-long planning process, funded by the State of Oregon Housing Planning Assistance Grant (see Grant No. HA-25-021). The local case file is 002-25. The applicant is the City. The revisions are reviewed for compliance with the currently adopted Arlington Comprehensive Land Use Plan and Zoning Ordinance, Oregon Statewide Planning Goals, and the Oregon Transportation Planning Rule (Oregon Administrative Rule 660-012-0060). The revisions will:

- Remove requirements for manufactured dwellings on individual lots. State law requires manufactured dwellings to be treated the same as detached single-family dwellings on individual lots.
- Define currently allowed duplexes, triplexes, and fourplexes to have their units either within a single building or in separate buildings on a single lot or parcel.
- Allow accessory dwelling units under 900 square feet or 75% of the primary dwelling in residential zones and restrict each lot or parcel to only allow one accessory dwelling unit.
- Allow for lot/frontage reductions for townhomes and restrict them to no more than four attached units.

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- Make noticing requirements consistent with State law.
- Increase the time limit for approved conditional uses. Labor, materials, and expertise have all gotten scarcer. A one-year time limit to begin substantial construction, with an opportunity to ask for an extension to two-years, is more consistent with the current development climate. And,
- Ensure only clear and objective standards apply to permitted residential development in each zone.

Information related to this land use case file is available for review at no cost at City of Arlington, City Hall. Seven days prior to the hearing, a copy of the staff report will also be available for inspection at City Hall at no cost. Copies of the staff report and all other information concerning the application can be supplied at a reasonable cost.

City of Arlington City Hall

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The public hearing process begins with the staff report, followed by testimony from the applicants (City Staff) and any other supporters of the application. This will be followed by testimony from opponents to the application. Finally, a rebuttal by the applicant will be allowed. Failure to provide sufficient specificity about an issue that allows the decision-makers to address that issue may preclude an appeal to the Land Use Board of Appeals. The public hearing portion of the procedure will then be closed, and the Planning Commission / City Council will consider the information and testimony received and may render a decision. Written testimony will be received until 3 PM on the day of each hearing. Oral testimony will be received during the hearing. Persons who appear orally or in writing at the hearing may appeal the decision.

All interested parties are urged to attend the hearing. If you have any questions, please contact City Recorder Victoria McKinney, at (541) 454-2743.

Posted / Mailed 03/27/25:

Arlington Municipal Building

Bank of Eastern Oregon

Arlington USPS

www.cityofarlingtonoregon.com



Victoria McKinney, City Recorder

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